

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 17 January 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.



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 17 January 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 17 January 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 13 December, 2016, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Nil

ANNOUNCEMENTS BY THE MAYOR:**Tuesday 13 December 2016**

Prospect High School presentation assembly

Wednesday 14 December 2016

Deloraine High School presentation assembly

Thursday 15 December 2016

Mole Creek Primary School presentation assembly

Monday 19 December 2016

Hagley Farm School presentation assembly

Wednesday 21 December 2016

Ashley School recognition assembly

Thursday 22 December 2016

Tasmanian Police Northern District Stakeholder Liaison morning tea

Thursday 5 January 2017

Meeting with Hon Rene Hidding, Minister for Infrastructure and Transport

Wednesday 11 January 2017

Meeting with Environmental Protection Agency (Hobart)

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

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 – DECEMBER 2016

Nil

2. PUBLIC QUESTIONS WITH NOTICE – JANUARY 2017

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – JANUARY 2017

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – DECEMBER 2016

1.1 Cr John Temple

Will the Meander Valley Council consider writing to the Nomenclature Board suggesting that as Australian Governments: Federal, State and Territory, all support Australians divesting themselves of land and infrastructure in favour of foreign ownership and as the Chinese at this time are very willing astute buyers that these purchases be known collectively as “New China” in honour of their new owners?

Response by Martin Gill, General Manager

This would be a matter for resolution through a formal decision of Council and would require Councillor Temple to initiate the decision through a formal notice of motion consistent with the process outlined in the Local Government Act (Meeting Procedures) 2015.

2. COUNCILLOR QUESTIONS WITH NOTICE – JANUARY 2017

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JANUARY 2017

3.1 Cr Bob Richardson

In mid-November, 2016, following a motion passed unanimously by Council, the Mayor wrote to the Federal Liberal Minister for Health, Hon Sussan Ley. That motion expressed concern at the cessation of programs conducted by three Meander Valley Health professionals.

Has a reply been received? If yes, on what date was that correspondence received? And, if yes, did the Minister personally sign that correspondence.

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

GOV 1 – PREVENTATIVE HEALTH PROGRAM – CR BOB RICHARDSON

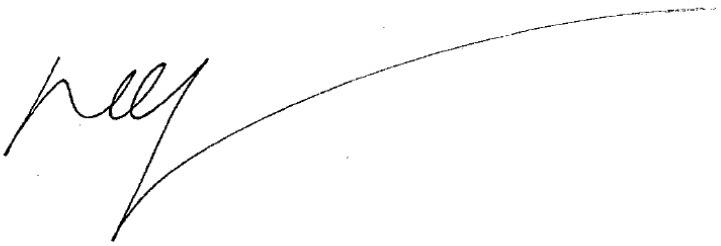
GOV 2 – INTERNATIONAL (WORLD) FLY FISHING CHAMPIONSHIPS – CR BOB RICARHDSON

GOV 3 - REMOVAL OF MOUNTAIN MAN, DELORAINE – CR RODNEY SYNFIELD

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 DEV 1 to DEV 4 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

DEV 1 318 WESTBURY ROAD, PROSPECT VALE - COMMUNITY MEETING & ENTERTAINMENT

1) Introduction

This report considers application PA\17\0084 for a Community Meeting & Entertainment (place of assembly) on land located at 318 Westbury Road, Prospect Vale CT 74796/3.

2) Background

Applicant

Wilkin Design

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 construct a building (place of assembly) with associated car parking area and new access. Due to the slope of the land, retaining walls are proposed adjacent to the driveway and the front boundary. The proposed use of the site is by a religious group.

The existing 1.5m high boundary fences are to be retained. Any wire fencing is to be replaced with 1.5m high paling fences.

A traffic sign is proposed at the entrance to the property. The sign will advise vehicles leaving the property to exit via a left turn only. The sign is to avoid vehicles crossing the centre line markings on Westbury Road.

The proposal is for the "main" car parking area to be sealed, and the remainder "overflow" car parking to be compacted gravel.

The proposed operating hours/days are included in the application.



Photo 1: aerial photo of subject title

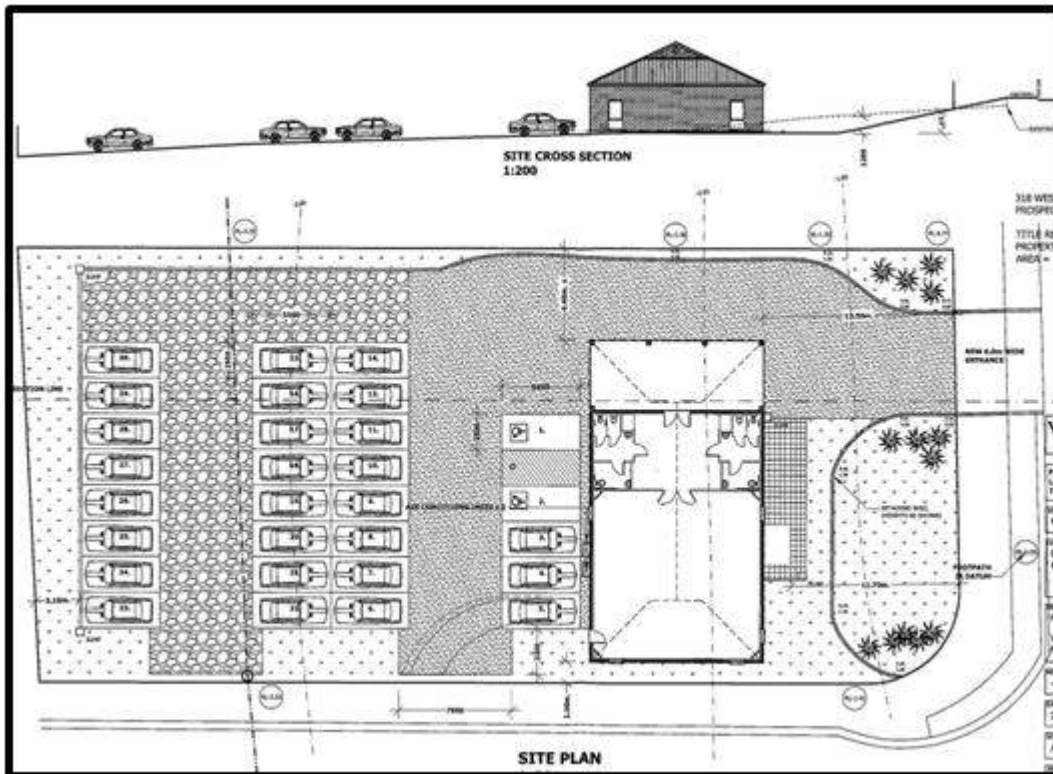


Figure 1: site plan

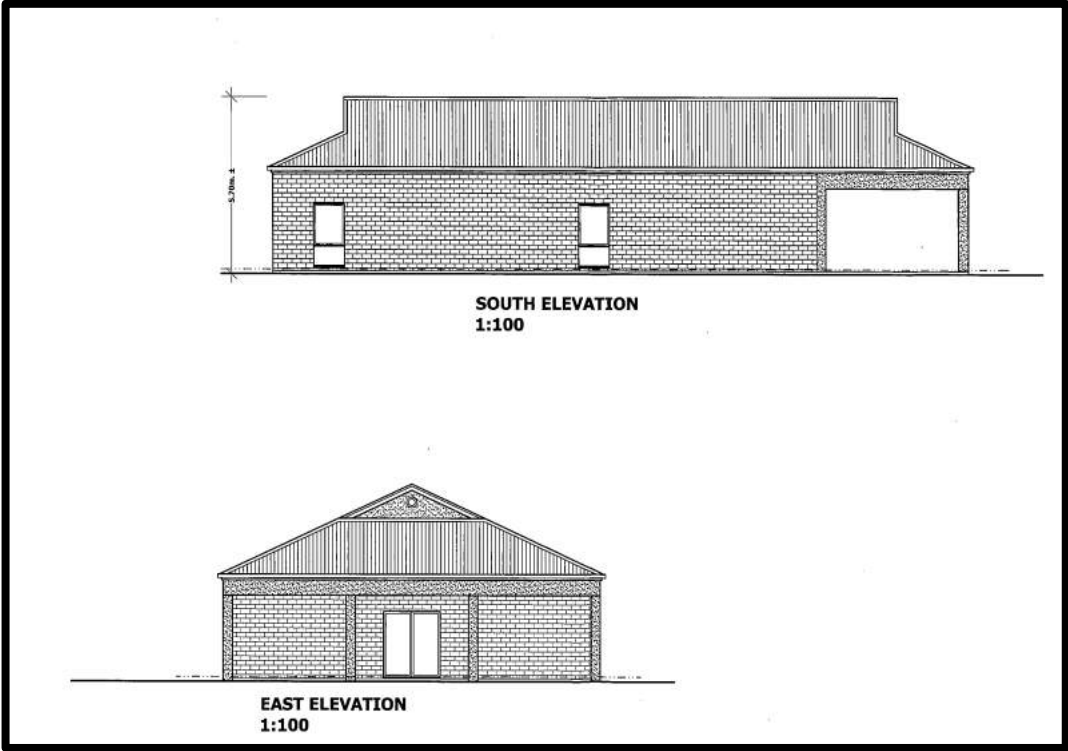


Figure 2: elevations

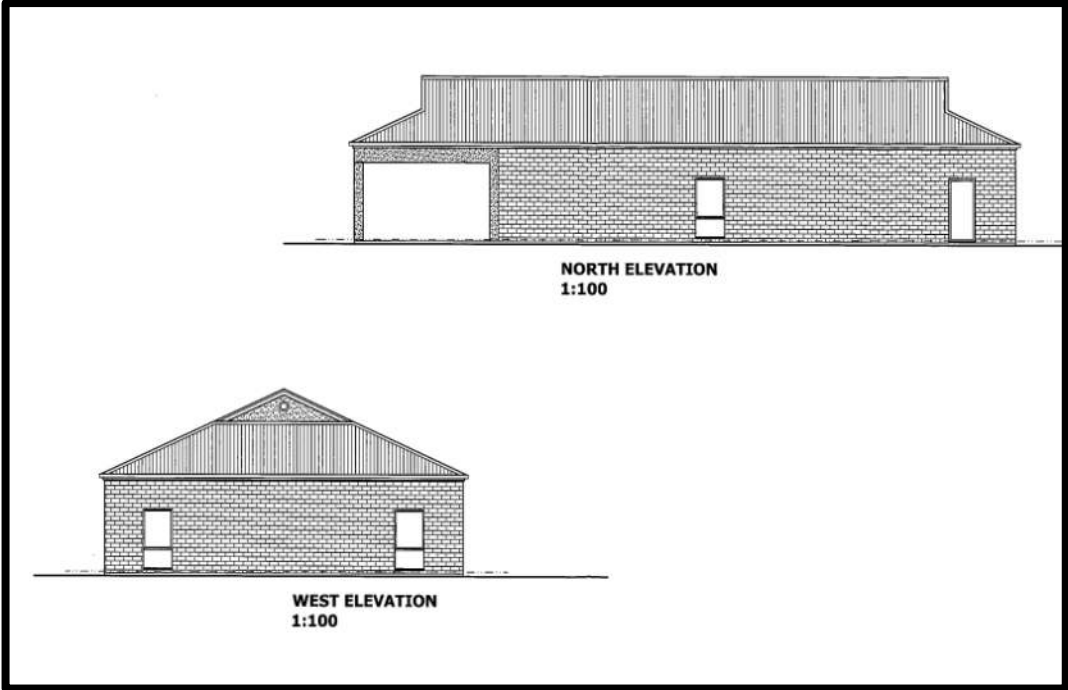


Figure 3: elevations

Site & Surrounds

The property is located within the residential suburb of Prospect Vale. To the north of the subject property is a house with outbuildings, while to the west is Tyler House (a retirement village). To the south is the driveway that services Tyler House, and further south, is a house with an outbuilding. Across the road, there are a number of residences. Westbury Road is a major arterial road linking the Bass Highway/Meander Valley Road to Launceston.

The property is located within the Salinity Risk overlay. The plans show both the building and car parking area being drained to Council's storm water system.



Photos 2-3: from within the property, looking towards the rear of the property



Photos 4-6: from within the property, looking towards Westbury Road



Photo 7: looking north along Westbury Road



Photo 8: aerial view of subject and surrounding land

Statutory Timeframes

Date Received:	29 November 2016
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	3 December 2016
Closing date for representations:	19 December 2016
Extension of time granted:	19 December 2016
Extension of time expires:	18 January 2017
Decision due:	17 January 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

The application was referred to TasWater, with a Submission to Planning Authority Notice (TWDA 2016/01807-MVC) received on the 1 December 2016.

8) Community Consultation

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

One representation was received (attached document). The representation is discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the General Residential zone. The land surrounding the site is located in the General Residential zone

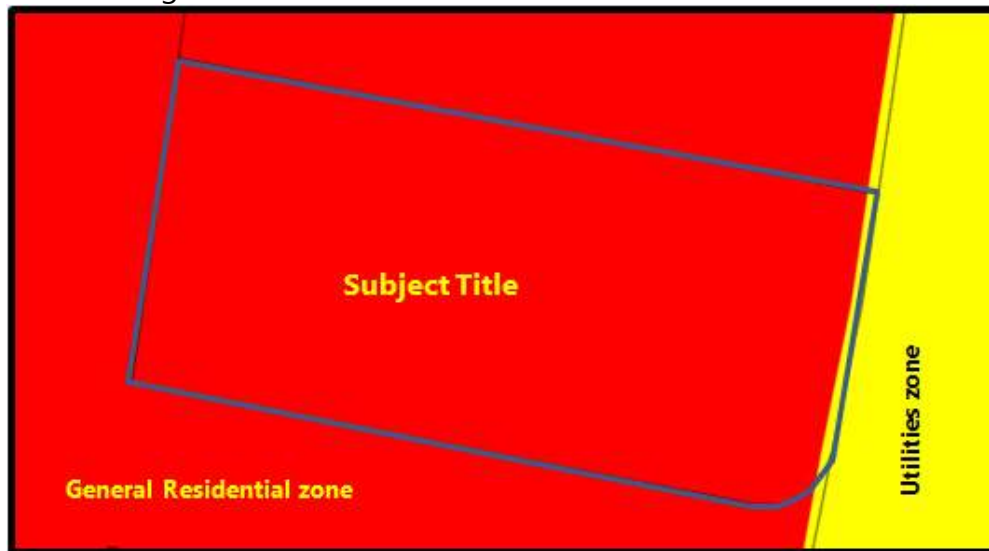


Figure 4: zoning map



Figure 5: overlay map – the hatching represents the salinity risk overlay

Use Class

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

- Community meeting and entertainment

In the General Residential Zone, this use is listed as discretionary uses under section 10.2 - Use Table. As such, the proposed uses are assessed against the Zone Purpose including the Local Area Objectives and Desired Future Character Statements. The use standards in the zone and applicable codes are also considered relative to each applicable issue.

10.1 Zone Purpose

The purpose of the General Residential Zone is:

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

Comment: The application is for a building and associated development, to be used by a religious group that services the general area.

The proposed use is considered a non-residential use, and as such noise, activity outside of business hours and traffic generation must be considered.

- Noise (heat pumps and general use)
- Heat pumps

Potential noise sources include 2 heat pumps proposed at the rear of the building. Council's Environmental Health officer has provided advice on both these potential noise impacts and recommended a condition (see attachment).

- General use

The applicant states that there will be amplified noise inside the building – being for conversational discussion only; and that there will be no amplified hymn singing. It is anticipated that noise generated from within the building will not be heard from outside the property.

General use of the building may create noise through vehicle noise and conversion. The dwelling at 316 Westbury Road (adjoining property to the

north) is located approximately 2.5m from the shared boundary. Council's Environmental Health officer has recommended that a 1.8m high solid fence along this shared boundary be constructed. This will aid in the reduction of any noise received at the adjoining residence. It is noted that Westbury Road is a major arterial road, which would generate a background noise.

- Activity outside of business hours

The application stated the proposed operational hours and days. These times are all outside of typical 9am-5pm Monday-Friday business hours. The proposed hours reflect the proposed use – place of worship.

It is noted that the activity on Monday and Friday will cease by 8pm. This is considered acceptable in a residential area. On Sunday, there are two possible operational times – 5.15am to 6.15am and 3pm to 6pm. To avoid possible disturbance to the adjoining dwelling, it is recommended that a 1.8m high solid fence be erected along the shared boundary (see Noise comments above).

- Traffic generated

The application stated the potential number of vehicles entering and exiting the property during normal operations. Council's Director of Infrastructure Services has stated that: *Westbury Road is a busy road but has not yet reached full capacity. Therefore the additional traffic volumes to and from the site, which are expected to be outside the typical peak traffic periods, is not considered likely to create an adverse impact on traffic flows or amenity. Sight distances are acceptable and in keeping with other access points along Westbury Road.*

No further action is required.

10.1.2 Local Area Objectives

Prospect Vale

- Prospect Vale will be maintained as a key centre of urban expansion. Where areas currently zoned General Residential adjoin the Particular Purpose Zone, development is to provide for the long term strategic outcomes in the design of urban environment;*
- Promote opportunities to alter the urban environment to make more efficient use of alternative modes of transport.*

Comment: The proposal does not compromise the objective.

10.1.3 Desired Future Character Statements

Dwellings are to maintain as the predominant form of development with some higher densities encouraged near services and the business area. Some redevelopment sites may also be appropriate for higher density development.

Typical residential and non residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries.

Comment: The subject building is a detached single storey. The building meets the Acceptable Solution standards for setback, height and building envelope for a dwelling in the General Residential zone.

No further action is required.

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 General Residential zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

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

General Residential Zone		
Scheme Standard	Comment	Assessment
10.3.1 Amenity		
A1	If for permitted or no permit	The use is Relies on

	required uses.	Discretionary	Performance Criteria
A2	Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable	
10.4.14 Non Residential Development			
A1	If for permitted or no permit required uses.	The use is Discretionary	Relies on Performance Criteria

Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	Over a year period, the average vehicle movements are less than 40 per day.	Complies
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the	One access proposed	Complies

	development must include one access providing both entry and exit, or two accesses providing separate entry and exit.		
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at <ul style="list-style-type: none"> a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained. 	Complies with the standard	Complies

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: <ul style="list-style-type: none"> a) Table E6.1; or b) a parking precinct plan. 	The floor area is 137m ² . 7 spaces are required. The plans show 30 spaces.	Complies
E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi space must be provided for every 50 car spaces required by	Can use carport space for taxi drop off.	Complies

	Table E6.1 or part thereof (except for dwellings in the General Residential Zone.		
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	Can use car parking space.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: <ul style="list-style-type: none"> 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. 	Formed (sealed and compacted gravel) and drained, spaces are line marked.	Complies
E6.7.2 Design and Layout of Car Parking			
A1	A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General Residential Zone, provision for turning must not be located within the front	All behind the building.	Complies

	setback for residential buildings or multiple dwellings.		
A2	<p>A2.1</p> <p>Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) for more than 4 cars, enter and exit the site in a forward direction; and c) have access width not less than and not 10% greater than Table E6.2; and d) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (i) there are three or more spaces; and (ii) where parking is more than 30m from the road; or (iii) the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i>.</p>	<p>The car parking gradient is less than 10%; the gradient of the access driveway is 21% (less than 25%),</p> <p>Car parking spaces dimensions are 5.5m x 2.6m.</p>	Complies
E6.7.3 Car Parking Access, Safety and Security			
A1	Car parking areas with greater than 20 parking spaces must be:	30 car parking spaces provided. All spaces are	Complies

	<ul style="list-style-type: none"> a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site at times when parking occurs. 	visible from building. A 1.5m high fence allows visibility from adjoining land to the south and east.	
E6.7.4 Parking for Persons with a Disability			
A1	All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	2 disabled car parking spaces are provided nearest to door.	Complies
A2	One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standard AS/NZ 2890.6 2009</i> .	To be constructed to the standard.	Complies
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup			
A1	<p>For retail, commercial, industrial, service industry, warehouse or storage uses:</p> <ul style="list-style-type: none"> a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i>. 	Not applicable	
E6.8.1 Pedestrian Walkways			
A1	Pedestrian access must be provided for in accordance with Table E6.5.	Low speed traffic environment. Ample space	Complies

		provided for pedestrian access.	
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Performance Criteria

General Residential Zone	
10.3.1	Amenity
Objective	
<i>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.</i>	
Performance Criteria P1	
<i>The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.</i>	
Comment:	
Potential environmental nuisance from noise and traffic has been discussed above. The use of the land is not expected to emit any smoke or odour. The application did not include any external illumination.	
The proposal is for the main car parking area to be sealed, and the remainder "overflow" car parking to be compacted gravel. With the small area involved and the boundary fences, it is not anticipated that there will not be any significant dust nuisance from the car parking area.	
10.4.14	Non Residential Development
Objective	
<i>To ensure that all non residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.</i>	
Performance Criteria P1	
<i>Development must be designed to protect the amenity of surrounding residential uses and must have regard to:</i>	
<ul style="list-style-type: none"> a) <i>the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and private open space of adjoining dwellings; and</i> b) <i>the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient</i> 	

use of the site, the safe and efficient use of the road and the amenity of residents; and:

- c) the height of development having regard to:
 - i) the effect of the slope of the site on the height of the building; and*
 - ii) the relationship between the proposed building height and the height of existing adjacent buildings; and*
 - iii) the visual impact of the building when viewed from the road and from adjoining properties; and*
 - iv) the degree of overshadowing and overlooking of adjoining properties; and**
- d) the level and effectiveness of physical screening by fences or vegetation; and*
- e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and*
- f) the location and impacts of illumination of the site; and*
- g) passive surveillance of the site; and*
- h) landscaping to integrate development with the streetscape.*

Comment:

The location of the proposed building will not create any amenity or solar access issues to adjoining dwellings and private open space. A 1.8m high solid fence will provide added privacy to the adjoining dwelling and private open space of 316 Westbury Road.

The building is located 13.5m from the front boundary. The standard for this zone is 4.5m. The setback distance of other buildings within the surrounding area vary from 4.5m and 21m (at 324 Westbury Road). The dimensions and shape of the subject building is similar to a single dwelling. All car parking spaces are located on site and to the rear of the building.

The property slopes downwards from Meander Valley Road. Additional works will be required to construct the driveway and access off Meander Valley Road. It is recommended that a condition be placed on the permit for designs to consider the existing pedestrian walkway and railing.

Shadows created by the development will fall either on the subject land or the driveway to Tyler House. Shadows will not fall on any neighbouring habitable room or private open space. With a 1.8m high fence constructed for the entire length of the side boundary, neighbour's privacy will be maintained.

The proposed building is single storey. The majority of the surrounding dwellings are single storey. When viewed from Meander Valley Road, the

proposed development will appear similar to the surrounding development. The plans show some landscaping at the front boundary. With the existing 1.5m high boundary fence, no further landscaping is considered warranted.

The application does not show any external illumination. Passive surveillance is achievable with the existing 1.5m high fence along Westbury Road and the shared boundaries with Tyler House.

The proposal provides for additional car parking spaces, beyond that required by the planning scheme. All car parking spaces and turning areas met the appropriate standards. The car parking/manoeuvring areas are located to the rear of the building, and will be partially screened by the building and fences.

The proposal is considered in keeping with the objective. No further action is required.

Representations

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

1. Vehicle access to the property unsafe. Westbury Road very busy and congested.

Comment: Council's Director of Infrastructure Services has reviewed the proposed access arrangements and the carrying capacity of Westbury Road. It is noted that recent traffic volume and growth predictions reveal that Westbury Road has not reached full capacity. Westbury Road can be busy during the morning and afternoon peaks, and especially around school times. The proposed hours/days of use are generally outside of these hours. With the proposed left hand turn to enter and exit the property, it is not anticipated that the resultant traffic would impact on traffic movements.

2. Request details of the group to use the building

Comment: the assessment does not require that the name of the group be known.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Community Meeting & Entertainment (place of assembly) is an appropriate and acceptable development for the General Residential Zone.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for Use and Development for a Community Meeting & Entertainment (place of assembly) on land located at 318 Westbury Road, Prospect Vale CT 74796/3 by Wilkin Design , requiring the following discretions:

10.4.14 Non Residential development

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

- 1. The use and development must be carried out as shown and described in the endorsed Plans:
 - a. Wilkin Design – correspondence dated 24 November 2016;**
 - b. Wilkin Design – Job Number DA-16022 – Page Numbers 1, 2, 3, 4 & 5;**to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.**
- 2. The driveway crossover is to be constructed in accordance with LGAT Standard Drawing TSD-R09-V1 and to the satisfaction of Council's Director of Infrastructure Services. The works shall take into consideration modification of the existing pedestrian railing adjacent to the footpath (see Note 1).**
- 3. The stormwater drainage system must provide a stormwater detention volume equivalent to the 20 year ARI post development flow less the 5 year ARI flow from the site using a fraction impervious of 50%. The applicant must meet all costs associated with the**

extension of Council's existing piped stormwater system in the adjoining property to service the proposed development (see Note 2).

- 4. A 1.8m high solid fence must be constructed along the entire length of the shared boundary with 316 Meander Valley Road, at the landowner's expense.**
- 5. The applicant must erect signage within the property boundary on the north side of the driveway that directs drivers to exit the property to the left only, and to watch for pedestrians.**
- 6. Prior to the commencement of works, the following must be submitted to Council:**
 - a. Design drawings showing the means of connection to Council's stormwater mains, to the satisfaction of Council's Director of Infrastructure Services; and**
 - b. Driveway crossover details showing the profile, extent of filling and railing modification; and signage details.**
- 7. Prior to the commencement of works, the driveway crossover must be completed to the satisfaction of Council's Director of Infrastructure Services.**
- 8. Prior to the commencement of use, the following must be completed:**
 - a. All construction is to be completed in accordance with the endorsed stormwater design drawings, to the satisfaction of Council's Director of Infrastructure Services; and**
 - b. The 1.8m high solid boundary fence is to be completed (as per Condition 4 above).**
- 9. The use and development approved by this permit must not cause any nuisance, or be detrimental to the amenity of the neighbouring properties by the emission of noise. In this regard, noise emissions shall comply with the provisions of the *Environmental Management and Pollution Control Act 1994*.**
- 10. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2016/01807-MVC attached).**

Note:

- 1. Prior to the construction of the crossover, a Driveway Crossover Application Form (enclosed) must be completed and approved by Council's Road Authority. All enquiries should be directed to Council's Technical Officer on 6393 5312.**
- 2. The applicant must contact Council's Director of Infrastructure Services to or-ordinate the stormwater design and subsequent works. Council's Director of Infrastructure Services can be contacted on telephone 6393 5312.**
- 3. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) Building permit**
 - b) Plumbing permit**

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. An

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 planning 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:



To: The Municipal Planner
Meander Valley Council

Re: Proposed Place of Assembly
318 Westbury Rd.
Prospect.

24-11-16

The proposal is to construct a small, brick public building on a corner block in Prospect. The building will have access off Westbury Rd and a new crossover is required. The direction of access will only be by left hand turns both into the site from the South and exiting the property to the North. The zone is General Residential and the use class "Community meeting & Entertainment" is discretionary.

Finally the clients have been in touch with Planning and they have provided a short list of questions:

These are below with *replies*;

Show all fences (existing and proposed); *All fences are to be simple 1500 paling ones, most of the land is already fenced this way and the rest will be "filled in". This is noted on the drawing set.*

Provide hours/days of normal operations and number of people who normally attend; See Table below

DAY	FREQUENCY	START TIME	FINISH TIME	NO OF CARS	NO OF PPL
MONDAY	Weekly	6:30 PM	7:30 PM	10	30-40
TUESDAY					
WEDNESDAY					
THURSDAY					
FRIDAY	Every Third Week	7:00 PM	8:00 PM	30	90-120
SATURDAY					
SUNDAY	Weekly	5:15 AM	6:15 AM	10	30-40
SUNDAY	Every Third Week	3:00 PM	6:00 PM	30	90-120

Will there be any amplified noise; *Amplification is for conversational discussion and only for hearing impaired; hymn singing is not amplified or accompanied*

Show any air conditioning units (location, number of and noise level specifications for the units/sound pressure levels; *2 x Actron Split Ducted Heat Pump, Model SCA400C/SCG400E –*



Nominal Capacity 40 kW. To be located over 20.0m. from northern boundary, shown on drawing set. Decibel readings on following page.

If there is anything else you need don't hesitate to ask.

Yours Sincerely

A handwritten signature in black ink, appearing to be "T. Wilkin", with a horizontal line drawn through the middle of the signature.

Todd Wilkin
Applicant OBO client.

SOUND DATA

SCA400C / SCA400E

Outdoor Radiated

Sound Power Level (SWL)

Fan Speed	Sound Power Level dB(A)	Octave Band Centre Frequency (Hz), dB						
		125	250	500	1k	2k	4k	8k
Low	78.0	78.2	76.3	75.8	72.4	69.6	67.2	61.8
High	81.0	79.5	79.8	78.8	75.5	71.9	70.3	66.4

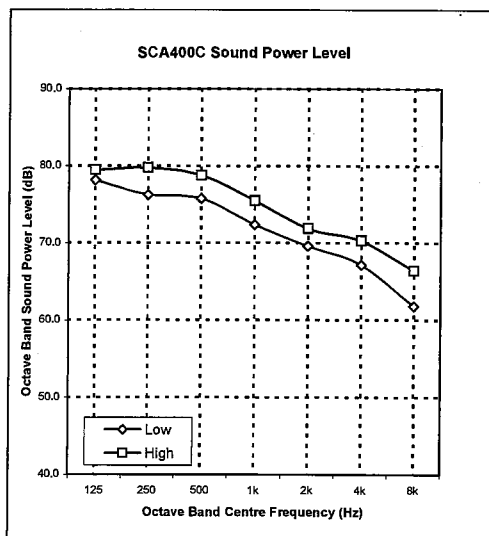
Indoor Outlet

Sound Power Level (SWL)

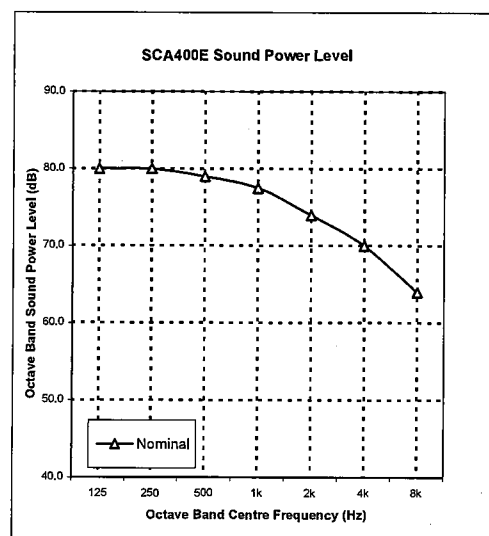
Airflow Setting	Airflow Li/s	Sound Power Level dB(A)	Octave Band Centre Frequency (Hz), dB						
			125	250	500	1k	2k	4k	8k
Nominal	2050	82.0	80.0	80.0	79.0	77.5	74.0	70.0	64.0

41.55 kW
3 Phase | 2 Stage

OUTDOOR RADIATED



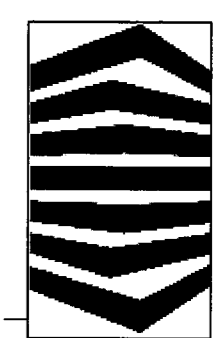
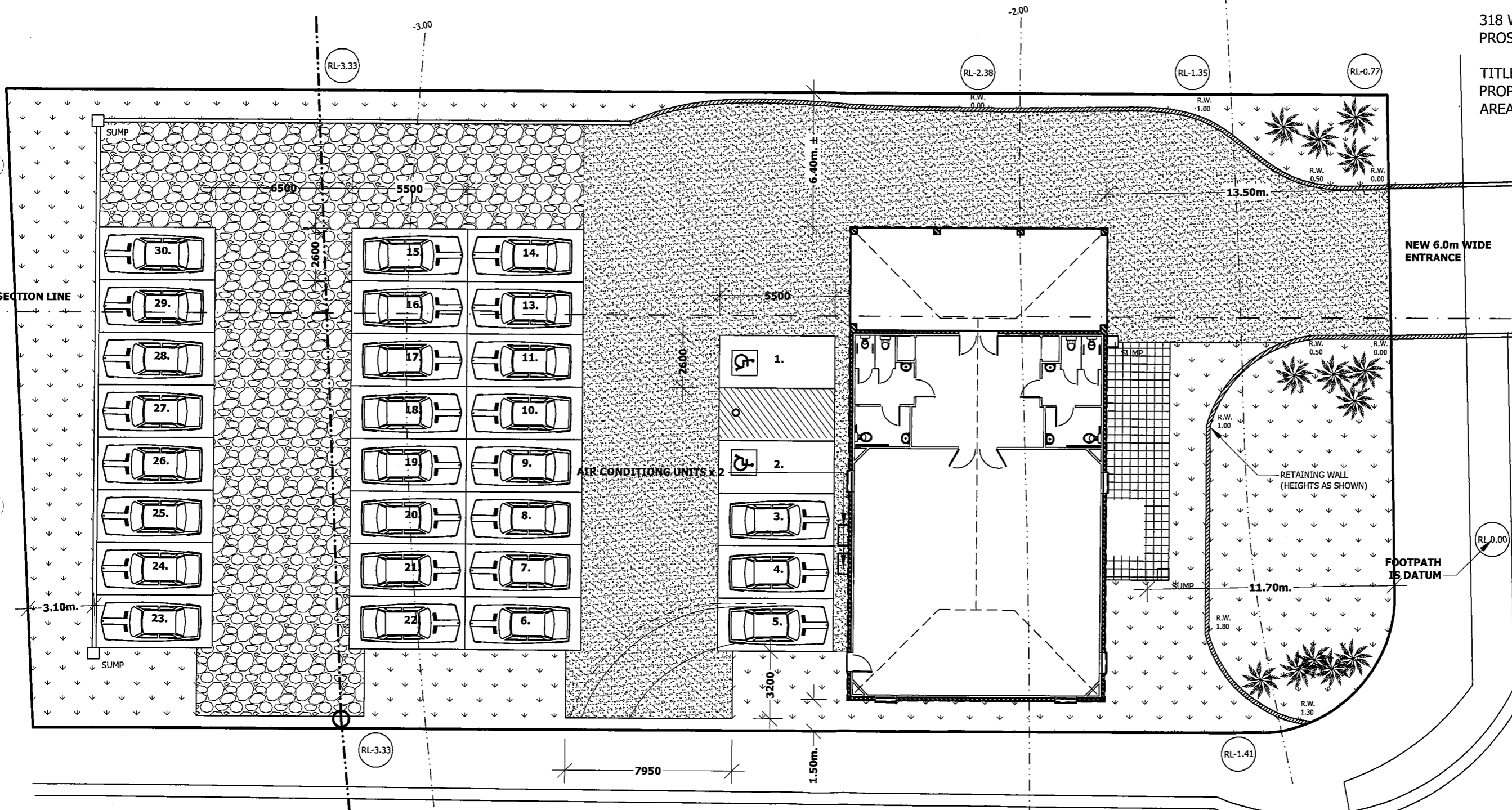
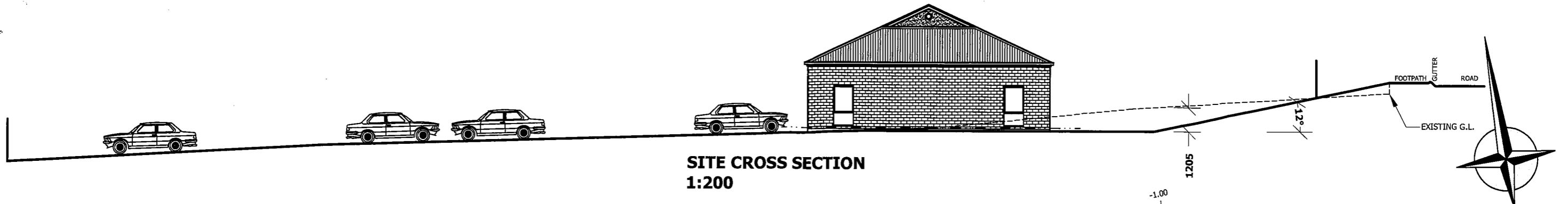
INDOOR OUTLET



NOTES:

1. Radiated sound power levels are based on ISO 3743-2.
2. Outlet sound power levels are based on ISO 13347-2.





wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
DA DRAFT FOR COMMENT ONLY.

PROJECT TITLE:
PLACE OF ASSEMBLY
WESTBURY RD. PROSPECT

REVISION:

DATE:
24/11/2016

SCALE:
AS SHOWN

JOB NUMBER:
DA-16022

PAGE:
02 DEV 1

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



318 WESTBURY RD
PROSPECT VALE TAS 7250

TITLE REF: 74796/3
PROPERTY ID: 7023950
AREA = 1957.70m²



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P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
PLACE OF ASSEMBLY
WESTBURY RD.
PROSPECT

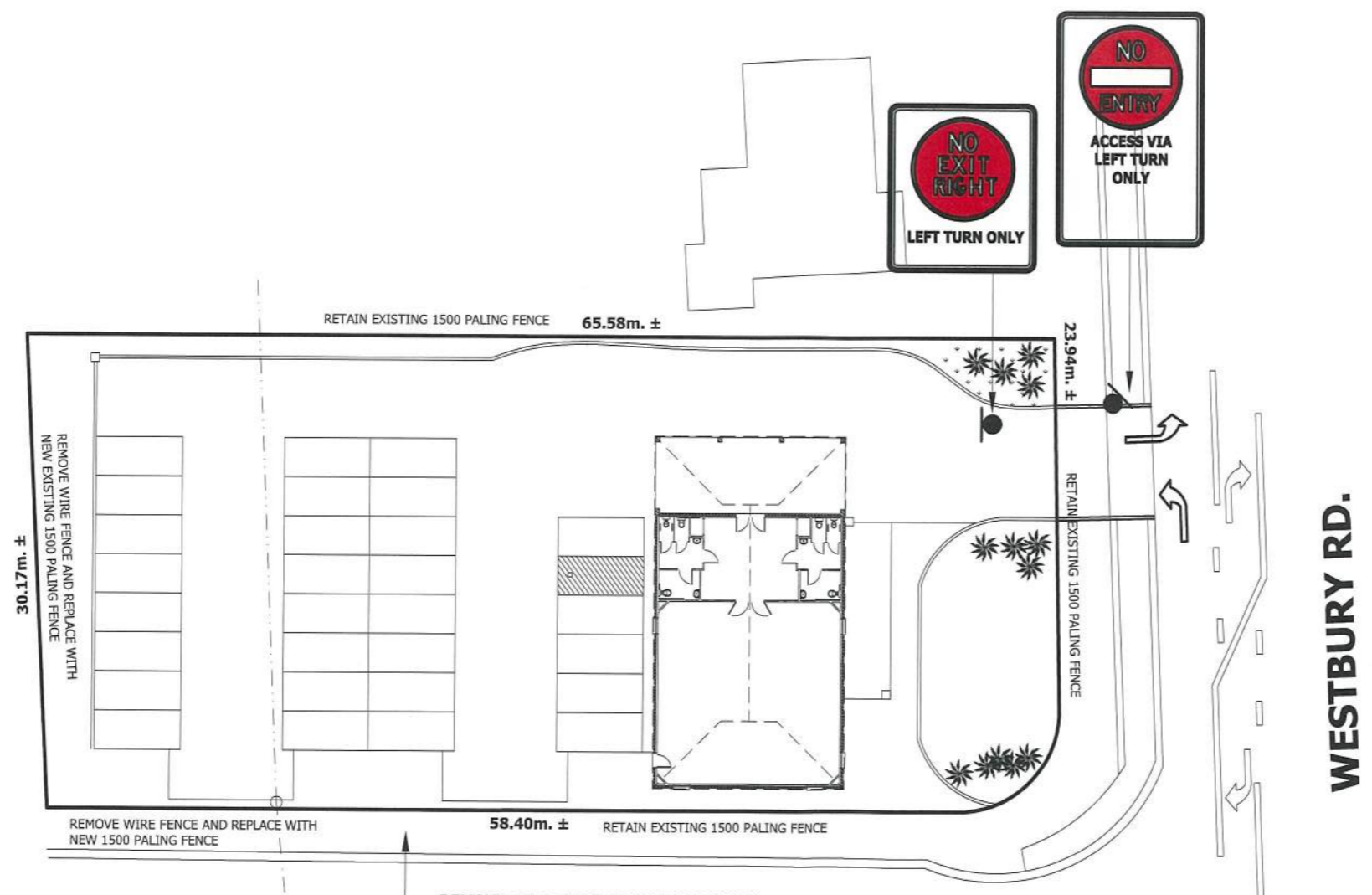
REVISION:

DATE:
24/11/2016

SCALE:
AS SHOWN

JOB NUMBER:
DA-16022

PAGE:
01 **DEV 1**

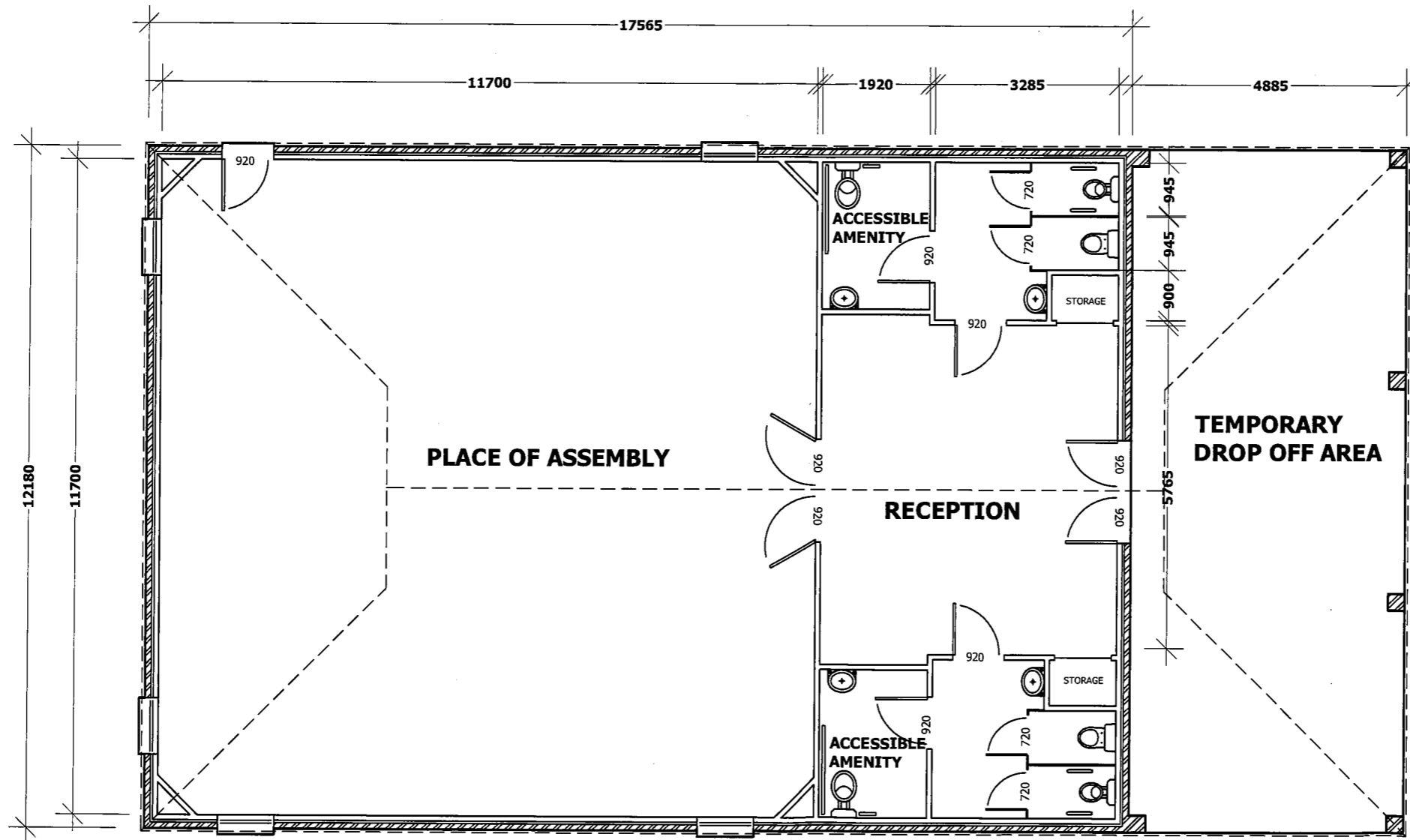


WESTBURY RD.

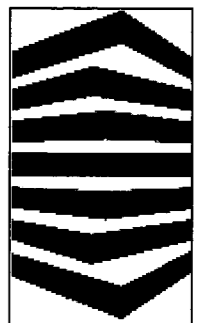


LOCALITY PLAN
1:400

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



FLOOR PLAN
1:100
 FLOOR AREA - 273.50m²



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 design

P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
PLACE OF ASSEMBLY
WESTBURY RD.
PROSPECT

REVISION:

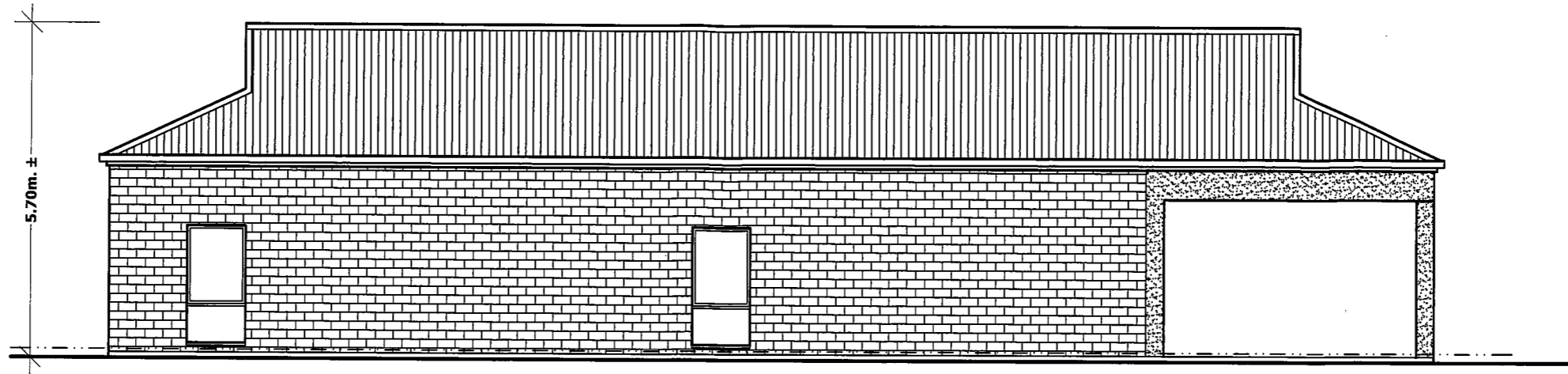
DATE:
24/11/2016

SCALE:
AS SHOWN

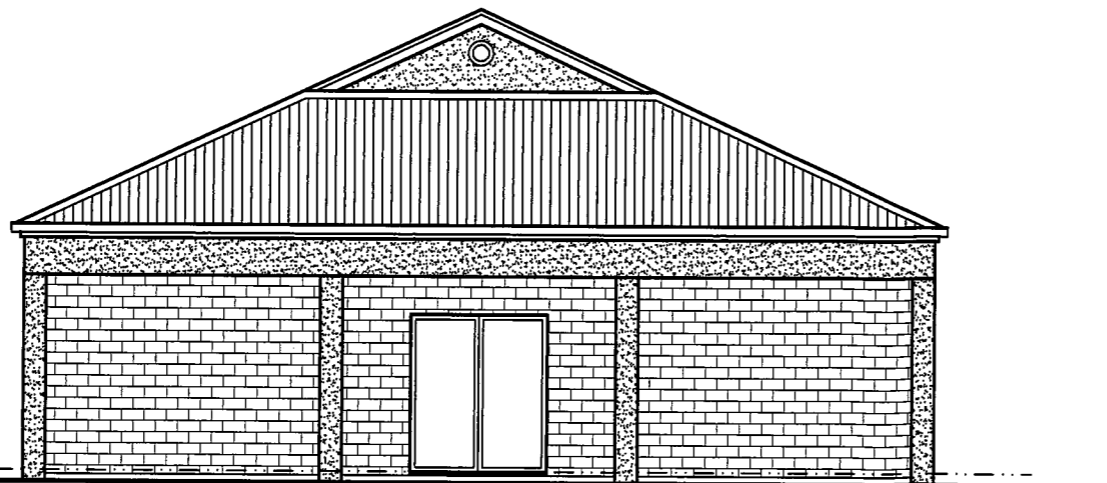
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DA-16022

PAGE:
03 **DEV 1**

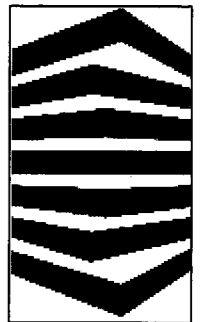
DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]



**SOUTH ELEVATION
1:100**



**EAST ELEVATION
1:100**



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P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
PLACE OF ASSEMBLY
WESTBURY RD.
PROSPECT

REVISION:

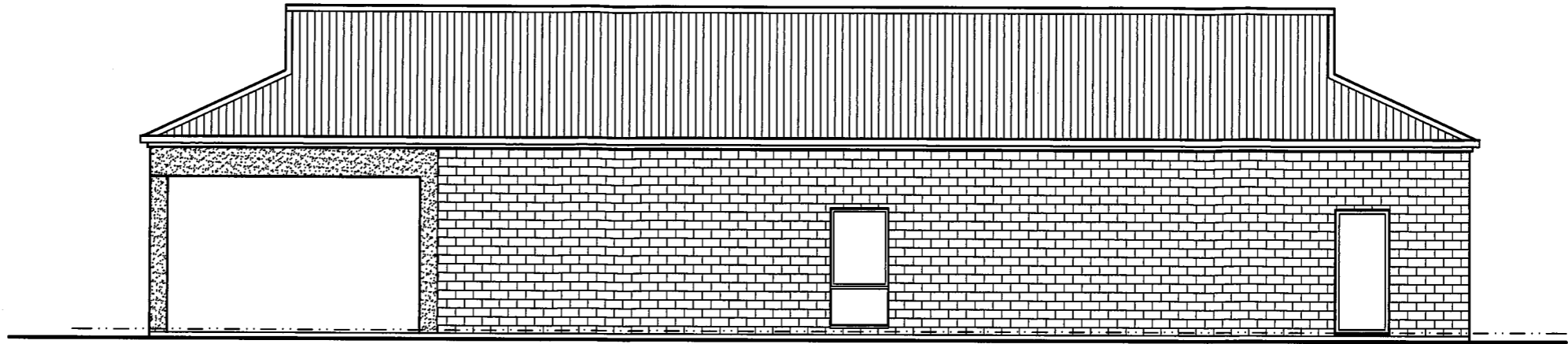
DATE:
24/11/2016

SCALE:
AS SHOWN

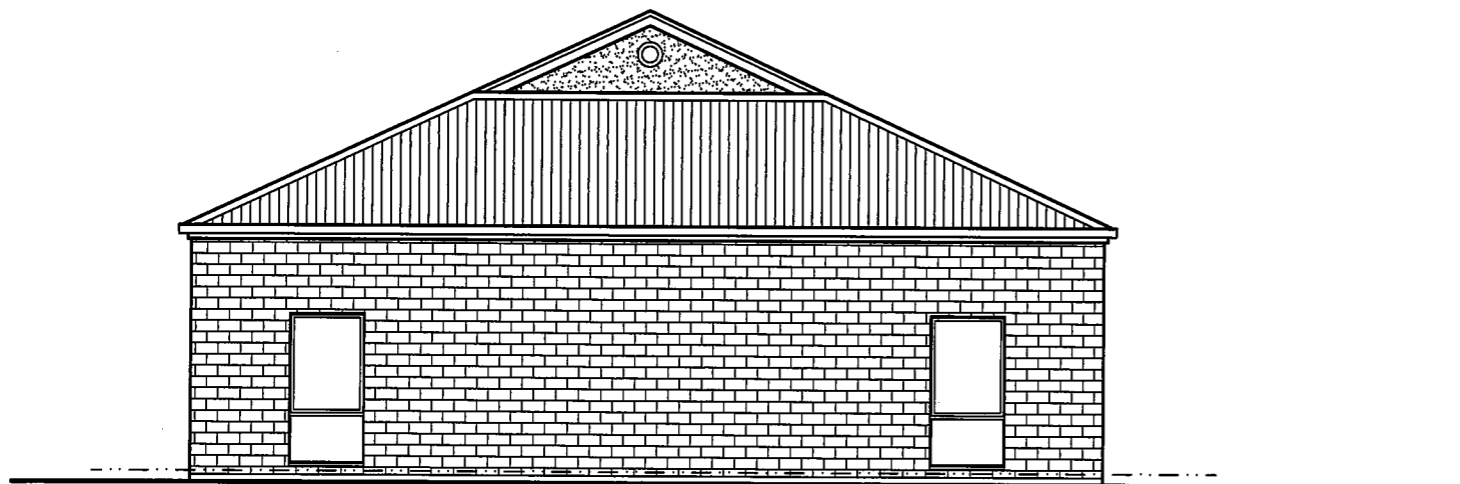
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DA-16022

PAGE:
04 of **05** **DEV 1**

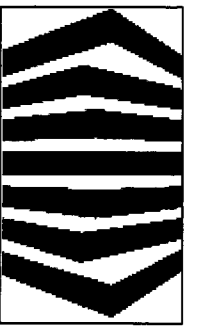
DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



**NORTH ELEVATION
1:100**



**WEST ELEVATION
1:100**



**wilkin
design**

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LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
**PLACE OF ASSEMBLY
WESTBURY RD.
PROSPECT**

REVISION:

DATE:
24/11/2016

SCALE:
AS SHOWN

JOB NUMBER:
DA-16022

PAGE:
05 DEV 1

**DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]**

SEARCH OF TORRENS TITLE

VOLUME 74796	FOLIO 3
EDITION 3	DATE OF ISSUE 18-Aug-2011

SEARCH DATE : 26-May-2016

SEARCH TIME : 11.24 AM

DESCRIPTION OF LAND

Town of PROSPECT VALE
 Lot 3 on Diagram 74796 (formerly being 209-8D)
 Derivation : Part of 321Acs-3Rds-25Ps. Gtd. to H Burrows
 Prior CT 2617/58

SCHEDULE 1

M342804 TRANSFER to JAMES ANDREW WOOLSTON, PETER GEOFFREY
 WOOLSTON and BRUCE ERNEST WOOLSTON Registered
 18-Aug-2011 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: A right of carriage way over the roadway
 shown on Diagram 74796
 134802 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D 209/8

162
48
137

The plan is a diagram from an actual survey of the land described in the Folio Plan and is correct in accordance with the provisions of the Land Titles Act 1980.

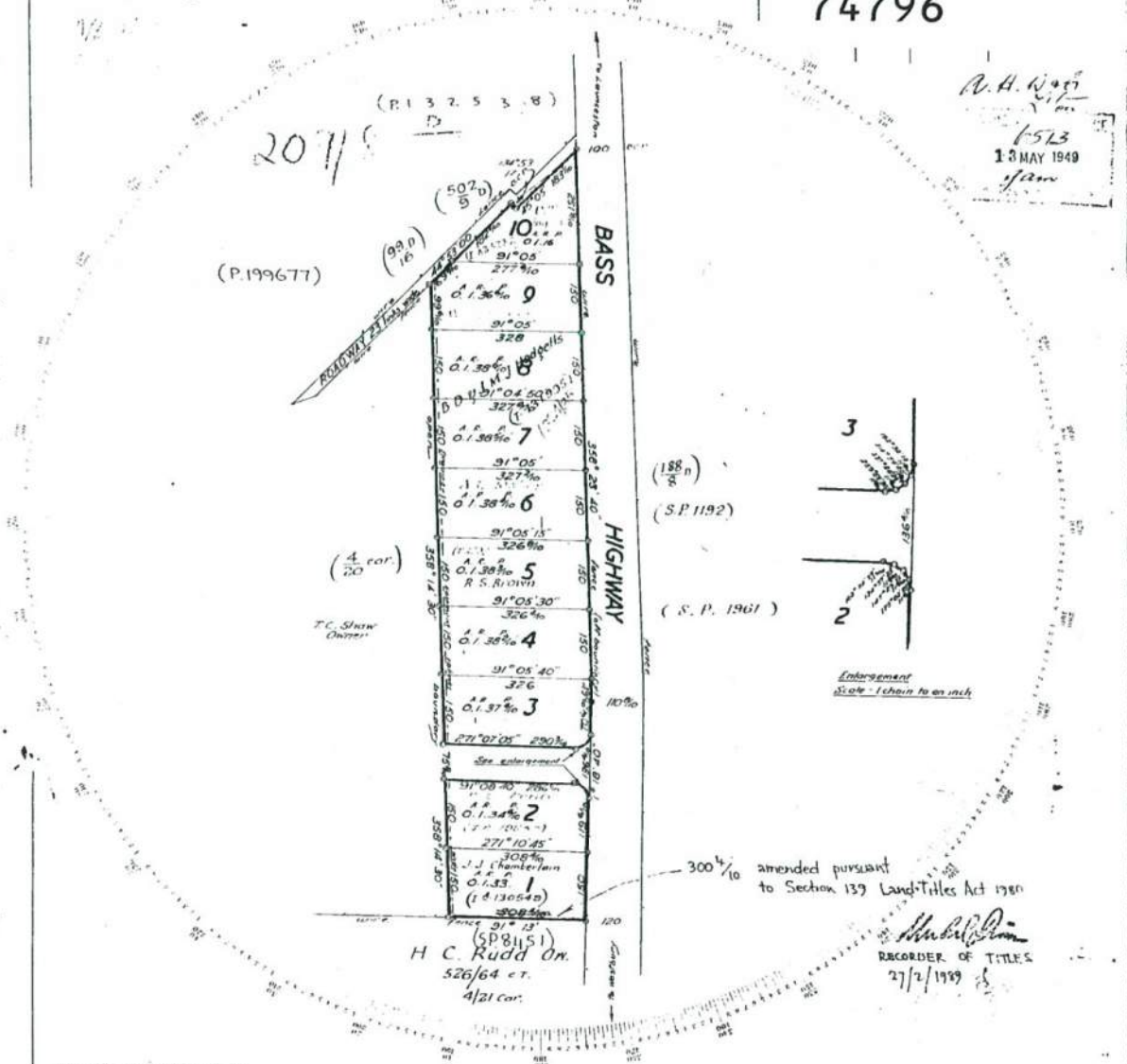
DIAGRAM FROM ACTUAL SURVEY

TOWN OF LAUNCESTON
COUNTY OF CORNWALL
PARISH OF LAUNCESTON

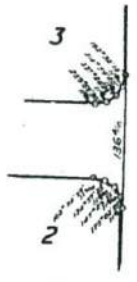
No. OF APPLICATION
T.C. Shaw, Owner
C.T. 443.103

Part of 321° 3' 25" granted to Henry Burrows
Scale 2 chains to an inch

REFERENCE TO CORNERS
COR. BEARING DISTANCE IN LINKS FROM
REGISTERED NUMBER
74796



A.H. Watt
1513
13 MAY 1949
J.W.



300 1/10 amended pursuant to Section 139 Land Titles Act 1980

H. C. Rudd on.
526/64 et.
4/21 cor.

RECORDER OF TITLES
27/2/1949

To be filled in by Surveyor:
Date of Instructions
Survey commenced 17.2.49
Survey finished 19.2.49
Error of close 1 in See calcs.
Office examination:
Plotted by M.W.H.
Examined as to boundaries M.W.H.
Mathematically checked M.W.H.
Entered on Card by M.W.H.

(SP9391)
I, John Walter Cohen of Launceston Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 3rd day of March, 1949

Authorised Surveyor.

Leanne Rabjohns

From: Todd Wilkin <todd@wilkindesign.com.au>
Sent: Tuesday, 29 November 2016 2:37 PM
To: Leanne Rabjohns
Cc: Dino De Paoli
Subject: RE: PA\17\0084 - 318 Westbury Road, Prospect Vale - place of assembly

We are hoping that the main carparking area will be sealed and the "overflow will just be compacted gravel"



Kind Regards



Todd Wilkin | Director
Wilkin Design | PO Box 478 | Launceston | Tas | 7250
t. 0418 596 377 | e. office@wilkindesign.com.au

Merrilyn Young

From: philchez313 philchez313 <philchez313@bigpond.com>
Sent: Monday, 19 December 2016 12:52 PM
To: Planning @ Meander Valley Council
Subject: planning application PA\17\0084

To Development Services Officer -Sandi Scott

We wish to express our concerns re the above application.

Our main concern is regarding the access from and to Westbury Road. We feel that this is going to add more congestion to an already very busy thoroughfare.

We live at 313 Westbury Westbury Road which is on the opposite side of the road . We have difficulty in getting in and out of our drive on numerous occasions.

We also feel that it will be very dangerous coming in and out of the steep drive on a very busy road. It won't be long before a serious accident occurs .

We would also like to know more detail regarding the type of group/ s that are going to use these facilities.

Yours sincerely
PJ & CA Rowbottom

PA\17\0084 – Internal Referral response from Environmental Health

Place of Assembly – 318 Westbury Road, Prospect Vale

Noise – heat pumps

The development proposal and plans indicate two units of Actron Split Ducted Heat Pump Model SCA 400C/SCG400E – Nominal Capacity 400kW, are to be installed at the place of assembly. The three-phase split ducted heat pump units are to be located on the north end of the building, over 20m from northern boundary.

The sound data sheet provided specifies the outdoor radiated Sound Power Level (SWL) of 81 dB(A), operating on a high fan speed. Information on Sound Pressure Level (SPL) for this unit was not provided as part of the planning application. A technical specification sheet for ActronAir Commercial Split Ducted 29-41kW (Three phase) was found on ActronAir website, and specifies a Sound Pressure Level (SPL) of 64 dB(A), operating on a high fan speed, measured at 3m. To measure the combined SPL from 2 units operating simultaneously the following equation was used:

$SPL_T = 10 \log (10^{SPL_1/10} + 10^{SPL_2/10})$, resulting in a combined SPL of 67 dB(A) measured at 3m.

The Environmental Management and Pollution Control (Noise) Regulations 2016 include restrictions on noise from fixed equipment (includes heating/cooling equipment) received at residential premises. The permitted noise level emitted varies over the day. For example, the noise emitted from a fixed equipment must not be greater than 45 dB(A) from 7.00 am until 10.00 pm, and must not be greater than 40 dB(A) from 10.00 pm until 7.00 am. It should be noted that the measurement of noise is to be taken one metre from the external wall of the residential premises that is closest to the fixed equipment emitting the noise; or taken at that property boundary if the distance between the external wall of the residential premises closest to the fixed equipment and the property boundary of the residential premises is less than one metre. Although these restrictions are for noise emitted from residential premises, the permitted noise levels will be used as a guide to determine the potential of a noise nuisance for the adjoining residences.

The distance of the closest existing residence from the proposed three-phase split ducted heat pump units is estimated to be 23 metres. In a direct field or free field, the SPL decreases by 6 dB with the doubling of distance.

By using the formula $SPL_x = SPL_y - 20 \log(dx/dy)$, the SPL one metre from the closest existing residence is estimated to be 49.69 dB(A) if it were located in a free field. Other factors affecting noise propagation which should be considered include background noise, reflection from obstacles such as barriers and buildings, and weather conditions.

Taking into consideration the busy traffic on Westbury Road, it is likely the noise propagation from the proposed two units of split ducted heat pump will be reduced. The

existing and also proposed 1.5m paling fence around the boundary will assist in the reduction of noise received at the adjoining property on Westbury Road.

It is therefore concluded that the noise from the Actron Split Ducted Heat Pump units is unlikely to cause an environmental nuisance for the existing adjoining residences on Westbury Road. However, there is potential to cause an environmental nuisance during the operation of the place of assembly on Sundays at 5.15 am to 6.15 am due to the reduced factors affecting noise propagation such as background noise. There are options for additional noise mitigation measures, for example installing a sound barrier or enclosure around the outdoor units.

It is recommended that the following standard condition be included on the planning permit:

The use and development approved by this permit must not cause any nuisance, or be detrimental to the amenity of the neighbouring properties by the emission of noise. In this regard, noise emissions shall comply with the provisions of the Environmental Management and Pollution Control Act 1994.

Noise – use of building

It is recommended that 1.8m solid fence (with no gaps) be installed to assist in the reduction of noise received by surrounding residents along the northern side boundary.

Merrilyn Young

From: Dino De Paoli
Sent: Thursday, 22 December 2016 10:25 AM
To: Leanne Rabjohns
Subject: FW: PA\17\00840 - 318 Westbury Road - Prospect Vale

Follow Up Flag: Follow up
Flag Status: Completed

Leanne

As previously discussed, and to expand on my comment below in relation to point 1., a TIA is not deemed necessary for the development on the basis that the applicant is not pursuing an option to modify existing road marking on Westbury Road to facilitate entry to and exit from the site in any direction. Westbury Road is a busy road but has not yet reached full capacity therefore the additional traffic volumes to and from the site, which are expected to be outside the typical peak traffic periods, would not be considered to create an adverse impact on traffic flows or amenity. Sight distances are acceptable and in keeping with other access points along Westbury Road.

Kind regards

Dino

Dino De Paoli | Director, Infrastructure Services
Meander Valley Council
working together

T: 03 6393 5340 | F: 6393 1474 | M: 0409 547 797 | E: Dino.DePaoli@mvc.tas.gov.au | W: www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



Please consider the environment before printing this email.

From: Dino De Paoli
Sent: Tuesday, 29 November 2016 12:51 PM
To: Leanne Rabjohns
Subject: PA\17\00840 - 318 Westbury Road - Prospect Vale

Leanne

Following review of the information provided and previous discussion with the applicant I note the following;

1. No TIA needed for this application. Left in and left out only.
2. Stormwater – The applicant will need to pay for the cost of extending the existing stormwater drain within the Tyler Village property, from the northern side of No.312 Westbury Road to the northern boundary of No.318. Council will need to serve notice on Tyler Village for the construction work to occur, so best for Council to manage and coordinate this work with the developer reimbursing costs to Council.
3. Car parking – I note that the car parking bays are not sized in accordance with the PS. Car parking needs to meet PS requirements and dimensional requirements of the relevant AS for off-street parking, whichever is the greater.
4. Stormwater detention – car parking area at the rear of the property to be designed to allow for surface ponding/retention. Applicant and Council to work collaboratively to determine appropriate level of detention.

Dino

Dino De Paoli | Director Infrastructure Services

Meander Valley Council

working together

T: 03 6393 5340 | F: 6393 1474 | M: 0409 547 797 | E: Dino.DePaoli@mvc.tas.gov.au | W: www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



Please consider the environment before printing this email.

Submission to Planning Authority Notice

Council Planning Permit No.	PA\17\0084	Council notice date	29/11/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01807-MVC	Date of response	01/12/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	318 WESTBURY RD, PROSPECT VALE	Property ID (PID)	7023950
Description of development	Proposed Place of Assembly		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilkin Design	DA-16022 Sheets 02 to 05		24/11/2016
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with meter(s) / sewerage system and connection to each the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost. 3. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 4. The parking and turning design documents submitted for Certificate for Certifiable Work must outline the minimum pipe cover of 900mm over TasWater’s existing sewer main. 5. Horizontal & vertical clearances from other services (i.e. stormwater drains and pits) in close proximity to the existing sewer main must be dimensioned on the plans outlining the minimum clearance requirements per the current version of the sewer code and TasWater’s supplements to the code. 6. The developer must ensure that TasWater infrastructure and property connection points are accessible and well protected. The property owner is responsible for costs associated with the ongoing protection of any maintenance structures located within the proposed driveway pavement areas. The maintenance structures must be brought to the finished surface level of the driveway pavement and must be instated with a trafficable lid class ‘D’ and surround to withstand vehicular loads. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, 			

as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$201.93 for development assessment.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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

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

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

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

DEV 2 29 EAST STREET, CARRICK - RESIDENTIAL OUTBUILDING

1) Introduction

This report considers application PA\17\0077 for a residential outbuilding on land located at 29 East Street, Carrick CT: 124566/1.

2) Background

Applicant

J Pfeiffer

Planning Controls

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

Use & Development

The application proposed to construct a residential outbuilding at 29 East Street in Carrick. The proposed outbuilding is to be located 1.5m off the side and rear boundaries. An existing dwelling and outbuilding are located at the front of the property.

The proposed outbuilding is 22.9m long and 10.2m wide, with an overall height of 6.8m. There are two roller doors facing the southern side boundary (there are no other windows or doors). The proposed colour scheme for both the walls and roof cladding is Dark Green.

The proposed use of the building is for the "*storage of cars, boats, motorcycles and special collectables*". The separation distance to the southern side boundary is sufficient to allow for vehicle manoeuvring within the title boundary. It is noted that the landowner also owns the abutting southern title CT 69/7020 (see Photo 1 below). A planning permit is not required if the applicant decides to use CT 69/7020 to access the proposed outbuilding.

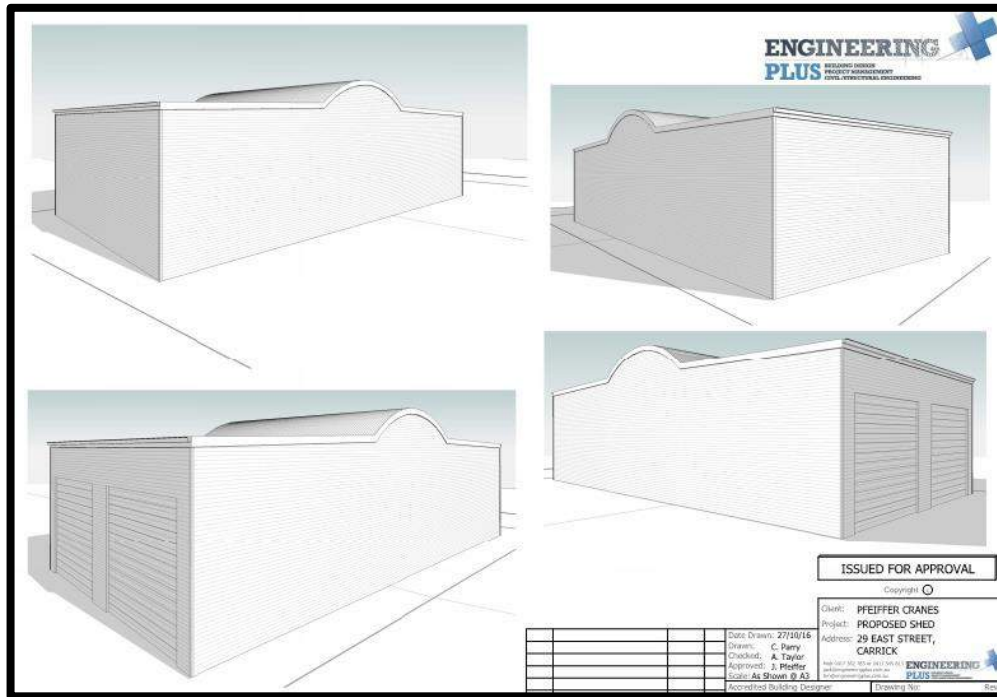


Figure 2: proposed building



Photos 2-3: showing the rear portion of the subject title and the neighbouring title (CTs 124566/1 & 69/7020)

Site & Surrounds

The subject property is 2084m² in area and located within the township of Carrick. To the north is a dwelling and contractor’s depot (mobile crane service). To the east, are horse stables associated with a dwelling at 33a East Street, and further east is the Carrick Park Trotting Club. To the south is a vacant lot (same ownership as subject land). Further south, is a house with stables (see Photo 3 below).



Photo 3: aerial photo of site



Photo 4: dwelling on subject property – view from East Street

Statutory Timeframes

Date Received:	22 November 2016
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	26 November 2016
Closing date for representations:	16 December 2016
Extension of time granted:	20 December 2016
Extension of time expires:	18 January 2017
Decision due:	17 January 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 (attached document). The representation is discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the General Residential. The land surrounding the site is located in the General Residential zone.

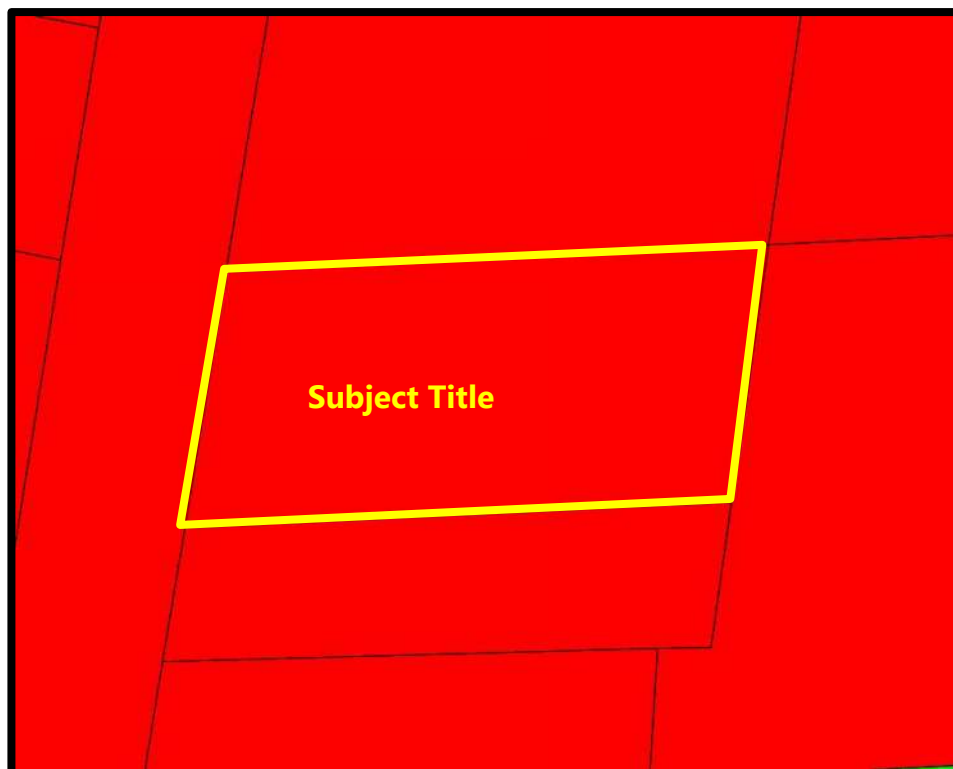


Figure 3: zone mapping

Use Class

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

- Residential

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 General Residential 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.

General Residential Zone			
Scheme Standard		Comment	Assessment
10.3.1 Amenity			
A1	If for permitted or no permit required uses.	The application is a No Permit Required use class.	Complies
A2	Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable	
10.4.2 Setbacks and building envelope for all dwellings			
A1	Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:	The front setback distance of the outbuilding is greater than 4.5m.	Complies

	<p>(a) 4.5m from the primary frontage or, if the setback from the primary frontage is less than 4.5 m, not less than the setback of any existing dwelling on the site; or</p> <p>(b) 3m from a non-primary frontage, or if the setback is less than 3 m, not less than the setback of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites, not more than the greater, or less than the lesser setback of the dwellings on the adjoining sites; or</p> <p>(d) in accordance Table 10.4.2.</p>		
A2	<p>A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if the dwelling has floor area above the garage or carport; or</p> <p>(c) 1m, if the slope is greater than 1 in 5 for a distance of 10m from the frontage.</p>	The front setback distance of the outbuilding is greater than 5.5m.	Complies
A3	A dwelling, excluding	The rear setback	Relies on

	<p>outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the 	<p>distance is 1.5m (the standard is 4m). The wall height of the building does not fit the building envelope standards.</p>	<p>Performance Criteria</p>
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	<p>boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>		
10.4.3 Site coverage and private open space for all dwellings			
A1	<p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) 60m² for multiple dwellings, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level; and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>The site coverage is less than 50%.</p>	<p>Complies</p>
A2	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², for multiple dwellings above ground floor level; and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, for multiple</p>	<p>There is approximately 33m separation between the dwelling on site and the proposed outbuilding. As such, there is no anticipated impact from the outbuilding on the habitable rooms and the private open space.</p>	<p>Complies</p>

	<p>dwelling above ground floor level; and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>		
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10.4.4 Sunlight and overshadowing for all dwellings			
A1	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north.	The outbuilding does not contain any habitable rooms.	Complies
A2	Multiple dwellings to the north of a habitable room window (other than a	Not applicable	

	<p>bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting:</p> <p>(i) 3 m from the window; and</p> <p>(ii) vertically to a height of 3 m and then at an angle of 45 degrees.</p> <p>(b) Sunlight to the habitable room is not reduced to less than 3 hours between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>		
A3	Multiple dwellings, that to the north of the private open space of another dwelling on the same site, must be in accordance with (a) or (b),	Not applicable	

	<p>unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting:</p> <p>(i) 3 m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m and then at an angle of 45 degrees.</p> <p>(b) Sunlight to 50% of the private open space is not reduced to less than 3 hours between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>		
10.4.5 Width of openings for garages and carports for all dwellings			
A1	A garage or carport within 12m of a primary frontage must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	Not applicable	
10.4.6 Privacy for all dwellings			

A1	<p>A balcony, deck, roof terrace, parking space, or carport, that has a finished surface or floor level more than 1m above natural ground level, must have a permanently fixed screen at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless there is a setback of at least 3m; and (b) rear boundary, unless there is a setback of at least 4m; and (c) dwelling on the same site, unless there is a setback of at least 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room; or (ii) from a balcony, deck, roof terrace or the private open space. 	Not applicable	
A2	<p>A window or glazed door, to a habitable room that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is at least 3 m from a side boundary; and (ii) is at least 4m from 	Not applicable	

	<p>a rear boundary; and</p> <p>(iii) for a multiple dwelling, is at least 6m from a window or glazed door to a habitable room, of another dwelling on the same site; and</p> <p>(iv) for a multiple dwelling, is at least 6m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is offset in the horizontal plane, at least 1.5 m from the edge of a window or glazed door to a habitable room of another dwelling; or</p> <p>(ii) has a sill height or fixed obscure glazing at least 1.7 m above the floor level; or</p> <p>(iii) has a permanently fixed external screen at least 1.7 m above floor level with a uniform transparency not more than 25%.</p>		
A3	For multiple dwellings, a shared driveway or parking space must be separated from a window or glazed door to a habitable room by a horizontal distance of at	Not applicable	

	<p>least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) separated by a screen of at least 1.7m height; or</p> <p>(ii) the window or glazed door has a sill height or fixed obscure glazing at least 1.7m above the shared driveway or parking space.</p>		
--	---	--	--

10.4.7 Frontage fences for all dwellings

A1	<p>A fence within 4.5m of a frontage must have a height of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, where that part above 1.2m has uniform transparency not less than 30% (excluding posts or uprights).</p>	Not applicable	
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Car Parking and Sustainable Transport Code

Scheme Standard	Comment	Assessment
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6.6.1 Car Parking Numbers

A1	<p>The number of car parking spaces must not be less than the requirements of:</p> <p>c) Table E6.1; or</p> <p>d) a parking precinct plan.</p>	The car parking spaces for the dwelling exist and not impacted by this proposal.	Complies
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Performance Criteria

General Residential Zone

10.4.2 Setbacks and building envelope for all dwellings

Objective

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and*
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and*
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and*
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

Performance Criteria P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and**
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

Comment:**Overshadowing and sunlight to habitat rooms**

As can be seen in Figure 3 below, the shadow created at 10am and 12 noon falls onto the subject title and the adjoining title CT 69/7020. After noon, the shadow begins to encroach onto 33a East Street. The Performance Criteria considers impacts onto adjoining habitable rooms and private open space. As can be seen in the Figure 3 and Photo 4 below, at 3.30pm, the shadow does not reach the dwelling or the private open space of 33A East Street.

The proposed outbuilding will create a shadow on the adjoining vacant lot – which is in the same ownership as the subject lot. This shadow falls onto the rear of that lot, leaving space available for a future dwelling and private open space at the front of that lot.

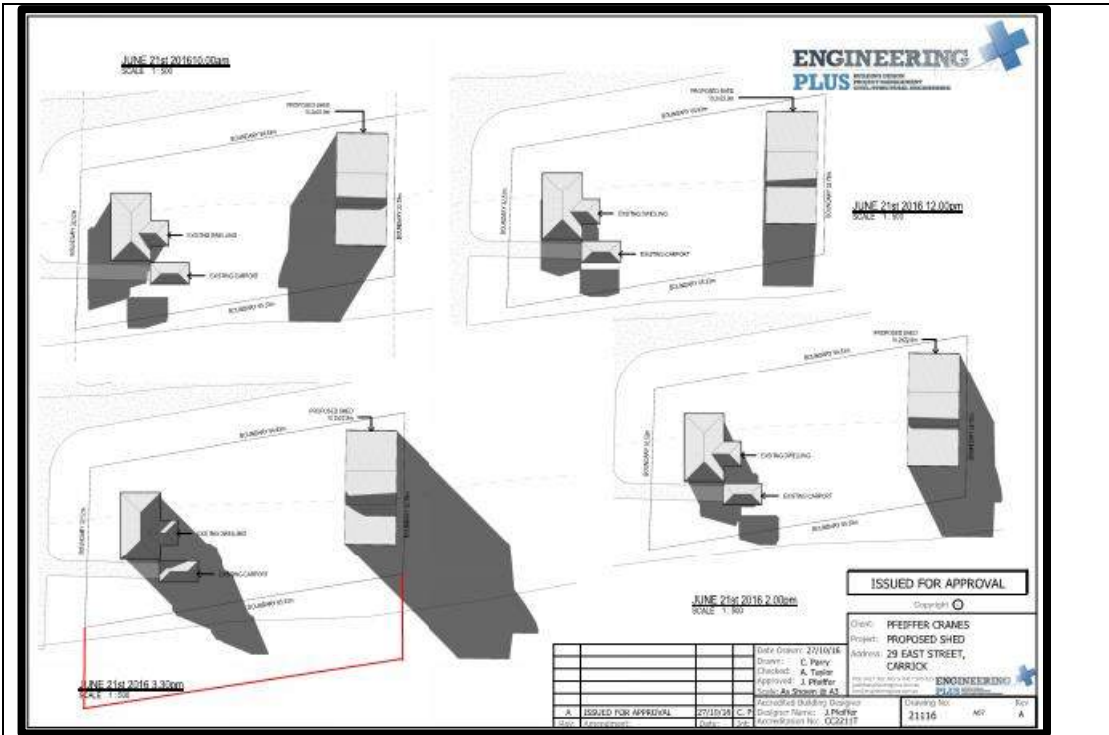


Figure 3: showing overshadowing onto adjoining land for the 21 June. The 3.30pm shadow has the adjoining property marked on in red by the assessing planner.



Photo 4: aerial photo to aid in comparison with Figure 3 above

Visual impacts

With a footprint of 230m² and a maximum height of 6.8m, the proposed outbuilding will be visible when viewed from adjoining lots. It is noted that:

1. An outbuilding in this zone is a *No Permit Required* use class.
2. The maximum height standard in that zone is 8.5m.
3. The proposed setbacks are 1.5m off the side and rear boundaries.
4. A planning permit would not be required if the subject outbuilding was located 7.6m off the rear boundary and 2.4m from the northern side boundary.

As such, the assessment for visual impacts is restricted as to whether or not there a significant different in visual impacts based on location only.

The dwelling at 33a East Street has a separation distance from the proposed outbuilding of approximately 31m. From the dwelling at 33 East Street, the separation distance is approximately 50m. Considering this separation distance, it is considered that the visual impact is not sufficient to warrant relocating the outbuilding to be 7.6m off the rear boundary.



Photo 5: view towards 33a East Street



Photo 6: view towards 33 East Street

Separation with adjoining houses

It is not uncommon within the Township of Carrick for outbuildings to be built in close proximity to a boundary. Buildings on both 33 East Street and 33A East Street have buildings built to the boundary.

No further action required. The proposal is considered in keeping the objective.

Representations

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

1. Concerns over the proposed future use of the outbuilding

Comment:

The applicant has stated that the proposed use of the outbuilding is for the *"storage of cars, boats, motorcycles & special collectables which are close to the heart"*. This use is considered compatible with a residential use. If approved, it is recommended that a condition be included that states: *The use of outbuilding is not permitted for human habitation and is limited to*

residential storage and related residential activities only. No further action is required.

2. Why closer to the rear boundary than the side boundary, tree to be cut down?

Comment:

The proposed setback distance from the rear boundary is 1.5m. Due to the irregular shape of the property, the closest northern side setback distance 1.5m (see Figure 4 below).

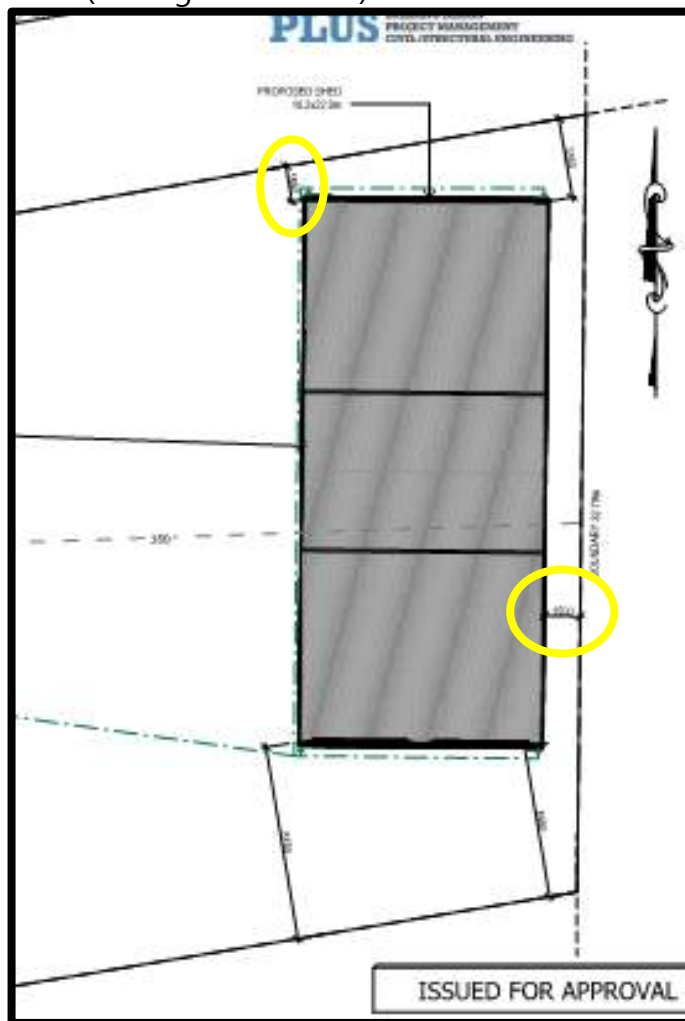


Figure 4: showing the setback distances to boundaries

Trees within a residential lot can be cut down without the requirement of a planning permit.

3. Out of character with surrounding neighbours, devalue adjoining property, limits future development on adjoining land

Comment:

Within the surrounding area, most properties have outbuildings. The dimensions of these outbuildings vary. An outbuilding at 24 East Street has an overall height of approximately 5m. An outbuilding (under construction) at 7 Seymour Street has an overall height of 6m and a foot print of 230m². Both these outbuildings are visible in Photo 7 below. As such, it is considered that the proposed outbuilding is keeping the surrounding area character.



Photo 7: view from 29 East Street looking west, showing overall height of outbuildings

Neither the *Land Use Planning and Approvals Act 1993* nor the planning scheme provide for consideration of devaluation of adjoining land. As such Council cannot consider devaluation as part of this assessment.

Being within the General Residential zone, it is reasonable to consider the impacts of future and current single dwellings on adjoining land. Other than the adjoining vacant land to the south all other lots contain a single dwelling and outbuildings. The potential impacts on the vacant adjoining lot have been discussed above. Council has not received any recent development applications for the surrounding properties.

4. Land owner has other properties to build on, should consider other options

Comment:

The application was submitted for 29 East Street in Carrick. As such, Council's consideration is limited to that property only.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Residential Outbuilding is an appropriate and acceptable development for the General Residential Zone.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for Use and Development for a residential outbuilding on land located at 29 East Street, Carrick CT 124566/1 by J Pfeiffer, requiring the following discretions:

10.4.2 Setbacks and building envelope for all dwellings

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

- 1. The use and development must be carried out as shown and described in the endorsed Plans:
 - a) Engineering Plus – Drawing Number: 21116 A01, A02, A04, A05, A06 & A07;**
 - b) Engineering Plus – email – dated 22 November 2016;**

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.**
- 2. The use of outbuilding is not permitted for human habitation and is limited to residential storage and related residential activities only.**

Note:

- 1. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:
 - a) Building permit**
 - b) Plumbing permit****

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

2. 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.
3. 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 .
4. 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.
5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.
6. In accordance with the legislation, all permits issued by the planning 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.
7. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513

- (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555
Email: aboriginal@heritage.tas.gov.au); and
- c) The relevant approval processes will apply with State and Federal government agencies.

DECISION:

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 CONSTRUCTION PLAN
- A03 FLOOR PLAN
- A04 ELEVATIONS #1
- A05 ELEVATIONS #2
- A06 3D PERSPECTIVES
- A07 SHADOW PLAN

PROJECT INFORMATION

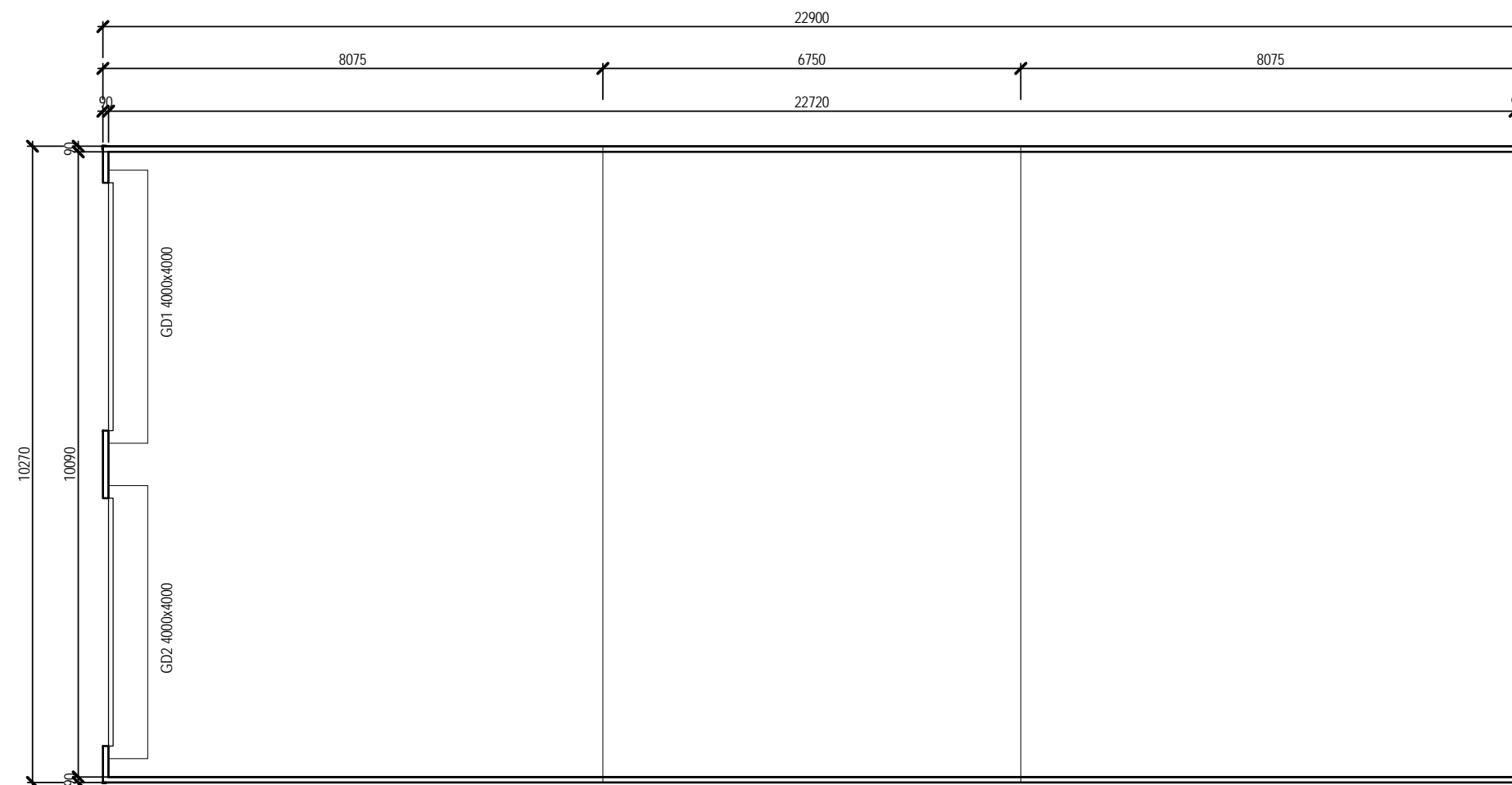
BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	124566/1
PROPOSED SHED AREA:	235.18m ²
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	UNKNOWN
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	UNKNOWN
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL	150 ABOVE GROUND LEVEL

PROPOSED SHED

PFEIFFER CRANES
29 EAST STREET,
CARRICK

MEANDER VALLEY COUNCIL

ISSUED FOR APPROVAL



CONSTRUCTION PLAN
 SCALE 1:100

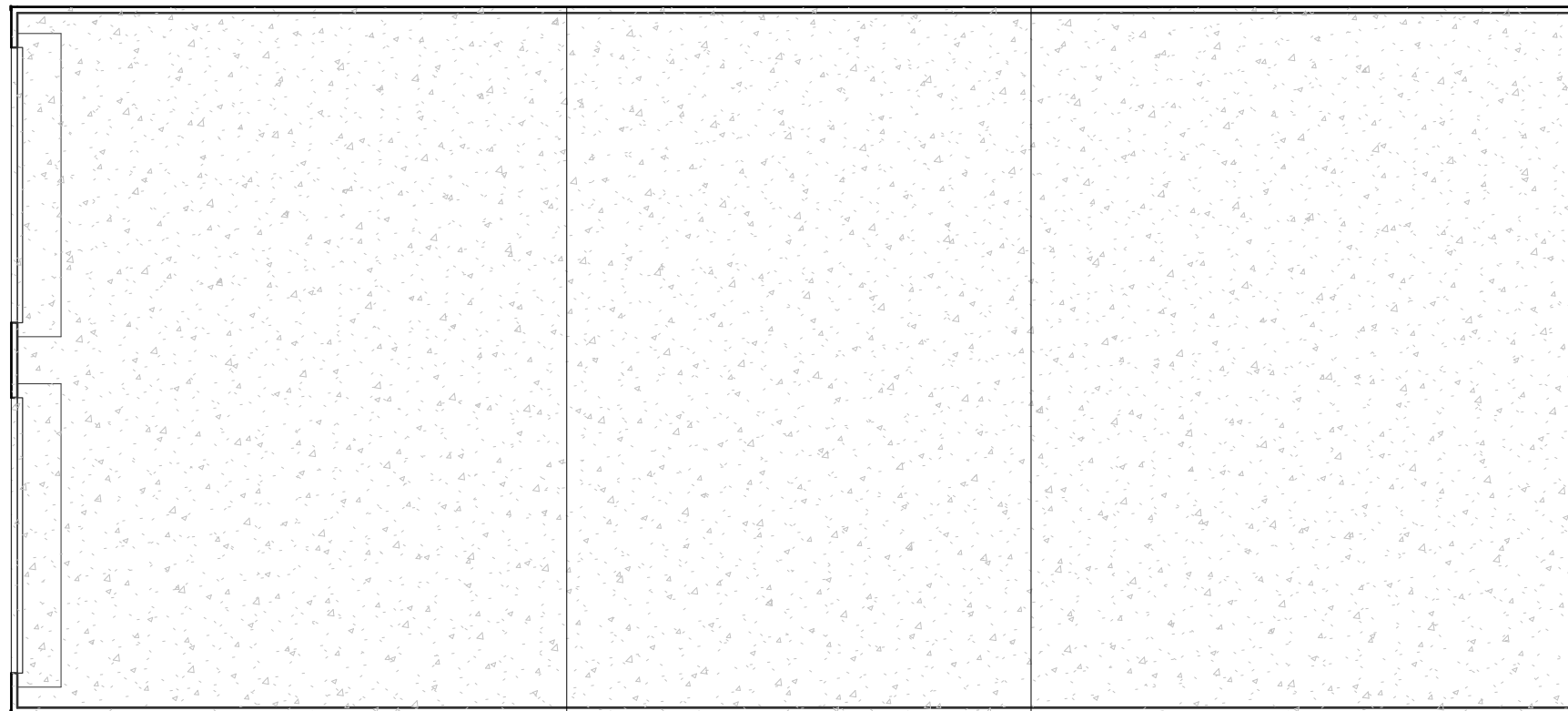
ISSUED FOR APPROVAL

Copyright ©

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED SHED	235.18 m ²	25.32
	235.18 m ²	25.32

				Date Drawn: 27/10/16
				Drawn: C. Parry
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
A	ISSUED FOR APPROVAL	27/10/16	C. P	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Client: PFEIFFER CRANES
 Project: PROPOSED SHED
 Address: 29 EAST STREET,
 CARRICK
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE

FLOOR PLAN
 SCALE 1:100

ISSUED FOR APPROVAL

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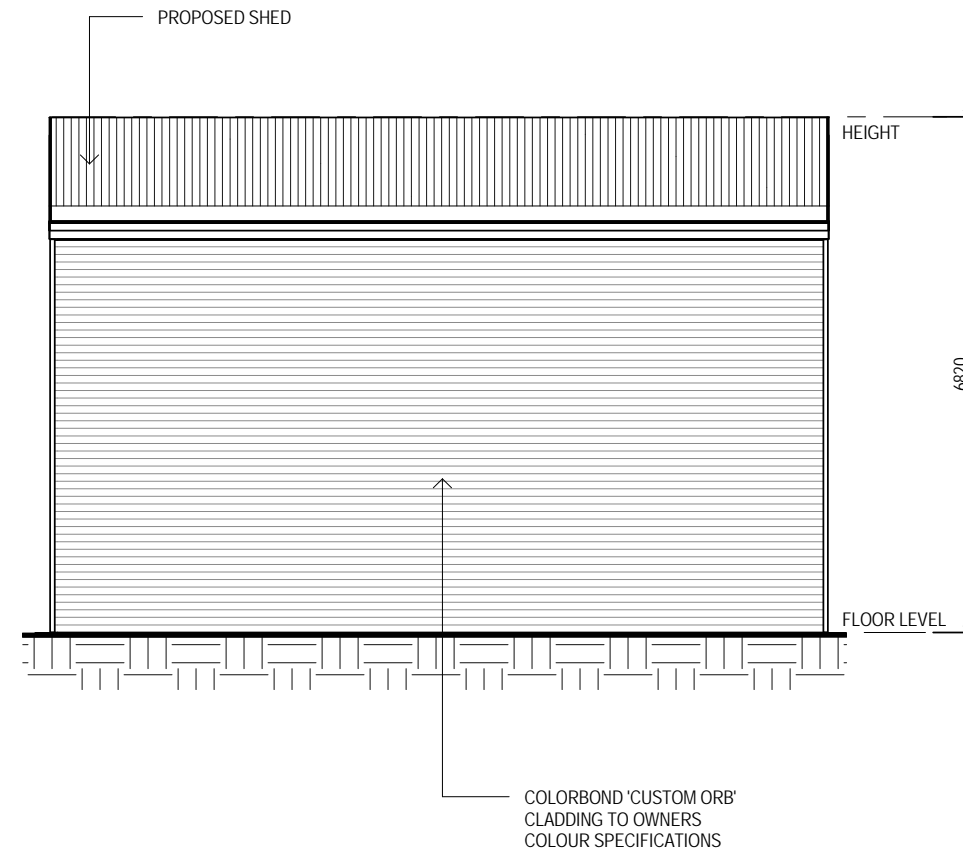
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Name	Area	Area (sq)
PROPOSED SHED	235.18 m ²	25.32
	235.18 m ²	25.32

				Date Drawn: 27/10/16
				Drawn: C. Parry
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J.Pfeiffer
				Accreditation No: CC2211T
A	ISSUED FOR APPROVAL	27/10/16	C. P	
Rev:	Amendment:	Date:	Int:	

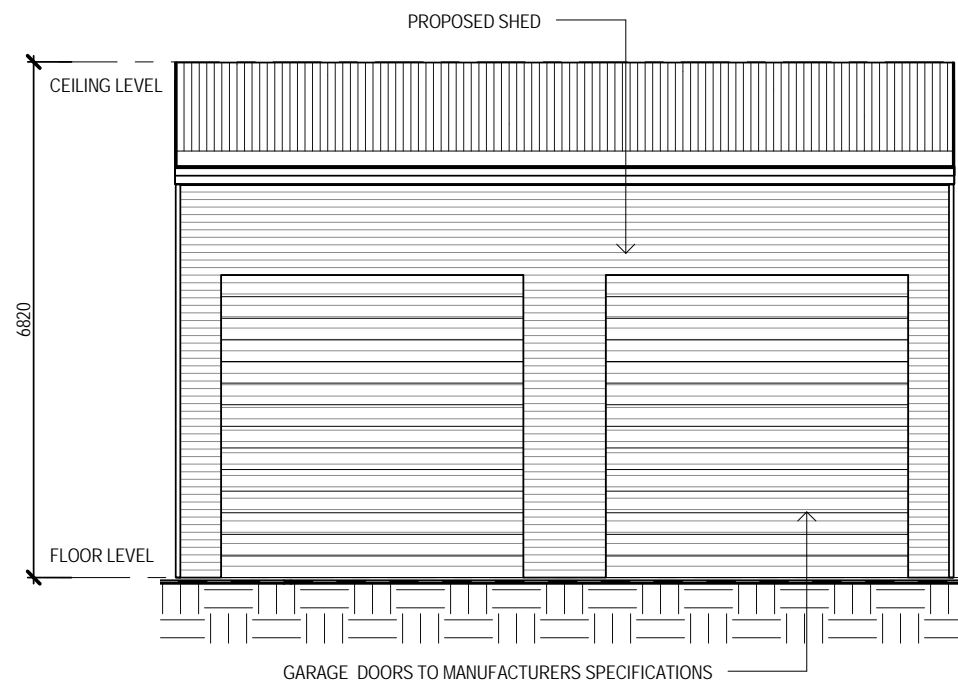
Client: PFEIFFER CRANES
 Project: PROPOSED SHED
 Address: 29 EAST STREET,
 CARRICK

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

Drawing No: 21116 **DEV^{A02}** Rev A



EAST ELEVATION
 SCALE 1:100



WEST ELEVATION
 SCALE 1:100

ISSUED FOR APPROVAL

Copyright ©

Client: PFEIFFER CRANES
 Project: PROPOSED SHED
 Address: 29 EAST STREET,
 CARRICK

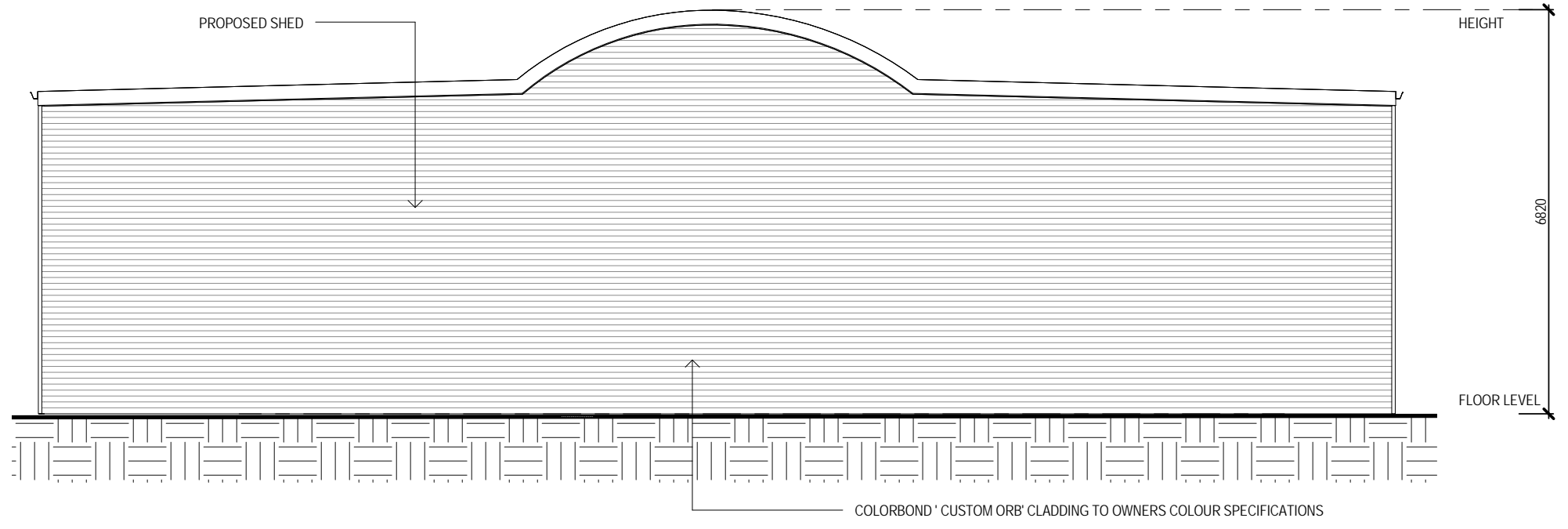
Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

				Date Drawn: 27/10/16
				Drawn: C. Parry
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J.Pfeiffer
				Accreditation No: CC2211T
A	ISSUED FOR APPROVAL	27/10/16	C. P	
Rev:	Amendment:	Date:	Int:	

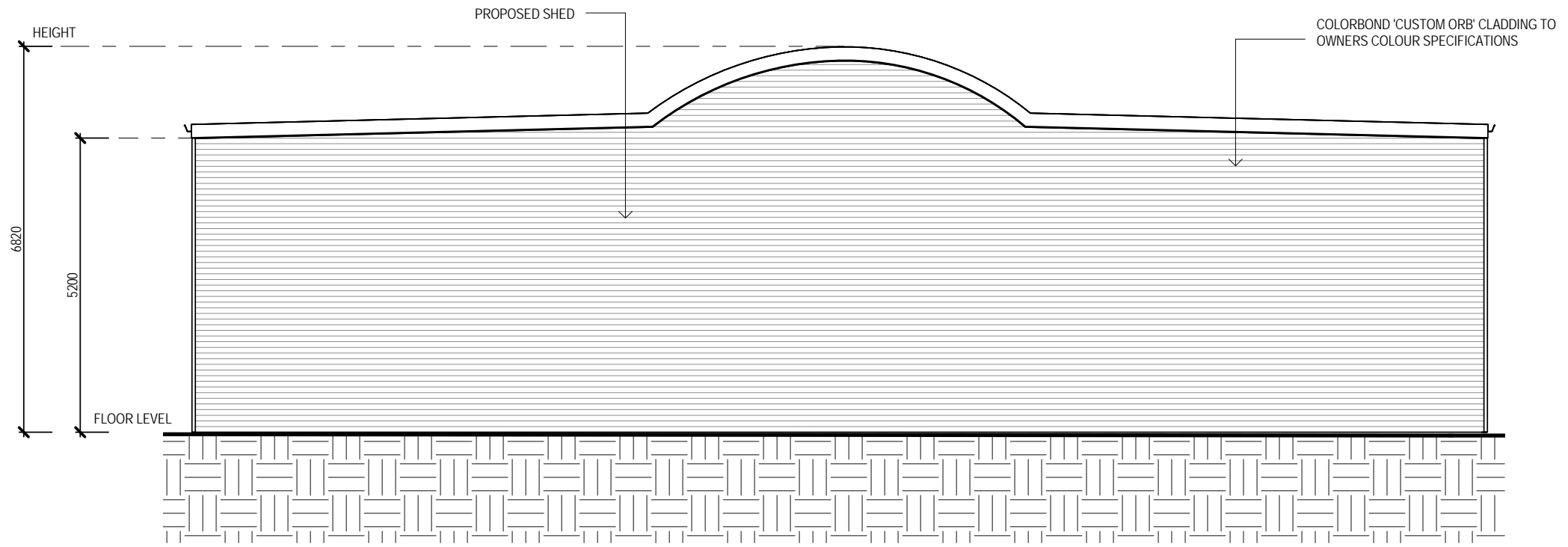
Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: 21116
 Rev A

DEV02



SOUTH ELEVATION
 SCALE 1 : 100



NORTH ELEVATION
 SCALE 1 : 100

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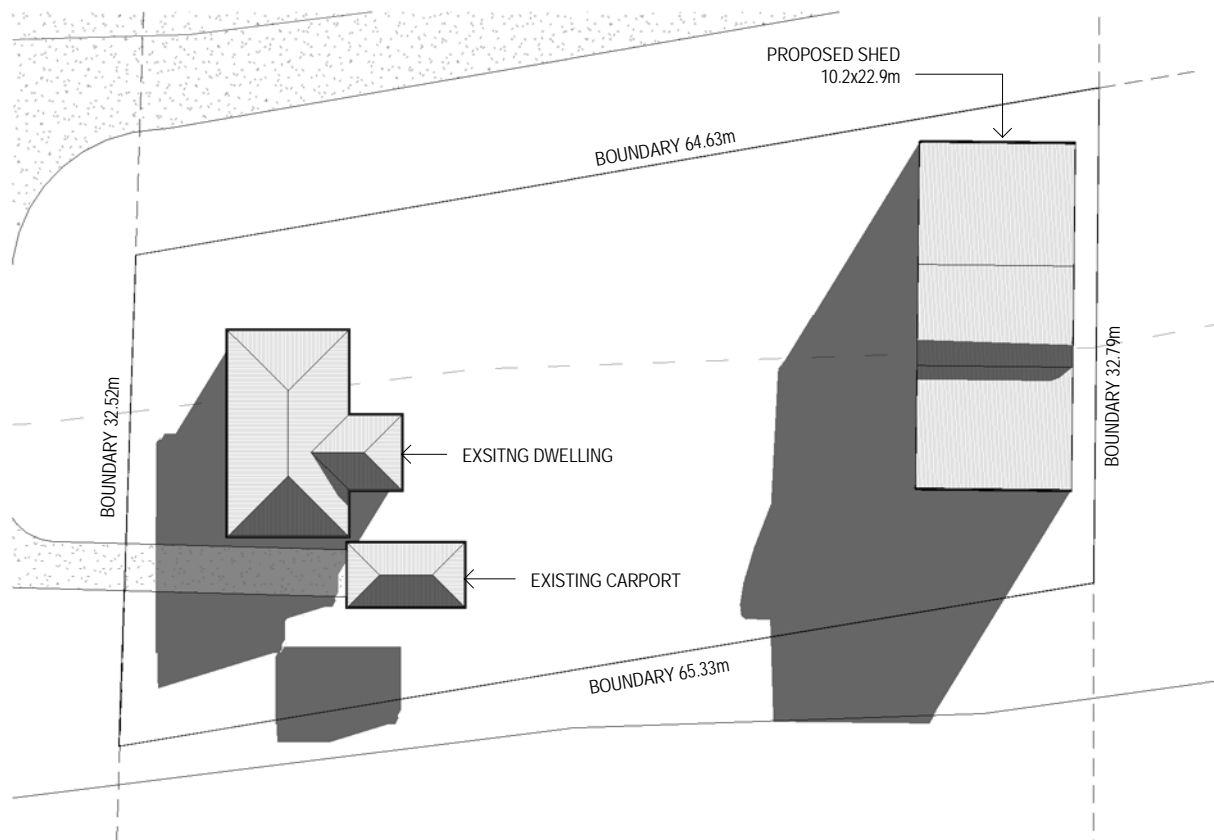
A	ISSUED FOR APPROVAL	27/10/16	C. P
Rev:	Amendment:	Date:	Int:

Date Drawn: 27/10/16
 Drawn: C. Parry
 Checked: A. Taylor
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 Scale: As Shown @ A3

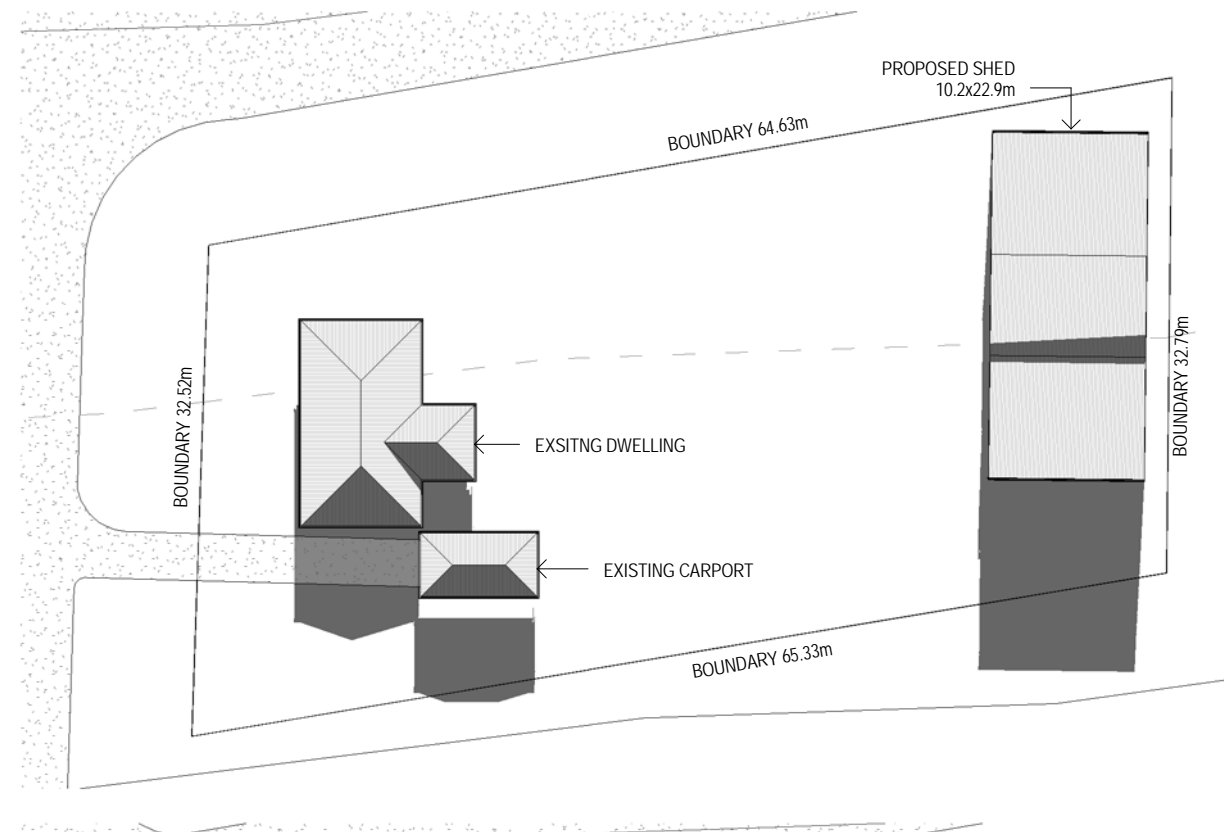
Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

Drawing No: 21116 **DEV A02** Rev A

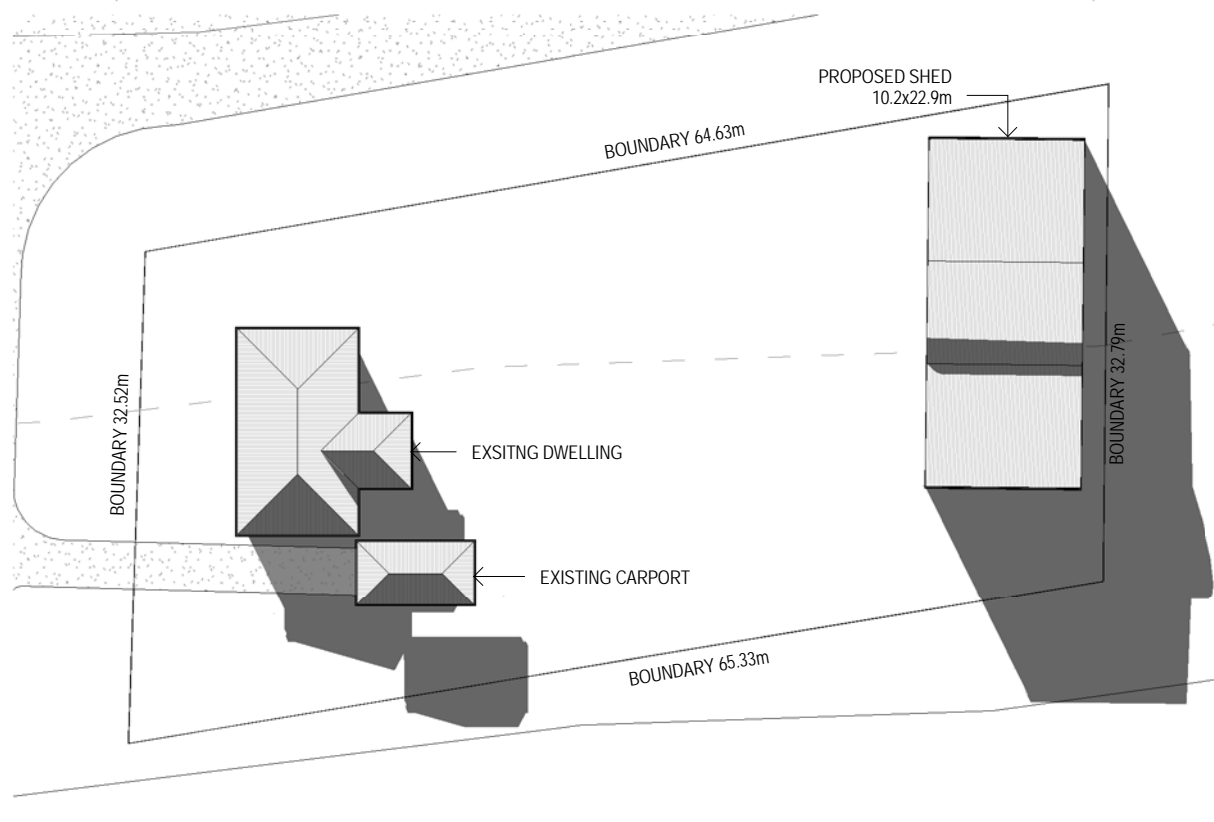
SHADOW PLAN 10.00am
SCALE 1:500



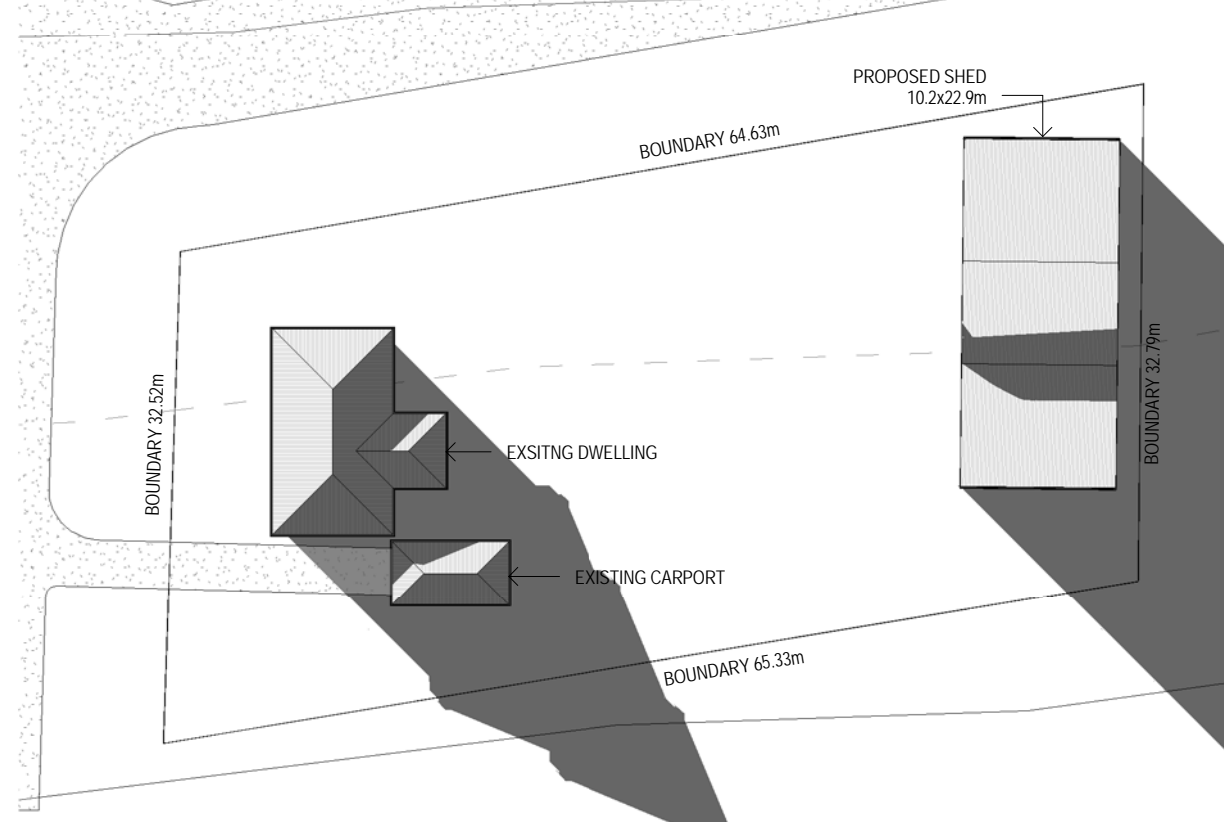
SHADOW PLAN 12.00pm
SCALE 1:500



SHADOW PLAN 2.00pm
SCALE 1:500



SHADOW PLAN 3.30pm
SCALE 1:500



ISSUED FOR APPROVAL

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Client: PFEIFFER CRANES
Project: PROPOSED SHED
Address: 29 EAST STREET,
CARRICK

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au



A	ISSUED FOR APPROVAL	27/10/16	C. P
Rev:	Amendment:	Date:	Int:

Date Drawn: 27/10/16
Drawn: C. Parry
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 21116 **DEV A02** Rev A

SEARCH OF TORRENS TITLE

VOLUME 124566	FOLIO 1
EDITION 1	DATE OF ISSUE 12-Jul-1996

SEARCH DATE : 18-Nov-2016

SEARCH TIME : 12.14 PM

DESCRIPTION OF LAND

Town of CARRICK

Lot 1 on Plan 124566

Derivation : Part of Lot 29 (2,568 Acres) Gtd to Thomas Reibey

Derived from Y17705

SCHEDULE 1

IAN FREDERICK PFEIFFER and DELCIE EVELYN PFEIFFER

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B863009 MORTGAGE to Commonwealth Bank of Australia

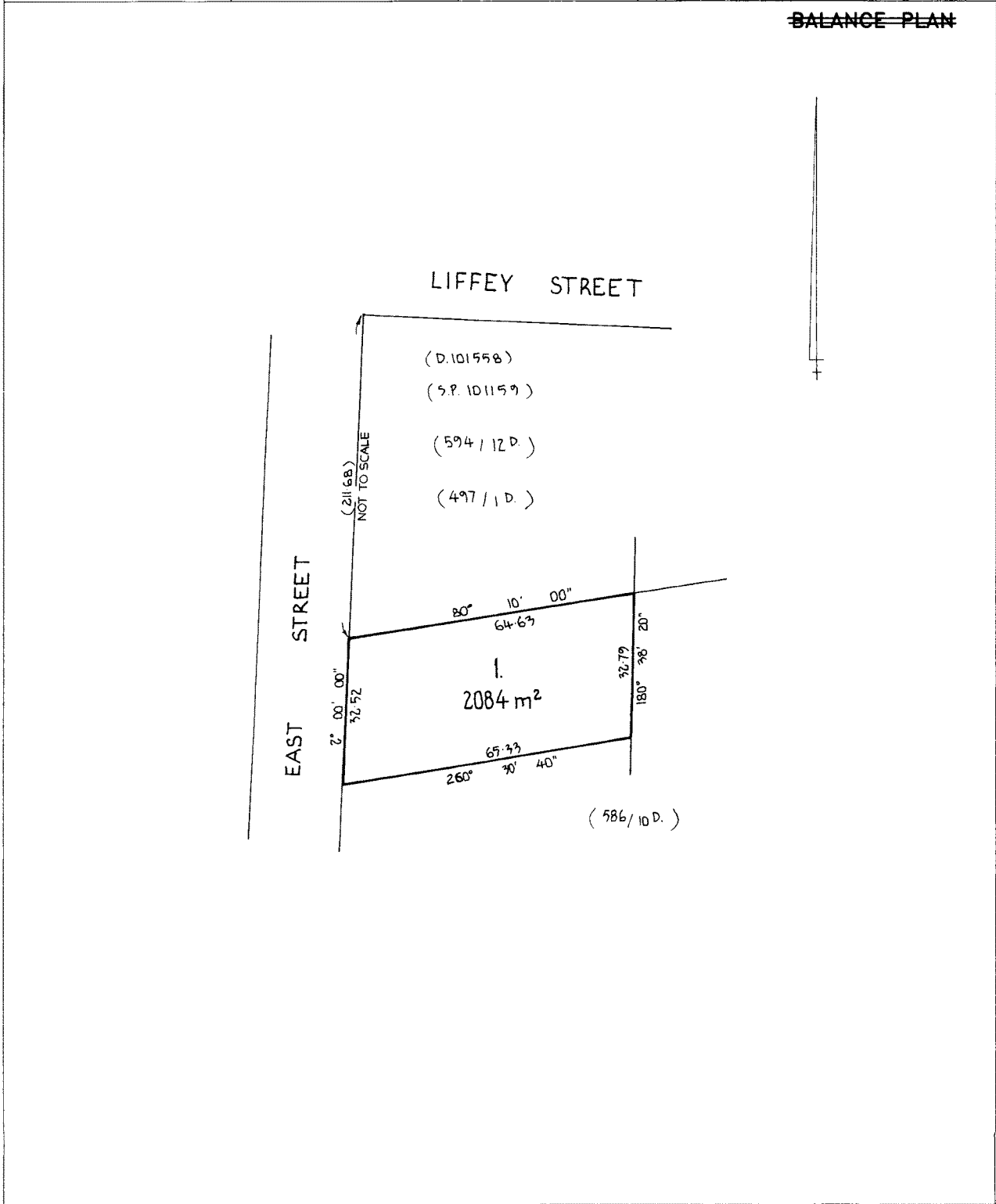
Registered 12-Jul-1996 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER L.T. ACT 1980		PLAN OF TITLE		REGISTERED NUMBER	
FOLIO REFERENCE Y.17705				P124566	
GRANTEE PART OF LDT 29, 2568 -0-0 GTD TO THOMAS REIBEY		LOCATION TOWN OF CARRICK		APPROVED 02 JUL 1996	
		FIRST SURVEY PLAN No. 38/99 D.O.		<i>M. H. ...</i> Recorder of Titles	
		COMPILED BY L.T.O.			
		SCALE 1: 800		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 121	LAST UPI No 6501149	LAST PLAN No. 38/59 D.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

~~BALANCE PLAN~~



A-143

PROPERTY ID: 7019118
MUNICIPALITY: MEANDER VALLEY

PROPERTY ADDRESS: 29 EAST ST
 CARRICK TAS 7291

TITLE OWNER: 124566/1 : IAN FREDERICK PFEIFFER, DELCIE EVELYN PFEIFFER
 69/7020

INTERESTED PARTIES: PFEIFFER, DELCIE EVELYN
 PFEIFFER, IAN FREDERICK

POSTAL ADDRESS: 27 EAST ST
(Interested Parties) CARRICK TAS 7291

MAIN IMPROVEMENTS SUMMARY

Improvements: HOUSE
 Improvement Sizes Improvement: Area:
 (Top 3 by Size): HOUSE 85.0 square metres
 GARAGE 20.0 square metres
 FENCING & PAVING

Number of Bedrooms:

Construction Year of Main Building: 1959

Roof Material: Galvanised Iron

Wall Material: Weatherboard

Land Area: 0.297 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
24/09/1994	16/11/1994	\$66,000

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
15/11/2012	01/07/2012	\$90,000	\$175,000	\$9,464	Revaluation
27/10/2006	01/10/2006	\$80,000	\$158,000	\$6,812	Revaluation

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

Merrilyn Young

From: Chris Parry <chris@engineeringplus.com.au>
Sent: Tuesday, 22 November 2016 3:29 PM
To: Leanne Rabjohns
Cc: 'Jack Pfeiffer'
Subject: 29 East Street - Carrick
Attachments: 29 East Street - Carrick - Pfeiffer Shed.pdf

Hi Leanne,

As discussed with Jack please find attached the amended set of Approval drawings with the garage doors facing the correct direction.

The proposed shed is going to be used for storage of cars, boats, motorcycles & special collectables which are close to the heart.

If you have any further queries please feel free to give Jack a call on 0417 362 783.

Thankyou.

Regards,

Chris Parry

Building Designer

Engineering Plus | Houseplans Plus

192 Charles Street, Launceston, TAS 7250

m. 0417 509 960

p. (03) 6331 7021

e. chris@engineeringplus.com.au

w. <http://www.engineeringplus.com.au>

TO GENERAL MANAGER
MEANDER VALLEY COUNCIL

Index No.	13495		
Doc No.			
Batch No.	16/12/16		
RCVD	16 DEC 2016	MVC	
Action Officer	LR	Dept.	DS
EO	OD	<input checked="" type="checkbox"/> BOX	

I WISH TO SUBMIT THE FOLLOWING representation with regard to the Planning Approval Application at 29 East St. Carrick, P.A/17/0077

After speaking with a member of the planning staff it appears I possibly don't have many valid points to put forward with regard to the general zoning of the area as it can be regarded as discretionary. I also expect that I will be the only one to comment as mine will be the only property affected. However I wish to put forward the following.

① I have grave concerns as to the proposed use of the building, described as a "Storage Shed". It appears rather large to be described as such. Further, the planning person explained that when council enquired as to the proposed use they were told it was for Pfeiffer senior to keep his boats, caravans & cars in. Having lived next door to Pfeiffer senior for over 20 years, I have never seen a boat or caravan on any of his adjoining properties.

② My main concern in this matter are the proposed uses given the nature of the existing business that shares the boundary with the land on which the proposed shed is to be built. Am I going to be subjected to increased noise & traffic from cranes, trucks and heavy machinery using this facility plus welding, grinding & associated movements from a metal working & crane storage depot that already operates 7 days a week. Given that the doors to the proposed shed were originally to be at the end closest to the

existing business, emphasises these concerns.

③ That the setback from my boundary is to be only 1.5 metres. This building will tower over more than one third of my boundary being almost 7 metres high at it's highest point, yet the setback from Pfeiffer's boundary will be over 3 metres. Also trees will need to be cut down and lopped to accomodate this building. There are at present 2 sheds built on my boundary, built by me with council approval, but these are less than 3 metres high

④ This proposed building is to be built on land zoned residential and will be completely out of context with the surrounds of neighbouring properties and will likely devalue and restrict present and future uses for my property. Should in future myself, my family or future owners wish to build another house or perhaps units on the property. This proposed "Storage Shed" could lead to council restrictions due to overshadowing etc. Also it's value as a horse training property due to it's close proximity to Carrick Race track will be affected

⑤ Considering the amount of property owned by the Pfeiffer family in this immediate area there are many other options to build such a building where it does not have to have such a negative bearing on surrounding residential properties

⑥ Is it possible to attend the council meeting on the day this application will be discussed??

Thank you for your time & attention

Brian Machill

Carrick.

DEV 2

28 November 2016

PA\17\0077

13495

The Occupier
33A East Street
CARRICK TAS 7291

Dear Sir/Madam

Notification of Application for Planning Approval

I am writing to inform you that a development application has been made under s.57 of the *Land Use Planning and Approvals Act 1993* for a property that adjoins yours.

Please note the letter mailed to you recently dated 25 November, 2016 included incorrect application details.

The correct details of the application are as follows:

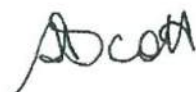
Applicant: J Pfeiffer – PA\17\0077
Location: 29 East Street, CARRICK (CT:124566/1)
Development: Residential outbuilding – building envelope

There is an opportunity for you to view the application and make a written representation addressed to the General Manager, PO Box 102, Westbury, by fax 63931474 or via email to planning@mvc.tas.gov.au on the matter. If you have any concerns and wish to make a representation (including your contact phone number), it is important that you do so **by no later than Friday, 16 December, 2016**, as we are not allowed by legislation to consider any comments made after this period. **Please note any representations lodged will be available for public viewing.**

Plans and documents can be inspected at the Council Office, 26 Lyall Street, Westbury, during normal business hours, or at www.meander.tas.gov.au.

Should you have any questions about this application please do not hesitate to contact us on 6393 5320 or via email at planning@mvc.tas.gov.au quoting reference number PA\17\0077.

Yours faithfully



Sandi Scott
DEVELOPMENT SERVICES OFFICER

DEV 3 8 EAST PARADE, DELORAINE - SUBDIVISION (2 LOTS)

1) Introduction

This report considers application PA\17\0064 for Subdivision (2 Lots) and Demolition of an Outbuilding on land located at 8 East Parade, Deloraine (CT:226207\1).

2) Background

Applicant

PDA Surveyors obo P Gibbons

Planning Controls

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

Use & Development

The application proposes to subdivide an existing title into two lots. Lot 1 will be an internal lot, with a 6m wide access handle fronting an unnamed road off East Parade. It will have an area of 810m² and will incorporate an existing outbuilding. An outbuilding will also be demolished within the proposed access handle. Lot 2 will front East Barrack Street and East Parade, and will have a total area of 1155m². This lot will include the existing dwelling, shop front and a number of outbuildings.



Figure 1: proposed plan of subdivision

Site & Surrounds

The subject title is located within the urban area of Deloraine and is generally surrounded by residential forms of use and development. The titles to the north-east, south-east and south-west contain single dwellings. The Meander River and public riparian reserve are located to the north-west.

The subject title slopes upward from East Parade, with a total rise of approximately 10m across the site. Existing developments on the title include a dwelling, shopfront and a number of outbuildings. The property has existing accesses onto East Barrack Street and East Parade. A third access has previously been formed and used on the northern boundary of the site. It is unclear when this access was last used on a regular basis.

The title has an area of 1155m² and has an irregular shape. A central restriction or bottleneck separates the title into two distinct areas.



Photo 1: aerial photo of subject title and surrounding land



Photo 2: proposed Lot 2, viewed from East Parade, showing the existing dwelling, shopfront and outbuilding



Photo 3: proposed Lot 2, looking north-east from the access handle



Photo 4: outbuilding proposed to be demolished

Statutory Timeframes

Date Received:	23 November 2016
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	3 December 2016
Closing date for representations:	19 December 2016
Extension of time granted:	15 December 2016
Extension of time expires:	18 January 2017
Decision due:	17 January 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

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2016/01773 - MVC) was received on 25 November 2016 (attached document).

8) Community Consultation

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

One (1) representation was received (attached document). The representation is discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Urban Mixed Use Zone . The land surrounding the site is located in the General Residential, Urban Mixed Use, Utilities and Open Space Zones



Figure 2: zoning map

Use Class

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

In the Urban Mixed Use Zone, this use is listed as discretionary uses under section 15.2 - Urban Mixed Use Zone - Use Table. As such, the proposed uses are assessed against the Zone Purpose including the Local Area Objectives and Desired Future Character Statements. The use standards in the zone and applicable codes are also considered relative to each applicable issue.

15.1 Zone Purpose

The purpose of the Urban Mixed Use Zone is:

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To provide for a diverse range of urban uses that support the role of activity centres by creating demand, vitality and viability within adjacent activity centres.

15.1.2 Local Area Objectives

The Local Area Objectives for Deloraine are:

- | | |
|---|---|
| <i>a) To maintain the current level of mixed use activities within the identified clusters.</i> | <i>a) New development is to be designed such that it does not dominate or detract from heritage character or adjoining residential character.</i> |
| <i>b) To maximize economic opportunities for reuse of heritage character buildings, particularly along the entrance route to the town centre.</i> | |

15.1.3 Desired Future Character Statements

The Desired Future Character Statements for Deloraine are:

a) The current area of mixed use in Deloraine reflects an historic pattern of development whereby the cluster of mixed uses has formed and has become a functioning part of the town fabric.

b) The area along Meander Valley Road on the eastern entrance to the

town centre has a distinct historical character, lending itself to innovative re-use of buildings for business or residential purposes which are currently interspersed throughout.

- c) Community purpose buildings on Meander valley Road form a unique focal point at the juncture of public open space and the Meander River.*
- d) The mixed visual character of the Meander valley Road area is to be maintained in a scale and density respectful to any heritage characteristics.*

Comment:

The application is for the creation of a new lot suitable for a residential use. As surrounding development is generally residential in nature a residential use is considered to be in keeping with this use. The unnamed road off East Parade does not lend itself to commercial forms of development, due to limited parking, the narrowness of the road and access, and low visibility to through traffic.

The Urban Mixed Use zone, however, allows for a number of commercial. The proposal does not prohibit commercial enterprises provided they can demonstrate compliance with the Scheme. Use of the land for a commercial purpose is also in keeping with the Zone Purpose. Use of the land for either residential or commercial activities will support the vitality and viability of the zone. The application is consistent with the Zone Purpose and provides for a diverse range of uses.

The proposed development will not impact the heritage character of buildings on Meander Valley Road or in the immediate area. The existing heritage character buildings on the title will be retained and the proposal does not compromise their ability to be reused for commercial activities. The application is for subdivision only and no new buildings are proposed at this time. Immediate visual changes are limited to the demolition of an existing outbuilding, which is not considered to be a heritage character building and does not make a significant contribution to the streetscape. As Lot 1 is internal and will have limited visibility, there is ample opportunity for future development to be screened or designed to minimise impacts on the heritage character buildings. Future development for discretionary uses will require further assessment if/when an application is submitted. Subdivision of the land will not compromise the current levels of mixed use activities in the Urban Mixed Use Zone. The development is consistent with the Local Area Objective and Desired Future Character for Deloraine.

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 Urban Mixed Use 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.

Urban Mixed Use Zone			
Scheme Standard		Comment	Assessment
15.4.3.1 Subdivision - General Suitability			
A1	No Acceptable Solution		Relies on Performance Criteria
15.4.3.2 Subdivision - Lot Area, Building Envelopes and Frontage			
A1	A1.1 Each lot must: a) have a minimum area of at least 800m ² ; and b) be able to contain a 15 metre diameter circle with the centre of the circle not more than 15	Lot 1 has an area of 810m ² and Lot 2 has an area of 1155m ² . Lot 2 has sufficient dimensions to allow a 15 metre	Relies on Performance Criteria

	<p>metres from the frontage; and</p> <p>c) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.; or</p> <p>A1.2</p> <p>Lots must:</p> <p>a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>b) be for the provision of utilities; or</p> <p>c) be for the consolidation of a lot with another lot with no additional titles created; or</p> <p>d) be to align existing titles with zone boundaries and no additional lots are created.</p>	<p>diameter circle within 15m of the frontage. While Lot 1 has sufficient area to accommodate a 15m diameter circle, it will be located more than 15m from the frontage. As such the development relies on the Performance Criteria.</p> <p>The proposed boundaries will not result in any buildings being setback less than the distances prescribed in Clause 15.4.1 A1.</p>	
A2	Each lot must have a frontage of at least 6 metres.	Both lots have frontage of 6m.	Complies
A3	<p>Each lot must be connected to a:</p> <p>a) reticulated water supply; and</p> <p>b) reticulated sewerage system; and</p> <p>c) reticulated stormwater system.</p>	<p>Connections to Lot 2 are existing. Lot 1 is also capable of being connected to reticulated services on East Parade</p>	Complies
A4	Subdivision is not located on the boundary of a residential	The proposed subdivision is	Relies on Performance

	zone.	located on the boundary of the General Residential Zone.	Criteria
--	-------	--	----------

Recreation and Open Space Code

Scheme Standard	Comment	Assessment	
E10.6.1 Provision of Public Open Space			
A1	The application includes consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.	Consent has been given by the General Manager for a cash payment in lieu of public open space.	Complies

Road and Railway Assets Code

Scheme Standard	Comment	Assessment	
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	There are many commercial and residential uses which will generate less than 40 vehicle movements. The suitability of use or development generating more than 40 vehicle movements will be assessed if/when an	Complies

		application is received.	
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	Accesses to Lot 2 have been previously approved and remain as existing. Lot 1 includes only 1 new access providing entry and exit.	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at <ul style="list-style-type: none"> d) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and e) rail level crossings must comply with AS1742.7; or f) If the access is a temporary access, the written consent of the relevant authority has been obtained. 	The proposed access has sight distances for the full length of the unnamed road to the left and right.	Complies

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: e) Table E6.1; or f) a parking precinct plan.	No use proposed. The subdivision in itself will not increase demand for parking and does not compromise existing parking associated with Lot 2. It is noted that there is room for a single existing parking space in the access handle for Lot .	Complies

Performance Criteria

Urban Mixed Use Zone
15.4.3.1 Subdivision - General Suitability
<p>Objective</p> <p><i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Urban Mixed Use Zone.</i></p>
<p>Performance Criteria P1</p> <p><i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i></p> <ul style="list-style-type: none"> <i>a) slope, shape, orientation and topography of land;</i> <i>b) any established pattern of use and development;</i> <i>c) connection to the road network;</i> <i>d) availability of or likely requirements for utilities;</i> <i>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and</i> <i>f) potential exposure to natural hazards.</i>
<p>Comment:</p>

The subject title is of an irregular shape with a narrow bottle neck to the north-east of the dwelling. The bottle neck effectively separates the title into distinct areas and restricts the utility of the land. The slope of the land does not restrict the ability to construct on the title.

The existing title is large compared to surrounding lots and the proposed subdivision layout is logical considering the irregular shape and narrow bottleneck. The size of the new titles (800m²) is generally consistent with other titles in the area. The properties at 6 East Parade, 6 West Barrack Street and 10 East Barrack Street have areas of 800m² or less.

The creation of Lot 1 is consistent with the zone purpose as it will create a lot suitable for both residential and commercial uses (see discussion above).

Both lots are fronted by public roads and can be fully serviced by reticulated water, sewerage and stormwater. As such the proposal makes efficient use of existing services and infrastructure.

The land has not been identified as having any ecological or scientific values. Although not formally recognised as having historic, cultural or aesthetic significance, the existing buildings on the site are late 19th and early 20th Century character buildings which make a significant contribution to the East Parade streetscape and views from the riparian reserve. The proposed subdivision will remove an insignificant outbuilding and create a new vacant lot, without compromising the visual heritage of the site.

The proposed development is consistent with the objective.

15.4.3.2 Subdivision - Lot Area, Building Envelopes and Frontage

Objective

- a) *To achieve subdivision that provides for a range of residential, commercial, retail, community service and other uses which complement the mixed-use function of the locality; and*
- b) *To encourage higher densities in urban locations that support walking and cycling and public transport; and*
- c) *To encourage residential development that respects the neighbourhood character; and*
- d) *To ensure the area and dimension of lots are appropriate for the characteristics of the locality; and*
- e) *To ensure each lot has road access, water supply, and wastewater and stormwater disposal appropriate for the zone.*

Performance Criteria P1

Subdivision must demonstrate that it:

- a) respects the existing neighbourhood character or the ability to achieve a preferred neighbourhood character; and*
- b) responds to and integrates with the surrounding urban environment; and*
- c) is consistent with desired future character statements and local area objectives, if any.*

Comment:

While the application complies with the Acceptable Solution for total area, the buildable area of Lot 1 is located more than 15m from the frontage. Given that the site is accessed from a small unnamed road off East Parade with limited public use, there is little commercial benefit to developing the site for a business and an active frontage is not a necessity.

An increased setback is acceptable. The lot will generally be screened by topography and surrounding dwellings such that future development will have minimal impact on the streetscape and neighbourhood character. The frontages of existing properties in the street already create a vibrant and interactive environment and the creation of an internal lot will not detract from this.

The Desired Future Character Statements and Local Area Objectives have been considered (see previous discussion).

The proposal is consistent with the objective and provides for a range of residential and commercial uses and appropriately increases density within a serviced environment. The lot has dimensions appropriate for the residential character of the locality.

Performance Criteria P4

The subdivision layout must be designed to mitigate adverse environmental impacts and minimise potential for disturbance or loss of amenity on adjoining residential zones having regard to:

- a) lot layout, design; and*
- b) orientation; and*
- c) access considerations; and*
- d) topography; and*
- e) the need for landscape buffers; and*
- f) provision for attenuation distance or physical separation.*

Comment:

The subject land adjoins the General Residential Zone to the south-east. As previously discussed, the location, layout and access to Lot 1 is more conducive of a residential use rather than a commercial one. Given the internal nature of the lot, its location off main thoroughfares, low visibility, smaller lot size and lack of parking opportunities, any commercial use and development will by necessity be small in scale. The residential nature of the surrounding properties also supports a residential use rather than a commercial use. Residential development is consistent with use and development in the General Residential Zone and does not require attenuation.

The frontage and road access to the proposed lot is orientated away from the General Residential Zone.

The dwellings at 4 East Barrack Street and 2 East Barrack Street are both separated from proposed Lot 1 by more than 25m of private open space and both properties include an existing vegetation screen along the boundaries shared with the new title. As the future use and development of Lot 1 is unknown it is not possible to predict future requirements for attenuation buffers or physical separation. These requirements will be considered if/when an application for use and development is received. Given the Urban Mixed Use Zoning, there is a significant number of uses that can be considered on the title. When a use and development is proposed, the appropriateness of that use and development will then be considered, taking into account the existing buffers.

The impacts from proposed Lot 1 will be no greater than the current arrangement. The land can be used for both commercial and residential uses in its current form.

As such the proposal is consistent with the objective and provides for a range of uses, including residential and commercial, which respect the characteristics of the area and encourages higher densities within close proximity to services.

Representations

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

1. Too close to house and boundary fence.
2. Subdivision will create traffic.
3. Shed to be demolished is partly over the boundary.
4. Impacts on privacy.

Comment:

Although the proposal will result in a new lot adjoining the dwelling at 6 East Parade, the impacts will be similar to use and development that can be undertaken on the land in the current situation. There are a number of commercial uses which, when compliant with the Acceptable Solutions, do not require a planning permit to be constructed on the land to the rear of 6 East Parade. These include Business and Professional Services, Food Services or General Retail and Hire. Multiple Dwellings are also a discretionary use in this zone, meaning that Council can consider a second dwelling in this location and strata. The proposed Lot 1 meets the Acceptable Solutions for lot sizes in the Urban Mixed Use Zone and has sufficient dimensions that future development can comply with the required setbacks. Such development can be undertaken in the current lot configuration.

Future development will generate additional traffic on the unnamed road off East Parade and, depending on future use and development, will likely generate some movement up the access handle adjacent to the shared boundary with 6 East Parade. However, traffic volumes are likely to be low impact, due to the characteristics of the street. Although narrow, the road does not permit through traffic and will service just 4 properties, including the proposed Lot 1. Development in the street is predominately residential in nature, with existing low traffic volumes.

Council's Infrastructure Department have not identified any difficulties associated with the standard of the public road, considering the small volume of traffic that utilises it. Vehicle movement are limited by the Acceptable Solutions of the Road and Rail Assets Code to a volume considered reasonable in residential areas. Use or development which is likely to result in large traffic volumes or the use of delivery and commercial vehicles will require further assessment against the Planning Scheme before a permit can be issued. It is not uncommon or unreasonable in a residential area for a driveway to be constructed adjacent to a boundary.

The shed proposed to be demolished is partly located over the boundary shared between 6 East Parade and 8 East Parade. This was raised with the applicant, PDA Surveyors, prior to advertising the application. The applicant chose not to alter the application to include the adjoining property. Consent is required for works to be undertaken on land owned by a third party.

Section 76 of the *Building Act 2016* requires that protection work be undertaken to protect and stabilise buildings on adjoining properties. As such that part of the building potentially over the boundary may be left in place.

The application does not propose to create any artificially elevated floor surfaces and views of the property from Lot 1 will be as existing. The subject property is currently used for residential purposes and the existing standard timber paling fence surrounding 6 East Parade has afforded sufficient privacy. Future use and development will be assessed against the provisions of the planning scheme to determine compliance if/when an application is received. If a higher boundary fence is considered necessary, a side and rear boundary fence may be erected to 2.1m without requiring a planning application. The costs of replacing the fence are determined via the *Boundary Fences Act 1908*.

Conclusion

In conclusion, it is considered that the application for Use and Development for Subdivision (2 Lots) is an acceptable development in the Urban Mixed Use Zone and should be approved.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Subdivision (2 Lots) and Demolition of an Outbuilding on land located at 8 East Parade, Deloraine (CT:226207\1) by PDA Surveyors obo P Gibbons, requiring the following discretions:

- 15.4.3.1 - General Suitability
- 15.4.3.2 - Lot Area

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

- 1. The use and/or development must be carried out as shown and described in the endorsed plans:**

a) PDA Surveyors , Job No.: L16071, Drawing: P01B

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

- 2. Except with prior written consent of Council, covenants or similar restrictive controls must not be included on the titles created by this permit if they seek to prohibit any use or development provided for in the Meander Valley Interim Planning Scheme 2013.**
- 3. Prior to the commencement of works design drawings detailing the stormwater connection to Lot 1 are to be submitted to the satisfaction of Council's Director Infrastructure Services. The drawings must include a long section, showing the alignment of the proposed drain and proposed construction details for all works within the road reserve.**
- 4. Prior to the sealing of the Final Plan of Survey, the following must be completed to the satisfaction of Council:**
 - a) Lot 1 is to be connected to Council's reticulated stormwater system as per the approved design detail and to the satisfaction of Council's Director Infrastructure Services.**
 - b) The developer must pay Council \$1650.50, a sum equivalent to 5% of the unimproved value of the newly created lot, as a public open space contribution.**
 - c) The proposed demolition works are to be completed and in accordance with the *Building Act 2016*. Permits and approvals may be required (see Note 1).**

5. **The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2016/01773-MVC, attached).**

Note:

1. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) **Building permit**
 - b) **Plumbing permit**

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

2. 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.
3. 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
4. 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.

5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.
6. In accordance with the legislation, all permits issued by the planning 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.
7. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use and Planning Approvals Act 1993:

APPLICANT: **PDA Surveyors - obo P Gibbons PA\17\0064**

PROPERTY ADDRESS: **8 East Parade, DELORAINE (CT:226207/1)**

DEVELOPMENT: **Discretionary use - residential - subdivision (1 lot to 2 lots) & demolition of outbuilding - general suitability, lot area, adjoining residential zone**

The application is available for inspection at the council offices at Westbury, during normal office hours, or at www.meander.tas.gov.au for a period of 14 days from the date of this notice.

Any person who wishes to make a representation in accordance with the Land Use and Planning Approvals Act 1993 must do so in writing to the General Manager, PO Box 102, Westbury, 7303, by fax 6393 1474 or email to planning@mvc.tas.gov.au no later than:

Monday, 19 December 2016

Please Note: Any representations lodged will be available for public viewing.

Should you have any questions about this application please do not hesitate to contact the Council's Planning Department on 03 6393 5320.

Dated at Westbury on 3 December 2016.

Martin Gill
GENERAL MANAGER

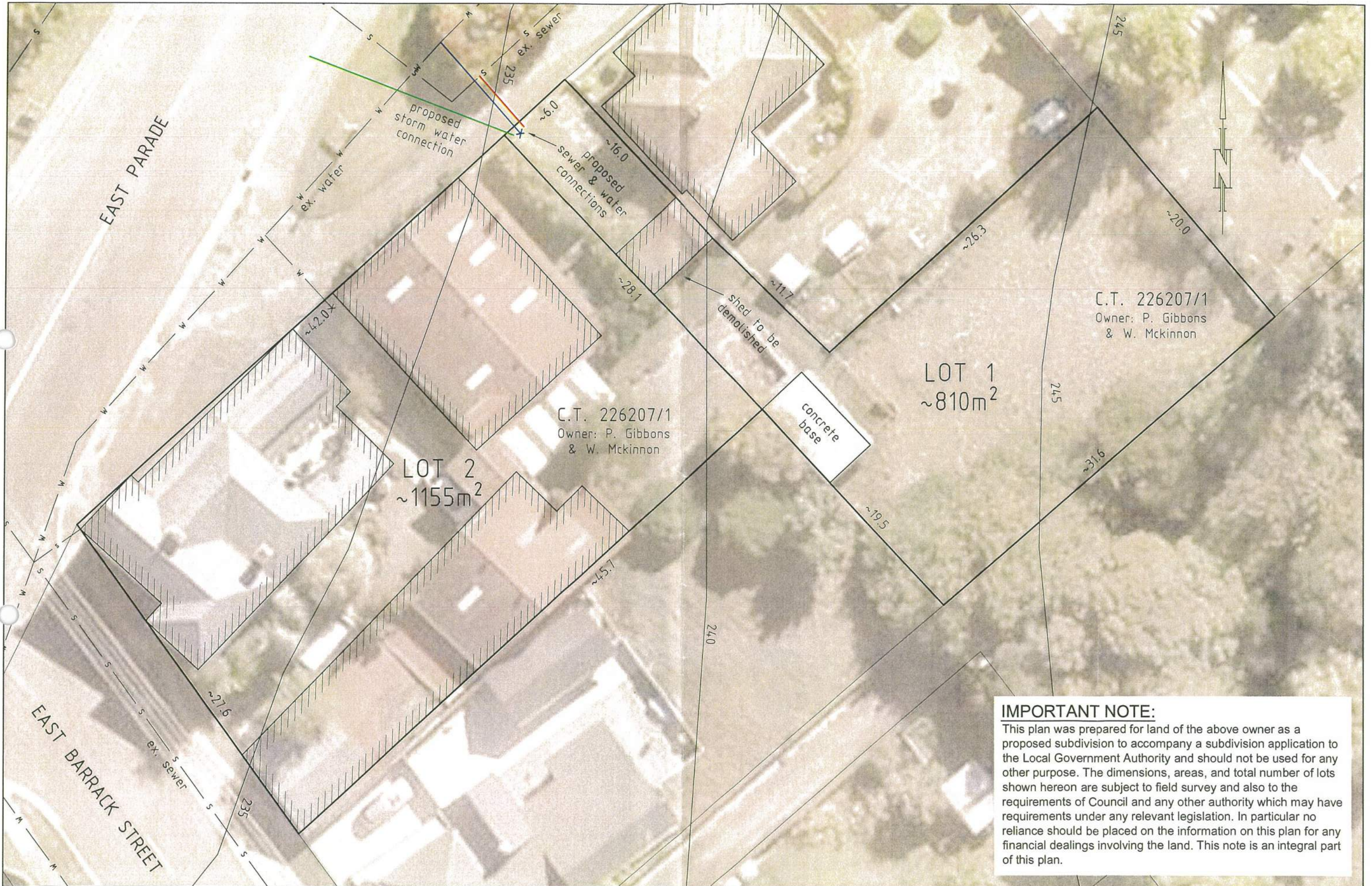
ABN: 65 904 844 993

Council Offices: 26 Lyall Street, Westbury (8.30am - 5.00pm)

Postal Address: PO Box 102, Westbury 7303

General Enquiries: Ph (03) 6393 5300 Fax (03) 6393 1474

General Email: mail@mvc.tas.gov.au Web: www.meander.tas.gov.au



C.T. 226207/1
 Owner: P. Gibbons
 & W. Mckinnon

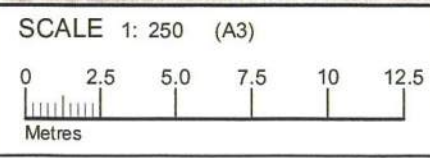
C.T. 226207/1
 Owner: P. Gibbons
 & W. Mckinnon

LOT 2
 ~1155m²

LOT 1
 ~810m²

IMPORTANT NOTE:
 This plan was prepared for land of the above owner as a proposed subdivision to accompany a subdivision application to the Local Government Authority and should not be used for any other purpose. The dimensions, areas, and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR



SURVEYOR	GEOCIVIL
DRAWN	CHECKED
AD/DTM	JWD
DATE	
25th OCTOBER 2016	

PROPOSED SUBDIVISION
 8 EAST PARADE, DELORAINE
 for PETER GIBBONS

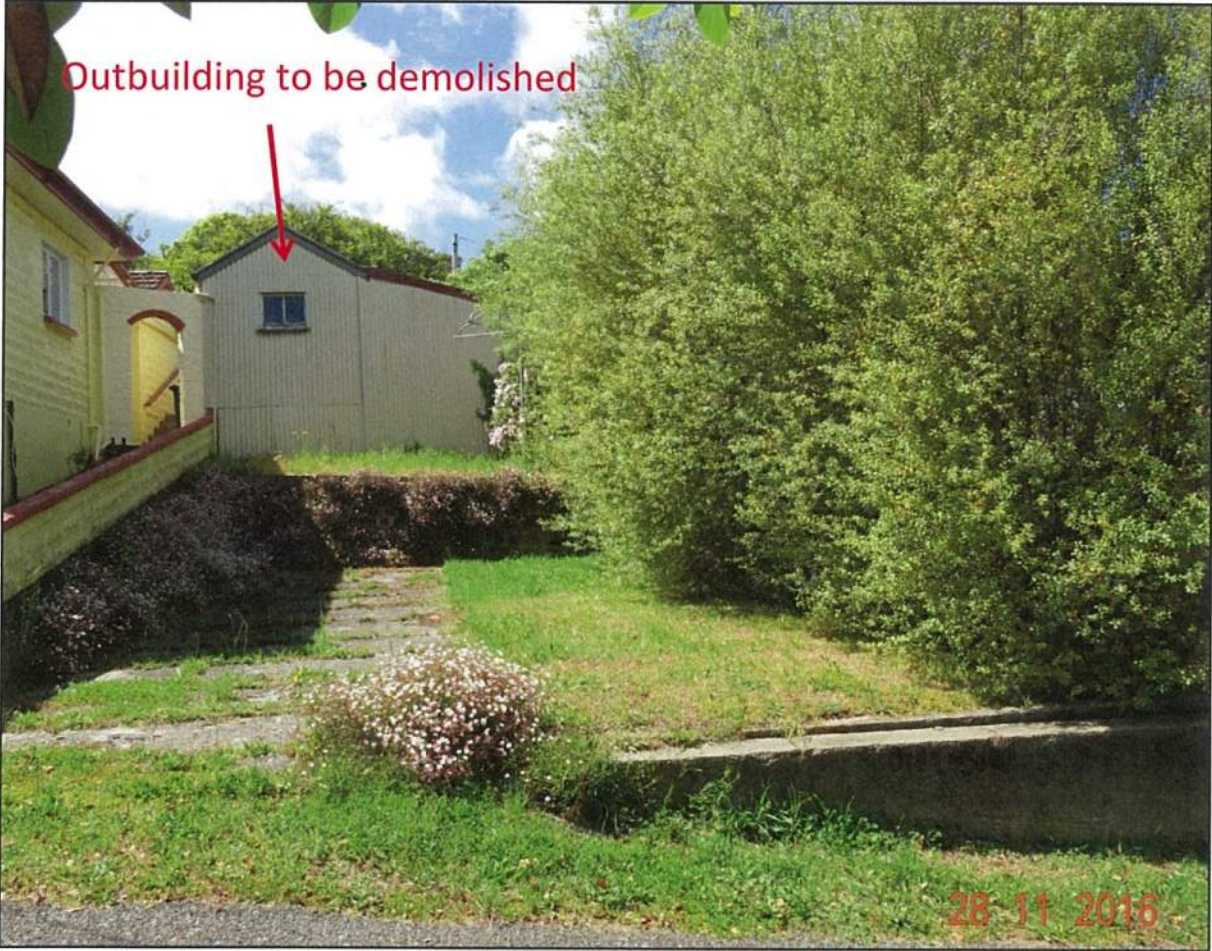
PDA Surveyors
 Surveying, Engineering & Planning

3/23 Brisbane Street,
 Launceston, Tasmania, 7250
 www.pda.com.au Also at: Hobart,
 Burnie & Kingston

ABN 71 217 808 325
 PHONE: +61 03 6331 4099
 FAX: +61 03 6334 3000
 EMAIL: pda.tn@pda.com.au

SCALE	PAPER
1: 250	(A3)
JOB NUMBER	DRAWING
	9071-P01B

Outbuilding to be demolished



LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)

HOBART

A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)
C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
D. Panton, B.E. M.I.E. AUSTR., C.P.ENG. (Director)
H. Clement, B. SURV. (Tas.), M.SSSI (Director)
M. McQueen, B.E., M.I.E. AUSTR., C.P.ENG. (Associate)
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Associate)
L.H. Kiely, Ad. Dip. Civil Eng. Cert IV I.T., (Associate)
A. Collins, Ad. Dip. Surv & Map, (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE/DEVONPORT

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)



PDA Surveyors

ABN 71 217 806 325

Surveying, Engineering & Planning

PO Box 284 (3/23 Brisbane Street)
Launceston Tasmania, 7250
Phone (03) 6331 4099

ABN 71 217 806 325
Fax (03) 6334 3098
Email: pda.ltn@pda.com.au
www.pda.com.au

15241

70 1300 0060			
Lot No.			
Batch No.			
RCVD 01 NOV 2016		MVC	
Action Officer		Dept	
EO	CD	BCX	

Our Ref: 16071

28th October, 2016.

Meander Valley Council
P O Box 102
WESTBURY, TAS. 7303

Attention: Ms. L. Rabjohns

Dear Leanne,

Re: Subdivision – 8 East Parade, Deloraine

We submit herewith an application to subdivide an existing title into two separate lots. Lot 2 contains the existing buildings on the site. Lot 1 is a vacant lot.

There is a shed to be demolished and is shown on the plan so that access can be provided to lot 1. We will now address the provisions of the Planning Scheme in relation to this application.

10.4.15.1 General Suitability

This subdivision meets all the performance criteria and it is suitable land for building upon and meets the established pattern of use and development in the area.

10.4.15.2 Lot Area Building Envelopes and Frontage

Both lots are over 700m² in area and lot 1 has a building envelope greater than 10m x 15m. Both lots have a frontage of 4m and in fact lot 1 has a frontage of 6m.

10.4.15.3 Provision of Services

Lot 2 already has existing services provided and new services will be provided for lot 1 as shown on the Proposal Plan. The sewer is just on the other side of the road from lot 1 as is the water main. Stormwater will need to have a pipe connection down to the curb in East Parade.

10.4.15.4 Solar Orientation of Lots

The performance criteria of this clause is met in that there are no tall buildings located to the north of the building area on lot 1. Lot 1 is also higher than surrounding properties which will provide it with excellent solar opportunities.

./2

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 69 Devon Road, Burnie, 7320 (03) 6431 4400
- 69 Devon Road, Devonport, 7310 (03) 6423 875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2150
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

DEV 3

2.

10.4.15.5 Interaction Safety and Security

The performance criteria is met for this subdivision in that the addition of this lot will provide no adverse effect to the visibility and surveillance on the road as the existing houses are already close to and provide visibility for people walking in the road reserve.

The remaining clauses of this section are not relevant as there are no new roads being constructed.

As far as we can determine there are no codes that will apply to this application.

We enclose the following to enable you to assess the application:

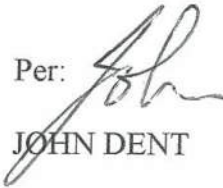
- Three copies of the Proposal Plan.
- Copy of the Title.
- Completed Development Application Form.
- Heritage Tas Works Application.

Could you please forward us an invoice for your fees for this application made out to Mr. Peter Gibbons. This can be emailed to john.dent@pda.com.au.

Please advise if you require anything further or if you have any questions.

Yours faithfully
PDA Surveyors

Per:



JOHN DENT

DEV 3

12/12/2016

6 East Parade

Deloraine 7304

Phone 63 622524

15241

Index No. 70 1300 0066			
Batch No.			
RCVD	14 DEC 2016	MVC	
Action Officer	JS	Dept.	DS
EO	OD	<input checked="" type="checkbox"/>	BOX

Re application for planning approval

8 East Parade Deloraine 7304: Ref no PA (17) 0016

I wish to lodge an objection to the above application, as it is too close to our house and boundary fence.

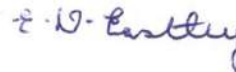
PA117/0066

Also it would create traffic back and forth past our home.

The shed to be demolished is also partly on our property.

We have lived here over 50 years and are now elderly, so enjoy our privacy.

Yours faithfully



Evelyn Dorothy Eastley

Engineering Referral for Planning Applications – Infrastructure Department

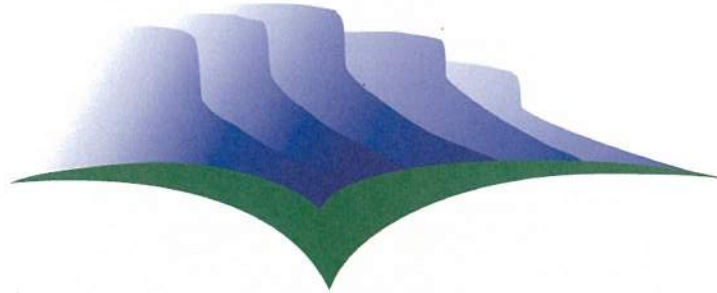


Application No: - PA\17\0064
 Address - 8 East Parade, Deloraine - Subdivision 1 Lot and Demolition of Shed
 Date of Referral: ...19-12-16.....
 Referral by:Dino De Paoli.....
 Desktop Assessment:.....Y..... (Y or N)

Issue for consideration / referral	YES	NO	COMMENTS
Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Connection to Council Stormwater mains/open drains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Connection to existing kerb and channel.
Work in road reserve requires approval from road authority prior to commencement and to confirm details of work.			
Property connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overland flow / retention requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Design drawings / calc required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kerb and channel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Footpath/pedestrian crossings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Driveway and crossings (apply for permit?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Signs and line marking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Street trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nature strips	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overland flow / retention requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing driveway to be used
Turning movement, standard, grade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other Authority's Services/ Coordination issue	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eg: Water, sewerage, telco, power, gas etc	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building over easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Certification and Construction Documentation N/A			
Notes			
Reinstatement of surrounding surfaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other issues.....			

Director Works has inspected the location of the proposed drainage work. A long section showing the alignment of the proposed drain and how this will be constructed within the road reserve is required as permit condition.

Distribute to planning



Meander Valley Council

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

Public Open Space contribution

In accordance with Clause E10.0 of the Meander Valley Interim Planning Scheme 2013 the General Manager gives consent that no land is required for public open space but instead there is to be a cash payment in lieu for PA\17\0064 Subdivision (2 lots) at 8 East Parade, Deloraine (CT 226207/1).

Signed:

Martin Gill
GENERAL MANAGER

23 November 2016

Submission to Planning Authority Notice

Council Planning Permit No.	PA\17\0064	Council notice date	23/11/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01773-MVC	Date of response	25/11/2016
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	8 EAST PDE, DELORAINE	Property ID (PID)	6257667
Description of development	Subdivision (2 lots) and demolition of outbuilding		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	Proposed Subdivision/L16071-P01B	--	25/10/2016
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized metered water connections to each lot must be designed and constructed to TasWater's standards 2. A suitably sewerage connections to each lot of the development must be designed TasWater's standards 3. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 4. Prior to use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$ 201.93 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice. 			

Advice

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

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

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

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

DEV 4 53-55 WILLIAM STREET WESTBURY – MANUFACTURING AND PROCESSING

1) Introduction

This report considers application PA\17\0068 for Manufacturing and Processing (Extension to Workshop) on land located at 53-55 William Street, Westbury (CTs: 19781/1 & 19781/2).

2) Background

Applicant

V W Properties Unit Trust

Planning Controls

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

Use & Development

The application proposes to extend an existing workshop at 53-55 William Street Westbury. Valley Workshop specialises in the production of prefabricated timber building components and "flat pack" dwellings. The proposed extension will be located to the rear of the existing building and has a floor area of 316.8m². The extension will be fully insulated and clad in Colorbond and timber panelling. An enclosed ramp, will connect the existing workshop to the proposed building. The extension will be accompanied by an intensification in the use of the site and will result in up to 9 employees for the business.

The application also proposes to reconfigure the existing parking area to the rear of the building.

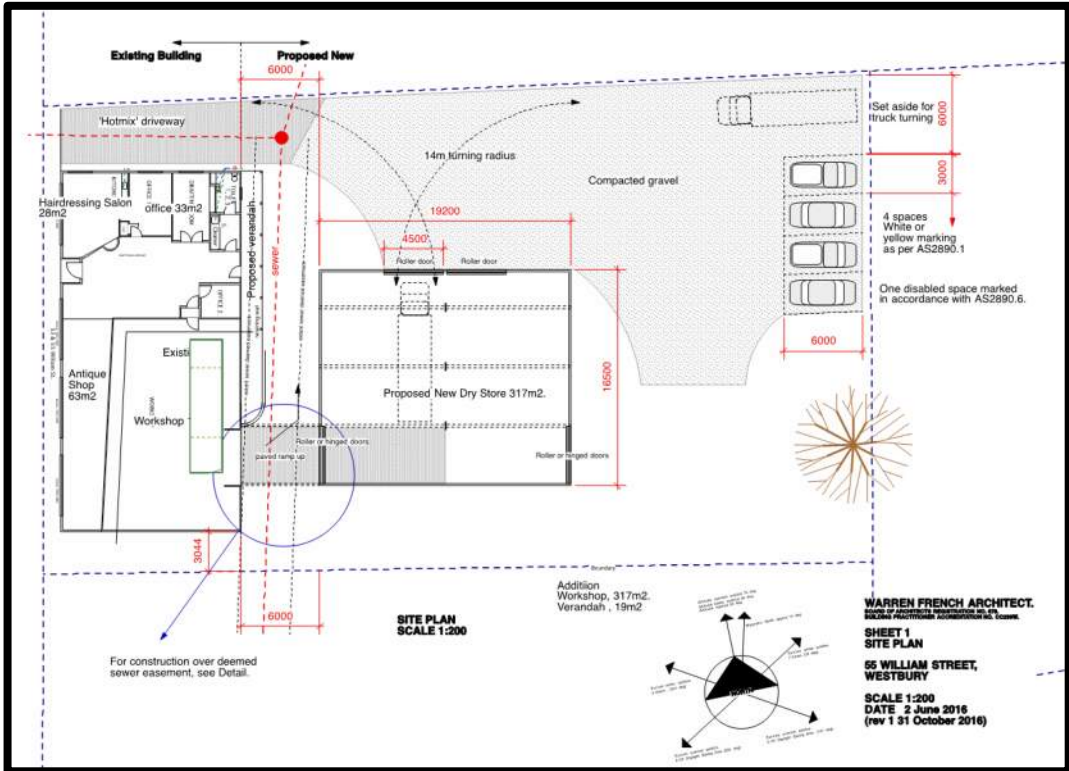


Figure 1: site plan

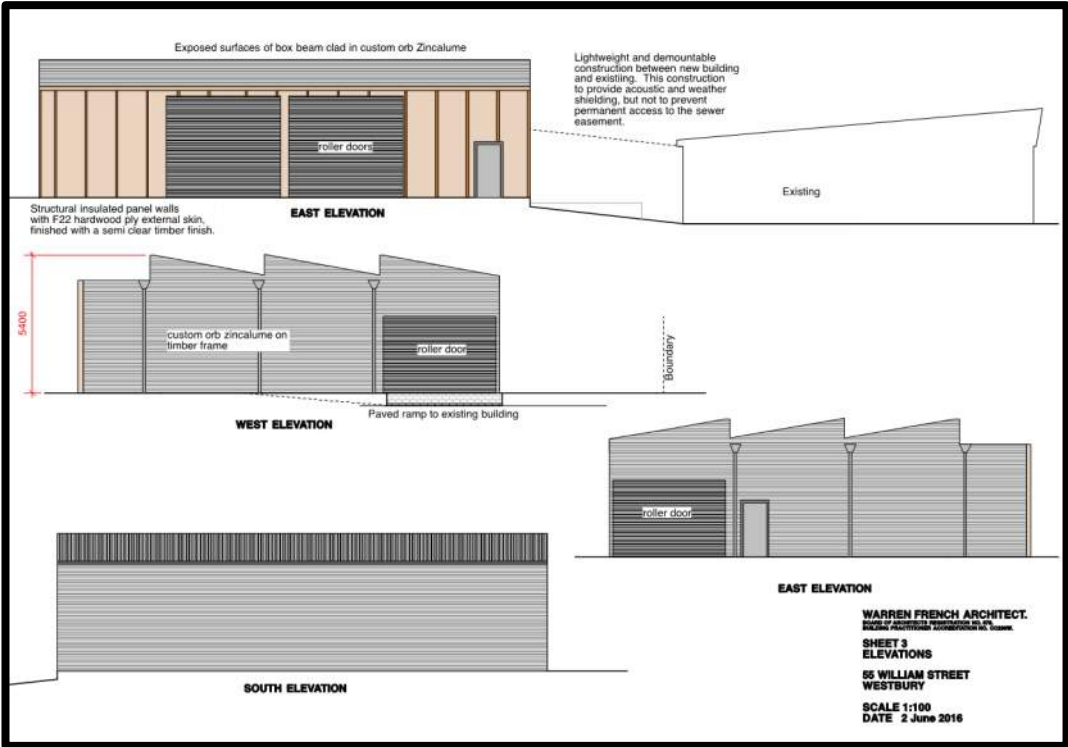


Figure 2: elevations (note; the timber clad elevation at the top of the diagram is the north elevation)

Site & Surrounds

The subject property is located in the central business area of Westbury and is surrounded by a mix of land uses. The titles to the east and south of the site are used for residential purposes and have been developed respectively with multiple dwellings and a single dwelling.

The land to the north contains both a dwelling and a commercial building, currently occupied by a butchery. The land to the west of William Street, directly opposite the site, contains Jamisons Rural Supplies and a number of dwellings.

The property has been developed with a single building fronting William Street, containing a salon, retail space, design studio and the current Valley Workshop. The land has a slight rise from William Street to the rear of the existing building, after which it is relatively flat.



Photo 1: aerial photo of subject titles and surrounding land



Photo 2: subject property viewed from William Street, showing the existing building



Photo 3: existing access viewed from within the property



Photo 4: site of development, looking south within the title



Photo 5: typical product manufactured by Valley Workshop



Photo 6: typical electric tools used in manufacturing product

Statutory Timeframes

Date Received:	18 November 2016
Request for further information:	18 November 2016
Information received:	28 December 2016
Advertised:	3 December 2016
Closing date for representations:	19 December 2016
Extension of time granted:	19 December 2016
Extension of time expires:	17 January 2017
Decision due:	17 January 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

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2016/01719-MVC) was received on 28 November 2016 (attached document).

8) Community Consultation

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

One (1) representation was received (attached document). The representation is discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Urban Mixed Use Zone. The land surrounding the site is located in the Urban Mixed Use and General Residential Zones

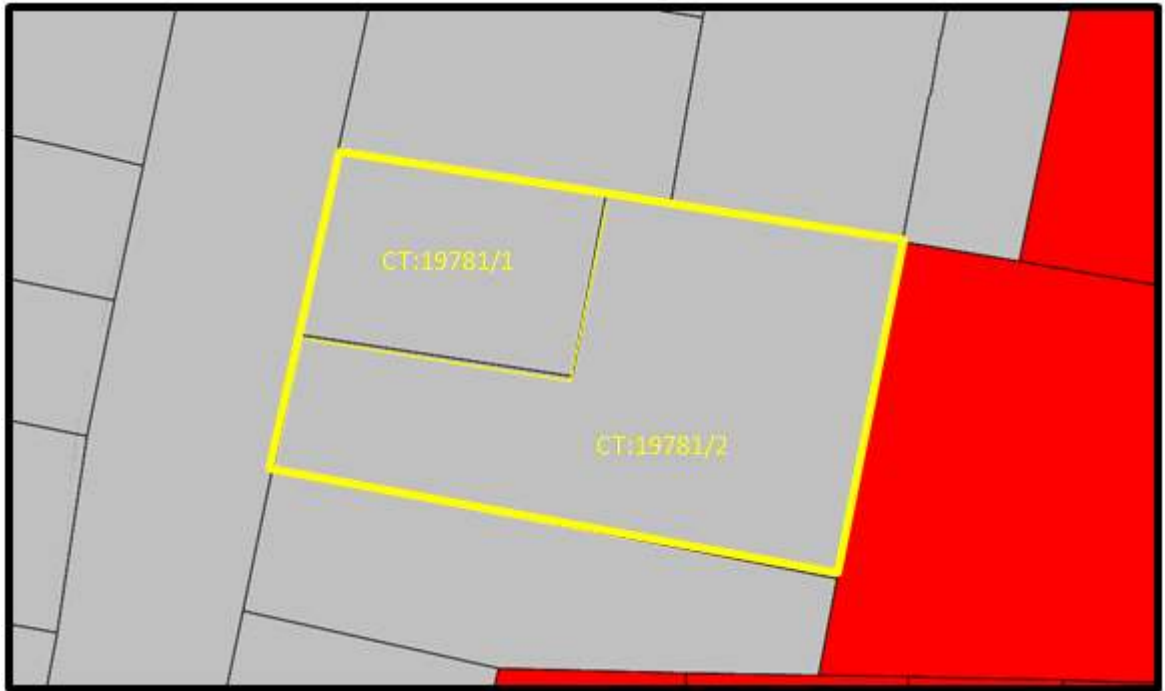


Figure 4: Zoning of subject title and surrounding land.

Use Class

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

- Manufacturing and Processing

In the Urban Mixed Use Zone, this use is listed as a discretionary use under section 15.2 - Use Table. As such, the proposed uses are assessed against the Zone Purpose including the Local Area Objectives and Desired Future Character Statements. The use standards in the zone and applicable codes are also considered relative to each applicable issue.

15.1 Zone Purpose

The purpose of the Urban Mixed Use Zone is:

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To provide for a diverse range of urban uses that support the role of activity centres by creating demand, vitality and viability within adjacent activity centres.

15.1.2 Local Area Objectives

- a) *To maintain the current level of mixed use activities.*
- b) *To maximize economic opportunities for reuse of heritage character buildings or other underutilised buildings.*
- a) *New development is to be designed such that it does not dominate or detract from heritage character or adjoining residential character.*

15.1.3 Desired Future Character Statements

- a) *The current strip of mixed uses along Meander Valley Road reflects an historic pattern of development which has resulted in a high degree of interspersed residential, community and business/commercial/tourism uses.*
- b) *This pattern continues through to the historic 'town centre', though occurs at a slightly higher density within the heritage building fabric.*
- c) *The mixed visual character of the urban mixed use area is to be maintained in a scale and density respectful to any heritage characteristics.*

Comment:

To a large extent the proposed use and development is consistent with the Zone Purpose. It provides for the expansion of a commercial activity within a mixed retail and residential environment. The proposal increases the range of activities within the Urban Mixed Use Zone providing employment opportunities and generating demand for goods and services within the primary activity centre of Westbury. The increase in productivity promotes increased vitality of the commercial centre.

However, the use of land surrounding the subject property is largely residential in nature and, due to the industrial nature of the proposal, there is some risk of creating an environmental nuisance and impacting local amenity. To mitigate potential impacts the applicant has proposed a number of construction measures. These include insulating all walls, excluding

windows, minimising openings close to dwellings, and fully enclosing the ramp between the existing and proposed buildings.

The applicant has also proposed hours of operation for the workshop between 8:00am and 6:00pm, Monday to Friday.

Council's Environmental Health Officer has also considered the proposal and determined that the proposal can be managed on the subject site to minimise unreasonable impacts. A copy of the referral is attached.

It is noted that Council has received 3 noise complaints relating to the business over the last 10 years, however, all related to the operation of power tools after 5:00pm and on weekends. The proposed operating hours for the workshop, 8:00am - 6:00pm weekdays, which is considered to be reasonable for the types of activities being undertaken on the site. These hours of operation will create reasonable times free from disturbance after hours and over weekends. The proposed workshop will also have better acoustic properties than the existing building.

The applicant has also indicated that commercial vehicle activities, including deliveries, will occur between 6:00am and 10:00pm, in accordance with the Acceptable Solutions of the Zone.

Given the nature of the business, it may not be practical for the doors of the building to be kept closed during the hours of operation, particularly during summer. Given that the west facing door and the connecting ramp will be fully enclosed, the greatest potential for noise impacts is through the north and east facing doors. The land to the immediate east of the workshop extension is currently vacant (see Photo 1). As such there are no sensitive uses within 40m of the east door. The setback is considered sufficient to mitigate likely noise impacts. Separation between the building and the dwelling to the north at 14 Lyall street is more than 30m and the doors are offset such that impacts are not direct.

It is noted that the closest building to the north of the proposed workshop extension is the butchery, a non-sensitive use. This building provides an effective barrier between the workshop and the dwelling at 51 William Street.

A new dust extraction unit is likely to be installed to service the new workshop with some potential to generate noise. In response to the representation the applicant has suggested that the extractor be placed to the north of the enclosed ramp, between the existing and proposed buildings, which will create a noise barrier on three sides. This is considered

appropriate and it is recommended to include a condition confirming this location.

It is noted that the site currently utilises a portable compressor. Should the use and development increase production so as to warrant a permanent compressor or plant, it is appropriate that this plant be contained within the building or be insulated to minimise noise impacts. Limiting the use of power tools to the interior of the building will also assist in containing noise.

The potential for environmental impacts associated with timber manufacturing are less significant than those associated with other industrial processes, such as metal fabrication, and the proposed mitigation works will significantly reduce the impacts. The Environmental Management and Pollution Control Act 1994 provides an additional protection measure should the proposal still create an environmental nuisance.

The use and development is in keeping with the Local Area Objective and Desired Future Character Statements. It will maximise the economic opportunities of an existing building, while having minimal impact on the streetscape and visual character of William Street. Conditions placed on the permit will assist the proposed use to integrate with the surrounding residential land uses.

Recommended Condition:

- *Prior to the commencement of use of the extended workshop the following works are to be completed to the satisfaction of Council's Town Planner:*
 - a) *The walls of the workshop are to be constructed and fully insulated using material with noise reducing properties.*
 - b) *The ramp connecting the existing workshop to the proposed building is to be fully enclosed as per Sheet 8 of the endorsed plans.*
- *Excluding office and administration tasks, the proposed use (Manufacturing and Processing) is restricted to the following hours of operation:*
 - *Monday to Friday - 8:00am to 6:00pm*
 - *Weekends and Public Holidays - not permitted*
- *No use of power tools associated with the proposed use (Manufacturing and Processing) is to occur outside of the existing and approved buildings.*

- *The dust extraction unit is to be located to the north of the enclosed ramp, between the existing and proposed workshops, to minimise the spread of noise emissions.*
- *Any air compressor or plant is to be located within the existing or proposed building or is to be fully enclosed within an insulated housing to minimise noise emissions.*

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 Urban Mixed Use 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.

Urban Mixed Use Zone			
Scheme Standard		Comment	Assessment
15.3.1 Amenity			
A1	Operating hours for commercial vehicles for non residential uses must be between 6.00am and 10.00pm.	The development does not proposed to operate commercial vehicles except	Complies

		between the hours of 6:00am and 10:00pm.	
A2	Signage must not be illuminated or floodlit outside the hours of 6.00am to 10.00pm.	Not applicable	
A3	No Acceptable Solution	Not applicable	
15.4.1 Building Design and Siting			
A1	Site coverage must not exceed 50%.	The proposed development will not result in site coverage of more than 50% on either of the titles.	Complies
A2	Building height must not exceed 8 metres; or a) for infill development, the maximum height of the building is between the maximum height of the two adjoining buildings.	The proposed development has a maximum height of 5.4m.	Complies
A3	Buildings must be setback from the primary road frontage: a) a minimum distance of 6 metres; or b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Fig. A3.1 below; and c) for corner blocks side walls must be setback a minimum of 3m from the secondary frontage.	The proposed development is setback 15.2m from the front boundary and is entirely behind the existing building.	Complies

A4	Buildings must be setback from the side and rear boundaries a minimum distance of 1.5 metres.	The proposed building is setback 6 metres from the south side boundary, 13metres from the north side boundary and 23 metres from the rear boundary. However, as the property is comprised of two titles, the building does not meet the required setbacks from the internal boundaries.	Relies on Performance Criteria
A5	All non-residential development is to be orientated to face a road, except where the development is not visible from any road.	The proposed development is not visible from the road. However the existing building, to which the building is attached, is orientated to face William Street.	Complies

Road and Railway Assets Code

Scheme Standard	Comment	Assessment
E4.6.1 Use and road or rail infrastructure		
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable

A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	<p>The existing uses on the site include the current workshop, a salon and general retail space. There are 10 identified parking spaces located to the rear of the existing building. As such the site currently has the potential to generate more than 40 vehicle movements.</p> <p>The application proposes to reduce onsite parking to 4 parking spaces. The reduction is proposed as street parking in William Street adequately caters for the needs of short term customers associated with the salon and retail uses and the onsite parking is under-utilized. On-site parking will generally be utilized by employees and</p>	Complies

		<p>will have significantly lower turnover. The number of spaces will cap the availability of parking spaces.</p> <p>Overall the proposed use and development will result in less on-site parking and a reduction in the overall vehicle movements at the access.</p>	
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	The proposed development includes only one access.	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at	Sight distances	Complies

	<p>g) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>h) rail level crossings must comply with AS1742.7; or</p> <p>i) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>are as existing and the development will result in a general reduction in vehicle movements compared to the existing approved use.</p>	
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Car Parking and Sustainable Transport Code			
Scheme Standard	Comment	Assessment	
6.6.1 Car Parking Numbers			
A1	<p>The number of car parking spaces must not be less than the requirements of:</p> <p>g) Table E6.1; or</p> <p>h) a parking precinct plan.</p>	<p>The application proposes to reduce parking on the site to 4 spaces.</p> <p>In accordance with Table E6.1, the existing and proposed uses require the following number of parking spaces:</p> <p>28m² Salon – 1 space</p> <p>63m² General Retail and Hire – 3 spaces</p> <p>Potentially 9 employees – 6 spaces</p> <p>A total requirement of 10 spaces.</p>	Relies on Performance Criteria

E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone.	There is sufficient space in the access to provide taxi parking.	Complies
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	There is sufficient space within the proposed gravel parking area for motorbikes to park.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: <ul style="list-style-type: none"> d) formed to an adequate level and drained; and e) except for a single dwelling, provided with an impervious all weather seal; and f) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces. 	The car parking area is proposed to be finished in gravel.	Relies on Performance Criteria
E6.7.2 Design and Layout of Car Parking			
A1	A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2	All proposed parking spaces and associated turning areas will be located behind the existing building.	Complies

	<p>Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>		
A2	<p>A2.1 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> e) have a gradient of 10% or less; and f) for more than 4 cars, enter and exit the site in a forward direction; and g) have access width not less than and not 10% greater than Table E6.2; and h) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (iv) there are three or more spaces; and (v) where parking is more than 30m from the road; or (vi) the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i>.</p>	<p>The subject site has an existing gradient less than 10% and has sufficient space to turn onsite. The development will make use of the existing access. Although not formalised, the existing access has an existing width of 4.5m and meets the minimum requirements for the proposed development in accordance with Table E6.2. There is sufficient space adjacent to the proposed parking bays for vehicles to manoeuvre and exit the site in a forward direction.</p>	Complies

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Performance Criteria

Urban Mixed Use Zone
15.4.1 Building Design and Siting
<p>Objective</p> <ul style="list-style-type: none"> a) <i>To ensure that the siting and design of development furthers the local area objectives and desired future character for the area.</i> b) <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.</i>
<p>Performance Criteria P4</p> <p><i>Buildings are to be designed and sited:</i></p> <ul style="list-style-type: none"> a) <i>to further the objectives relating to the visual character of the settlement; and</i> b) <i>to protect the residential amenity of adjoining dwellings by providing appropriate separation having regard to:</i> <ul style="list-style-type: none"> i) <i>the surrounding pattern of development;</i> ii) <i>the existing degree of overlooking and overshadowing;</i> iii) <i>maintaining a reasonable degree of solar access to secluded private open space and habitable room windows such that available sunlight is not reduced below 3 hours on the 21st of June, or where existing available sunlight is less than 3 hours, not reduce the existing levels of available sunlight;</i> iv) <i>maintaining reasonable privacy to private open space and windows;</i> v) <i>existing screening or the ability to implement screening to enhance privacy.</i>
<p>Comment:</p> <p>The proposed development does not meet the Acceptable Solutions in regard to internal boundaries which separate the titles comprising the property. The two titles are both in the same ownership and the existing workshop is already constructed over this boundary. As such it is unlikely that the buildings will be sold into separate ownership without a significant adjustment of the boundaries. The Building Surveyor will need to take the internal boundaries into account in accordance with the <i>Building Act 2016</i>.</p> <p>There are no dwellings, habitable rooms or private open space on the subject property. As such, in respect to the internal boundaries, there is no</p>

risk to the amenity of any neighbouring dwelling or private open space arising from overshadowing or visual bulk.

The development is located behind the building line, obscured by the existing building and will have very little impact on the visual character of Westbury.

The development is consistent with the objective.

Car Parking and Sustainable Transport Code

6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

Performance Criteria P1

The number of car parking spaces provided must have regard to:

- a) the provisions of any relevant location specific car parking plan; and*
- b) the availability of public car parking spaces within reasonable walking distance; and*
- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and*
- d) the availability and frequency of public transport within reasonable walking distance of the site; and*
- e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and*
- f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and*
- g) an empirical assessment of the car parking demand; and*
- h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and*
- i) the recommendations of a traffic impact assessment prepared for the proposal; and*
- j) any heritage values of the site; and*
- k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:*
 - i) the size of the dwelling and the number of bedrooms; and*
 - ii) the pattern of parking in the locality; and*
 - iii) any existing structure on the land.*

Comment:

The application proposes to provide 4 parking spaces on-site, relying on existing street parking to provide for the additional parking requirements. A reduced number of parking spaces is considered to be acceptable. There are 21 formal, marked parking spaces on William Street, within a 50m radius of the subject site. These spaces are shared between 5 businesses within the same area. There is additional existing parking, both formal and informal, in both William Street and Lyall Street, within 100m walking distance of the site. The supply of street parking is considered to exceed demand and there is adequate capacity for public parking to absorb any demand generated by customers to the business.

However, it is not considered appropriate that street parking be used for employee parking, due to the low rate of turnover. As such, it is recommended that onsite parking be increased to six spaces to at least absorb employee demand for the workshop. There is adequate space for this to be achieved onsite.

Recommended Condition:

- *The number of parking spaces along the east boundary of the property are to be increased from 4 to 6 and are to be reserved for employees. Parking areas (six spaces and manoeuvring area) are to be kept clear at all times, except for the parking of vehicles.*

E6.7.1 Construction of Car Parking Spaces and Access Strips**Objective**

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

The proposed carpark will be finished with gravel to allow some infiltration of storm water. Any additional drainage requirements will be managed by Council's Plumbing Surveyor. Given the large area of the workshop yard, the formal business entry on William Street and the relatively low number of parking spaces provided on-site, a gravelled surface is considered to be acceptable.

The applicant has proposed that the access to the north of the existing building be sealed with hot-mix to minimise the risk of gravel being trafficked onto the public road and creating a traffic hazard.

As parking will generally be used for employees and will not be advertised to the general public, line marking is not considered necessary and can be managed by the landowner. The parking area however is to be kept clear at all times, so as to be available for the parking of vehicles.

The proposal is consistent with the Objective and ensures that parking spaces and access strips are constructed to an appropriate standard.

Recommended Condition:

- *Prior to the commencement of use of the extended workshop the vehicle access to the north of the existing workshop is to be sealed as per Sheet 1 to the satisfaction of Council's Director Infrastructure Services.*

Recommendations Arising from the Acceptable Solutions

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective

To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Comment:

Although the proposed use and development complies with the Acceptable Solutions for sight distances at the access, the buildings directly to either side of the access do limit visibility of pedestrians using the foot path. In order to increase safety of pedestrians, it is recommended that a watch for pedestrians sign be installed at the access, to ensure vehicles approaching the footpath are travelling with appropriate caution.

Recommended Condition:

- *Prior to the commencement of use of the extended workshop a 'watch for pedestrians' sign is to be erected at the front boundary at the access to alert*

exiting vehicles to proceed with caution.

Representations

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

1. Location of dust extractor and risk of dust and noise pollution.
2. Request for hinged doors on the West side of the building.
3. Use of acoustic material for noise reduction.

Comment:

The applicant has indicated that the dust extractor will be located on the north side of the enclosed ramp, between the existing workshop and the proposed building. As such the completed building will act as a noise barrier to the south, east and west of the extractor. This will significantly limit the spread of noise emissions. The butcher shop to the north will create an additional noise barrier between the workshop and neighbouring dwellings.

The doors on the West Side of the proposed building will be located within the enclosed ramp and will be fully surrounded by insulated walls and will not create a source of noise emissions. While there are additional doors on the west and north sides of the building, the impacts of these doors have been considered and have been determined to be acceptable.

The walls of the building will be insulated with high density insulation. The building does not include any windows and skylights will be multilayer polycarbonate.

The applicant's response was referred to the representor; however no additional comments were received.

A number of conditions have been recommended to mitigate impacts on adjoining landowners.

Conclusion

In conclusion, it is considered that the application for Use and Development for Manufacturing and Processing (extension of workshop- prefabricated

timber building components) is an acceptable development in the Urban Mixed Use Zone and should be approved.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Manufacturing and Processing - Extension to Workshop on land located at 53-55 William Street, Westbury (CTs: 19781/1 & 19781/2) by V W Properties Unit Trust, requiring the following discretions:

- 15.4.1 - Setbacks
- E6.7.1 - Construction of Car Parking
- E6.7.3 - Car Parking Numbers

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

- 1. The use and development must be carried out as shown and described in the endorsed Plans:**
 - a) Warren French Architect - Honed Architecture and Design, Drawing No. 1613 – Sheets 1, 2, 3, 4, 7, 8 and Ancillary Sheet TasWater Infrastructure.**
 - b) Warren French Architect, letter dated 23 November 2016.**

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.
- 2. Prior to the commencement of use of the extended workshop the following works are to be completed to the satisfaction of Council's Town Planner:**
 - a) The walls and roof of the workshop building (excluding roller doors and skylights) are to be insulated using material with noise reducing properties.**

- b) The ramp connecting the existing workshop to the proposed building is to be fully enclosed as per Sheet 8 of the endorsed plans.**
 - c) A 'watch for pedestrians' sign is to be erected at the front boundary at the access to encourage exiting vehicles to proceed with caution.**
 - d) The vehicle access to the north of the existing workshop is to be sealed as per Sheet 1 to the satisfaction of Council's Director Infrastructure Services.**
 - e) The compacted gravel parking and manoeuvring spaces are to be constructed in accordance with Sheet 1 and Condition 7.**
- 3. Excluding office and administration tasks, the proposed use (Manufacturing and Processing) is restricted to the following hours of operation:**
- Monday to Friday - 8:00am to 6:00pm**
 - Weekends and Public Holidays - not permitted**
- 4. No use of power tools associated with the proposed use (Manufacturing and Processing) is to occur outside of the existing and approved buildings.**
- 5. The dust extraction unit is to be located to the north of the enclosed ramp, between the existing and proposed workshops, to minimise noise emissions.**
- 6. Any air compressor or plant (excluding dust extraction unit) is to be located within the existing or proposed building or is to be fully enclosed within an insulated housing to the satisfaction of Council's Town Planner.**
- 7. The number of parking spaces along the east boundary of the property are to be increased from 4 to 6 and are to be reserved for employee parking. Parking areas (six spaces and manoeuvring area) are to be kept clear at all times, except for the parking of vehicles.**

8. **The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA-2016/01719-MVC, attached).**

Note:

1. **Any work to be undertaken within the road reserve, including works on the existing stormwater connections, must be approved by the Road Authority prior to commencement. Council's Infrastructure Department can be contacted on 63 935 312**
2. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) **Building permit**
 - b) **Plumbing permit**

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

3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. 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
5. 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.

6. 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.
7. In accordance with the legislation, all permits issued by the planning 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.
8. 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:

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use and Planning Approvals Act 1993:

APPLICANT: VW Properties Unit Trust – PA\17\0068

**PROPERTY ADDRESS: 53-55 William Street, WESTBURY
(CT's: 19781/1 & 19781/2)**

**DEVELOPMENT: Discretionary use – (manufacturing & processing)
– extension to workshop – setbacks, car parking
numbers, constructions of car parking**

The application is available for inspection at the council offices at Westbury, during normal office hours, or at www.meander.tas.gov.au for a period of 14 days from the date of this notice.

Any person who wishes to make a representation in accordance with the Land Use and Planning Approvals Act 1993 must do so in writing to the General Manager, PO Box 102, Westbury, 7303, by fax 6393 1474 or email to planning@mvc.tas.gov.au no later than:

Monday, 19 December 2016

Please Note: Any representations lodged will be available for public viewing.

Should you have any questions about this application please do not hesitate to contact the Council's Planning Department on 03 6393 5320.

Dated at Westbury on 3 December 2016.

Martin Gill
GENERAL MANAGER

Justin Simons

From: Warren French <wdfrench@iinet.net.au>
Sent: Wednesday, 23 November 2016 4:06 PM
To: Justin Simons
Cc: Penelope Haley; Martin Gill
Subject: Re: PA\17\0086 - Section 54 Request for Additional Information - 53-55 William Street Westbury - Manufacturing and Processing (Extension to Workshop)
Attachments: 1a site plan.pdf

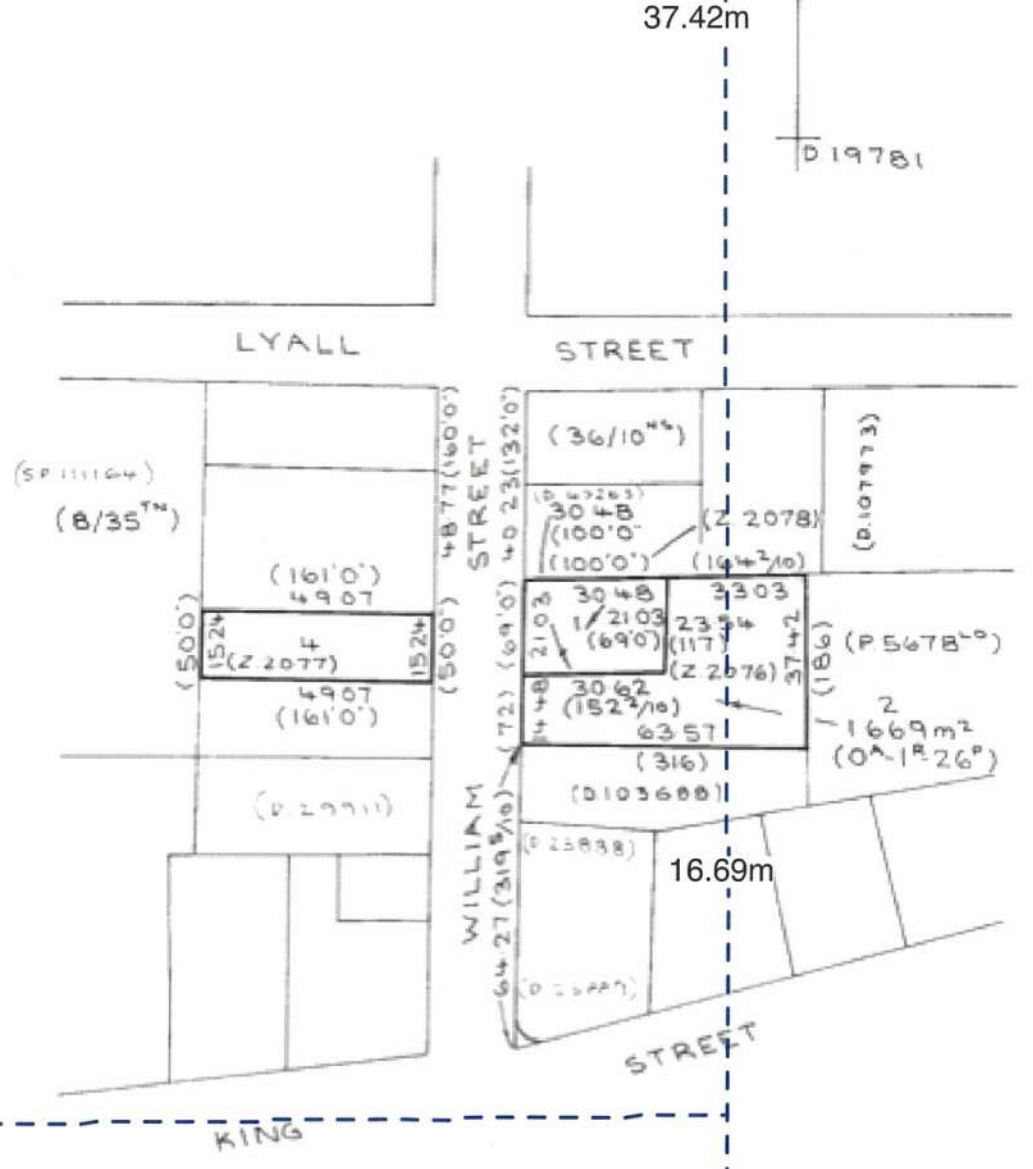
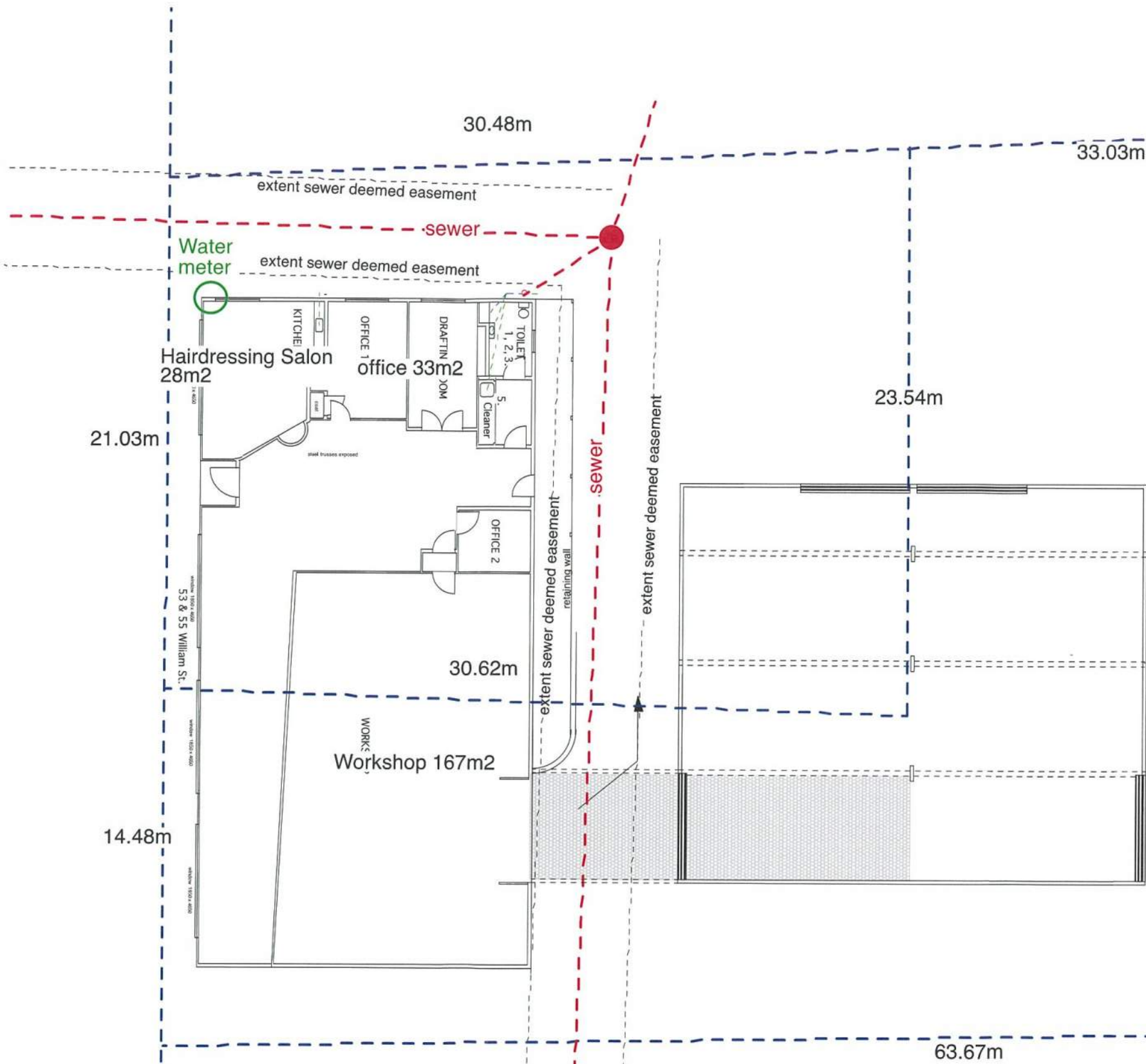
Hello Justin,

Response to your email.

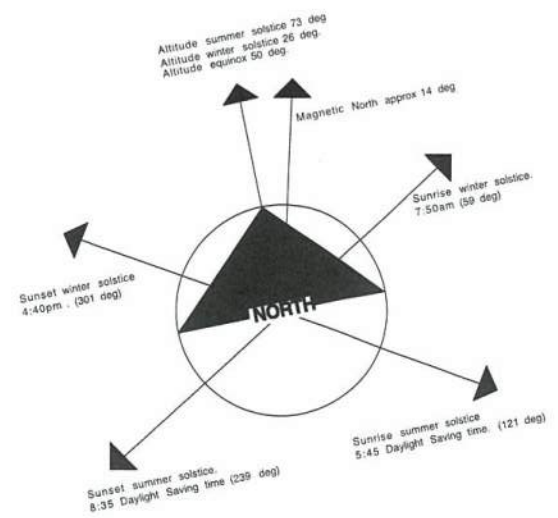
1. Nothing from Taswater attached, and as per my last conversation with them, they had no issue with the demountable structure I was proposing. They were conveying that to you.
2. Site plan attached.
3. Operating hours for commercial vehicles is as per Interim Planning Scheme 2013 15.3.1.A2. There seems no necessity to vary what is provided for in Planning Scheme.
4. The use of the premises is unchanged, that is, the fabrication of building components usually from timber and timber products. Some new equipment may be needed which was not envisaged when the original application was made in 2003 and 2007(?). These would include gantries for moving large components, bench top dado saws (compare with a radial arm saw, which has been in use for years), and one piece of equipment yet to be invented to straighten the edges of panels up to 12m long. Whilst this is yet to be invented, it is likely to be a small drum sander or similar on rails, to run along the edges of the panels (which are 200mm thick). There is likely to be in the near future Computer Numerically Controlled (CNC) cutting and shaping equipment, mainly used for plywood. No large section timber is to be broken down or otherwise machined, but some small section timber (possibly 40 or 50mm square) may be machined (this is as per current operations although newer and better equipment is likely). A larger dust extraction unit is likely to be used.
5. Operating hours of 8am to 6pm on weekdays for the workshop operations. It is unlikely work will continue beyond 5pm in general.
6. The number of employees associated with this operation is likely to be 9, 3 design and administrative, 4 workshop, 1 maintenance and yard duties and 1 spare. It would seem the salon and retail employee numbers are irrelevant to this application as they are (a) permitted use with no permit required, and (b) outside the control of the applicant, who is only the landlord with no rights to interfere with the internal management of the tenants. The salon currently is an owner operator with no additional help, and the remaining retail space is vacant.

APPROVED 25 Nov 2016 <i>J. Snow</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.19781
FILE NUMBER Z 2076-7-B	GRANTEE PART OF 7-1-25, HENRY CLAYTON PART 1-2-24 BY ROBERT THALL	DATE M 5 27 183

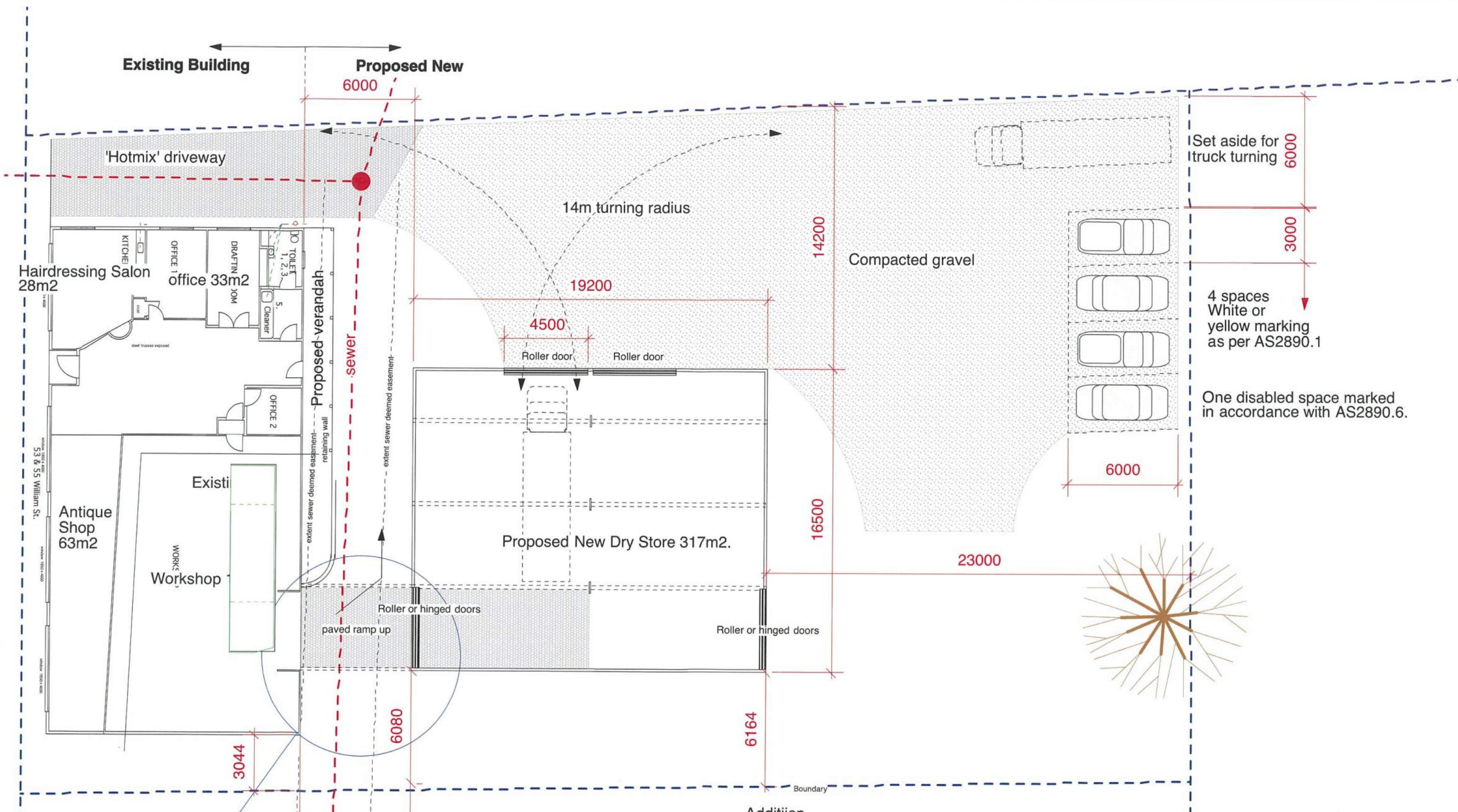
SKETCH BY WAY OF ILLUSTRATION ONLY
 CITY/TOWN OF WESTBURY, SECC & SEC G2
 LAND DISTRICT OF
 PARISH OF
 LENGTHS ARE IN METRES NOT TO SCALE
 LENGTHS IN BRACKETS IN LINKS/FEET & INCHES



**SITE PLAN
SCALE 1:200**



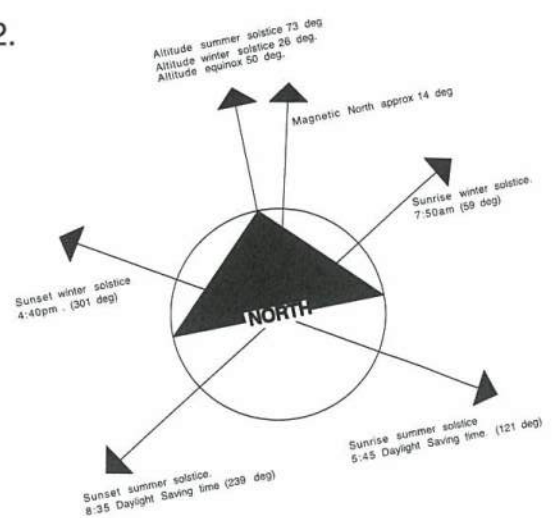
WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.
**ANCILLARY SHEET
 TASWATER INFRASTRUCTURE**
**55 WILLIAM STREET,
 WESTBURY**
**SCALE 1:200
 DATE 24 November 2016**



For construction over deemed sewer easement, see Detail.

**SITE PLAN
SCALE 1:200**

Additiion
Workshop, 317m².
Verandah , 19m²



WARREN FRENCH ARCHITECT.
BOARD OF ARCHITECTS REGISTRATION NO. 678.
BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

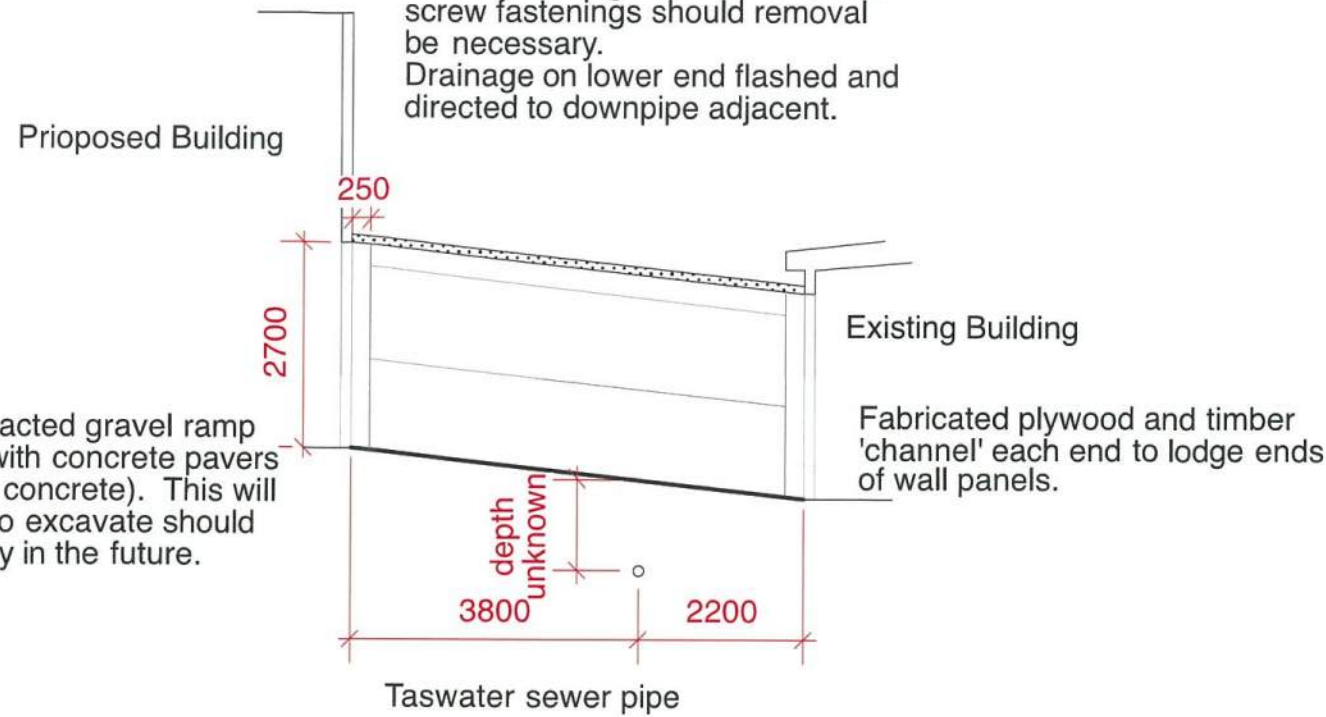
**SHEET 1
SITE PLAN**

**55 WILLIAM STREET,
WESTBURY**

**SCALE 1:200
DATE 2 June 2016
(rev 1 31 October 2016)**

DEV 4

Roof of Bondor 100mm Panels, spanning building to building. Individual panels 6m x 1.2m and weigh 86kg (see adjacent). To land on ledgers either end with screw fastenings should removal be necessary. Drainage on lower end flashed and directed to downpipe adjacent.

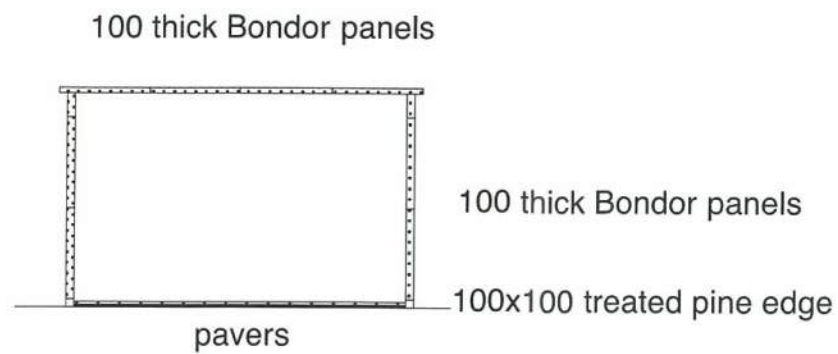


Existing compacted gravel ramp to be topped with concrete pavers or hotmix (not concrete). This will allow access to excavate should it be necessary in the future.

SECTION LONGITUDINAL

NOTES

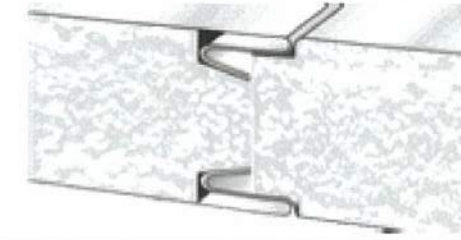
1. Construct a timber and ply portal to the openings to both the new and existing buildings.
2. Wall panels to lodge in channels fabricated into the portals. No other fastenings are required, so the panels can be readily slipped out should removal be necessary.
3. Roof panels to be screw fixed to the portals in each end, in a manner recommended in the Manufacturer's trade literature. These screws are to be positioned so as to be accessible should removal be necessary.
4. Individual panels weigh 86kg, which is a four man lift. However, equipment for mechanical lifting is in every day use on the site.



SECTION TRANSVERSE

Product Description

BondorPanel® is a lightweight structural panel made with an insulating EPS core and strong COLORBOND® facings. BondorPanel come in a range of skin thickness and EPS core types with 0.6/0.6 and SL grade as standard.



Width	Module: standard 1200mm
Length	Supplied to suit application. Limited by handling, transport & design considerations.
Steel Thickness	0.6, 0.5 and 0.4mm Check with your local sales representative for available steel thicknesses.
External/Internal Facings	CRP grade COLORBOND® pre-painted galvanized steel, off white 25% gloss as standard.

BondorPanel® Typical Properties

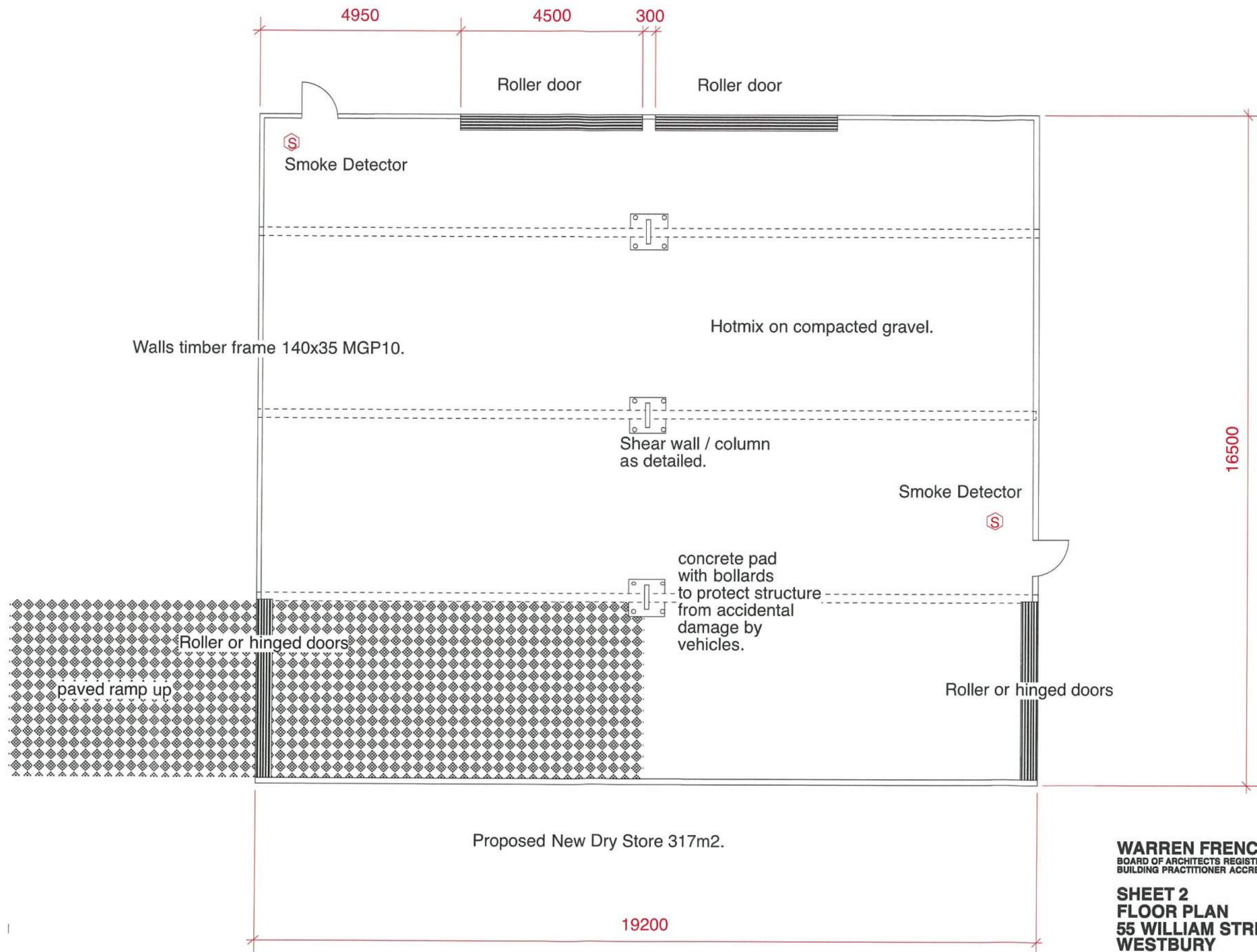
Panel Thickness (mm)	50	75	100	125	150	200	250
Mass (kg/m ²)	11.3	11.6	12.0	12.3	12.7	13.3	14.0
Thermal Performance (properties at 6°C)							
'U' Value (W/m ² K)	0.76	0.51	0.38	0.30	0.25	0.19	0.15
'R' Value (m ² K/W)	1.32	1.92	2.63	3.29	3.95	5.26	6.68
Permissible Panel Spans							
Panel Spans (mm)	Net Uniform Pressure (kPa)						
2500	1.61	-	-	-	-	-	-
3000	1.12	1.68	2.24	2.80	-	-	-
3500	0.82	1.23	1.64	2.05	2.46	-	-
4000	0.63	0.84	1.26	1.57	1.89	2.52	-
4500	0.49	0.74	0.99	1.24	1.49	1.99	2.48
5000	-	0.60	0.80	1.00	1.20	1.61	2.01
5500	-	0.49	0.66	0.83	0.99	1.33	1.66
6000	-	-	0.56	0.70	0.84	1.12	1.40
6500	-	-	-	0.59	0.71	0.95	1.19
7000	-	-	-	-	0.61	0.82	1.02
7500	-	-	-	-	-	0.71	0.89
8000	-	-	-	-	-	0.63	0.78
Permissible Spans (6.6mm) - Internal cold storage rooms							
Walls (mm) supporting ceilings & doors	3600	4800	5600	6200	6800	7900	8800
Walls (mm) not supporting ceilings	4400	5500	6400	7100	7700	9000	10000
Ceilings (mm)	3600	4500	5200	5700	5900	6700	7500

WARREN FRENCH ARCHITECT.
BOARD OF ARCHITECTS REGISTRATION NO. 678.
BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

**SHEET 8
COVERED RAMP DETAIL**

**55 WILLIAM STREET
WESTBURY**

**SCALE 1:100
DATE 17 November 2016**



WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

SHEET 2
FLOOR PLAN
55 WILLIAM STREET
WESTBURY

SCALE 1:100
DATE 2 June 2016

DEV 4

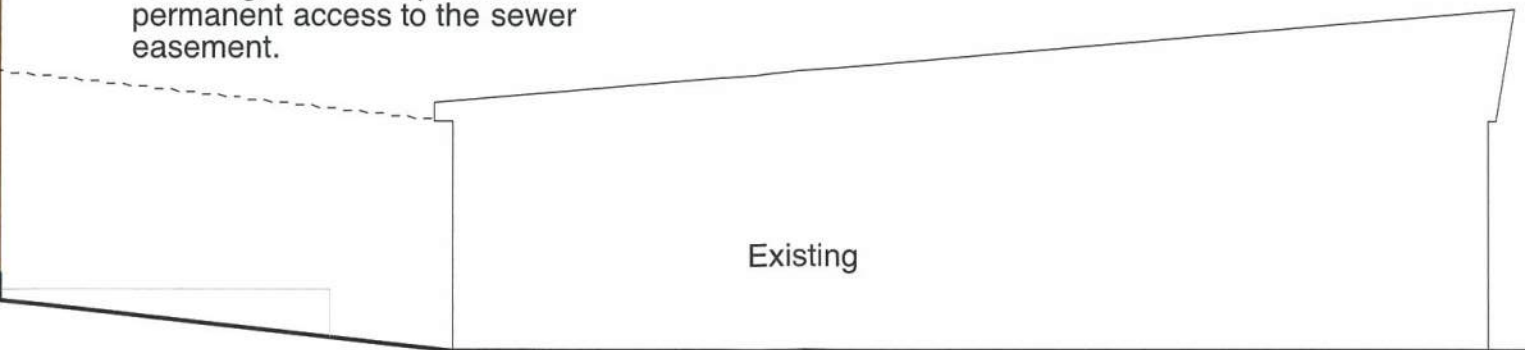
Exposed surfaces of box beam clad in custom orb Zinalume

Lightweight and demountable construction between new building and existing. This construction to provide acoustic and weather shielding, but not to prevent permanent access to the sewer easement.

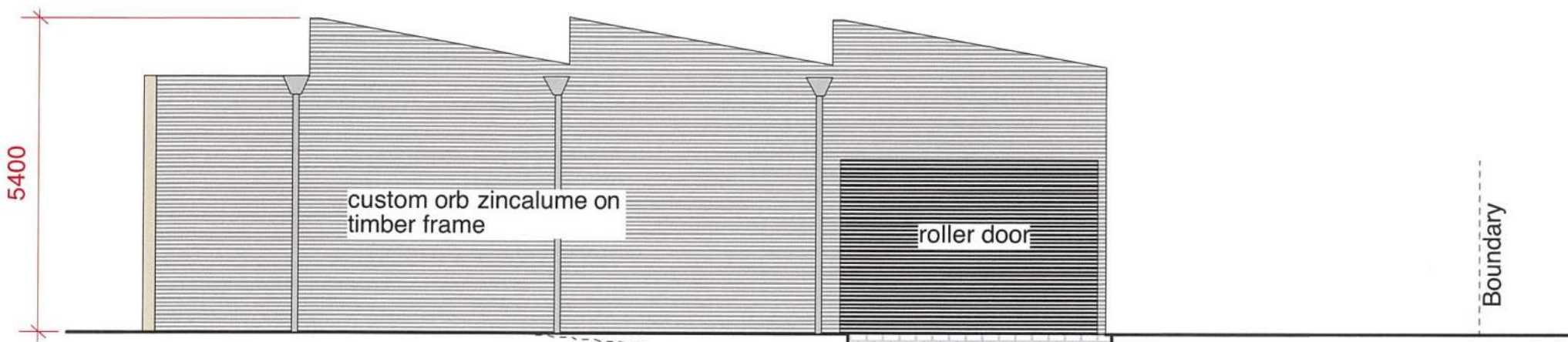


EAST ELEVATION

Structural insulated panel walls with F22 hardwood ply external skin, finished with a semi clear timber finish.



Existing



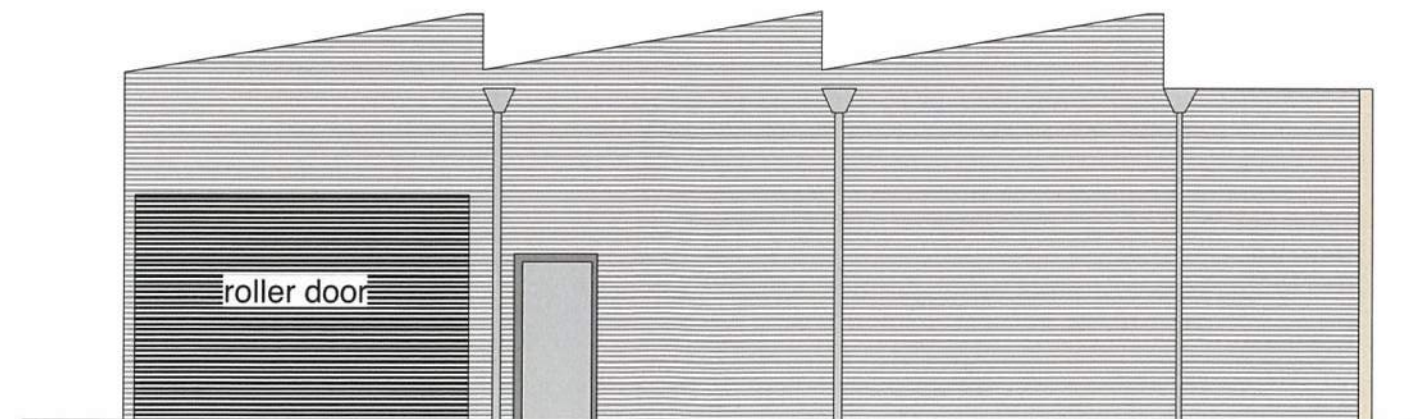
WEST ELEVATION

custom orb zincalume on timber frame

roller door

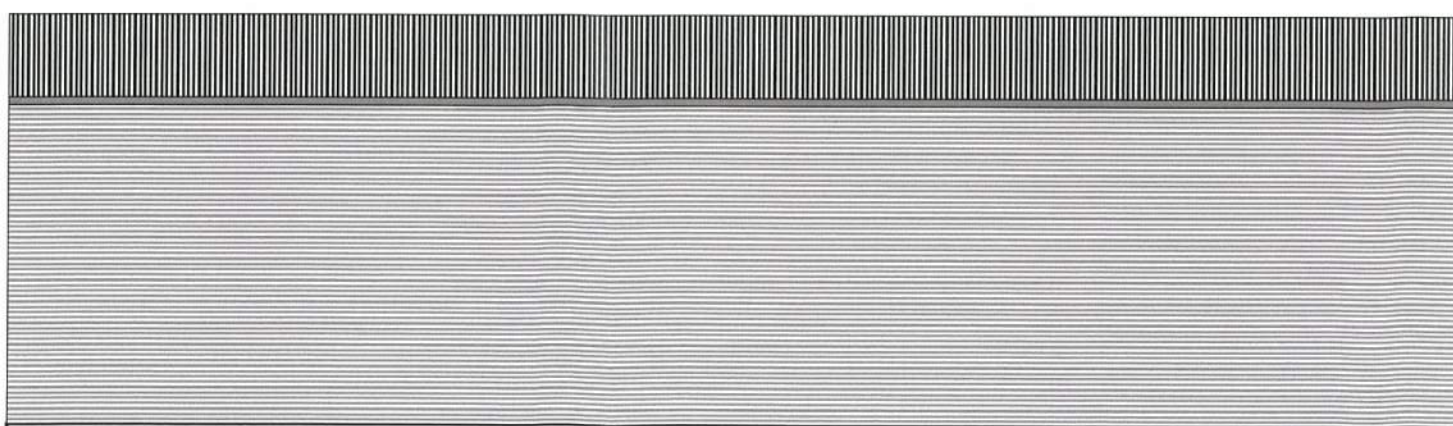
Boundary

Paved ramp to existing building



EAST ELEVATION

roller door



SOUTH ELEVATION

WARREN FRENCH ARCHITECT.
BOARD OF ARCHITECTS REGISTRATION NO. 578.
BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

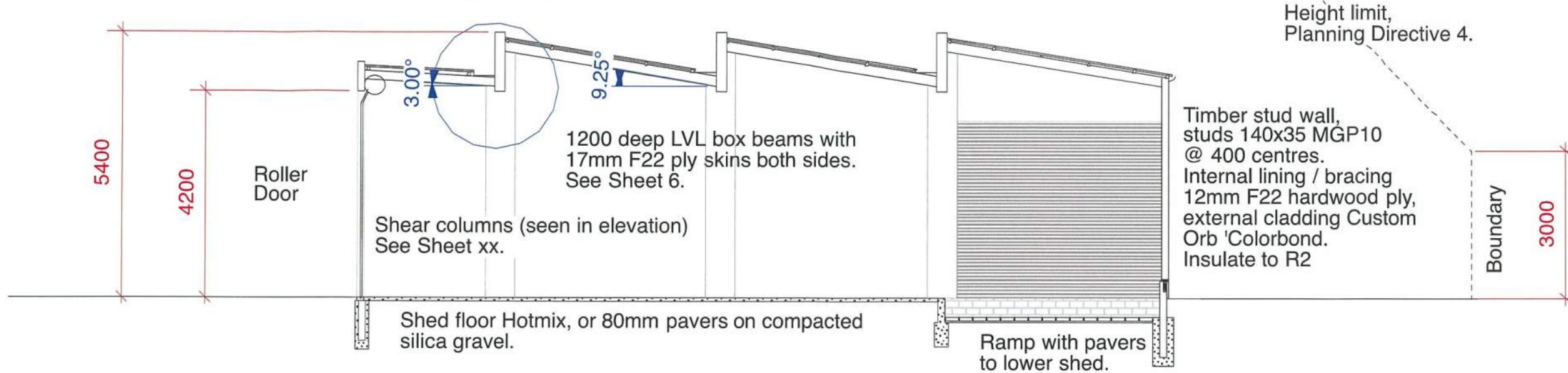
SHEET 3
ELEVATIONS

55 WILLIAM STREET
WESTBURY

SCALE 1:100
DATE 2 June 2016

DEV 4

Zincalume 'Trimdek' on 90x35 MGP10 battens @ 900.
 190x35MGP10 rafters @ 900.
 Wire mesh and non permeable foil above rafters, with R2 insulation between battens.
 'Laserlite' skylighting to each bay. See Roof Plan Sheet 7 for details.
 Roof gutters specified on Roof PLan, Sheet 7



**SECTION
 SCALE 1:100**

Area Elevation North - South = 63m²
 Pressure .92kPa
 Racking Force 58kN.
 Bracing, F22 12mm ply internal lining,
 29.8m @ 3.4kN/m = 101.3kN
 Reduce by .64, wall height 4.2m
 Performance = 64.6kN.
 East West Direction fully braced.

Area Elevation East - West = 45m²
 Pressure .92kPa
 Racking Force 41.4kN.
 Bracing, F22 12mm ply internal lining,
 24m @ 3.4kN/m = 81.6kN
 Bracing, shear columns
 1.8m @ 12kN/m = 21.6kN
 Total 103.2kN
 Reduce by .64, wall height 4.2m
 Performance = 66.1kN.
 East West Direction fully braced.

NOTE:
 In the East - West direction, only the bracing in the walls has been considered. The bracing walls are 16.5m apart. The 1200 deep ply box beams used in the roof construction, and the 90x45 braces illustrated on Sheet 6 provide substantial bracing capabilities to walls, at spaces of 4.5m.

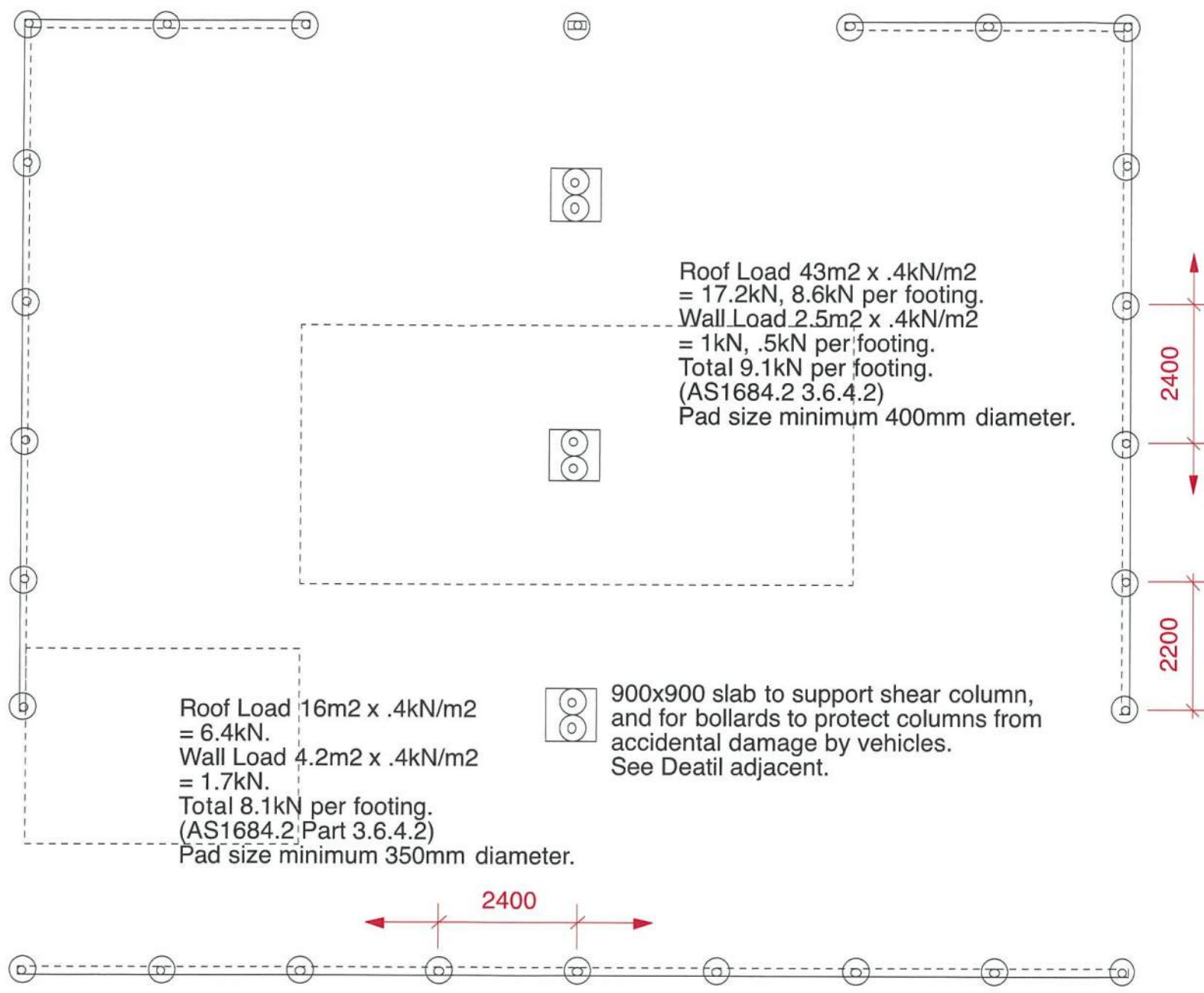
WALL BRACING CALCULATION.

WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

**SHEET 4
 SECTION**

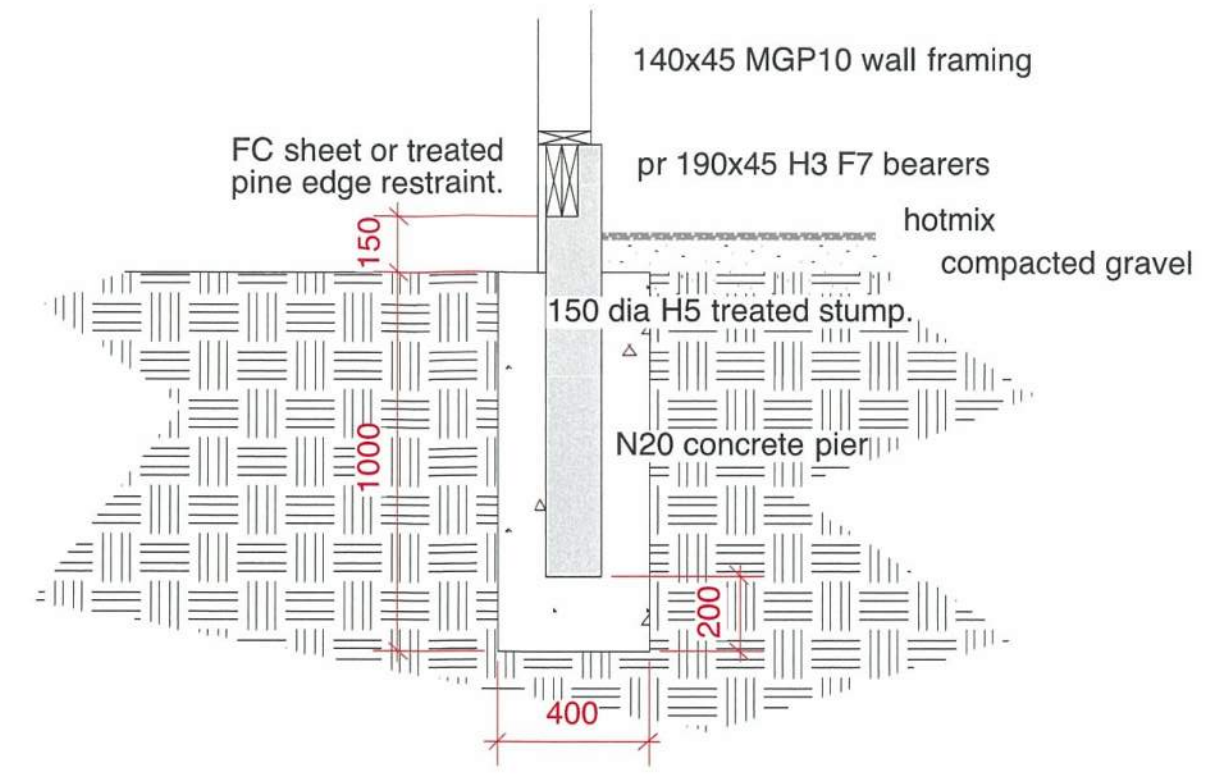
**55 WILLIAM STREET
 WESTBURY**

**SCALE 1:100
 DATE 6 June 2016**

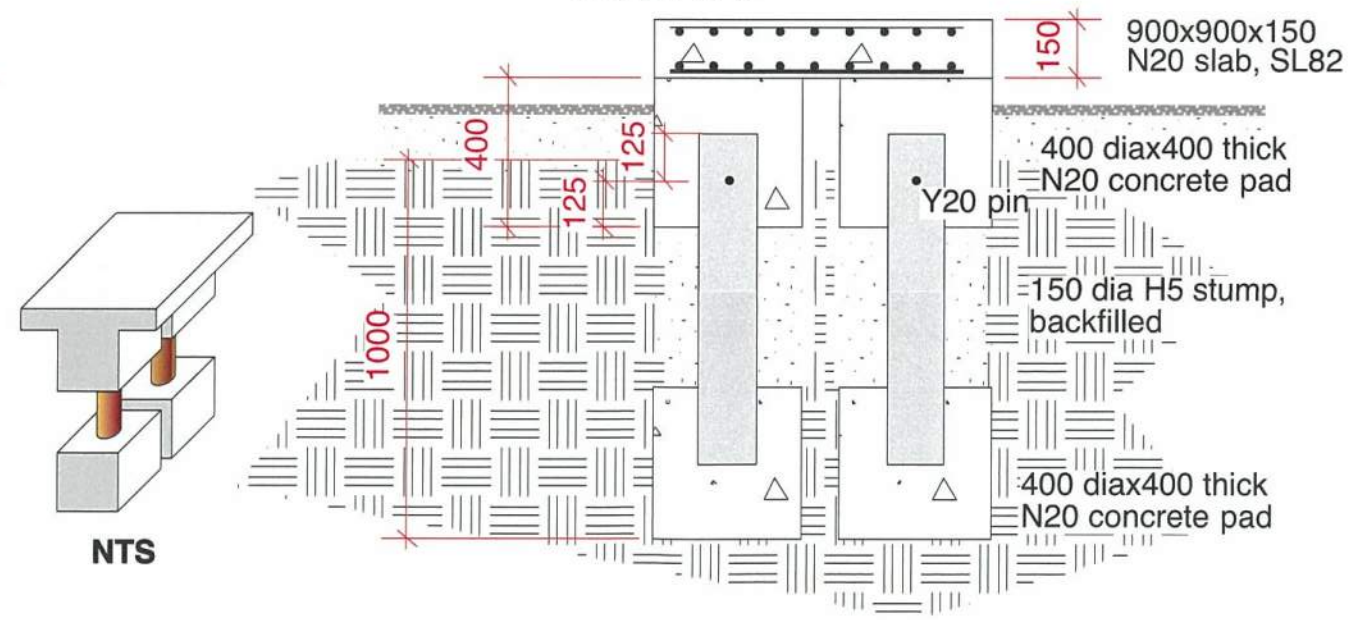


Foundation depth 1000mm, pier spacing 2.4 (ref AS2870, Figure 3.6).
 RLW 4500, FLW nil, Bearer span 2.4 (from above), select pair 190x45 MGP10 H5 treated.

3-11,



TYPICAL PERIMETER DETAIL
 SCALE 1:20



TYPICAL PAD DETAIL
SHEAR COLUMN & BOLLARD SLAB
 SCALE 1:20

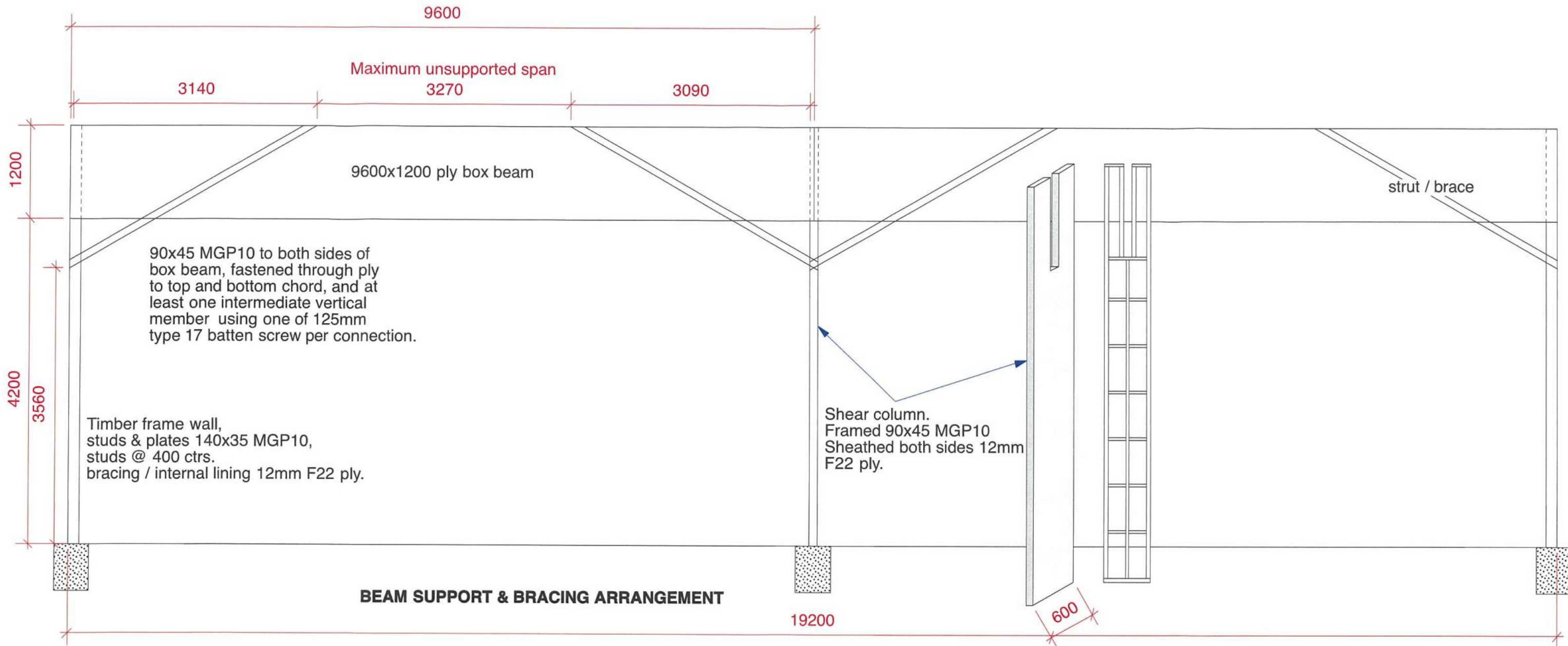
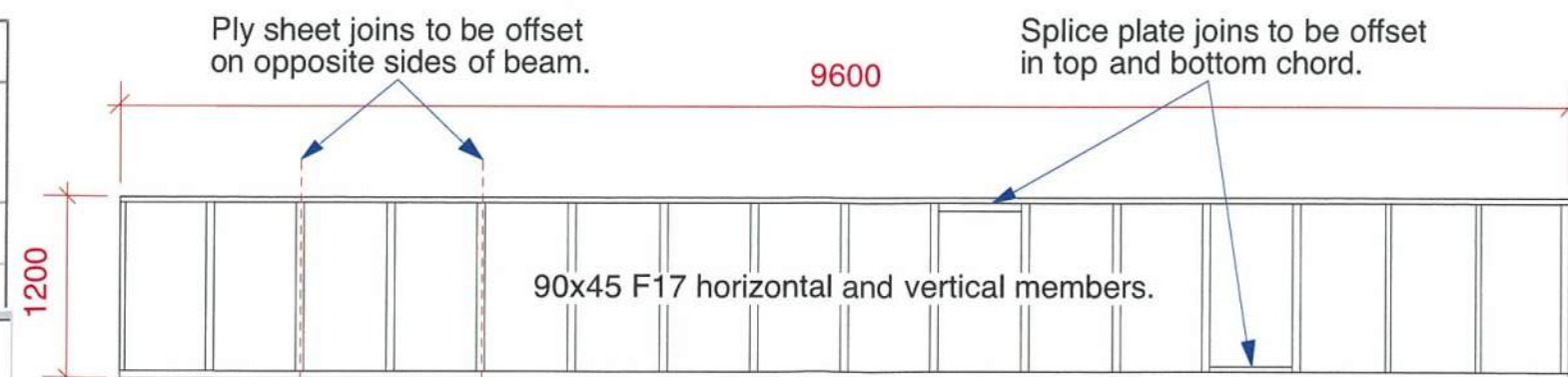


Table 11 Ply Box Single Span Strutting/Hanging Beam Perpendicular to Rafters - Sheet Roof

Chord Stress Grade	Box Beam Depth (mm)	Flanges: 90 x 45 mm, Ply webs: 7 mm F8, Wind Class: N1, N2 & N3								
		Roof Load Width (mm)								
		1200	1800	2400	3000	3600	4200	4800	5400	6000
		Maximum Beam Span (mm)								
F17	400	7800	6900	6000	4800	4000	3400	3000	2700	2400
F17	600	8000	8000	8000	6700	5600	4800	4200	3700	3400
F17	800	8000	8000	8000	8000	7200	6100	5400	4800	4300
F17	1200	8000	8000	8000	8000	8000	8000	7700	6800	5100

(NOTE: These tables assume 7mm F8 plywood sheathing. As built will be 12mm F22 sheathing, so will be conservative)

**TABLE EXTRACT - PLYWOOD BOX BEAM SPAN TABLES
FOREST & WOOD PRODUCTS AUSTRALIA**



Fastening.
Nails galv flat head 2.87x40 @ 50mm spacing, > 15mm from ply edge. Stagger nails to avoid splitting chords. Adhesive not essential.
Wide crown staples 38mm @ 50mm, continuous bead of polyurethane construction adhesive to all members.

BOX BEAM STRUCTURAL DIAGRAM

WARREN FRENCH ARCHITECT.
BOARD OF ARCHITECTS REGISTRATION NO. 678.
BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

**SHEET 3
STRUCTURAL DIAGRAMS**

**55 WILLIAM STREET
WESTBURY**

**SCALE 1:50
DATE 6 June 2016**

DEV 4

61 William Street
Westbury
Tasmania 7303
T 0459572722

14754

Index No.		20 4200 1160	
Doc No.			
Batch No.			
RCV'D	05 DEC 2016		MVC
Action Officer	JS	Dept.	DS
EO		OD	✓ BOX

Dear Sir

Re: Planning application VW Properties Trust PA/17/0068 55 William St Westbury.

I wish to comment on this application having regard to its location near residential properties.
My main concerns are noise pollution and air pollution.

1. It is stated that there will be a large dust extractor in use.

Where will this be? Also will it cause unnecessary noise. Also what will happen to the dust? Will it enter the air near the residences?.

I request it be placed away from the residences for noise and air pollution reasons.

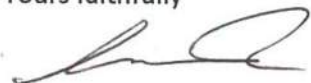
2. The plan allows for roller doors or hinged doors on the West side.

I request the doors be hinged to prevent noise exiting the building, ie they close after someone passes through.

3. The walls of the building appear to have no acoustic material for noise reduction. It is stated that there will be saws and sanders used etc as well as the dust extractor. I believe this material should be used .

I have no objection to this building per se but I believe that the council should consider the effects of the operations of the users on residences nearby.

Yours faithfully



Malcolm Turner (resident)

PLANNING APPLICATION PA/17/0068

THE GENERAL MANAGER
MEANDER VALLEY COUNCIL
WESTBURY

POSTCODE

--	--	--	--

Merrilyn Young

From: Warren French <wdfrench@iinet.net.au>
Sent: Friday, 9 December 2016 6:16 PM
To: Justin Simons
Cc: penelopehaley@gmail.com
Subject: Re: PA\17\0068 - Representation - 53-55 William Street, Westbury - Extension to workshop

Hello Justin,

Thankyou for your email.

I think we can satisfy your respondent.

1. Dust Extraction. I am conscious of the noise a dust extractor makes. I am open to suggestions from others, but I was thinking the best place is between the new and existing buildings, but slightly north of the connecting ramp. The respondent has possibly not seen the drawing I sent you when negotiating with Taswater with regard building over the sewer easement. As Taswater has agreed, the building in of the ramp would provide a 'U' shaped area where three sides are contained by building, and the open side is well away from, and faces, the butcher's shop. If the noise is still too pervasive, a 6m wall would enclose it completely.
2. West Door. I am happy with hinged doors. However, if the construction in 1 above is built, there will be no opening for noise to emit. Could you please check with your respondent whether they would object to a roller door if the ramp is enclosed? The reason is the slope makes swinging difficult. Another option may be a sliding door, but that may be harder to noiseproof than the other options.
3. Wall Accoustic Insulation. In fact the walls will be 140mm frame or 180mm structural insulated panel, fully insulated with high density insulation for exactly this purpose. There are no windows, and skylighting will be multi layer polycarbonate, so I am confident there will be little noise escaping.

Regards,

Warren French.

On 08/12/2016, at 3:50 PM, Justin Simons wrote:

> Hi Warren

>

> Council has received a representation relating to the proposed extension of your workshop at 53-55 William Street, Westbury. The issues raised in the representation are attached. Due to the time frames you have for obtaining approval I am providing you with these documents as they are received, so that you have the opportunity to address them if you would like to. Quite often representations such as this are withdrawn when the concerns raised can be clearly addressed to the satisfaction of the person making the representation.

>

> If you would like to respond to any of the questions raised in the representation, please forward your response to me and I will forward it to the person making the submission. Council will also need to address the concerns raised in our assessment and additional information that you can provide in relation to these matters would assist in doing this.

>

> Regards

>

>

> Justin Simons | Town Planner

>

> Meander Valley Council

The information accompanying the application states that the activities on the site are unchanged, namely the fabrication of building components usually from timber and timber products. The equipment used includes air compressors, stapling guns, routers, sanders and a range of saws. Council has record of three noise complaints in the past ten years associated with the existing business, relating to the operation of power tools beyond 5pm and the operation of the business on weekends.

The documentation accompanying the application states that the hours of operation for the business are proposed to be extended from 8:30am – 5:30pm to 8:00 – 6:00pm on weekdays. The proposed extension to the hours of operation is considered to be reasonable and is consistent with the hours of use which have been stipulated on Planning Permits for businesses carrying out similar activities. The Scheme allows for commercial vehicle movements between 6:00am and 10:00pm in this zone. The applicant has advised that deliveries and truck loading occurs approximately once per week and that the loading of building components for shipping will occur within this timeframe.

The representation notes concerns with the location and potential for noise and dust emissions from the dust extractor, the doors proposed on the western side of the building, and the nature of the wall construction materials and its potential noise reducing properties. The representor insinuates that they would prefer for this door to be kept closed. Given the nature of the business, it may not be practical to have all external doors closed during operating hours. The documentation accompanying the application notes that a walkway will be constructed from Bondor panels between the existing workshop and the proposed new building. This would effectively enclose the door of concern on the western side of the building, and therefore likely reduce the noise impacts beyond the property boundary.

The applicant has advised that their preferred location of the dust extraction unit is between the new and existing buildings, north of the connecting walkway. In this location, the dust extraction unit would be surrounded on three sides, with the northern side open. The applicant did not specify the type of extraction unit proposed to be installed, therefore the noise impacts on surrounding properties is unknown, however it is noted that the closest neighbouring building to the north is a non-sensitive use (butchery).

With regards to the representors concerns about the wall construction materials, the plans indicate that the walls of the proposed workshop will be insulated panel walls, with custom orb zinalume on three external walls, and a hardwood ply noted for the northern external surface. The applicant has indicated that the noise reduction properties of the building materials were taken into consideration when designing the 'purpose built' workshop.

Insulating the workshop walls and housing the dust extraction unit between the buildings are noise mitigation strategies which are likely to reduce the noise and are supported, however the extent of the mitigation is unknown as the application documentation does not include comment on the anticipated dB(A) reduction which is likely to result from the implementation of either strategy. Therefore it is recommended that the permit include conditions addressing these matters, in addition to specifying the hours of operation.

1. The walls of the workshop building must fully insulated and be constructed using material with noise reducing properties to the satisfaction of Council's Town Planner.

2. The proposed use is restricted to the following hours of operation:

Monday to Friday – 8am to 6pm

Not permitted on Saturdays, Sundays or Public Holidays

3. The dust extraction unit must be located in a manner in which it does not cause an environmental nuisance to neighbouring properties via the emission of dust, odour or noise.

4. The ramp connecting the existing workshop to the proposed building is to be fully enclosed as per the endorsed plans.

Engineering Referral for Planning Applications – Infrastructure Department



Application No: - PA\17\0068 -
 Address - 53-55 William Street, Westbury (CT:19781/1) - Workshop, Office, Hairdresser
 Date of Referral: ...19-12-16.....
 Referral by:Dino De Paoli.....
 Desktop Assessment:.....Y..... (Y or N)

Issue for consideration / referral	YES	NO	COMMENTS
Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Connection to Council Stormwater mains/open drains drainage pipe to kerb...and across footpath. A permit will be required from the applicant for any work to be undertaken in the road reserve.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It appears works are proposed to renew old
Property connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overland flow / retention requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Design drawings / calc required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kerb and channel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Footpath/pedestrian crossings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Driveway and crossings (apply for permit?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Signs and line marking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Street trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nature strips	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overland flow / retention requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Turning movement, standard, grade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other Authority's Services/ Coordination issue	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eg: Water, sewerage, telco, power, gas etc	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Impact Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>No issues with sight distance or entering/exiting the site. Developer should consider installing " watch for pedestrians" sign for vehicles leaving the property.....
Building over easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Certification and Construction Documentation N/A			
Notes			
Reinstatement of surrounding surfaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other issues.....			

Works proposed in road reserve to be approved by road authority – stormwater connection.

Distribute to planning

Version 20 July 2016

DEV 4

Submission to Planning Authority Notice

Council Planning Permit No.	PA\17\0068	Council notice date	16/11/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01719-MVC	Date of response	28/11/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	53-55 WILLIAM ST, WESTBURY	Property ID (PID)	7017374
Description of development	Extension to workshop		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Warren French	Taswater Infrastructure		24/11/2016
Warren French	Site Plan		02/11/2016
Warren French	Sheet 8		17/11/2016
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. The applicant must engage a suitably qualified professional to assess the suitability of the existing property water & sewer connections to service the proposal. The property service connections must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 4. In the event that a consolidation of titles is to occur as a result of the buildings being located on multiple titles then, prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made. 5. In the event that a consolidation of titles is to occur as a result of the buildings being located on multiple titles then, Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions. <p>56W CONSENT</p>			

6. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement and within two metres of TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. The plans must include but not be limited to the following:

- a. That the final design for the panels enclosing the sewer main are easily removable;
- b. A cross sectional view through the footings which clearly shows existing pipe depth and proposed finished surface levels over the pipe;
- c. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- d. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
- a. \$201.93 for development assessment.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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

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

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

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
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Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au
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GOV 1 NOTICE OF MOTION - PREVENTATIVE HEALTH PROGRAMS: MEANDER VALLEY – CR BOB RICHARDSON

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Bob Richardson regarding Preventative Health Programs in Meander Valley.

2) Background (Cr Richardson)

Meander Valley lost three health workers – a youth worker, mental health worker and a social worker in response to Federal Government initiatives and implemented by Primary Health Tasmania.

Public response to the loss of programs as a result of these changes has been strong.

In the Meander Valley the “replacement” program is to be the availability of a diabetes educator, as part of the change to “chronic disease case management”. Feedback to the author of this report is that this service in the Meander Valley has minimal demand – not that diabetes is not an issue, but rather, both medical practices at Westbury and Deloraine already offer that service.

The December meeting of Council passed a motion to support Health organisations which requested support – which Council has done.

However, so strong has the community reaction been, that it is considered important enough for Council to take a lead.

Media interest has been high, and for the most part highly supportive of community efforts to redress the actions of Primary Health/Federal health authorities. Several rural/regional Councils have been negatively impacted.

Hence the move to obtain LGAT support.

It is envisaged that a “Strategic Planning Group” consisting of available Councillors, relevant staff, and appropriate community representations be formed to commence discussions as soon as possible. Perhaps the Mayor could be convenor.

3) Strategic/Annual Plan Conformance

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

- Future direction (4) - A healthy and safe community
- Future direction (5) - Innovative leadership and community governance

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

A number of community members have contacted Council directly expressing concern over the loss of the local programs.

Council has also provided administration support for a community initiated campaign to retain the services.

9) Financial Impact

Not applicable

10) Alternative Options

Council can elect to amend or not approve the recommendation.

11) Officers Comments

The shift to a disaggregated health management and care model and the commissioning of providers to service specific health areas represents significant shift in the way the local community will access health services.

Previously a facility like the Westbury Community Health Centre would function as an umbrella organisation which offered and provided a range of health and community services. The new model will see Primary Health Tasmania as the umbrella organisation and health services provided by a range of commissioned providers Primary Health Tasmania defines commissioning in the following way:

At its simplest, commissioning means planning and buying services to meet the health needs of local populations. It involves understanding local priority issues and buying appropriate services to address those issues in the most effective and efficient way.

Commissioning is different to the way Primary Health Tasmania has been buying health services in the past. There is now a strong focus on ensuring outcomes for communities and populations, rather than a focus on delivering activity.

Primary Health Tasmania has now separated health provision into a number of 'areas', and has commenced the process of going to market to find providers for the following services and programs:

- Rural primary health (with a focus on Chronic conditions)
- Aboriginal health – Chronic conditions
- Aboriginal health – alcohol and other drugs
- Alcohol and other drugs
- Mental health – young people with severe and complex mental illness
- Mental health – people with or at risk of mild mental illness
- Aboriginal health – mental health.
- Mental health – people with severe and complex mental illness
- Mental health – suicide prevention
- Refugee health

The commissioning process for rural primary health has been completed. Diabetes Tasmania was the successful tenderer and only organisation intending to provide services for this category in Meander Valley.

Primary Health Tasmania called for tenders to provide services for *Mental health - young people with severe and complex mental illness* in the last quarter of 2016, Tenders closed on 22 December 2016. It is anticipated that tenders will be let in the first quarter of 2017.

Primary Health Tasmania will also approach the market for provision of *Mental health - people with or at risk of mild mental illness* in the first quarter of 2017.

It is not clear if the commissioning of these two services will address the loss of the youth worker, mental health worker and a social worker in Meander Valley.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation (Cr Richardson)

It is recommended that Council:

- 1. notes and expresses disappointment and concern at decisions made by Primary Health Tasmania and the Federal Government at the loss of valued preventative health and other programs in Regional Tasmania;***
- 2. requests support from LGAT for the restoration, long term, of these programs;***
- 3. takes the lead to establish strategies for the restoration of these programs, at least to levels which existed in 2016, and appointment of appropriate staff to conduct these programs long term***

DECISION:

GOV 2 NOTICE OF MOTION - INTERNATIONAL (WORLD) FLY-FISHING CHAMPIONSHIPS – CR BOB RICHARDSON

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Bob Richardson regarding the International (World) Fly-Fishing Championships.

2) Background (Cr Richardson)

The World Fly Fishing Championships will be held in (northern) Tasmania from November 30 to December 8, 2019. The (Tasmanian) Anglers Alliance (the peak body for fishing organisations) made a submission to the world organisation which represents the sport (F.I.P.S – Mouche) to conduct the world championships in Northern Tasmania in 2019, F.I.P.S. – Mouche awarded these championships to Tasmania.

F.I.P.S. – Mouche has 40 Member – countries.

The Tasmanian organisation committee has already commenced organisation. For example, the Country Club Villas has been booked out for the period. Fishing venues have been identified with two Meander Valley venues (Huntsman and Four Springs) included.

Practice venues will also be required. (Competition venues are barred to competitors in the week prior to the competition. Brushy Lagoon is a likely venue).

The organisers estimate visitors from overseas will exceed 400, with Australian visitors in the thousands.

An International sub-committee of F.I.P.S. – Mouche will visit Tasmania in November 2018 to confirm competition venues.

On Thursday 5th January Cr Richardson and Director Infrastructure Services, Dino De Paoli, met with organisation representatives Malcolm Crosse (Chairman) and John Broomby OAM to discuss the issue.

There is potential international exposure of Meander Valley and for capital development for ongoing use at competition and practice venues.

Council has had previous involvement with a similar fishing competition held in 2012 – the Commonwealth Flyfish Competitions.

In addition, there are two very active Anglers Clubs in Meander Valley, based at Westbury and Meander. There is also a possibility that there may be an Australian team member from amongst their members. Former Westbury/Deloraine policeman (Joe Riley) may also gain selection again!

Council's support is being sought to evaluate how Council can assist by engaging in collaborative discussion/engagement with stakeholders.

3) Strategic/Annual Plan Conformance

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

- Future direction (2) - A thriving local economy
- Future direction (5) - Innovative leadership and community governance

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 to amend or not approve the recommendation.

11) Officers Comments

Council officers will work with the organisers to determine what type of support they are seeking before developing a project plan and if necessary bring an agenda item back to Council seeking specific support. Council officers will also with the organisers to leverage any visitation opportunities.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation (Cr Richardson)

It is recommended that Council

- 1. Provides in-principle support to the organiser of the 2019 World fly fishing championships which are to be held in Northern Tasmania with Meander Valley to provide likely venues***
- 2. Work with the organisers to maximise mutual benefits to both the organisers and the Meander Valley municipality.***

GOV 3 NOTICE OF MOTION – REMOVAL OF 'MOUNTAIN MAN' - CR RODNEY SYNFIELD

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Councillor Rodney Synfield concerning a proposal to remove the 'Mountain Man' sculpture from the Riverside Park in Deloraine.

2) Background (Cr Rodney Synfield)

This Notice of Motion is in relation to taking action to remove the 'Mountain Man' from the Riverside Park in Deloraine.

There has been very strong and widespread community support, for the removal of the above referred to object – that support remains to this day.

Historical facts:

A précis of how the artefact got to be placed where it is;

Considerable funding* to purchase and locate the Mountain Man, where it is, is believed by the author, to be as a consequence of compensation, for alterations in forestry practices, in the local area in/ around 2002. [*The funding was provided by the Commonwealth Government through the Regional Forest Agreement.]

The questions of how it could be considered compensation and of why the artefact was placed where it is, are in one sense, beyond me!

Present facts:

Now objet d'art is described in the Concise Oxford dictionary as being a small artistic object; what we are discussing here doesn't qualify – it's not small.

Some people in the community have suggested that it does qualify in terms of meeting another nearby dictionary definition, that of objet trouvé, meaning, "object found or picked up at random and presented as rarity or work of art", - you be the judge as to which, if any, category it fits into!

The only significant interest, or views expressed over the years, in relation to this object, is in asking 'how did it come to be placed where it is', 'the fact that we don't like, or want it' and 'when will you remove same'?

In my view it is totally out of character for the area in which it is placed – a beautiful, although somewhat modified, natural setting. This is a view shared by many in the community.

There are said to be objects in the collection at the Museum of Old and New Art (MONA), Hobart that cause offence, or at the least are considered disturbing and or confronting; I'm not sure what category the Mountain Man falls into – perhaps MONA would like the object in question?

This object is located in a highly visible area, seen or alternatively, attempted to be ignored, by many in the community; perhaps it could be located in a more appropriate location.

Speaking of MONA, the last time I was in the Louvre*, (the only time in fact) another Mona, Mona Lisa itself, in fact, was on display, in a side corridor; so that the greatest number of people could file past and view this remarkable painting.

*Should any Councillor be unaware, the Louvre is not a window, with movable glass panels, on a dunny somewhere; it, that is the Louvre, is actually an eminent and highly regarded museum in the heart of Paris, the 'city of lights', where some of the finest artworks in the world, are housed and displayed. A dimly lit side corridor somewhere in that museum, might be the perfect place to show off the Mountain Man; a place that would highlight its features to their best, such as the especially clever use of 'light and shade'?!
The author has been told it weighs approximately seven tons, and you are likely to be in the shade, if you stand on the side furthest from the sun?!

The author has been told it weighs approximately seven tons, and you are likely to be in the shade, if you stand on the side furthest from the sun?!

I knew I was paying attention in grade 8 high school Art classes; further my matriculation level Chemistry teacher affirmed my abilities one day, when on this particular occasion, I was paying less than full attention to the subject matter at hand. He asked (me) what metal gives off a green color when held over a hot flame; when I responded by saying blue and yellow (makes green) he (politely) suggested I might like to join the Art class. – I digress!

Now (the) Mona Lisa is one of many fine works of art in the Louvre said to be 'priceless'. Some, in this community, have basically described the Mountain Man in similar terms, i.e. its price-less, or alternatively without price; others not so dogmatic have said it's at least worth less than the price it cost to put it on the riverbank.

It's said beauty is in the eye of the beholder but really! (And) as a friend keeps reminding me "who is the arbiter of good taste?. If we could find that

person, there'd be plenty of work available, unravelling the mysteries of art. – Again I digress!

More importantly however, in relation to the Mountain Man than its qualities as an artefact, is that this object wasn't asked for by the local community; it was foisted upon them!

Never mind the vagaries of forestry, how does this qualify as compensation, if indeed that is what it was?! [I remain ever confident however that Council staff will be able to address this in the section(s) of this Motion that they deal with!]

To be perfectly candid, I have found four people so far, who actually like the Mountain Man, and a couple more that are ambivalent about it; to date none have got back to me with an alternate suitable location.

To quote from a brochure describing the Great Western Tiers Sculpture Trail, (the) "Mountain Man eulogises and mythologises the landscape and people of the Great Western Tiers" – really!? The mythologizing, for many in the community, will likely come after its removal – should that occur – in relation to its having been sited there in the first place.

One stated outcome from the Deloraine Outline Development Plan, recently produced for Council, was that there was a desire by some in the community, to be able to have art displayed on a rotational basis, for say six months or so; perhaps the Mountain Man site could be considered for such usage, in the future?

Whilst there may never be total agreement in relation to what constitutes art or beauty, it behoves Council to ensure that what is on public display, in a park for which Council is responsible, has general support from the community, not only for its location, but also its reason for being there.

In conclusion, the author refers the reader back to the paragraph in bold hereinbefore; hence this motion.

Supplemental:

That the mover of the motion will entertain the idea of amending, or incorporating into the motion herein below, particularly point 2), so as to facilitate relocating, said object to a specific location in the urban end of the municipality, should the Mayor have a suitable site in mind for same.

3) Strategic/Annual Plan Conformance

Not applicable

4) Policy Implications

The Notice of Motion is subject to Council Policy No 80 – Management of Public Art.

5) Statutory Requirements

Not applicable

6) Risk Management

Responsible risk management is integral to policy 80 - Management of Public Art.

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

The proposal is informed by anecdotal feedback. Formal public consultation has not been undertaken.

9) Financial Impact

It is estimated that costs for the removal and disposal of the 'Mountain Man' artwork would be \$5,000 with more than double that amount to relocate it. The installation of other art work into the 'Mountain Man's' present location would incur further expense. All these costs are outside current Council budgets.

10) Alternative Options

Council can elect to amend or not approve the recommendation.

11) Officers Comments

'Public art is any designed artwork in the public domain and can be functional or aesthetic'('Public Art in Meander Valley - Mary Gill 2011: 7)

'The object of public art is to express something and/or stimulate response. That response may be emotional, intellectual or sensory' (Public Art, Policy and Procedure – Alice Springs Town Council - 2006: 5).

The 'Mountain Man' artwork is one of seven 'sculptures' along both sides of the Meander River in Deloraine. These were funded by the Commonwealth Government through the Tasmanian Regional Forest Agreement (1999) and installed in October 2002. They form part of a 'Great Western Tiers Sculpture Trail', one of a series of art projects developed to enhance the tourism appeal of the Western Tiers area. The Trail was managed by the Tasmanian Parks and Wildlife Service under the direction of the Minister for Primary Industry, Water and the Environment and supported by a local committee of artists and arts stakeholders. Expressions of interest for the Trail were invited nationally - 15 artists were selected from 70 applicants. The 'Mountain Man' is the work of teacher and community artist, Tony Woodward of Tarooma, Tasmania. Woodward uses glass mosaics as an element to decorate sculptural forms that are often interactive and designed so that people, particularly children, can climb and play on them. He received the Premier's Westfield Education Scholarship in 2004 and the Hardie Fellowship in 2005. In 2013 he received the Alcorso Foundation Italian Residency to investigate significant mosaic sites in Italy.

From records, it appears that the agreement with the artists chosen for the Sculpture Trail involved, with payment, the passing of ownership of the works to the Commissioner (Tasmanian State Government). The Commissioner simultaneously committed not to destroy, alter or intentionally modify the Commissions during the lifetime of the artists without their written approval (which should not be unreasonably withheld). Council's role as leaseholder of the riparian zone on which the Sculpture Trail stands can, therefore, be described as one of stewardship and the provision of reasonable maintenance.

Public art in Meander Valley arises from many sources with mixed funding models. A Council policy was established in February 2014 to assist Council in its varied management role. Any proposal to decommission a public artwork under Council jurisdiction is, therefore, subject to the Policy's provisions. Section 4, parts (d), (i) and (j) of the Policy state that Council will:

- Encourage community consultation and involvement
- Apply best practice standards of asset management including a commitment to consult with the artist(s) regarding any repairs or modifications to their work or its immediate surrounds

- Apply effective processes for the commissioning and decommissioning of public art

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation (Cr Rodney Synfield)

It is recommended that Council:

- 1. undertakes and supports as relevant, all necessary action to be taken forthwith, to remove immediately and permanently from public view, the Mountain Man from the park area, adjacent to the river in Deloraine;***
- 2. that Council find a suitable place for the Mountain Man to 'reside';***
- 3. that Council, subject to any possible action taken under 4) below, addresses any associated matters, such as the rehabilitation of the site, so as to improve, if required, the amenity of the area, for the enjoyment of all; and***
- 4. that Council explores the possibility of utilizing the current site of the Mountain Man for rotational art displays, or alternatively a garden bed or lawn, perhaps incorporating a memorial plaque depending upon what might be found lying underneath.***

DECISION:

GOV 4 ANNUAL PLAN – QUARTERLY REVIEW – DECEMBER 2016

1) Introduction

The purpose of this report is for Council to receive the December 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 December quarter there were 124 targets.

Of these targets – 105 were achieved, 16 in progress and 3 deferred.

Detail of the three activities deferred are as follows:-

Program 1.3 **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 3.1 **Emergency Services**
Activity 3.1.4 **Conduct emergency management training facilitated by Red Cross**
Target: **Complete training**
Comment: **Training by Red Cross has been deferred to early 2017 due to emergency evacuation centre training that was facilitated by Red Cross late last year.**

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 December 2016 quarter.

DECISION:



**2016/2017
December
Quarterly Review**



Meander Valley Council

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

SUMMARY

December 2016 Quarterly Review

Area	Achieved	In Progress	Deferred
1. Governance	32	7	1
2. Corporate Services	15	0	0
3. Infrastructure Services	25	6	1
4. Development Services	15	1	1
5. Works	10	0	0
6. Economic Development	8	2	0
OVERALL TOTALS	105	16	3
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	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	Prepare for each meeting
5	Policy Review	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule	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	
7	Operations Document Review	Review as per schedule Achieved	Review as per Schedule Achieved	Review as per schedule	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	Action the framework
2	Implement the Internal Audit Program	Review of Audit outcomes Achieved	Conduct Audit Achieved	Review of Audit outcomes	Conduct Audit
3	Conduct Risk Management Committee meeting	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting	Conduct meeting
4	Business Continuity Plan (BCP)			Yearly review and update	
5	Co-ordinate functions of the Audit Panel	Conduct meeting as per Audit Schedule Achieved		Conduct two meetings as per Audit Schedule	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	Conduct quarterly meeting
2	Conduct Driver training course	Organise course Achieved	Course held Achieved	Review effectiveness of course	
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	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	Implement action plan
6	Workplace Consultative Committee operation	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting	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	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	Attend NTD Local Government Committee Meeting
2	Convene meetings of the Customer Service Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting	Conduct meeting
3	Convene meetings of the Merit User Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting	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	Conduct meeting and report on outcomes
5	Review Council's Delegation Register		Review register Achieved		
6	Prepare Human Resources Plan			Prepare framework for Plan	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	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	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	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 Schools artist in residence workshops	Advertise Schools' artist in residence workshops to schools
4	Support Positive Ageing Programs	Report on progress Achieved	Report on progress Achieved	Report on progress	Report on progress
5	Develop and manage the Public Arts Policy	Report on progress Achieved	Report on progress Achieved	Report on progress	Report on progress
6	Provide Strategic Business and Planning assistance to community groups	Report on progress Achieved	Report on progress Achieved	Report on progress	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	Conduct and report Evaluate overall outcomes
2	Conduct Stepping Stones Camps	Conduct program Achieved	Conduct program Achieved	Conduct program	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	Evaluate outcomes
4	Conduct 'National Youth Week' Event			Prepare and advertise event	Conduct event
5	Facilitate outdoor recreation programs	Conduct program Achieved	Conduct program Achieved	Conduct program	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	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	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	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	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	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	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	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	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	Achieve activity performance target
4	Arrange annual insurance renewals		Crime Insurance (Fidelity Guarantee renewal) Achieved	Directors and Officers and Employment Practices renewal	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	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	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	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	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	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	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	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	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		
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	
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	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	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	Chair quarterly meeting
2	Participate in Northern Regional Emergency Management Committee (NREMC)	Attend meeting Achieved	Attend meeting Achieved	Attend meeting	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	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	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	Achieve activity performance targets
4	Undertake footpath proactive defect inspections			Undertake required inspections	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

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	
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	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	
4	Co-ordinate building maintenance – general, reactive and programed	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance	Undertake required maintenance

5	Property services – leasing, hire agreements, disputes, building valuations, and administration	Review agreements In Progress		Review agreements	
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	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	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	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	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	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	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	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	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	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	Action the Plan
2	Support Northern Tasmanian Waste Management Group activities through a 5% landfill levy	Attend meetings Achieved	Attend meetings Achieved	Attend meetings	Attend meetings
3	Provision of kerbside collection contracts for waste, recyclables, and organics	Supervise Contract Achieved	Supervise Contract Achieved	Supervise Contract	Supervise Contract
4	Provision of landfill, waste transfer stations and resource recovery operations contract	Supervise Contract Achieved	Supervise Contract Achieved	Supervise Contract	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	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	

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	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	Chair meeting and distribute minutes
3	Support regional NRM Stormwater Officer	Meet with officer Achieved	Meet with officer Achieved	Meet with officer	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	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	Performance Target
2	Process Planning Scheme Amendments	Performance Target Achieved	Performance Target Achieved	Performance Target	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	

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	Performance Target
2	Permit Authority – Process Building Applications	Performance Target Achieved	Performance Target Achieved	Performance Target	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	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	Record Results
2	Inspect Places of Assembly annually as per program	Issue Annual Licence Achieved	Issue Annual Licence Achieved	Issue Annual Licence	Issue Annual Licence
3	Inspect and register food premises annually	Inspections per Schedule Achieved	Inspections per Schedule Achieved	Inspections per Schedule	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	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	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	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	
2	Fire Abatement Management		Issue Fire Abatement Notices Achieved	Issue Fire Abatement Notices	
3	Investigate incidents and complaints regarding animal control	Performance Target Achieved	Performance Target Achieved	Performance Target	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	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	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	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	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	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	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	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	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	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	
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	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	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	Achieve Performance Target
2	Review and update Councils Natural Resource Management Strategy	Commence review Achieved	Continue review Achieved	Present draft to Council	
3	Participate in the Tamar Estuary Esk Rivers Program (TEER)			Report on TEER activities	

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	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	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	Report on progress via quarterly meeting minutes
4	Support the progress of Hadspen Urban Growth Area		Report on progress	Report on progress	Report on progress
	a. Negotiate and prepare the Part 5 agreements with landowners	Report on progress Achieved	Report on progress Achieved	Report on progress	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	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	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	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 5 2016-2017 COMMUNITY GRANTS APPLICATION ASSESSMENTS - ROUND 3 - DECEMBER 2016

1) Introduction

The purpose of this report is to present for Council approval, the recommendations of the Community Grants Committee for Community Grants Round 3.

2) Background

This is the third round of assessments in 2016-17. 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 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.

Committee members Crs Tanya King and Ian Mackenzie, Vicki Jordan (Community Officer) and Malcom Salter (Director Corporate Services) met on 20 December 2016 to consider the applications received. They were supported by Patrick Gambles (Community Development Manager) and Merrilyn Young (Grants Administrator). Cr Kelly also attended as an observer.

3) Strategic/Annual Plan Conformance

Further 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

No requests have been received for approval by the General Manager during the period October – December 2016:

Grant Applications and Sponsorship Requests from Organisations

Eleven applications were received totalling requests of \$25,718. 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 \$
Deloraine Devils Netball Club	Netball post upgrade	2,450.80	2,450.80	2,450.80
Lions Club of Riverside	Special kids magic show	240.00	240.00	240.00*
MV Community Radio	Summer music event	3,300.00	3,000.00	1,500.00
MV Emergency Relief Scheme	Christmas Appeal	500.00	500.00	500.00*
Meander Valley Gazette	Camera purchase	2,995.00	2,995.00	0.00
Prospect Hawks Junior FC	Footballs	8,800.00	3,000.00	3,000.00
Westbury Agricultural Society	Grandstand painting	7,150.00	3,000.00	3,000.00
Westbury Bowls Club	80 chairs	7,480.00	3,000.00	3,000.00
Westbury Health	Defibrillator	2,382.45	2,282.45	0.00
Western Tiers Community Club	Access upgrade	2,250.00	2,250.00	2,250.00
Wheels 4 Work	Driver mentoring program	6,921.00	3,000.00	3,000.00
TOTAL		44,469.25	25,718.25	18,940.80

**These requests have been funded in advance of the December Council meeting with the approval of the General Manager – to meet event timelines.*

Nine allocations equalling \$18,940.80 are recommended for approval by Council. These have a total project cost of \$39,091.80.

One application was approved with a condition:

Organisation	Project	Grant Requested	Condition
Prospect Hawks Junior FC	Footballs	3,000.00	Subject to satisfactory acquittal of the mobile lighting tower grant (2014) - by 31 March 2017

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

Organisation	Project	Grant Requested	Reason
Meander Valley Gazette	Camera purchase	2,995.00	Invited to re-submit for new, rather than used, equipment
Westbury Health	Defibrillator	2,282.25	A defibrillator was considered to be core provision for a State-funded health service

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation

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

- 1. the allocation of funds to the applicants as listed in the following table:*

Organisation	Project	Grant Recommended \$
Deloraine Devils Netball Club	Netball post upgrade	2,450.80
Lions Club of Riverside	Special kids magic show	240.00
MV Community Radio	Summer music event	1,500.00
MV Emergency Relief Scheme	Christmas Appeal	500.00
Westbury Agricultural Society	Grandstand painting	3,000.00
Westbury Bowls Club	80 chairs	3,000.00
Western Tiers Community Club	Access upgrade	2,250.00
Wheels 4 Work	Driver mentoring program	3,000.00
TOTAL		15,940.80

- 2. the following allocation and its condition:*

Prospect Hawks Junior FC	Footballs	3,000.00
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Subject to satisfactory acquittal of the mobile lighting tower grant (2014) - by 31 March 2017

DECISION:

GOV 6 POLICY REVIEW NO 80 – MANAGEMENT OF PUBLIC ART

1) Introduction

The purpose of this report is for Council to review existing policy Number 80 – Management of Public Art.

2) Background

This Policy was established in February 2014 to guide Council's management responsibilities related to public art. It is informed by the document, 'Public Art in the Meander Valley' (Mary Gill 2011).

3) Strategic/Annual Plan Conformance

The Annual Plan indicates that this policy was to be reviewed in the March 2017 quarter.

4) Policy Implications

The process of policy review will ensure that policies are up to date and appropriate.

5) Statutory Requirements

Not applicable

6) Risk Management

Responsible risk management is integral to the Policy. It will help ensure that public art assets are appropriately commissioned, maintained and decommissioned.

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Costs associated with the maintenance and support of public art will be met through Council's annual budget process and funding partnerships with other agencies where appropriate.

10) Alternative Options

Council can elect to make further amendments or retain the existing policy.

11) Officers Comments

This Policy continues to assist Council in developing its management and support of public art across the municipal area.

It was approved in principle by the Audit Panel in December 2016 – with two minor amendments as indicated below.

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation

It is recommended that Council confirm the continuation of Policy No.80 – Management of Public Art, as follows:-

POLICY MANUAL

Policy Number: 80	Management of Public Art
Purpose:	To guide Council's management of public art within its authority
Department:	Governance and Community Services
Author:	Patrick Gambles, Community Development Officer Manager
Council Meeting Date:	11 February 2014 17 January 2017
Minute Number:	31/2014
Next Review Date:	February 2017 2021

POLICY

1. Definitions

Public art: is artwork freely accessible in the public domain. It consists of artistic productions and constructions that may be permanent or temporary, functional or aesthetic. Works of public art can include, but are not restricted to, paintings, murals, photography, sculpture, earthworks, signage, performance, water features, sound works, audio, text and multimedia.

Monuments and memorials are not included for the purposes of this policy.

2. **Objectives**

- To establish a clear and effective process for managing and supporting public art in the municipal area
- To facilitate the provision of public art in street-scaping, master-planning and town design projects for Meander Valley's communities
- To further enhance Meander Valley's reputation as a respected exponent of public art in Tasmania

3. **Scope**

This policy applies to the Council, employees, contractors and volunteers in the management of public art through Council activities.

4. **Policy**

Public art in Meander Valley arises from many sources with mixed funding models. Council commissions some public art and contributes to projects developed by other parties. Council is often required to be responsible for the ongoing maintenance and safety of art works in the public domain. This involves working in partnership with communities, artists, voluntary organisations, businesses and agencies of State, Commonwealth and Federal Governments.

In the development and management of public art in the municipal area, Council will:

- a) Be guided by the background paper 'Public Art in Meander Valley'(Mary Gill 2011) and its Strategic Plan
- b) Respond to public art works proposed to be gifted to the Meander Valley community in accordance with its Gifted Assets and Asset Management Policies
- c) Take a strategic approach to the development of public art within the municipal area
- d) Encourage community consultation and involvement
- e) Support the creation of a voluntary Public Art Advisory Group with wide representation
- f) Appropriately register and maintain existing works
- g) Ensure that its access, risk management and public liability responsibilities are met
- h) Ensure that all relevant permissions and statutory approvals are identified and obtained

- i) Apply best practice standards of asset management including a commitment to consult with the artist(s) regarding any repairs or modifications to their work or its immediate surrounds
- j) Apply effective processes for the commissioning and decommissioning of public art
- k) Appropriately contract and attribute creators of public art
- l) Provide funds in its annual operational budget for ongoing maintenance of public art
- m) Consider public art opportunities in new or renewal capital projects in public spaces

5. Legislation and Associated Council Policies

Copyright Act 1968

Copyright Amendment (Moral Rights) Act 2000

Asset Management Policy No.60

New and Gifted Assets Policy No.78

State and Commonwealth legislation addressing the protection of cultural heritage

6. Responsibility

Responsibility for the operation of this policy rests with the Director of Governance & Community Services

DECISION:

GOV 7 SPECIAL COMMITTEES OF COUNCIL

1) Introduction

The purpose of this report is to formalise the annual appointment of members of Special Committees of Council.

2) Background

Council has a number of special hall and recreation ground committees together with the Deloraine and Westbury Community Car Committees, Natural Resource Management Committee, Sustainable Environment Committee and the Townscape, Reserves & Parks Committee.

Each year it is necessary to formalise the appointment of members of all Special Committees for insurance purposes, as member representation changes.

3) Strategic/Annual Plan Conformance

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

- Future Direction (3): Vibrant and engaged communities;

Meets a program objective under Section 1.1 of Council's Annual Plan.

4) Policy Implications

Not applicable

5) Statutory Requirements

Council is required to formally appoint members of Special Committees by Section 24(2) of the Local Government Act 1993.

6) Risk Management

All Special Committees of Council operate under a signed Memorandum of Understanding with Council which outlines the ongoing arrangements for the effective management of their respective roles. Each individual member of every Special Committee of Council is required to complete a Member Information Sheet for insurance purposes.

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

An updated membership list is obtained from each Special Committee following their Annual General meetings.

AUTHOR: David Pyke
DIRECTOR GOVERNANCE & COMMUNITY SERVICES

12) Recommendation

It is recommended that Council formalise the appointment of the following Special Committee members as required by Section 24(2) of the Local Government Act 1993:-

SPECIAL COMMITTEE	MEMBERS
Birralee Memorial Hall Committee:	Daisy Arnold, Ernie Blackberry, Esther Blackberry, Gillian Blackberry, Lindsay Blackberry, Lexie Brient, Faye Camino, Michelle Dewsberry, Denis Hall, , Neville Hall
Bracknell Public Hall and Recreation Ground Committee:	Andrew Cousens, Sharyn Cousens, Corey Jones, Nicole Jones, Sharmane Jones, Stephen Jones, Evelyn Leonard, Robert Leonard, Ian Mackenzie, Ted Preece, Leesa Richardson, Brent Shelton, Mark Shelton, Merrilyn Shelton, Olivia Shelton, Carol Spencer, Annette Strickland

Carrick Community Committee:	Catherine Blackwell, Jill Cunningham, Dorothy Keygan, Roslyn Renault, Robyn Shean, Bernie Stevenson, Sheila Stevenson, Evelyn Strickland, Nola Trower, David Williams, Robyn Williams
Caveside Recreation Committee:	Claire Capper, Geoff Capper, Andrew Crowden, Ann Crowden, Marcus Crowden, Zuleika Crowden, Cecilia Doyle, Neil Doyle, Katy Haberle, Kelvin Haberle, Bradley Harris, Bob Hedger, Kelvin Howe, Margaret Howe, Christine Linger, Rodney Linger, Maria Manners, Simon Manners, Carol Robertson, Gillian Robertson, John Robertson, Tim Robertson, Donna Rollins, Mike Rollins, Rosie Stafford
Chudleigh Memorial Hall Committee:	Allan Cameron, Maureen Cameron, Denis Crowden, Sheryl Crowden, Lindsay Haberle, Jane Lamont, Belinda Motton, Terry Pickett, Doris Philpott, Leon Philpott, Peter Philpott, Wayne Richardson, Neon Ritchie, Michael Smith, Margaret Wilson
Dairy Plains Memorial Hall Committee:	Alana Atkins, Brent Atkins, Gwen Atkins, Nikki Atkins, Katrina Atkins, Mark Atkins, Robert Atkins, Carol Fletcher, Jodie Haberle, Susanna Haberle
Deloraine Community Car Committee:	Roy Axelsen, Kathryn Earley, Charlie Fowler, Sue Keegan, Rosanne Roles, Lyn Wadley, Marilyn Young
Meander Hall and Recreation Ground Committee:	Karen Bird, Andrea Berne, Trudi BATTERY, Christine Chilcott, David Chilcott, Nathan Chilcott, Ann Costello, Joanne John, Neil Johnston, Stephen Johnston, Scott Jones, Stephen Saltmarsh, Helen Smith
Mole Creek Memorial Hall Committee:	Joan Barrow, Ken Faulkner, Connie Frydrych, Elaine Gale, Kathy Green, Ken Lane, Pat Lane, Renee Larcher, Maree Martin, Ken Philpott, Maree Philpott, Ross Quick, Leanne Stephens, Douglas Stewart, Brenda Walters, Des Walters, Suzanne Wilks, Debbie Youd
Rosevale Memorial Hall and Recreation Ground Committee:	Brianna Bennett, Kerry Best, Gwen Cuthbertson, Kevin Cuthbertson, Tony Cuthbertson, Wendy Cuthbertson, Christine Davson-Galle, Mary Eddington, Randy

	Hardwick, Cheryl Hendley, Tom Hendley, Roy Millwood, Tim Reed, Jodie Rowlands, Gary Smith, Brett Tatnell
Selbourne Memorial Hall Committee:	Anne Battahan, Jenny Brown, Mark Brown, Philip Brown, Dennis Eyles, Graeme Eyles, June Eyles, Peter Eyles, Doug French, Jenny French, Michael Heazelwood, Marilyn Hills, Tim Hills, Annette Reed, Nevil Reed
Weegena Hall Committee:	Jane Buck, Royce Buck, Tim Dawkins, Chris Gard, Maggie Graves, Stuart Harvey, John Hawley, Amber Lefevre, Anthony Lindsay, Beau Lindsay, Gracienne Lindsay, Jordyn Lindsay, Michelle Lindsay, Peter Mackay, Cliff Norton, Lindy Norton, Linda Pittard, Chris Roberts, Sandra Roberts, Annie Robinson, Fritz Robinson, Kevin Sheldon, Martha Sheldon, John Spicer, Graham Swinsburg, Richard Thomas, Mark Webster
Westbury Community Car Committee:	Evonne Blackley, Chris Blazeley, Shirley Bott, Ted Carter, Kaye Hewlett, Rodger Travis
Westbury Historical Society	Stewart Badcock, Ann Barber, Margaret Cameron, Bill Greenhill, Virginia Greenhill, Cornelius Horgan, Amanda Manners, Sean Manners, Peter Mantanle, Dianne Murray, Jack Starr-Thomas Pam Swain, Amanda Taylor, Danny Taylor, Katrina Treloggan, Syd West, Anne Witherden
Westbury Recreation Ground Management Committee:	Lexie Brient, Gale Claxton, Michael Claxton, Ken Garwood, Desmond Jarvis, Karen Lattin, Kevin Pitt, Roger Thomas Reinmuth, Syd West
Whitemore Recreation Ground Committee:	Malcolm Cresswell, Matthew Dent, Sam French, Kym Hingston, Nick Hingston, Kylie Johns, Richard Johns, Barry Pearn, Stephen Pearn, Kevin Pitt, Ellis Shaw
Natural Resource Management Committee	Andrew Baldwin, John Bell, Maureen Bennett, David Bower, Stuart Brownlea, Rob Buck, Rick Dunn, Glen Neill, Tim Schmidt, Cr Rodney Synfield, Ann Whiteley
Sustainable Environment Committee	Stuart Brownlea, Rick Dunn, Kris Eade, Ian Howard, Cr Tanya King, Sean Manners, Craig Plaisted Cr Bob Richardson, Cr Deb White
Townscape, Reserves and Parks Committee	Gerry Bartley, Lois Catchlove, Christine Chilcott, Cr Andrew Connor, Dinah Fitzgerald,

	Ian Knight, Cr Rodney Synfield, Cr John Temple, Scott Wilson
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DECISION:

CORP 1 FINANCIAL REPORTS TO 31 DECEMBER 2016

1) Introduction

The purpose of this report is to present Council's financial reports to 31 December 2016.

2) Background

The financial reports to 31 December 2016 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 December 2016 be presented at the January 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 the first six months is discussed in detail in the Exception and Trends Report which is attached.

AUTHOR: Jonathan Harmey
SENIOR ACCOUNTANT

12) Recommendation

It is recommended that Council receive the following financial reports for the period ended 31 December 2016:

- 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-Dec-2016

	Actual 2017	Budget 2017	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	11,447,230	11,293,500	101.36%
Fees & User Charges	584,197	1,101,700	53.03%
Contributions & Donations	40,215	311,800	12.90%
Interest	380,373	907,300	41.92%
Grants & Subsidies	3,303,085	6,960,500	47.45%
Other Revenue	291,600	1,013,200	28.78%
Total Operating Revenue	\$ 16,046,701	\$ 21,588,000	74.33%
Operating Expenditure			
Departments			
Governance & Community Services	827,675	1,706,600	48.50%
Corporate Services	778,922	1,652,100	47.15%
Infrastructure Services	1,113,030	2,603,900	42.74%
Works	2,027,059	3,503,500	57.86%
Development Services	765,366	1,771,900	43.19%
Economic Development & Sustainability	490,358	1,067,200	45.95%
Maintenance & Working Expenses	\$ 6,002,408	\$ 12,305,200	48.78%
Interest	105,660	271,300	38.95%
Depreciation	2,480,500	4,961,000	50.00%
Payments to Government Authorities	537,783	1,075,600	50.00%
Administration Allocated	-	-	
Other Payments	77,420	245,000	31.60%
Total Operating Expenditure	\$ 9,203,771	\$ 18,858,100	48.81%
Operating Surplus/(Deficit)	\$ 6,842,930	\$ 2,729,900	



Meander Valley Council

2017 Operating Statement as at 31-Dec-2016

	Actual 2017	Budget 2017	% of Budget
General Administration			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	88,502	157,500	56.19%
Contributions & Donations	1,400	2,800	50.00%
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	3,411	1,500	227.38%
Total Operating Revenue	\$ 93,312	\$ 161,800	57.67%
Operating Expenditure			
Departments			
Governance & Community Services	543,428	1,100,700	49.37%
Corporate Services	754,651	1,612,200	46.81%
Infrastructure Services	79,221	176,800	44.81%
Works	741	-	
Development Services	44,378	84,600	52.46%
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 1,422,418	\$ 2,974,300	47.82%
Interest	-	-	
Depreciation	102,000	204,000	50.00%
Payments to Government Authorities	-	-	
Administration Allocated	(38,869)	(77,800)	49.96%
Other Payments	15,223	29,000	52.49%
Total Operating Expenditure	\$ 1,500,771	\$ 3,129,500	47.96%
Operating Surplus/(Deficit)	(\$ 1,407,459)	(\$ 2,967,700)	47.43%



Meander Valley Council

2017 Operating Statement as at 31-Dec-2016

	Actual 2017	Budget 2017	% of Budget
Roads Streets and Bridges			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	-	61,000	0.00%
Contributions & Donations	-	200,000	0.00%
Interest	-	-	
Grants & Subsidies	2,201,283	4,800,300	45.86%
Other Revenue	-	-	
Total Operating Revenue	\$ 2,201,283	\$ 5,061,300	43.49%
Operating Expenditure			
Departments			
Governance & Community Services	-	-	
Corporate Services	-	-	
Infrastructure Services	94,917	98,200	96.66%
Works	1,340,251	2,048,400	65.43%
Development Services	-	-	
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 1,435,168	\$ 2,146,600	66.86%
Interest	-	-	
Depreciation	1,562,500	3,125,000	50.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	100,000	0.00%
Total Operating Expenditure	\$ 2,997,668	\$ 5,371,600	55.81%
Operating Surplus/(Deficit)	(\$ 796,385)	(\$ 310,300)	256.65%



Meander Valley Council

2017 Operating Statement as at 31-Dec-2016

	Actual 2017	Budget 2017	% of Budget
Health and Community and Welfare			
Operating Revenue			
Rate Revenue	2,461,577	2,439,500	100.90%
Fees & User Charges	242,710	431,500	56.25%
Contributions & Donations	23,364	94,000	24.85%
Interest	105,660	211,300	50.00%
Grants & Subsidies	5,000	-	
Other Revenue	43,397	86,800	50.00%
Total Operating Revenue	\$ 2,881,708	\$ 3,263,100	88.31%
Operating Expenditure			
Departments			
Governance & Community Services	115,323	281,700	40.94%
Corporate Services	-	700	0.00%
Infrastructure Services	765,720	1,987,800	38.52%
Works	463,986	960,300	48.32%
Development Services	185,731	423,000	43.91%
Economic Development & Sustainability	490,358	1,067,200	45.95%
Maintenance & Working Expenses	\$ 2,021,118	\$ 4,720,700	42.81%
Interest	105,660	271,300	38.95%
Depreciation	255,700	511,400	50.00%
Payments to Government Authorities	537,783	1,075,600	50.00%
Administration Allocated	38,611	77,200	50.01%
Other Payments	28,930	76,000	38.07%
Total Operating Expenditure	\$ 2,987,803	\$ 6,732,200	44.38%
Operating Surplus/(Deficit)	(\$ 106,095)	(\$ 3,469,100)	3.06%



Meander Valley Council

2017 Operating Statement as at 31-Dec-2016

	Actual 2017	Budget 2017	% of Budget
Land Use Planning and Building			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	161,431	265,700	60.76%
Contributions & Donations	-	-	
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	68,452	37,000	185.01%
Total Operating Revenue	\$ 229,883	\$ 302,700	75.94%
Operating Expenditure			
Departments			
Governance & Community Services	-	-	
Corporate Services	-	-	
Infrastructure Services	17,507	60,200	29.08%
Works	-	-	
Development Services	535,257	1,270,300	42.14%
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 552,764	\$ 1,330,500	41.55%
Interest	-	-	
Depreciation	10,500	21,000	50.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	-	
Total Operating Expenditure	\$ 563,264	\$ 1,351,500	41.68%
Operating Surplus/(Deficit)	(\$ 333,381)	(\$ 1,048,800)	31.79%



Meander Valley Council

2017 Operating Statement as at 31-Dec-2016

	Actual 2017	Budget 2017	% of Budget
Recreation and Culture			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	91,555	186,000	49.22%
Contributions & Donations	15,452	15,000	103.01%
Interest	-	-	
Grants & Subsidies	34,488	35,200	97.98%
Other Revenue	10,875	21,000	51.79%
Total Operating Revenue	\$ 152,370	\$ 257,200	59.24%
Operating Expenditure			
Departments			
Governance & Community Services	168,923	324,200	52.10%
Corporate Services	21,692	33,700	64.37%
Infrastructure Services	149,183	284,800	52.38%
Works	441,548	858,100	51.46%
Development Services	-	-	
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 781,347	\$ 1,500,800	52.06%
Interest	-	-	
Depreciation	377,550	755,100	50.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	32,614	39,000	83.63%
Total Operating Expenditure	\$ 1,191,511	\$ 2,294,900	51.92%
Operating Surplus/(Deficit)	(\$ 1,039,140)	(\$ 2,037,700)	51.00%



Meander Valley Council

2017 Operating Statement as at 31-Dec-2016

	Actual 2017	Budget 2017	% of Budget
Unallocated and Unclassified			
Operating Revenue			
Rate Revenue	8,985,653	8,854,000	101.49%
Fees & User Charges	-	-	
Contributions & Donations	-	-	
Interest	274,713	696,000	39.47%
Grants & Subsidies	1,062,314	2,125,000	49.99%
Other Revenue	165,465	866,900	19.09%
Total Operating Revenue	\$ 10,488,145	\$ 12,541,900	83.62%
Operating Expenditure			
Departments			
Governance & Community Services	-	-	
Corporate Services	2,579	5,500	46.90%
Infrastructure Services	6,482	(3,900)	-166.21%
Works	(219,468)	(363,300)	60.41%
Development Services	-	(6,000)	0.00%
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	(\$ 210,406)	(\$ 367,700)	57.22%
Interest	-	-	
Depreciation	172,250	344,500	50.00%
Payments to Government Authorities	-	-	
Administration Allocated	258	600	43.01%
Other Payments	653	1,000	65.26%
Total Operating Expenditure	(\$ 37,246)	(\$ 21,600)	172.43%
Operating Surplus/(Deficit)	\$ 10,525,390	\$ 12,563,500	83.78%

OPERATING STATEMENT - EXCEPTION & TRENDS REPORT

Consolidated Operating Statement

The Operating Statement for the first half of the financial year 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 December 2016 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 financial year end, is expected to be within budget.

Interest – Is slightly below budget and expected to be within budget at year end.

Grants & Subsidies – Is within budget expectations.

Other Revenue – Is well below budget to the end of December principally due to the small amount of annual Tas Water distributions that have been received to this point in time.

EXPENSES

Departments

Governance & Community Services – within budget expectations

Corporate Services – within budget expectations

Infrastructure Services – slightly below budget expectations

Works – slightly above budget expectations

Development Services – slightly below budget expectations

Economic Development & Sustainability – within budget expectations

Interest – Two 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 December.

Depreciation – Is accurately calculated and accounted for at year end however a proportionate amount (50%) 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 December.

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	\$ 93,312	57.67 %
Expenses	\$ 1,500,771	47.96 %

Revenue is slightly above budget to December. Property sales related activity including the 337 property certificate fees income in Fees & User Charges are marginally above expectations, included in this item is commercial rent which is exceeding budget.

Expenses for *Development Services* are slightly 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	\$ 2,201,283	43.49 %
Expenses	\$ 2,997,668	55.81 %

Fees & User Charges income is the annual heavy vehicle licence fees distribution from the State Government which has not been received to date but expected in the March quarter. Grants & Subsidies reflect the receipt of 50% of the annual Grants Commission allocation and \$1,048,721 (70%) 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 budgets 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 will be at least 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 financial year end.

Health, Community and Welfare

Revenue	\$ 2,881,708	88.31 %
Expenses	\$ 2,987,803	44.38 %

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 two 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 December'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

Payments to Government Authorities is the State Fire Levy, two of the four instalments have been paid to December. 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	\$ 229,883	75.94 %
Expenses	\$ 563,264	41.68 %

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	\$ 152,370	59.24 %
Expenses	\$ 1,191,511	51.92 %

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.

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 one third of the annual Deloraine pool management contract's seasonal costs paid to date. 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	\$ 10,488,145	83.62 %
Expenses	\$ -37,246	172.43 %

Rate Revenue is the general rates component of the general rates raised for the year. Interest income is within budget expectations. The first two instalments of Financial Assistance Grants from the State Grants Commission have been received. Other Revenue is Council's ownership distributions from Tas Water with \$151,275 (18%) 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.

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	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
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	\$48,933.33	\$48,933.33	\$60,000.00	\$11,066.67	81.56%
5041 Council Chambers - Foyer Doors	\$0.00	\$55.00	\$55.00	\$7,500.00	\$7,445.00	0.73%
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	\$0.00	\$0.00	\$22,000.00	\$22,000.00	0.00%
100 - Administration Sub Total	\$15,009.72	\$128,233.74	\$143,243.46	\$322,900.00	\$179,656.54	44.36%
100 - Administration Sub Total	\$15,009.72	\$128,233.74	\$143,243.46	\$322,900.00	\$179,656.54	44.36%
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	\$98,938.40	\$98,938.40	\$200,000.00	\$101,061.60	49.47%
5607 Gulf Rd - Liffey	\$0.00	\$1,132.91	\$1,132.91	\$500,000.00	\$498,867.09	0.23%
5727 Lyttleton St - Westbury 15/16	\$0.00	\$58,871.08	\$58,871.08	\$120,000.00	\$61,128.92	49.06%
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	\$3,014.70	\$3,014.70	\$10,000.00	\$6,985.30	30.15%
5813 Jane St - Bracknell	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	0.00%
5829 Morrison St - Deloraine	\$0.00	\$0.00	\$0.00	\$35,300.00	\$35,300.00	0.00%

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	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
5851 Moriarty St - Deloraine	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	0.00%
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	\$0.00	\$0.00	\$60,000.00	\$60,000.00	0.00%
5863 Goderick West - Deloraine	\$0.00	\$91,441.99	\$91,441.99	\$80,000.00	-\$11,441.99	114.30%
5896 Westbury Rd - Prospect Vale	\$35,102.26	\$106,532.54	\$141,634.80	\$170,000.00	\$28,365.20	83.31%
5969 Queen St - Westbury	\$0.00	\$99,332.65	\$99,332.65	\$99,332.00	-\$0.65	100.00%
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	\$812.54	\$812.54	\$72,800.00	\$71,987.46	1.12%
6101 R2R 2017 Black Hills Rd - Black Hills	\$8,721.44	\$0.00	\$8,721.44	\$200,000.00	\$191,278.56	4.36%
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%
6128 R2R 2017 Dairy Plains Rd Cheshunt To End - Dairy	\$0.00	\$176,810.21	\$176,810.21	\$250,000.00	\$73,189.79	70.72%
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	\$2,239.26	\$2,239.26	\$75,833.00	\$73,593.74	2.95%
6148 R2R 2017 Emu Plains Rd - Emu Plains	\$0.00	\$321,980.50	\$321,980.50	\$400,000.00	\$78,019.50	80.50%
6163 R2R 2017 Hagley Station Ln - Hagley	\$0.00	\$0.00	\$0.00	\$115,000.00	\$115,000.00	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	\$71,681.37	\$73,182.24	\$75,000.00	\$1,817.76	97.58%
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%
6245 R2R 2017 Westwood Rd - Westwood	\$0.00	\$120,199.97	\$120,199.97	\$250,000.00	\$129,800.03	48.08%
6246 R2R 2017 Whitmore Rd Carrick To Whitmore - Whit	\$0.00	\$0.00	\$0.00	\$210,000.00	\$210,000.00	0.00%
6259 Railton Rd, Kimberley	\$0.00	\$7,520.10	\$7,520.10	\$150,000.00	\$142,479.90	5.01%
6276 Westbury Rd - Prospect: Transport Study Projects	\$4,396.20	\$737.77	\$5,133.97	\$987,500.00	\$982,366.03	0.52%
6283 Westbury Rd - Cycling Lanes 13/14	\$15,873.50	\$0.00	\$15,873.50	\$50,000.00	\$34,126.50	31.75%

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	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
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	\$160,504.89	\$382,564.31	\$687,000.00	\$304,435.69	55.69%
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	\$12,594.56	\$21,117.11	\$50,000.00	\$28,882.89	42.23%
6289 Mt Leslie Rd - St Patricks Parking Improvements	\$25,581.46	\$18,480.44	\$44,061.90	\$215,000.00	\$170,938.10	20.49%
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	\$1,539,720.30	\$1,864,057.02	\$5,995,133.00	\$4,131,075.98	31.09%
210 - Bridges						
5204 Liffey River Liffey/Bracknell	\$180.43	\$0.00	\$180.43	\$30,000.00	\$29,819.57	0.60%
5205 R2R 2017 Liffey River Pitts Lane	\$9,351.38	\$201,221.06	\$210,572.44	\$290,000.00	\$79,427.56	72.61%
5207 Damper Creek Montana Road 15/16	\$5,618.25	\$97,742.15	\$103,360.40	\$256,000.00	\$152,639.60	40.38%
5221 Mole Creek Off Den Road	\$209.85	\$232,291.02	\$232,500.87	\$201,600.00	-\$30,900.87	115.33%
5223 Meander River Westwood Road	\$0.00	\$111.36	\$111.36	\$0.00	-\$111.36	0.00%
5228 Mersey River Liena Road	\$1,641.02	\$62,281.67	\$63,922.69	\$1,200,000.00	\$1,136,077.31	5.33%
5234 Lobster Creek Parsons Road	\$167.88	\$224,013.91	\$224,181.79	\$201,600.00	-\$22,581.79	111.20%
5236 Lynds Creek Gads Hill Road	\$0.00	\$0.00	\$0.00	\$191,200.00	\$191,200.00	0.00%
5237 Ration Tree Creek Echo Valley Road	\$0.00	\$0.00	\$0.00	\$260,000.00	\$260,000.00	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	\$61.57	\$4,902.32	\$0.00	-\$4,902.32	0.00%
5279 Dry Creek Mayberry Road	\$0.00	\$16.55	\$16.55	\$0.00	-\$16.55	0.00%
5285 Overflow Creek Union Bridge Road	\$124,429.51	\$228,036.80	\$352,466.31	\$381,600.00	\$29,133.69	92.37%
5290 Mersey River Union Bridge Road	\$27,619.86	\$160,384.71	\$188,004.57	\$2,234,800.00	\$2,046,795.43	8.41%
5293 Western Creek Tribulet Cheshunt Road	\$0.00	\$1,498.14	\$1,498.14	\$0.00	-\$1,498.14	0.00%
5319 Four Springs Creek Selbourne Road	\$0.00	\$30.80	\$30.80	\$0.00	-\$30.80	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%

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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>
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	\$1,218,137.19	\$1,397,044.39	\$5,268,100.00	\$3,871,055.61	26.52%
200 - Roads Streets and Bridges Sub Total	\$503,243.92	\$2,757,857.49	\$3,261,101.41	\$11,263,233.00	\$8,002,131.59	28.95%

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	\$5,837.60	\$5,837.60	\$10,000.00	\$4,162.40	58.38%
6306 Deloraine Lawn Cemetery Irrigation, Seating, Bins & Garden	\$0.00	\$9,135.42	\$9,135.42	\$25,000.00	\$15,864.58	36.54%
6307 Deloraine Lawn Cemetery Stormwater	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	0.00%
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	\$14,973.02	\$14,973.02	\$75,000.00	\$60,026.98	19.96%

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	\$663.05	\$663.05	\$45,000.00	\$44,336.95	1.47%
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	\$13,610.87	\$15,524.50	\$170,000.00	\$154,475.50	9.13%

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%

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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>
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	\$1,471.94	\$1,471.94	\$20,000.00	\$18,528.06	7.36%
7832 Westbury Sihlouette Trail Lighting	\$0.00	\$1,099.82	\$1,099.82	\$5,000.00	\$3,900.18	22.00%
321 - Tourism & Area Promotion Sub Total	\$5,151.72	\$53,884.35	\$59,036.07	\$83,000.00	\$23,963.93	71.13%
322 - Economic Services						
7830 Subdivision Development - East Goderich St, Deloraine	\$0.00	\$1,542.36	\$1,542.36	\$0.00	-\$1,542.36	0.00%
7851 HUGAP Sewerage Infrastructure Design	\$0.00	\$19.62	\$19.62	\$0.00	-\$19.62	0.00%
7852 HUGAP Water Infrastructure Design	\$0.00	\$30.80	\$30.80	\$0.00	-\$30.80	0.00%
7853 HUGAP Electrical Load Design	\$0.00	\$46.20	\$46.20	\$0.00	-\$46.20	0.00%
322 - Economic Services Sub Total	\$0.00	\$1,638.98	\$1,638.98	\$0.00	-\$1,638.98	0.00%
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	\$0.00	\$0.00	\$30,000.00	\$30,000.00	0.00%
6609 Deloraine Tip - Bailer & Enclosure (NTWM Grant) 13/14	\$59,417.11	\$7,793.71	\$67,210.82	\$80,000.00	\$12,789.18	84.01%
6610 Mole Creek Transfer Station - Railing & Pavement 15/16	\$30.07	\$6,956.40	\$6,986.47	\$20,000.00	\$13,013.53	34.93%
6611 Mobile Organics Bins	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
6612 Design of Cluan Tip Rehabilitation	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	0.00%
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	\$14,750.11	\$74,197.29	\$410,000.00	\$335,802.71	18.10%
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%

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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>
6433 Jane St, Bracknell Stormwater 15/16	\$0.00	\$5,247.38	\$5,247.38	\$50,000.00	\$44,752.62	10.49%
6458 Browne St, Hadspen - Stormwater 14/15	\$7,256.32	\$66,648.96	\$73,905.28	\$40,000.00	-\$33,905.28	184.76%
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	\$230,000.00	\$222,193.51	3.39%
6482 Meander Valley Rd, Exton Stormwater	\$0.00	\$15,495.04	\$15,495.04	\$15,000.00	-\$495.04	103.30%
6485 Montpellier Dr, Prospect Vale - Stormwater 14/15	\$9,355.68	\$1,758.63	\$11,114.31	\$125,000.00	\$113,885.69	8.89%
6486 Harley Prde, Prospect Vale Stormwater	\$18,217.52	\$2,833.14	\$21,050.66	\$16,600.00	-\$4,450.66	126.81%
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	\$209,500.00	\$209,500.00	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	\$113,551.59	\$167,970.58	\$1,092,100.00	\$924,129.42	15.38%
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	\$242,241.85	\$363,173.37	\$2,670,100.00	\$2,306,926.63	13.60%
Recreation and Culture						
505 - Public Halls						
7403 Westbury Town Hall - Heating	\$25,919.05	\$838.30	\$26,757.35	\$30,000.00	\$3,242.65	89.19%
7412 Rosevale Hall - Kitchen, Fittings, Floor Coverings	\$0.00	\$43,223.48	\$43,223.48	\$40,000.00	-\$3,223.48	108.06%
7425 Rosevale Hall - Rewiring Electricity 15/16	\$0.00	\$13,443.24	\$13,443.24	\$15,000.00	\$1,556.76	89.62%
7428 Bracknell Hall - Bracing Building Structure	\$0.00	\$412.44	\$412.44	\$35,000.00	\$34,587.56	1.18%
505 - Public Halls Sub Total	\$25,919.05	\$57,917.46	\$83,836.51	\$120,000.00	\$36,163.49	69.86%

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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>
515 - Swimming Pools and Other						
7505 Caveside Pool Replace Fence & Changeroom Cladding	\$0.00	\$19,110.86	\$19,110.86	\$20,000.00	\$889.14	95.55%
515 - Swimming Pools and Other Sub Total	\$0.00	\$19,110.86	\$19,110.86	\$20,000.00	\$889.14	95.55%
525 - Recreation Grounds & Sports Facilities						
7621 PVP Clubrooms - Kitchen/Medical Room Upgrades 15/16	\$20,221.96	\$156,645.95	\$176,867.91	\$130,000.00	-\$46,867.91	136.05%
7624 Deloraine Community Complex - Floor Replacement (insuranc	\$0.00	\$19,838.71	\$19,838.71	\$0.00	-\$19,838.71	0.00%
7638 Deloraine Community Complex - Security System Upgrade	\$4,454.67	\$0.00	\$4,454.67	\$15,000.00	\$10,545.33	29.70%
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	\$23,963.87	\$23,963.87	\$50,000.00	\$26,036.13	47.93%
7649 Deloraine Community Complex - Male Changeroom Refurb.	\$0.00	\$2,635.00	\$2,635.00	\$30,000.00	\$27,365.00	8.78%
7668 Westbury Rec Ground - Building Design & Upgrade 14/15	\$50,969.36	\$21,614.57	\$72,583.93	\$1,148,781.00	\$1,076,197.07	6.32%
7669 Westbury Rec Grd - Bus Shelter & BBQ 15/16	\$0.00	\$46.20	\$46.20	\$40,000.00	\$39,953.80	0.12%
7678 PVP Main Access & Parking 15/16	\$58,701.35	\$20,543.25	\$79,244.60	\$100,000.00	\$20,755.40	79.24%
7679 PVP Play Scape & Park Furniture 15/16	\$85,844.38	\$33,353.15	\$119,197.53	\$170,000.00	\$50,802.47	70.12%
7682 PVP Upgrade Grounds 7 & 8	\$17,453.68	\$485,771.22	\$503,224.90	\$420,000.00	-\$83,224.90	119.82%
7683 SCP Football Goal Posts - Multiple Locations	\$0.00	\$25,370.43	\$25,370.43	\$41,055.00	\$15,684.57	61.80%
7684 PVP Upgrade Grounds 5 & 6	\$0.00	\$3,286.08	\$3,286.08	\$179,000.00	\$175,713.92	1.84%
525 - Recreation Grounds & Sports Facilities Sub Total	\$237,645.40	\$807,142.67	\$1,044,788.07	\$2,338,836.00	\$1,294,047.93	44.67%
545 - Sundry Cultural Activities						
7908 MVPAC Roof Renewal	\$0.00	\$302.46	\$302.46	\$60,000.00	\$59,697.54	0.50%
545 - Sundry Cultural Activities Sub Total	\$0.00	\$302.46	\$302.46	\$60,000.00	\$59,697.54	0.50%

Capital Project Report

2017 Financial Year



09-Jan-2017 03:00:20

	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
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 Footbrdge (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	\$6,408.11	\$6,408.11	\$55,000.00	\$48,591.89	11.65%
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%
8054 Mace St Reserve - Disposal Costs 14/15	\$738.18	\$3,298.47	\$4,036.65	\$0.00	-\$4,036.65	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	\$42,574.28	\$53,151.93	\$540,700.00	\$487,548.07	9.83%
500 - Recreation and Culture Sub Total	\$274,142.10	\$927,047.73	\$1,201,189.83	\$3,079,536.00	\$1,878,346.17	39.01%
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	\$90,000.00	\$90,000.00	0.00%
8709 Backhoe Replacement (Plant 305)	\$0.00	\$0.00	\$0.00	\$125,000.00	\$125,000.00	0.00%
8710 4.5 Tonne Truck (Plant 965) 14/15	\$1,119.96	\$61,490.91	\$62,610.87	\$60,000.00	-\$2,610.87	104.35%

Capital Project Report

2017 Financial Year



09-Jan-2017 03:00:20

	<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>
8717 Flocon Hotmix Truck (Plant 916)	\$0.00	\$0.00	\$0.00	\$180,000.00	\$180,000.00	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	\$18,000.00	\$3,000.00	83.33%
8733 Tractor Replacement (Plant 800)	\$0.00	\$0.00	\$0.00	\$110,000.00	\$110,000.00	0.00%
8735 Mower Replacement (Plant 615)	\$0.00	\$28,360.00	\$28,360.00	\$30,000.00	\$1,640.00	94.53%
8750 Tag Trailer (New Plant) 15/16	\$0.00	\$0.00	\$0.00	\$34,000.00	\$34,000.00	0.00%
8753 3PL Hydraulic Blade Westbury (New Plant) 15/16	\$0.00	\$6,968.36	\$6,968.36	\$8,000.00	\$1,031.64	87.10%
655 - Plant Working Sub Total	\$1,745.81	\$248,567.63	\$250,313.44	\$780,800.00	\$530,486.56	32.06%
675 - Other Unallocated Transactions						
8707 Fleet Vehicle Purchases	\$0.00	\$14,672.09	\$14,672.09	\$90,000.00	\$75,327.91	16.30%
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	\$0.00	\$0.00	\$475,000.00	\$475,000.00	0.00%
675 - Other Unallocated Transactions Sub Total	\$2,197.76	-\$3,247.91	-\$1,050.15	\$565,000.00	\$566,050.15	-0.19%
600 - Unallocated and Unclassified Sub Total	\$3,943.57	\$258,556.52	\$262,500.09	\$1,379,500.00	\$1,116,999.91	19.03%
Total Capital Project Expenditure	\$917,270.83	\$4,313,937.33	\$5,231,208.16	\$18,715,269.00	\$13,484,060.84	27.95%

Capital Resealing Report

2017 Financial Year



08-Jan-2017 20:05:06

	<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					
5827	Barrack St East - Deloraine	\$4,885.22	\$0.00	-\$4,885.22	0.00%
5848	Rickman St - Deloraine	\$1,808.21	\$0.00	-\$1,808.21	0.00%
5850	Grigg St - Deloraine	\$2,903.42	\$0.00	-\$2,903.42	0.00%
5861	West Parade - Deloraine	\$6,204.33	\$0.00	-\$6,204.33	0.00%
5881	Browne St - Hadspen	\$14,065.03	\$0.00	-\$14,065.03	0.00%
5885	Cook St - Hadspen	\$295.09	\$0.00	-\$295.09	0.00%
5889	Clare St - Hadspen	\$8,005.50	\$0.00	-\$8,005.50	0.00%
5898	Willow Lane - Prospect Vale	\$13,087.16	\$0.00	-\$13,087.16	0.00%
5900	Chris St To Clifton Crt - Prospect Vale	\$56,190.54	\$0.00	-\$56,190.54	0.00%
5902	Burrows St - Prospect Vale	\$31,866.55	\$0.00	-\$31,866.55	0.00%
5903	St Ives Ct - Prospect Vale	\$12,085.37	\$0.00	-\$12,085.37	0.00%
5908	Huntingdale Way - Prospect Vale	\$19,757.22	\$0.00	-\$19,757.22	0.00%
5926	Richard St - Prospect Vale	\$8,918.58	\$0.00	-\$8,918.58	0.00%
5936	Picadilly Ct - Prospect Vale	\$15,092.20	\$0.00	-\$15,092.20	0.00%
5965	Lovatts Lane - Westbury	\$1,414.18	\$0.00	-\$1,414.18	0.00%
5972	Lonsdale Prom - Westbury	\$1,786.04	\$0.00	-\$1,786.04	0.00%
5979	King St Marriott To Five Acre- Westbury	\$2,505.44	\$0.00	-\$2,505.44	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	\$1,050.83	\$0.00	-\$1,050.83	0.00%
6138	Lansdowne Pl - Deloraine 15/16	\$4,642.87	\$0.00	-\$4,642.87	0.00%
6168	Coxs Rd - Lemana	\$12,871.03	\$0.00	-\$12,871.03	0.00%
6169	Lemana Rd - Lemana	\$7,640.13	\$0.00	-\$7,640.13	0.00%
6177	Cheshunt Rd - Meander	\$14,394.59	\$0.00	-\$14,394.59	0.00%
6178	Barbers Rd - Meander	\$8,118.81	\$0.00	-\$8,118.81	0.00%
6180	Reiffers Rd - Meander	\$6,760.79	\$0.00	-\$6,760.79	0.00%
6188	McNeill St - Mole Creek	\$528.42	\$0.00	-\$528.42	0.00%
6197	Montana Rd - Montana	\$21,014.18	\$0.00	-\$21,014.18	0.00%
6227	Suburb Rd (Part) - Westbury	\$4,715.87	\$0.00	-\$4,715.87	0.00%
6228	Dexter St- Jones To Five Acre - Westbury	\$2,291.79	\$0.00	-\$2,291.79	0.00%
6235	Veterans Row - Westbury	\$1,015.79	\$0.00	-\$1,015.79	0.00%
6237	Five Acre Row - Westbury	\$4,511.60	\$0.00	-\$4,511.60	0.00%
6239	Ritchie St - Westbury	\$659.32	\$0.00	-\$659.32	0.00%
6240	Lyttleton St - Westbury	\$1,000.59	\$0.00	-\$1,000.59	0.00%
6299	Reseals General Budget Allocation	\$0.00	\$1,161,300.00	\$1,161,300.00	0.00%
Capital Resealing Projects - Grand Total		\$338,385.20	\$1,161,300.00	\$822,914.80	29.14%

Capital Gravelling Report

2017 Financial Year



08-Jan-2017 20:04:38

	<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%
6148 Emu Plains Rd - Emu Plains	\$574.10	\$0.00	-\$574.10	0.00%
Capital Gravelling Expenditure Total	\$10,737.56	\$207,600.00	\$196,862.44	5.17%

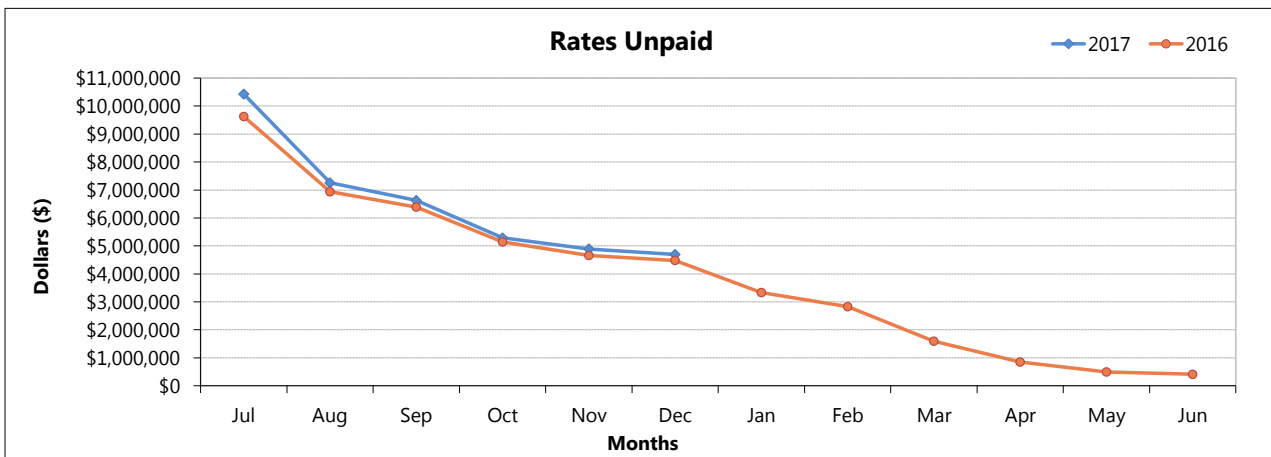
Meander Valley Rates Report as at 31/12/2016

	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	\$ 11,447,128	\$ 10,890,902
Interest	\$ 25,089	\$ 29,303
Plus Adjustments	\$ 13,132	\$ 61,980
Payments Received	\$ (7,142,300)	-\$ 6,915,117
Rates Control Account Balance	<u><u>\$ 4,696,354</u></u>	<u><u>\$ 4,479,315</u></u>

% of Rates Unpaid

39.71%

39.53%



Meander Valley Council Cash Reconciliation as at 31-December-2016

	2016-17	2015-16
Balance Carried Forward from previous Year	\$ 22,723,207	\$ 22,570,883
Add Deposits	\$ 13,338,984	\$ 11,233,253
Less Payments	-\$ 13,146,719	-\$ 9,672,215
Balance as per Bank Account	\$ 22,915,472	\$ 24,131,921

Made up of:	Amount	Interest Rate
Cash at Bank	2,615,505	0.75%
Commonwealth Bank Investments	100	0.70%
National Bank	7,828,296	2.65%-3.10%
ANZ Bank	1,000,000	2.80%
Bankwest	1,004,274	2.25%
Bendigo Bank	4,297,454	2.70%-2.90%
Defence Bank	1,070,261	3.10%
My State Financial	3,099,582	2.95%-3.05%
B & E Ltd	1,000,000	2.85%
Bank of Sydney	1,000,000	2.80%
	\$ 22,915,472	

Less expenditure committments:

2017 Operating expenditure outstanding	-7,013,829
2017 Capital expenditure outstanding	-14,515,964

Add assets:

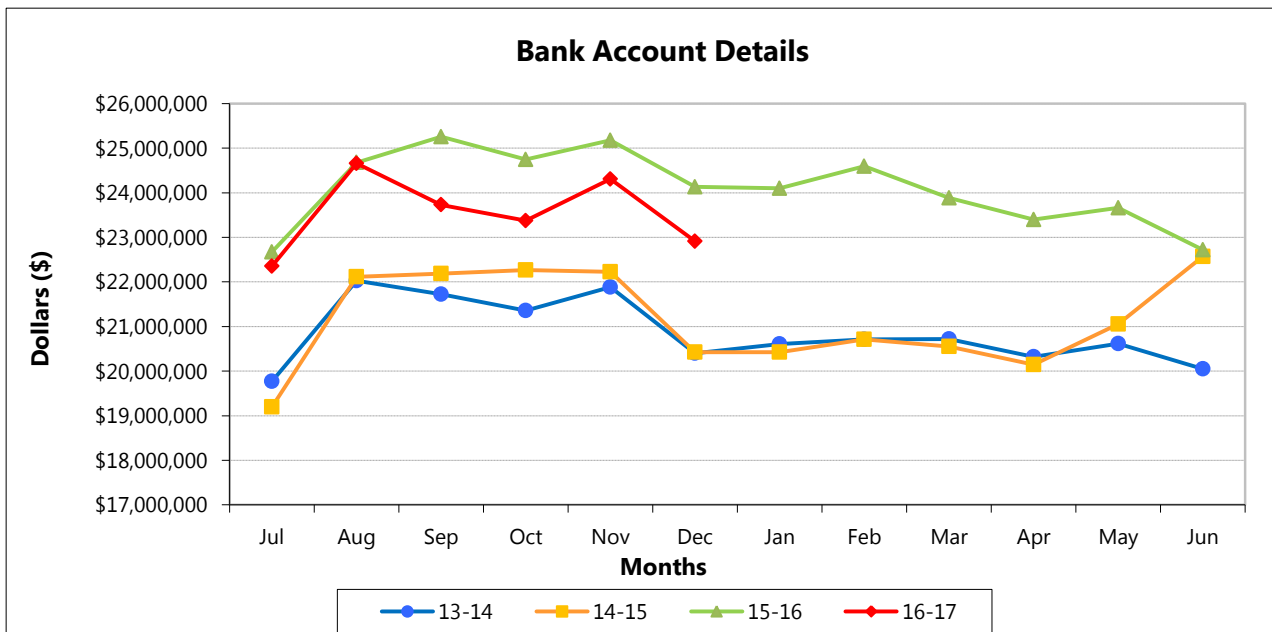
2017 Operating income outstanding	5,291,299
2017 Rate debtors outstanding	4,696,354
Estimated Commonwealth Flood Reimbursement	2,419,500
Part 5 agreement amounts receivable	1,251,968
2016 Loans receivable	3,600,000

Less liabilities:

2016 Audited tip rehabilitation	-2,670,542
2016 Audited employe leave provisions	-1,628,571
2016 Audited loans payable	-3,600,000

Adjusted Cash Balance

\$ 10,745,687



Date: 31-December-2016

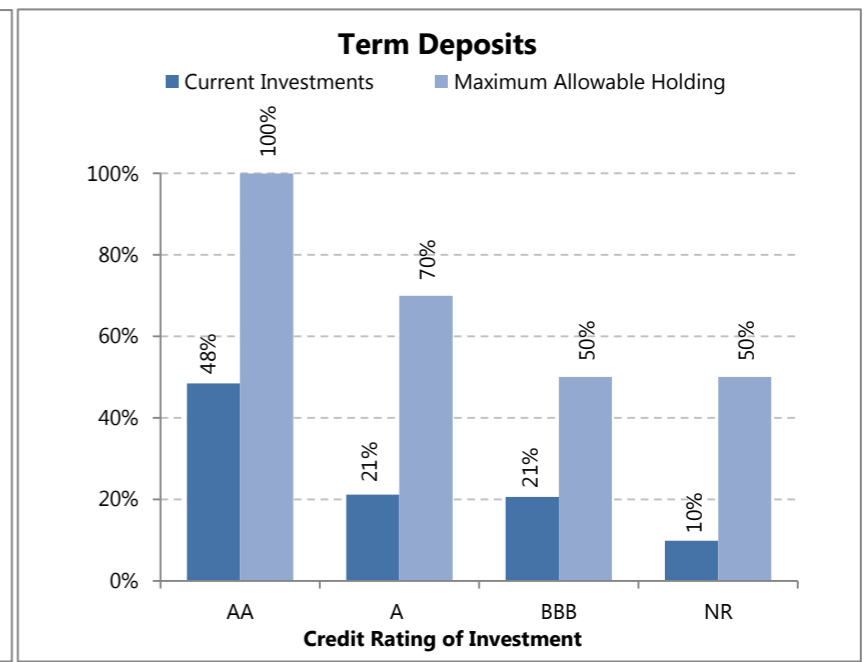
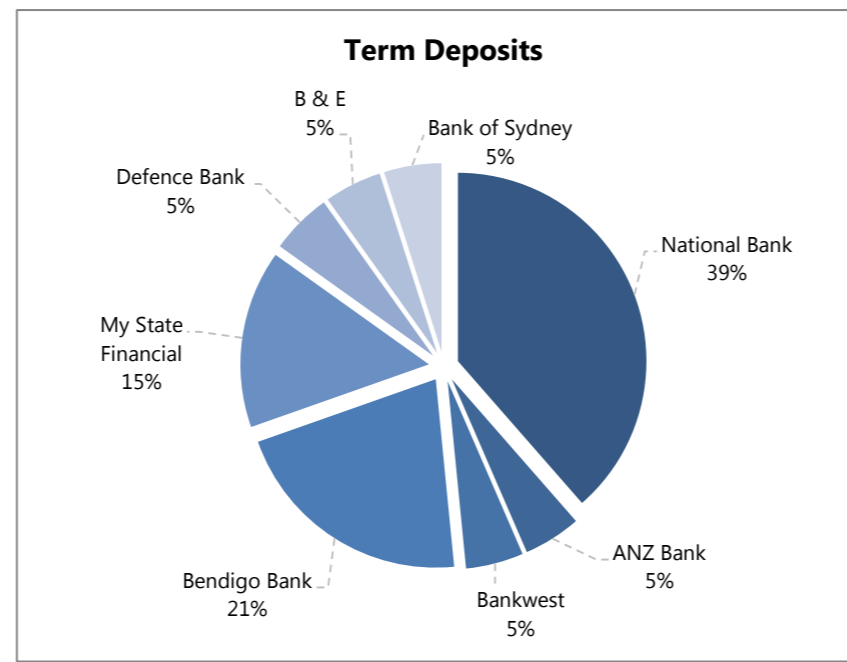
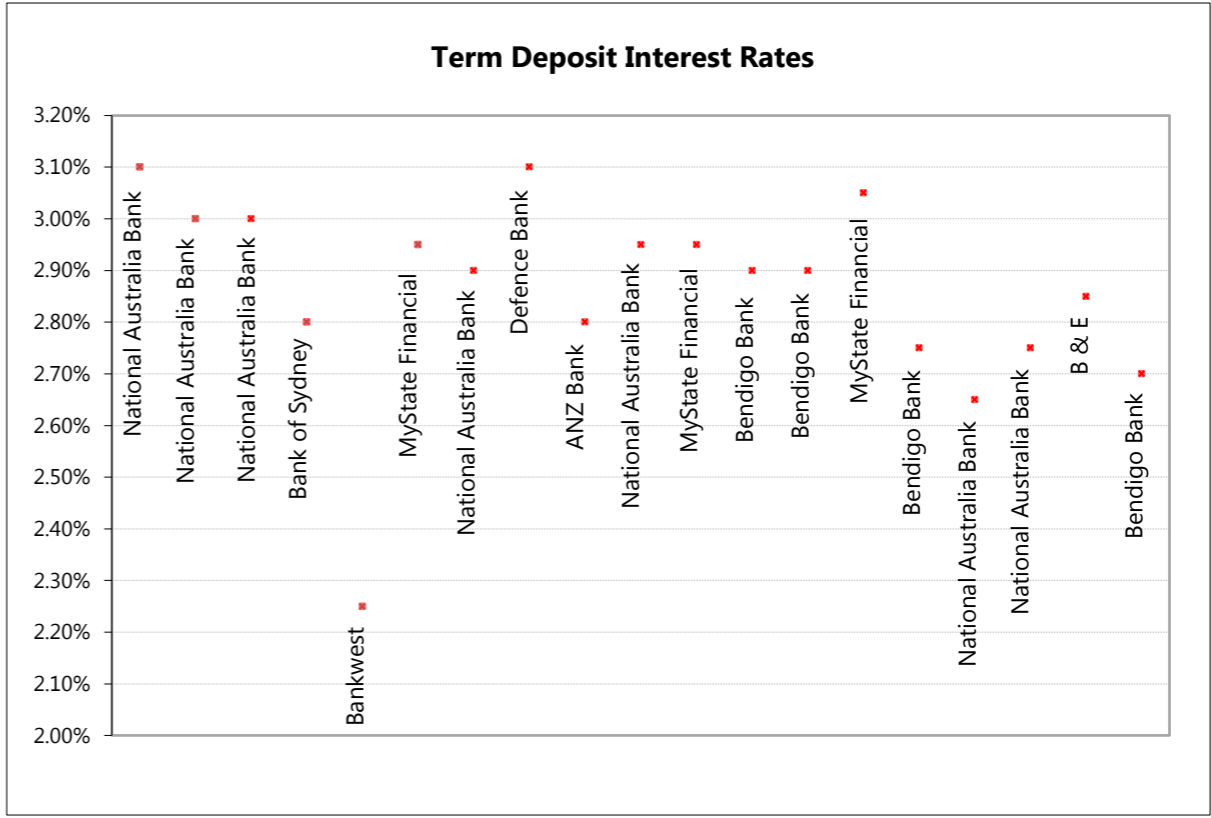
Institution	Deposit	Rate %	Entered	Due
National Australia Bank	1,000,000	3.10%	28/03/2016	28/12/2016
National Australia Bank	1,500,000	3.00%	13/01/2016	13/01/2017
National Australia Bank	1,000,000	3.00%	16/01/2016	16/01/2017
Bank of Sydney	1,000,000	2.80%	15/12/2016	16/01/2017
Bankwest	1,004,274	2.25%	23/12/2016	23/01/2017
MyState Financial	1,000,000	2.95%	1/09/2016	1/03/2017
National Australia Bank	1,500,000	2.90%	27/06/2016	27/03/2017
Defence Bank	1,070,261	3.10%	8/04/2016	8/04/2017
ANZ Bank	1,000,000	2.80%	18/05/2016	18/05/2017
National Australia Bank	1,000,000	2.95%	10/06/2016	10/06/2017
MyState Financial	1,000,000	2.95%	12/06/2016	12/06/2017
Bendigo Bank	1,030,000	2.90%	12/07/2016	12/07/2017
Bendigo Bank	1,030,254	2.90%	18/07/2016	18/07/2017
MyState Financial	1,099,582	3.05%	28/08/2016	28/08/2017
Bendigo Bank	1,000,000	2.75%	14/09/2016	14/09/2017
National Australia Bank	812,503	2.65%	28/09/2016	28/09/2017
National Australia Bank	1,015,793	2.75%	29/10/2016	29/10/2017
B & E	1,000,000	2.85%	7/12/2016	7/12/2017
Bendigo Bank	1,237,200	2.70%	16/12/2015	15/12/2016

\$ 20,299,867

Average Interest Rate 2.86%

Term Deposits with institutions

Institution	Credit Rating	Amount
National Bank	AA	7,828,296
ANZ Bank	AA	1,000,000
Bankwest	AA	1,004,274
Bendigo Bank	A	4,297,454
My State Financial	BBB	3,099,582
Defence Bank	BBB	1,070,261
B & E	NR	1,000,000
Bank of Sydney	NR	1,000,000
\$		20,299,867



INFRA 1 POLICY REVIEW NO. 60 – ASSET MANAGEMENT

1) Introduction

The purpose of this report is for Council to review Policy No. 60 – Asset Management.

2) Background

The purpose of an Asset Management (AM) Policy is to set out the framework for the strategic management of Council's assets. The current AM Policy was first adopted by Council in 2004 and has been improved over time.

Tasmanian councils are well supported in the development and ongoing review of their AM Policies. Professional organisations, such as the IPWEA's NAMS Council (National Asset Management Strategy), have a focus on a nationally consistent approach to AM. NAMS have developed industry standard guidance for the development of documents such as AM Policies.

In 2014 Ministerial orders were included in the Local Government Act which requires Tasmanian councils to prepare and maintain an AM Policy. The Orders require AM policies to include:

- The Council's goals and objectives for AM to facilitate delivery of services
- The principles and requirements relating to the management of assets
- Agreed service levels
- Information on Council's assets
- Resourcing for those assets
- Compliance with all applicable legislation
- Continual improvement of the management of those assets
- The promotion of sustainability and community resilience
- Planning for climate change adaptation and mitigation
- The adoption of whole-of-life costing
- The assignment of responsibility for service delivery and for the management of assets

The Policy was previously reviewed by Council in 2014.

3) Strategic/Annual Plan Conformance

The Annual Plan requires Policy No. 60 to be reviewed in the March 2017 quarter.

4) Policy Implications

The process of Policy review will ensure that policies are up to date and appropriate.

5) Statutory Requirements

Local Government Act 1993

6) Risk Management

The Policy objective is the sustainable delivery of Council services that meet strategic objectives and community needs while ensuring minimal risk of financial shock to Council and the community.

7) Consultation with State Government & other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Council can elect to make further amendments to the existing Policy.

11) Officers Comments

This review and update of Council's AM Policy No. 60 has been undertaken using guidance provided by the State Government and NAMS, and also in consideration of current industry practice.

The changes to the proposed AM Policy include:

- Minor wording changes and editions
- The inclusion of a definition for Service Levels
- Section 4 - 'Principles'; Item 6 has been amended to include reference to asset disposal and relocation of assets.
- Section 5 - Legislation; reference to legislation and Council policies only have been retained for consistency with other Council policies.

AUTHOR: Rob Little
ASSET MANAGEMENT COORDINATOR

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 60 – Asset Management, as follows:

POLICY MANUAL

Policy Number: 60

Asset Management

Purpose:

To provide guidelines for consistent asset management processes

Department:

Infrastructure Services

Author:

Rob Little, Asset Management Coordinator

Council Meeting Date:

~~10 June, 2014~~ 17 January 2017

Minute Number:

~~108/2014~~ xxx/2017

Next Review Date:

~~March 2017~~ January 2021

POLICY

1. Definitions

Infrastructure Assets

An asset is an item of value – something that is “worth having”, because it is capable of delivering services now and into the future. Assets are acquired to support the delivery of council services to the community.

Non-Current Assets

Assets with a service life exceeding one year. For local government this includes roads, bridges, footpaths, stormwater, recreational buildings and facilities, computer software, plant and equipment, and intellectual property.

Maintenance

All actions necessary for retaining an asset as near as practicable to its original condition, but excluding rehabilitation or renewal.

Rehabilitation

Is work to rebuild or replace parts or components of an asset to restore it to a required functional condition and extend its life.

Renewal

Is work to upgrade refurbish or replace existing facilities of equivalent capacity or performance capability.

“Whole of life” or “Life Cycle Cost”

Includes all costs associated with the ownership of an asset that allows it to continue to function and meet service needs over its life including planning/ creation, operations, maintenance, depreciation, renewal and disposal. If asset planning is limited to a single phase such as creation, decisions may not take into account long-term issues.

Service Levels (Levels of Service)

Are outcomes that Council delivers to the community which consider but not limited to safety, customer satisfaction, quality, capacity, reliability, availability and costs which meet the organisations social, political, economic and environmental objectives. Service levels can be measureable, helping inform councils defined service quality and identify opportunities.

2. Objective

The objective of this policy is to:

- Assist Council in achieving its long term strategic planning and long term financial planning objectives
- Ensure that those assets that are well utilised and of benefit to the community are maintained in a condition and replaced as required, such that they are fit and safe for the purpose for which they were intended
- Enable Council to meet its service delivery objectives efficiently and effectively through integration of asset management with corporate planning and meeting the service needs of the community within levels of affordability

- Ensure adequate provision is made for the long-term replacement of major assets is sustainable, through informed decision making on reliable information that is accountable and responsible.

3. Scope

This policy has application to all Council activities.

4. Policy

Background

Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of Council. This includes all “whole of life” considerations in accordance with Council’s priorities for service delivery.

Council owns and uses approximately \$275m-281,000,000 of non-current assets to support its core business of delivery of services to the community.

Asset management practices impact directly on the core business of Council and appropriate asset management is required to achieve strategic service delivery objectives.

A strategic approach to asset management will ensure that Council delivers an appropriate level of service that the community is willing to pay for.

This will provide positive impact on:

- Members of the public and staff
- Council’s financial position
- The ability of Council to deliver the expected level of service and infrastructure
- The political environment in which Council operates, and
- The legislative responsibilities of Council.

Principles

As custodians of community assets and as part of Council’s consideration of infrastructure asset management, Council will:

1. Provide quality infrastructure assets in accordance with the Strategic Plan and Long Term Financial Plan that support services that are appropriate, accessible, responsive and sustainable to the community, visitors and environment

2. Apply a consistent Asset Management Strategy for implementing systematic asset management and appropriate asset management best-practice throughout all Departments of Council
3. Develop a Strategic Asset Management Plan and Asset Management Plans for major service/asset categories. The plans will be informed by community consultation and financial planning and reporting
4. Meet legislative requirements for asset management and take into account political, social and economic environments
5. Integrate asset management principles within existing planning and operational processes and manage assets in a systematic and sustainable manner
6. Use an inspection regime and assessment process on key assets to ensure agreed service levels are maintained and to identify asset renewal priorities, assets for outright disposal or assets for relocation through disposing of the existing asset and transferring the asset to an alternate location
7. Ensure asset renewals required to meet agreed service levels and identified in Asset Management Plans and Long Term Financial Plans will form the basis of annual budget estimates. Risk consequences of any variations from defined asset renewals and budget resources are to be detailed in budget documentation
8. Explore alternative options for service delivery including low cost and non-asset solutions and select best solution
9. Ensure timely maintenance and renewal of assets so that "life cycle costs" are optimised for existing and new assets
10. Ensure asset renewal plans will be prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service. Renewals and new work will be assessed using Council frameworks to evaluate and prioritise capital works projects
11. Consider and report future "whole of life" costs in all decisions relating to gifted assets, upgrade of existing services or assets and new services or assets utilising Council's New and Gifted Assets Policy
12. Ensure asset information is accurate and up to date allowing for appropriate asset planning, both in the short and long term, and for informed decision making to occur
13. Ensure systematic and cyclic reviews will be applied to major asset classes and that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards
14. Ensure service levels defined in asset management plans will form the basis of annual budget estimates. Risk consequences of any variations from defined service levels and budget resources are to be detailed in budget documentation
15. Determine future service levels in consultation with the community

16. Safeguard Council assets, including physical assets and employees by allocating appropriate resources and operational capabilities to ensure asset management practices can be undertaken responsibly
17. Develop and apply consistent construction standards to Council, community and developers
18. Manage assets using a multi-discipline cross-functional asset management team approach
19. Ensure that the roles and responsibilities of all asset users are well defined and understood
20. Sustain asset management awareness throughout Council through training and professional development for Councillors and relevant staff in asset and financial management
21. Continuously improve asset management practices that are transparent and responsible which align with demonstrated best practice
22. Consider the impact of climate change on Council's existing assets and new assets by developing adaptation processes to mitigate potential risk to the organisation from effects of future events and will facilitate community resilience

Roles

Councillors guide outcomes of Council to meet strategic objectives based on our vision and values to meet our community's needs. They are responsible for the allocation of resources for delivery of the Strategic Plan, setting Council priorities and for the adoption of the Asset Management Policy.

The **General Manager** is responsible for ensuring the delivery of the organisation's Asset Management Strategy and Plans and for maintaining systems to ensure that Council's resources are appropriately utilised to address the organisation's strategic objectives.

The **Director of Infrastructure Services** is responsible for the delivery of asset management by the implementation of the Asset Management Policy, Strategy and Asset Management Plans, reporting on the status and effectiveness of asset management within Council and the development and implementation of the asset management improvement processes.

The **Director of Works** is responsible for the delivery of agreed service levels to the community from routine operation of Council's assets.

5. Legislation & other council policies

Council Policy No. 78 New and Gifted Assets

Council Policy No. 80 Management of Public Art
Local Government Act 1993 and Ministerial Orders
LGAT Financial and Asset Management Reform Maturity Assessment
Tasmanian Local Government Asset Management Policy
ISO 55000 Asset Management

6. Responsibility

Responsibility for the operation of this policy rests with the General Manager.

DECISION:

INFRA 2 EXTENSION TO CRICKET NETS WESTBURY RECREATION GROUND

1) Introduction

The purpose of this report is for Council to consider approving the installation of an additional cricket practice net at the Westbury Recreation Ground, and consider taking ownership of this asset donated as an initiative from the Westbury Cricket Club.

2) Background

Council has received a request from the Westbury Cricket Club wanting to install an additional cricket practice net alongside the existing nets and constructed with matching materials, located on the eastern side of the Westbury Sports Centre at the Westbury Recreation Ground. The additional net will help the clubs cater for their increasing numbers and the needs of their members, both during formal and informal practice sessions.



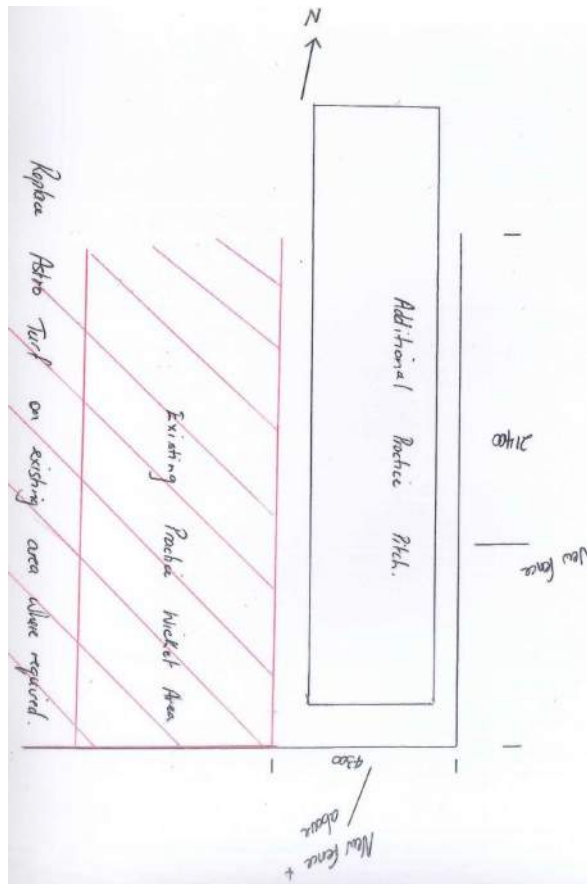


Image 1: Aerial photo showing the location of the existing and proposed cricket practice nets

Image 2: Plan illustrating the dimensions of the proposed new cricket practice net

The Westbury Cricket Club has secured a Stronger Communities Grant towards half of the construction cost with the club contributing the remaining funds.

3) Strategic/Annual Plan Conformance

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

- Future direction (4) – A Healthy and Safe Community

4) Policy Implications

Not applicable

5) Statutory Requirements

Not applicable

6) Risk Management

Risk management plays an important part in Council's Asset Management activities. Through the embedded risk management practices, Council can ensure that the inherent risks that are associated with asset ownership are minimised.

7) Consultation with State Government and other authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

The upfront capital costs are an estimated \$20,000 for materials and construction costs which will be funded by the Cricket Club and a Federal Grant.

The estimated Whole of Life costs include an annual cost to Council of around \$1,880 per annum for operational and maintenance costs (including depreciation). It is anticipated that \$47,000 will be required over the expected 25 year life of the asset. A summary of costs is shown in the Table 1.

Summary - Asset Assessment and Cost Benefit Analysis				
Cricket Practice Nets, Westbury Cricket Club				
Structure Type	New Practice Nets (Cricket)			
Executive Summary and Recommendation	Extra training area required to facilitate the increase in player numbers and growing demand from the club.			
Details				
Level of Service	Additional practice wicket		Funding of Annual Council Operations	
Value	\$20,000		Rates	100%
Annual Life Cycle Cost	\$1,880		User/other	0%
Design Life (yrs)	25		Details:	N/A
Whole of Life Cost	\$47,000.00			
Average Yearly Use	1040	Assume 40 people/week for organised training sessions	Total	100%
Usage Cost	\$1.81	Cost per person/training day		

Table 1 – Cost Benefit Summary

10) Alternative Options

Council can elect to not approve the recommendation.

11) Officers Comments

No community consultation has been undertaken by Council Officers as part of this gifted asset request. However, the Westbury Cricket Club has contacted Council and requested Council accept this donated asset. The Cricket Club has been informed that Council will consider this request in line with our New and Gifted Asset Policy No. 78.

Council approval of the proposed design and gifted asset is required prior to the commencement of the work at the Westbury Recreation Ground.

The proposed cricket wickets should be considered in line with Council's Policy 78 – New and Gifted Assets which helps guide Council in making an informed decision regarding the long term implications of ownership of assets including new and donated assets.

The construction of the nets will be undertaken by both a contractor and in kind labour from members of the cricket club. The works are funded by both the Cricket Club and the Stronger Communities Grant. Council's Works Department have not been requested to provide any resources to assist with the installation of the nets.

The proposed structure will be a simple design providing adequate amenity for cricket players both during organised and informal practice sessions. The club estimates that the provision of an additional practice net will increase potential participation numbers by 20 people during an organised training session which are held twice a week during the summer season.

Attached to this report is a copy of the letter of support received from the Westbury Cricket Club.

AUTHOR: Natasha Szczyglowska
TECHNICAL OFFICER – COMMUNITY SPACES

12) Recommendation

It is recommended that Council;

- 1) Approve the installation of the cricket practice net, and***
- 2) Take ownership of the practice net once completed which will be donated by the Westbury Cricket Club in line with Council's Policy 78 – New and Gifted Assets***

DECISION:



Cricket Club Inc.

Secretary :
Gale Claxton

PO Box 86
Westbury Tas 7303
Email : mandgclaxton@bigpond.com
Mobile : 0428 361 276

To Meander Valley Council.

Note the information provided to Natasha in the report in regard to the extension work to the Cricket practice wicket nets at the Westbury Recreation Ground. The club were successful in receiving a grant from the Stronger Communities Fund to assist us in this project. We are excited to be able to commit to this facility which will assist in further development of our growing number of junior players.

We are very thankful to the Meander Valley Council and the relevant people in their assistance and support of this project. We are very keen to start this work asap so that we can use the facility this season.

Regards,

Phil Murfet.
Public Officer.
Westbury Cricket Club.

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that Council move into Closed Session to discuss the following items.”***

The meeting moved into Closed Session at x.xxpm

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 13 December, 2016.

GOV 8 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

CORP 2 SALE OF LAND FOR UNPAID RATES

(Reference Part 2 Regulation 15(2)(i) Local Government (Meeting Procedures) Regulations 2015)

INFRA 3 GULF ROAD EMBANKMENT REMEDIAL WORKS, LIFFEY RIVER

(Reference Part 2 Regulation 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

Cr xxx moved and Cr xxx seconded ***“that Council move out of Closed Session and endorse those decisions taken while in Closed Session.”***

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)