

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 9 May 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 9 May 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 unlikelihood 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 9 May 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 11 April, 2017, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
2 May 2017	<ul style="list-style-type: none"> • TasWater Presentation • 46A Beefeater Street, Deloraine • Recreation Facilities Pricing Policy Review • Rural Primary Health Services Program • Australian Local Government Association • Northern Tasmanian Councils – KPMG Report

ANNOUNCEMENTS BY THE MAYOR:

Wednesday 12 April 2017

Launch Launceston Grammar School Walkathon at Deloraine
Attended Deloraine High School ANZAC service

Wednesday 19 April 2017

Catch-up with Brian Mitchell MHR, Member for Lyons

Friday 21 April 2017

Official opening of Prospect Vale Park Nature Play Space

Tuesday 25 April 2017

ANZAC Day Service, Deloraine

Tuesday 2 May 2017

Presentation to the judging panel for the Local Government National Awards for Excellence, Canberra

Wednesday 3 May 2017

NTDC members meeting

Friday 5 May 2017

Attended AGFEST

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

Nil

PUBLIC QUESTION TIME

General Rules for Question Time:

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

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

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

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

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

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

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

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

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

Notes

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

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

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

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – APRIL 2017

Nil

2. PUBLIC QUESTIONS WITH NOTICE – MAY 2017

Nil

3. QUESTIONS WITHOUT NOTICE – MAY 2017

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – APRIL 2017

1.1 Cr Bob Richardson

a) Spending authorisation: General Manager

Council normally sets limits, in terms of financial transactions, up to which the General Manager is authorised to approve (for individual transactions).

Could Council be reminded of that limit?

Response by Martin Gill, General Manager

The General Manager's delegation was approved in Council resolution 100/08 dated 13 May, 2008. Acceptance of tenders by the General Manager must only be for goods with an estimated cost up to \$200,000.

(b) Appointment of Consultant(s) for Research into the Deloraine Sporting Facilities feasibility

At an earlier meeting this year, Council considered an approach from a private sponsor regarding a study in the Deloraine proposal for sporting facilities.

It is understood that a meeting was held to consider the appointment of consultants to undertake that study.

It is further understood that elected councillors were prohibited from attending that meeting.

- (i) Could it be confirmed that elected councillors were barred from that meeting?

Response by General Manager, Martin Gill

Councillors were not invited to attend the Submissions Assessment Panel (SAP) meeting in which the tender submissions were assessed.

- (ii) If so, who made that decision? And why were elected representatives of the people of Meander Valley excluded?

Response by General Manager, Martin Gill

The decision was made by the General Manager. Section 62 of the Local Government Act 1993 (Act) sets out the functions and powers of the General Manager which include:

- ***to implement the decisions of the council;***
- ***to be responsible for the day-to-day operations and affairs of the council;***

At the Ordinary Council meeting of December 2016 Council made the following decision:

“that Council work with Deloraine & Districts Community Bank Branch to prepare a brief and commission a feasibility study for the development of a recreation precinct at the Deloraine Community Complex site.”

In order to implement the decision of Council the General Manager asked Council Officers to work with the Deloraine & Districts Community Bank to prepare a project management plan. The project management plan proposed that a working group with an independent facilitator be established to oversee the project. The working group would be tasked with preparing the brief for the feasibility study and selecting a consultant to undertake the feasibility study. Members of the working group formed a SAP to evaluate the tenders.

The tender process and assessment was undertaken in accordance with Section 28 of the Act and the Meander Valley Council Code for Tenders and Contracts.

There are no Councillors on the working group or the SAP; this is the reason Councillors were not invited to the meeting in which the consultant tenders were assessed in accordance with the Act and the Meander Valley Council Code for Tenders and Contracts.

It should be noted that Councillors have attended and continue to be able to attend general working group meetings for the project as observers.

- (iii) It is believed that a recommendation has been made regarding a consultant. Given that Council is committing \$50,000 and is seeking, under Council auspices, grants of up to \$30,000, presumably a report will be submitted to elected representatives to consider the recommendation as to the preferred consultant so that Council can consider that meetings recommendation as ;to the preferred consultant.

Response by General Manager, Martin Gill

The General Manager accepted the recommendation in the post-tender report by the SAP and approved the engagement of the consultant under delegation.

- (iv) Will that be presented to Councillors at the May 2017 meeting of Council? (For decision?)

Response by General Manager, Martin Gill

No.

(c) Appreciation of Small Business matters

In order; to fully appreciate a situation it often helps to have experienced challenges associated with similar situations. One does not necessarily have to have experienced those things but it is commonly held that it helps.

The Meander Valley has hundreds of small business enterprises, many working hard to make an "honest dollar". Few operators of such enterprises (including takeaway shops, cafes, even post offices) are unlikely to ever approach incomes similar to

those of senior, or even middle management in bigger enterprises or government bodies (including Council).

Could Councillors be appraised of Council Directors' and managers' experience in ownership and management of small enterprises?

Response by General Manager, Martin Gill

The Directors and managers that work for Meander Valley Council have a range of professional experiences including in some cases running small consultancies, and working in small private sector businesses.

(d) Westbury Users Group Meeting

These questions relate to the Minutes of the recent Westbury Users' Group Meeting.

- (i) The minutes record that sewerage (caravan) cassettes had been emptied into the pans in public toilets in Westbury and that the resultant mess needed to be cleaned.

Could this be confirmed? At which toilets, and at what frequency?

Response by Daniel Smedley, Recreation Coordinator

On at least 3 occasions over summer 2017 (January through April) Council's contract cleaner reported alleged dumping of waste from caravan and motorhomes into public toilets at Westbury Town Hall and at the Westbury Sports Centre. It is alleged that this was the source due to the large quantity of spillage in the toilet cubicles.

(e) Map – Meander Valley

At the last Council Workshop a map of the Meander Valley was issued. That map had, superimposed on it, a large circle around Deloraine, a small ellipse around Westbury and a small circle around Prospect Vale.

Who drew those shapes on the map, and upon what objective basis were they drawn?

Response by General Manager, Martin Gill

The map was prepared by the General Manager.

The shapes were drawn to illustrate a number of elements in combination including:

- ***The spatial area shown in the ABS Statistical Area Level 2 mapping***

- **Populations within these areas**
- **Service centre functions as they relate to:**
 - **Likely destination**
 - **Road Networks**
 - **Access to commercial and retail options**
 - **Social Infrastructure**

The map was prepared for internal discussion purposes at a Council Strategic Workshop. The intent of the diagram was to demonstrate the relative role and functions of the key settlements in Meander Valley, including likely destination points for surrounding residential populations in villages and rural areas.

(f) Regional Forestry Agreement Grant(s)

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

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

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

Question:

How many F.T.E. (paid) jobs have been created?

Response by Jonathan Harmey, Director Corporate Services

The Great Western Tiers Visitor Information Centre currently employs 2.6 full time equivalent Council employees. It is also staffed by 34 volunteers on a rotating roster. The flow on effects for employment in related businesses such as tourism providers, tourism destinations and accommodation is unknown.

Are these jobs sustainable?

Response by Jonathan Harmey, Director Corporate Services

The Tasmanian tourism industry and services that Council provides to the community in the future will determine if the jobs are sustainable.

If not, how much subsidy has been required from Council, including:

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

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

Response by Jonathan Harmey, Director Corporate Services

The estimated average net cost to Council for the years 2004 to 2016 is \$120,208, this includes the expenditure items requested above.

1.2 Cr Andrew Connor

Following on from my question on notice in February about the Launceston City Deal, it's likely that the actual deal will be put before City of Launceston for approval and signing by that council within a month.

In contrast we at Meander Valley Council have seen nothing formal about this deal despite about half of our municipality's population, that is 10,000 people living in what most consider to be the Launceston urban area. West Tamar Council are in a similar situation and also have had little formal discussion about this deal.

Most of the projects mentioned in connection with the City Deal are Launceston-centric and have little investment share for areas beyond the Launceston CBD.

Have any further details or involvement concerning Meander Valley's urban area come to light, or are we to sit on the sidelines of progress?

Response by Martin Gill, General Manager

The Smart Cities – Launceston City Deal has now been signed and publicly released.

The deal includes some commitments that will benefit the greater Launceston urban area including:

- ***Preparation of a Regional Economic Development Strategy by Northern Tasmania Development Corporation (NTDC)***
- ***Improving the health of the Tamar Estuary***
- ***Improving transport connections***
- ***Supporting the delivery of Low Power Wide Area Network***

Meander Valley Council will be directly involved, through NTDC, in the development of the Regional Economic Development Strategy.

2. COUNCILLOR QUESTIONS WITH NOTICE – MAY 2017

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – MAY 2017

DEPUTATIONS BY MEMBERS OF THE PUBLIC

Nil

NOTICE OF MOTIONS BY COUNCILLORS

Nil

CERTIFICATION

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

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



Martin Gill
GENERAL MANAGER

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

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for items C&D 1 to C&D 3 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

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

1) Introduction

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

2) Background

Applicant (appellant)

David Morris, Simmons Wolfhagen obo Fisher Survey & Design

Planning and Appeal Controls

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

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

Appeal Process

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

Below is the appeal process undertaken to date:

Table 1: summary of appeal process to date

Stage	Date	Outcome
Preliminary Conference	9 March 2017	Agreed to commence the mediation process and to expand the Grounds of

		Refusal.
Mediation	21 March 2017	Agreed to consider a proposal for a Consent Agreement. Further particulars added to the Grounds of Refusal.
	7 April 2017	Applicant requested that the consideration be postponed until the May 2017 Council meeting.
Council meeting	9 May 2017	Council to consider a proposal for a Consent Agreement.

Grounds of Refusal

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

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

Consent Agreement

A Consent Agreement is an agreement reached between the parties to resolve the appeal.

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

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

Not applicable

5) Statutory Requirements

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

6) Risk Management

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

7) Consultation with State Government and other Authorities

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

8) Community Consultation

The appeal process does not include community consultation.

9) Financial Impact

Not applicable

10) Alternative Options

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

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

11) Officers Comments

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

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

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

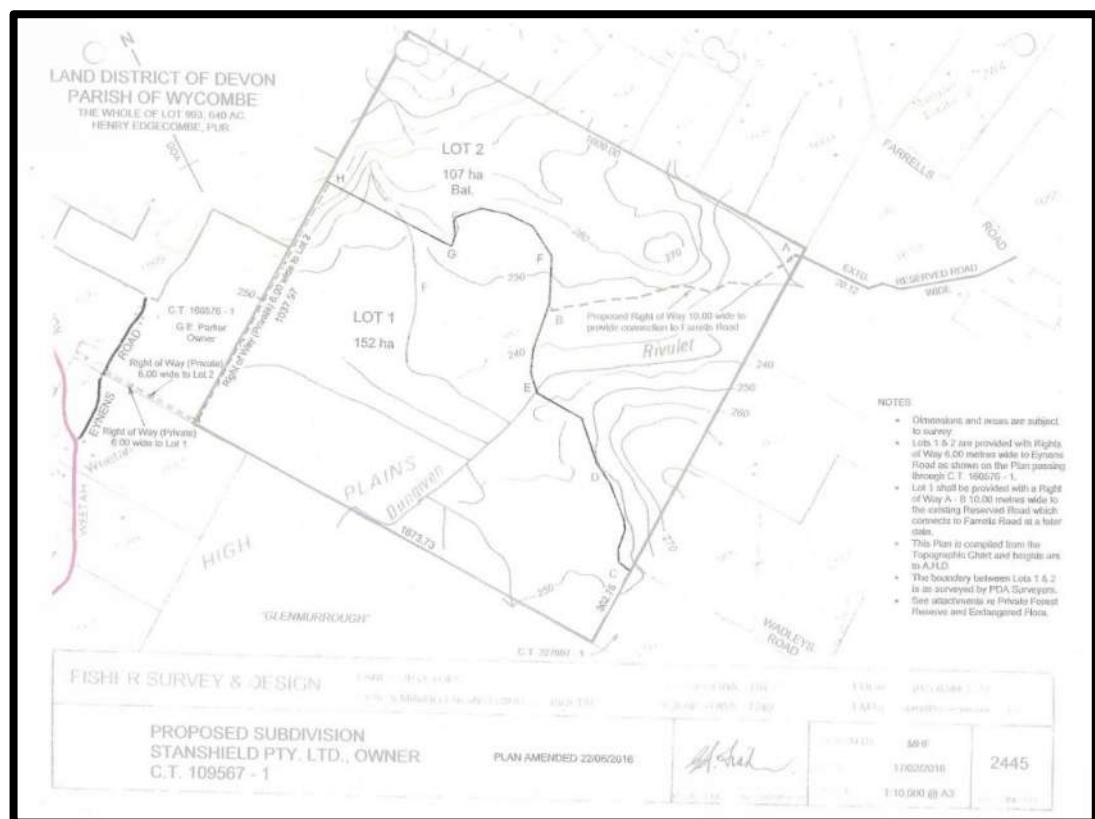


Figure 1: original Plan of Subdivision

The proposal presented for consideration shows the following features:

- Both lots have access to Eynens Road (via rights-of-way through 50 Eynens Road);
- All references to access to Farrells Road via a road reserve has been crossed out;

- A Water Supply Easement (3m wide) in favour of Lot 1, with an allocation of 70 megalitres of water from a storage dam on CT 109559/2.

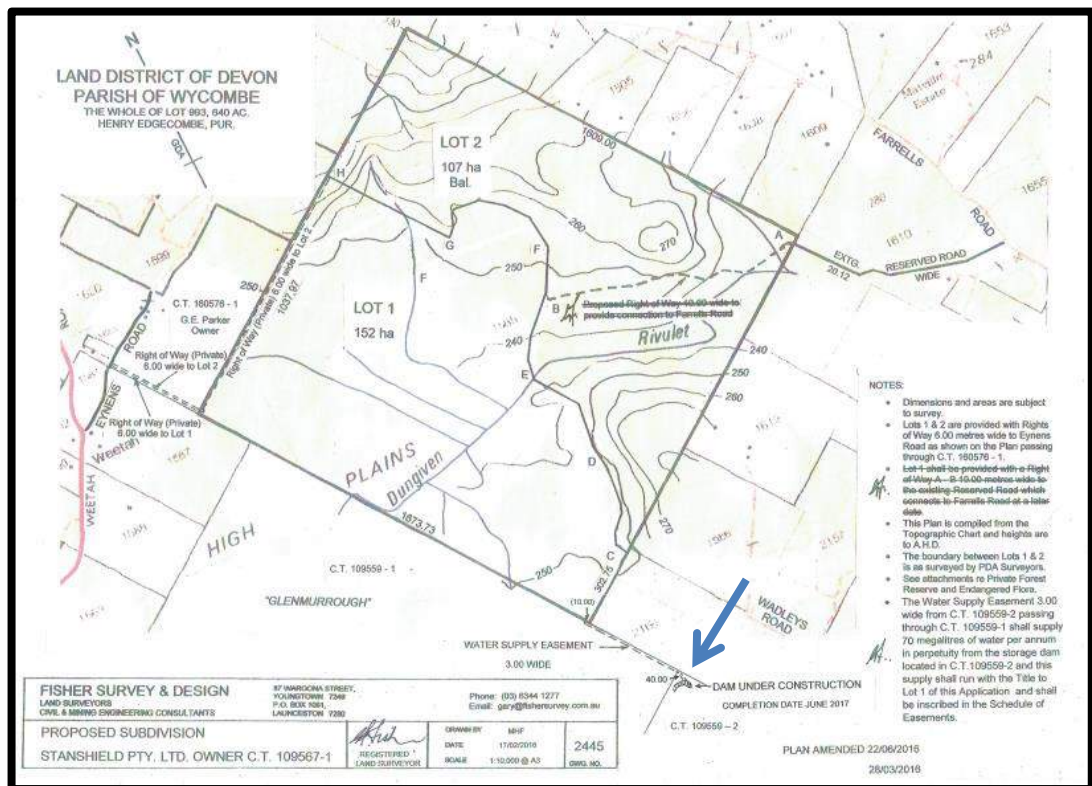


Figure 2: proposed subdivision plan for consideration. Arrow showing location of subject dam.

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

The storage dam has a holding capacity of 600 megalitres and used as part of the KW Huett Corporation Pty farming operations. The 70 megalitre allocation comprises approximately 12% of the dam's capacity. The proposed easement provides access to the edge of the dam (currently under construction).

Correspondence from Mr Fisher (Fisher Survey & Design) dated 31 March 2017 stated that the water entitlement would allow for the application of 100mm of water per annum over an irrigated area of 70ha. Mr Fisher considered that this would sufficient for that area to produce a vegetable crop of up to 7,000 tonnes per annum.

To gain an understanding of the usability of 70 megalitres to a farming operation, Council sought advice from AK Consultants. Their response (dated 31 March 2017) was that:

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

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

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

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

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

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

To clarify the potential benefit from the water allocation, the applicant submitted additional information from Tas Agronomy Plus (dated 23 April 2017). This report outlines:

1. Cropping rotation options (using a combination of irrigated and dryland farming) and typical crop water usage; and

2. The improvements undertaken to date by KW Heutt Corporation P/L on Lot 1.

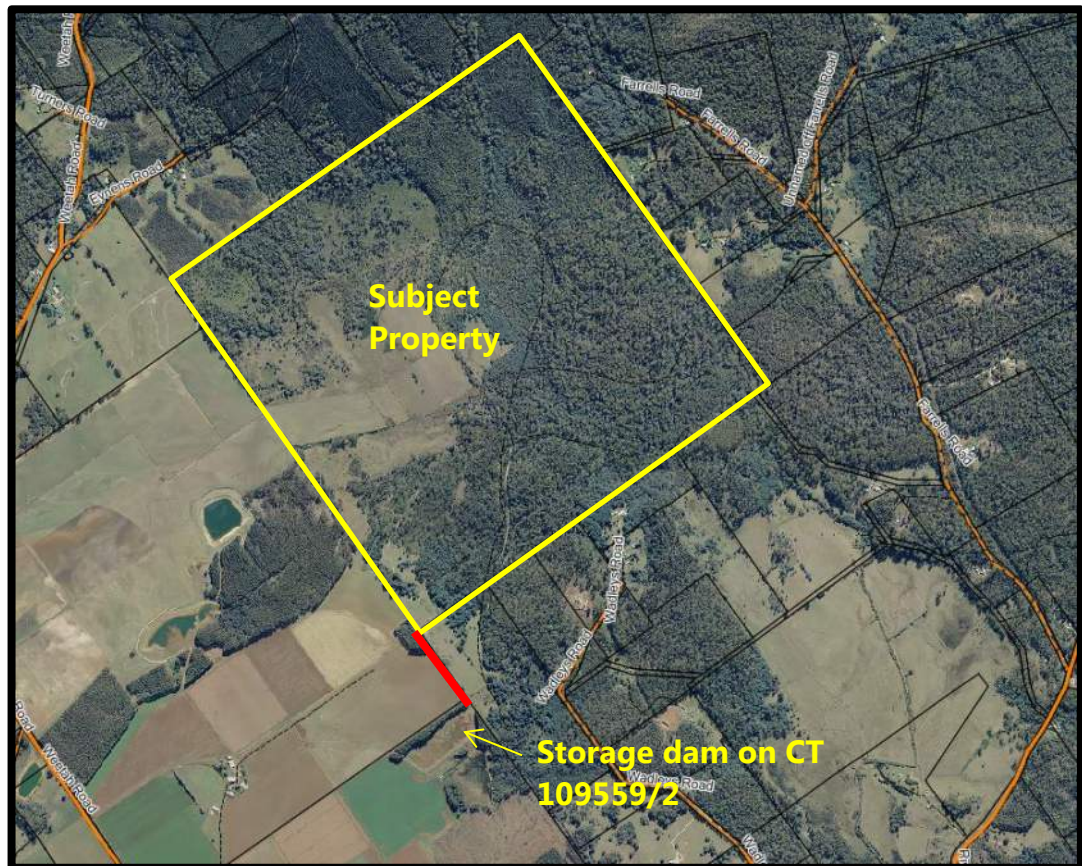


Photo 1: showing subject property and location of storage dam. Red line represents the proposed water supply easement.

Subdivision

The Performance Criteria for subdivision states that *the subdivision must demonstrate that the productive capacity of the land will be improved as a result of the subdivision*. The improvements to the productive capacity of the land must be dependent on the subdivision occurring. If the improvements can occur without the subdivision occurring, then the criteria has not been met.

It has been established that KW Huett Corporation Pty has already made considerable improvements to Lot 1. And that KW Huett Corporation Pty is a profitable family farming business. The Tas Agronomy Plus report states that *...in my professional opinion there have been major productivity gains already achieved in the last season*. In this instance, it has already been demonstrated that improvements to the land can occur without a subdivision occurring.

Farrells Road

The proposal has deleted all reference to accesses to Farrells Road, via the Road Reserve. The original application received 6 representations. The majority of these representations were concerned with potential impacts from an access onto Farrells Road. Removing this access would address these concerns.

Appeal process

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

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

Conclusion

The application received six representations. The majority of the concerns related to the use of a road reserve and Farrells Road. The proposal states that access to each lot will be to Eynens Road only. This satisfactorily addresses number 4 of the Grounds of Refusal.

Since KW Huett Corporation Pty has leased Lot 1, improvements have been made to the land. This demonstrates that improvements can be made to the land without the subdivision occurring.

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

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

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

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

DECISION:

TRAFFIC IMPACT ASSESSMENT

PROPOSED SUBDIVISION PA 16 - 0141

STANSHIELD PTY. LTD. TO
THE K.W. HUETT CORPORATION PTY. LTD.

EYNENS ROAD, WEETAH

AUGUST 2016

Prepared by:
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Fig. 1 Amended Proposal Plan

Fig. 2 Original Grants

Fig. 3 Taschord Extract

Photographs

1. INTRODUCTION

1.1 Preamble

A Development Application PA 16 - 0141 has been lodged with Meander Valley Council comprising 2 Rural Lots. The Developer, Stanshield Pty. Ltd., wishes to subdivide the original Grant and has arranged to sell Lot 1 to The K.W. Huett Corporation Pty. Ltd.

Lot 1 is intended primarily for vegetable growing and stock grazing as an extension of the current activities of The K.W. Huett Corporation Pty. Ltd. and Lot 2 is intended for forest practices. Lot 2 also has potential for vegetable growing along Dungiven Rivulet.

The site currently gains access via a Licenced Access from Wadleys Road which originates from River Road just North of the Town of Deloraine. It also has a Licenced Access via a Reserved Road from Farrells Road.

It is intended that Lots 1 and 2 gain Legal Access from Eynens Road via the Rights of Way which have been transferred by Geraldine Parker to Stanshield Pty. Ltd.

Council has requested a Traffic Impact Assessment which will address:

- Road loading and access matters
- Identification of potential traffic impacts
- Anticipated vehicular movements
- Vehicle types
- Access from different directions for emergency vehicles

It is not anticipated that there would be any need for pedestrian traffic at this time, but if a house is built on either of the Lots there would be need to take into account the possibility of access by school children. No street lighting will be required by this development.

1.2 Basis of Report

This Report is based on *Traffic Impact Assessment Guidelines* provided by State Growth (formerly DIER) Road and Traffic Division.

2. SITE DESCRIPTION

2.1 Location

The subdivision is located at Weetah with access from Eynens Road (see Fig. 1).

Eynens Road serves about 3 Titles at the present time, of which only 2 have been built upon, and is a minor access lane which extends from Weetah Road. This road is Council maintained to well past the proposed access to Lots 1 and 2.

2.2. The site

The land under survey is currently zoned *Rural Resource* by the Interim Meander Valley Planning Scheme.

3. DEVELOPMENT PROPOSAL

3.1 Number of Lots

This subdivision provides for 2 Lots to be created from the original Grant. There is no current intention for houses to be built on either of those Lots.

3.2 Access

Legal access to these Lots will be by separate Rights of Way 6.00 wide from Eynens Road as required by the Local Government Act and Council.

For about 2 years, both Lots 1 and 2 will have a Licenced Access from Wadleys Road through the Heathcote property, but this Licenced Access will disappear at that time.

Both Lots 1 and 2 will have access to Farrells Road by way of a Licenced Access over the Reserved Road shown on Fig. 1, and a Right of Way from that road to Lot 1 is to be created as a Supplementary Access over Lot 2.

4. EXISTING TRAFFIC ENVIRONMENT

4.1 Characteristics of Eynens Road

The Proposed Subdivision will impact on the Category 5 Eynens Road which has a present length of about 550 metres from Weetah Road. The Rights of Way to Lots 1 and 2 will commence at a point about 250 metres from Weetah Road.

Eynens Road is sealed with a current pavement width of at least 4.0 metres and is in good trafficable condition. It has a design speed of 60 kph, and presently serves 2 houses and a forestry block. Taking the new Lots into account, Eynens Road will service about 5 Titles and an increase of 2 Titles would only be a minor increase from the present situation.

4.2 Traffic activity

Taschord predicts that there are between 6 and 8 traffic movements per day from each house, and therefore the traffic activity in Eynens Road is currently about 16 movements per day, and the traffic movements from the vacant Lots 1 and 2 and the Forestry Lot at the end of Eynens Road will clearly be less than those required by houses. We could predict that the total movements in Eynens Road would be less than 30 per day for the foreseeable future.

5. TRAFFIC GENERATED BY DEVELOPMENT

5.1 Normal traffic

Normal traffic generated by this development is estimated at an additional 8 movements per day as a maximum, and therefore this subdivision can be considered to be a minor traffic generator as described by *A Framework for Undertaking Traffic Impact Assessments*.

5.2 Traffic generated by farm activity

We will look at the anticipated maximum and minimum traffic generating activities for two agricultural activities for which the Lots can be used.

5.2a Vegetable growing

While The K.W. Huett Corporation Pty. Ltd. is the owner of Lot 1, the equipment needed to cultivate, sow and harvest crops would be moved from their adjoining property, Glenmurrough.

Should Lot 1 change hands, the equipment required for vegetable growing would be established on site and would remain on site.

In consequence, the only movements required from Lot 1 along Eynens Road would be the transportation of the annual crop. Discussions with Mr. Huett have indicated that this crop is likely to be moved via the Farrells Road Right of Way and Reserved Road alternative access, however it could be moved via the Eynens Road access.

Should vegetable growing take place on Lot 2, the equipment required for vegetable growing and harvesting would need to be established on that Lot. This would be a once only occurrence, however the crop would need to be transported from that Lot via the Reserved Road to Farrells Road. This is likely to be 2 - 3,000 tonnes of produce each year, which will require 200 movements by a semi-trailer over a 10 day period (100 loaded, 100 unloaded). 20 movements per day over a 2 week period would be a substantial burden on the Licenced Access to Farrells Road, but Farrells Road is capable of handling that traffic. Maintenance will be required and this maintenance would be a burden on Lot 2, should they decide to grow vegetables and transport the produce in this way. There are no plans for vegetable growing on Lot 2 at the present time.

5.2b Tree harvesting

Lot 2 is intended to produce a forest crop from the major part thereof and a Forest Management Plan will need to be provided by the owner of that Lot which is likely to be the present owner, Stansfield Pty. Ltd. They are currently harvesting the timber from that Lot and this harvesting is expected to finish shortly.

Hardwood plantations reach maturity in between 40 and 60 years, and the re-growth of the current forest will therefore be removed at that time, and so there will only be

spasmodic tree harvesting from now until 2056.

4.

The Right of Way to Farrells Road and Farrells Road are capable of handling the removal of those trees, but close liaison will be required with Council and the existing users of those roads before future tree removal takes place. This information will be provided by the owner of Lot 2 as part of their Forest Management Plan, and is outside the scope of this Report.

6. TRAFFIC ASSESSMENT AND IMPACT

6.1 Operation and amenity impacts

The increased traffic activity generated by the subdivision is estimated at 4 - 8 vehicles per day for normal traffic from the subdivision at the Council maintained section of Eynens Road in the short term. Should a house be built on either of the Lots, normal activity will increase to 8 movements per day for each Lot.

Any harvesting activities for vegetables or trees will increase traffic flow as predicted in 5.2 a & b, but the impact of 2 additional Lots on Eynens Road is minimal.

No improvements in the standard of Eynens Road will be required by this subdivision, since it will remain as an Access Lane in the Taschord hierarchy.

No crash record for Eynens Road has been sought or in our opinion is required.

6.2 Subdivision road and access

As stated, this will present no issue in Eynens Road. The Rights of Way access to Lots 1 and 2 will be constructed to a standard sufficient for use by 2 wheel drive vehicles. These Rights of Way will need to be maintained on an annual basis by the owners of those Lots.

6.3 Heavy vehicles

Vehicles of this type will be confined to the harvesting period when the produce from either Lots 1 or 2 will need to be moved for processing.

Eynens Road, Weetah Road and Farrells Road are capable of handling heavy vehicles for that purpose.

6.4 Pedestrians

The only pedestrian traffic envisaged as a result of this subdivision will be for the collection of school children should a house be built on either of Lots 1 or 2.

CONCLUSION

In consideration of the current road and traffic conditions affecting Eynens Road and the size of the subdivision, it is concluded that no safety or operational issues will arise as a

result of this development.

5.

The resultant traffic increase for normal traffic at the intersection of Weetah Road is anticipated at 8 vehicles per day until any houses are built on Lots 1 and 2, when the traffic movements are likely to increase to 16 movements per day.

This Traffic Impact Assessment has therefore concluded that this subdivision, while increasing traffic volumes in Eynens Road, would have a minimal impact on that road and would not give rise to any adverse safety or operational issues.

Traffic will operate safely and efficiently in the locality into the future when Lots 1 and 2 reach their full development potential for vegetable growing, tree harvesting, stock grazing and residential occupancy.

GARY I. FISHER
Registered Land Surveyor



C & D 1

TABLE 6.1: TASCHORD Characteristics of Street Types (Extract)

Street type	Indicative maximum traffic volume range (vph)	Target speed and design speed (km/h)	Street reserve width minimum (m)	Carriageway width (m)	Verge width minimum (m) Each side	Parking provision within street reserve	Street longitudinal gradient max%	Footpath
ACCESS STREET								
Access lane	100	15	Varies		Not specified	No	NA	No
Access place	0-300	15	10.0	Single lane 3.5- 3.7	See note	1 hard standing verge space per 2dw with scope for extra space	17	No
Access street	0-300	40	12.0	5.0 only	3.5	Carriageway	15	No
Access street	300-1000	40	13.0	5.0-5.5 only	4.0	Carriageway	15	No
Access street	1000-2000	40	13.5	5.5 or 7.0	4.0	Carriageway one side	10	1.2m wide
COLLECTOR STREET								
Minor collector	1000-3000	50 (20 at design noted ped/cycle crossing)	16.5	7.0-7.5 or 6.0-6.5 plus indented parking	4.5	Carriageway or indented both sides	8	1.2m wide located away from the kerb



Licence

(CLS Ref: 246725)

Dated

**The Honourable Matthew Guy Groom MP
(Licensor)**

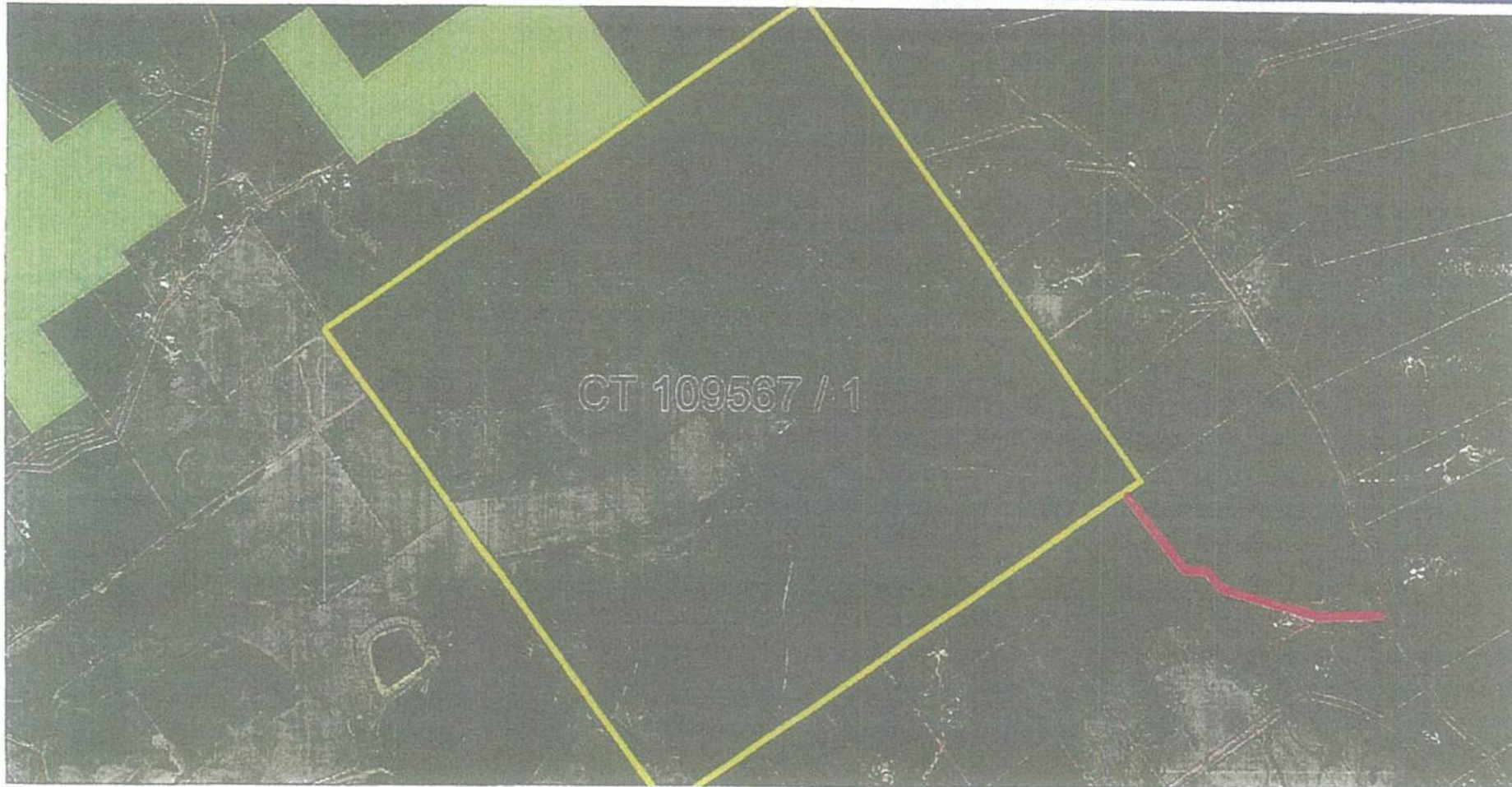
and

**Stanshield Pty Ltd (ABN 43 091 424 216)
(Licensee)**

The Crown Solicitor of Tasmania


Executive Building
15 Murray Street Hobart Tasmania 7000
GPO Box 825 Hobart Tasmania 7001
Telephone: (03) 6165 3650
Facsimile: (03) 6233 2874
File Ref: 47986
Doc Ref: mg037196

C & D 1



www.thelist.tas.gov.au

 FREEHOLD PROPERTY

 CROWN LICENCE
AREA ± 1.71 ha

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C & D 1



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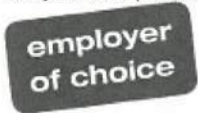
Leanne Rabjohns

From: Dino De Paoli
Sent: Thursday, 15 December 2016 4:30 PM
To: Leanne Rabjohns
Subject: PA/16/0141 - Fisher Survey and Design - 50 Eynans Road

The traffic assessment provided to Council as part of the application documentation for the proposed subdivision at 50 Eynans Road and adjoining land, Reedy Marsh, is considered to be acceptable.

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



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nest

natural environment services tasmania

33 mcbains road glengarry tas 7275

✉ jo@nestenviro.com.au ☎ 0400 866 934



Fauna and Flora Report for
Fisher Survey & Design:
Subdivision access Property ID 3427632
August 2016



Survey Report

Client: Fisher Survey & Design, Waroona St, Youngtown

Consultant: Joanna Lyall, Natural Environment Services Tasmania, Mob: 0400 866 934 **Date:** 4 August 2016

Location: Property Id 3427632, Lot 1 Wadleys Rd, Reedy Marsh 7304

Grid Ref: (GDA94): Centred at 55 G E4720231, N5408538
1:25,000 Mapsheet Deloraine 4640

Client Contact Gary Fisher: Fisher Survey & Design, Waroona St, Youngtown

Scope and findings of report:

This block is being subdivided and fauna and flora surveys are required for two Rights of Way (ROW). The first ROW (ROW1) runs along the boundary of this block and the adjoining property C.T. 160576-1 from the western corner and runs along the northwest boundary to provide a 6m wide ROW. The second ROW (ROW2) runs through Lot 2 from the existing road delineating Lot 1 from Lot 2, and along the Reserved Road traversing the adjoining property on the eastern corner (Title Ref 107327/1) to Farrells Rd (Figure 1).

Much of the line for ROW1 has already been cleared as part of harvesting undertaken in the forested area downslope of the boundary line. Few large habitat trees remain alongside this line and except for a possible devil scat no sign was found of threatened fauna. The ROW1 runs along the edge of an area shown in the Natural Values report as the threatened vegetation community *Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits*.

Several *Senecio* seedlings were found on disturbed ground on the surveyed boundary between the logged plantation on Lot 2 and Lot 1. These were too small to be identified to species but could potentially include *Senecio squarrosus* leafy fireweed.

Near the corner of the boundary between Lot 1 and Lot 2 (E047688, N5409269) a slender curved rice flower *Pimelea curviflora* var. *gracilis* (listed as rare) was located. This plant is within the 6m road reserve for the Right of Way.

Eastern barred bandicoot sign was seen along ROW2.

Blackberry and one Spanish heath plant were located on ROW1, periwinkle on ROW2.

Introduction

This property is in the process of being subdivided and requires access points to be formalised. Natural Environment Services Tasmania has been requested to undertake fauna and flora assessments on the two proposed Rights of Way which have been surveyed.

Two areas have been identified as potential habitat for endangered flora (Fisher Survey & Design). An area of approximately 41ha on northwest side of the block is shown in the Natural Values Atlas report generated for this property, as being the threatened vegetation community *Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits* (mapping unit DAZ). A second area highlighted south of the proposed right of way (ROW2), is the riparian zone excluded from the Private Timber Reserve covering most of Lot 2.

The fauna and flora assessment of ROW2 was confined to the surveyed road as the proposed ROW2 does not enter the riparian zone, except where a minor tributary enters the main creek near the NE corner of Lot 2, where extra distance within the riparian zone was surveyed at this point.

Several flora and fauna species recorded within 5km of the property are listed as threatened under the State *Threatened Species Protection Act 1995* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

The plants listed as threatened include: slender curved rice flower *Pimelea curviflora var. gracilis*; *Senecio squarrosus* leafy fireweed; *Glycine microphylla* small-leaf glycine; *Euphrasia scabra* yellow eyebright and; *Epilobium pallidiflorum* showy willow herb.

Fauna listed as threatened recorded within 5km of the property include: *Accipiter novaehollandiae* grey goshawk; *Aquila audax subsp. fleayi* Tasmanian wedge-tailed eagle; *Botaurus poiciloptilus* Australasian bittern; *Dasyurus maculatus subsp. maculatus* spotted-tailed quoll; *Dasyurus viverrinus* eastern quoll; *Litoria raniformis* green and gold frog; *Perameles gunnii* eastern barred bandicoot; *Sarcophilus harrisii* tasmanian devil and; *Tyto novaehollandiae* masked owl. The masked owl has been recorded within 500m of the property.

Several weed species are present on both Rights of Way.

Areas identified as potentially having threatened flora

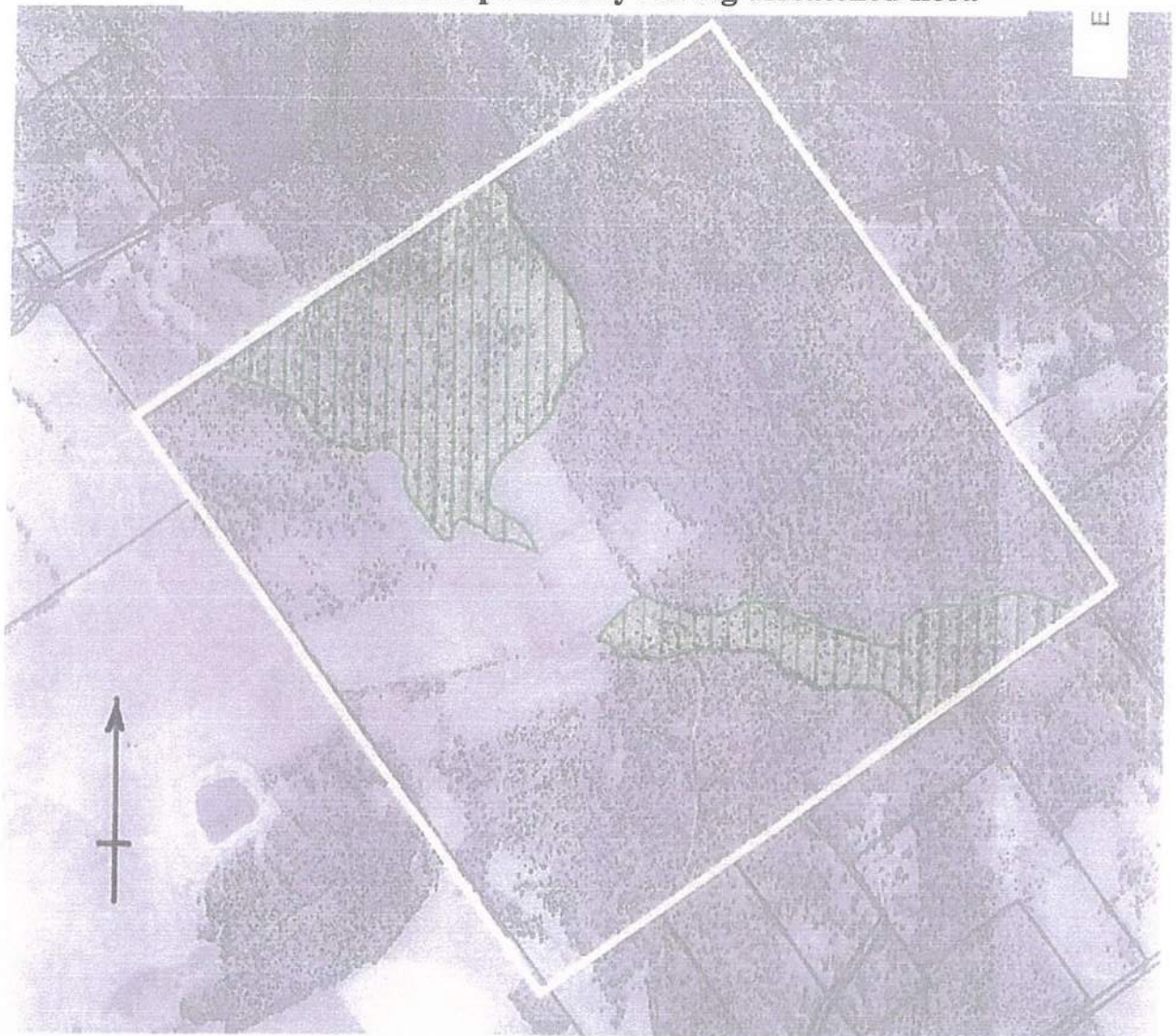


Figure 2. Aerial map of potential areas of endangered flora (Source Fisher Survey & Design)

Methods

A Natural Values Atlas Report was generated prior to the site visit to determine threatened species of fauna, flora and threatened vegetation communities recorded within 500m and 5km of the property.

ROW1 was walked, following the survey tapes and markers to determine if there were any listed fauna and flora within the 6m Right of Way width. A search of potential denning sites for Tasmanian devils and spotted tailed quolls was undertaken off the sides of the proposed Right of Way where large logs or areas of rock were found. Photos were taken and a Garmin GPS unit was used to provide waypoints of the route taken and points of interest.

This Right of Way runs 1037.97m along the western boundary. A distance of approximately 250m near a swampy stream area was not surveyed as it was too dense to access.

The distance of the ROW2 was covered from the formed road between Lots 1 & 2, to the edge of the private dwelling on Farrells Rd. Large hollow bearing trees were checked for signs of use from masked owls and wedge-tailed eagles, vegetation species seen were recorded and the route was tracked with GPS waypoints. In the riparian area along the Right of Way special note was made for any activity to indicate presence of grey goshawk.

A limitation of the flora surveys was that there are few plants flowering at this time of year which makes them both more difficult to locate and once found to identify without a flower.

The extremely wet winter meant much of the country traversed at the base of the slopes was inundated, making it difficult to traverse and potentially reducing the opportunity for regeneration of some herbaceous plants

Vegetation communities are classified under the system used in Tasveg mapping as per Kitchener and Harris (2013). Taxonomic nomenclature follows the Census of Vascular Plants of Tasmania (de Salas & Baker 2016).

Results

On ROW1, the top corner of the property adjoining Lot 2 has recently been selectively logged as part of the Private Timber Reserve of Lot 2. This logging, as well as some clearing for the Right of Way, has made it difficult to assess the fauna and flora potentially on site and overall vegetation condition. Most of this area from this top corner is classed as *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ), while partway along the ROW is a small isolated area of (DSC) *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest. A narrow strip of the DAZ has been put aside as a reserved area and the species here are consistent with this vegetation type. The tree species included *Eucalyptus pauciflora*, *E. viminalis*, *E. ovata* and *E. amygdalina* with an understorey of *Acacia dealbata*, *Exocarpos cupressiformis*, *Bursaria spinosa*, *Lomatia tinctoria*, *Epacris impressa* and bracken *Pteridium esculentum*.



Figure 3. Google map of the Right of Way 1 surveyed (red dashed line), and showing the area mapped on the LIST as DAZ and DSC with points for *Pimelea curviflora*, the weed *Erica lusitanica* and possible devil or quoll scat

Orchids were found scattered through the area but as they were not flowering, could not be identified beyond being a *Pterostylis* sp. A specimen of *Pimelea curvifolia* was identified on the cleared area along the northern boundary between Lots 1 & 2 and a specimen of the invasive weed Spanish heath *Erica lusitanica* was found beside the surveyed ROW1 as shown in Figure 3 at E471688, N5409269.

Several seedlings of a *Senecio* sp. were found on the northern edge of Lot 1 on the western side, but were too young to be identified to species. There are many species of *Senecio* in Tasmania but *Senecio squarrosus* has been identified within 5km of this site and could be germinating on this disturbed ground.

Undergrowth species in the wetter areas, which are consistent with the DSC *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest included a canopy of *E. obliqua*, *E. viminalis* and *E. ovata* with an understorey dominated by *Gahnia grandis*, *Lomandra australis*, *Lepidosperma ensiforme*, *Blechnum nudum* and *Polystichum proliferum*.

The southwestern end of the Right of Way, where fencing has begun has been cleared for approximately 300 m x 20m (Figure 4). The vegetation on the neighbouring property on the other side of the old fence was a mixture of sedges such as *Carex appressa* and *Gahnia grandis* beneath a hardwood plantation.



Figure 4. Cleared fenceline along Right of Way (ROW1) on southern end of western boundary

The Right of Way 2 (ROW2) linking the existing road, which forms the boundary between Lot 1 and Lot 2, with Farrells Rd to the east roughly follows an existing track through *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest, a distance of approximately 1400m. The first 750m has recently been selectively logged so there is a lot of soil disturbance alongside the proposed ROW2. The route of the ROW has been surveyed and a machine has cleared the line through to the private property adjoining Farrells Rd.

Canopy trees noted were stringybark *E. obliqua* and white gum *E. viminalis*. Sub canopy and shrub layer included silver wattle *Acacia dealbata*, blackwood *A. melanoxylon*, prickly moses *A. verticillata*, silver banksia *Banksia marginata*, common dogwood *Pomaderris apetala*, native currant *Coprosma quadrifida*, common heath *Epacris impressa*, guitarplant *Lomatia tinctoria*, prickly beauty *Pultenaea juniperina*. The understorey species included forest flaxlily *Dianella tasmanica*, white flag-iris *Diplarrena moraea*, cutting grass *Gahnia grandis*, arching swordedge *Lepidosperma ensiforme* and bracken *Pteridium esculentum*. In the wetter area near the creek crossing and swampy area more ferns are present including mothershield fern *Polystichum proliferum*, fishbone waterfern *Blechnum nudum* and manfern *Dicksonia antarctica*.

No threatened fauna species were seen but sign of diggings consistent with the eastern barred bandicoot were found at E472604, N5408334 and E473329, N5408027 (Figure 5) and there are habitat trees along this route.

Old growth trees are present with habitat hollows available. There are two of these trees very close to the proposed ROW which are likely to be removed (Figure 6).

Small sections of fence have been constructed delineating the boundary with adjoining properties at the Farrells Rd end of the ROW2 (Figure 7).

No threatened flora species were identified but there is germination of plants on the open ground including seedlings of *Asteraceae*.



Figure 5. Probable eastern barred bandicoot diggings



Figure 6. Habitat tree alongside the right of way, probably to be removed.



Figure 7. Farrells Rd end of ROW2 showing sections of new fencing delineating boundaries alongside the marked ROW

An area of approximately 40m x 25m of the invasive weed blue periwinkle *Vinca major* was found on both sides of the track near the river from E473064, N5408291 to E473097, N5408274. This plant, although not a declared weed in Tasmania, vigorously smothers other vegetation and is toxic to livestock. Development of the ROW2 is likely to spread this weed further within the bush as it is spread by stem and root fragments, in water, soil and on machinery, to the detriment of the natural values. This area in addition to other points mentioned are shown on the aerial map in Figure 8.

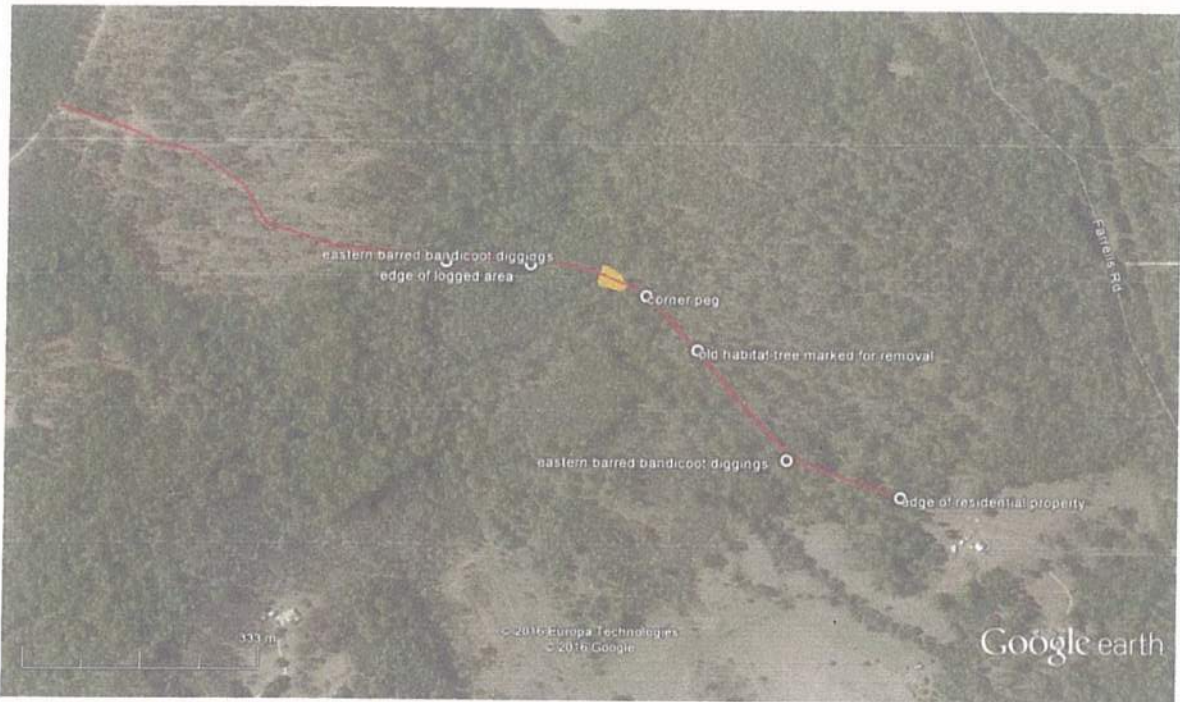


Figure 8. Aerial view of ROW2 from road between Lot 1 and 2 in west to residential property off Farrells Rd in east. Also showing position of bandicoot diggings and periwinkle infestation (indicated in orange)

Threatened Species (fauna & flora)

Several species of threatened fauna and flora have been recorded within 5km of this property and are listed in the tables below. Those confirmed on the property or highly likely are shown in bold. One threatened vegetation community had been recorded as present along the ROW1 and this was confirmed during the site visit. In addition, a second small area of threatened vegetation community, *Eucalyptus ovata* forest and woodland (DOV), was identified south of ROW1. With the clearing along the fenceline I am unable to determine whether the community came close to fenceline and ROW1 or not.

Pimelea curviflora var. *gracilis* was found at the northern extent of ROW1 and there is a strong possibility that *Senecio squarrosus* may be found following soil disturbance associated with the logging and trackwork.

A small scat containing bone, consistent with a devil scat, was found close to ROW1.

On ROW2 eastern barred bandicoot sign was found at two locations in the more open areas.

Table 1. Threatened fauna species recorded within 5km of property (r=rare, v=vulnerable, e=endangered) with those confirmed or highly likely shown in bold

Species name	Common name	Tas Status	National Status
<i>Botaurus poiciloptilus</i>	australasian bittern		EN
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU
<i>Perameles gunnii</i>	eastern barred bandicoot		VU
<i>Litoria raniformis</i>	green and gold frog	v	VU
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN
<i>Tyto novaehollandiae</i>	masked owl	e	VU
<i>Accipiter novaehollandiae</i>	grey goshawk	e	

Threatened vegetation communities recorded on the property (LISTmap & on-site)

Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (DAZ)

Eucalyptus ovata forest and woodland (DOV)

Table 2. Threatened flora species recorded within 5km of property (confirmed on property in bold)

Species name	Common name	Status
<i>Epilobium pallidiflorum</i>	showy willowherb	rare
<i>Euphrasia scabra</i>	yellow eyebright	endangered
<i>Pimelea curviflora</i> var. <i>gracilis</i>	slender curved riceflower	rare
<i>Senecio squarrosus</i>	leafy fireweed	rare

Discussion and Recommendations

There are two Rights of Way proposed for Lots 1 and 2 on this property. Right of Way1 (ROW1) on the western side of the block has been completely cleared for approximately 300m from the southern end of this boundary. The northern end too has had some machinery activity associated with the selective logging. The area of *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ), has been substantially modified along the line of ROW1 however there is potential habitat available for spotted tailed quolls or Tasmanian devil which may still be present on the block as evidenced by the scat located.

Eastern barred bandicoot is likely to be found in this woodland and the masked owl has been recorded within 500m of this Right of Way. A few habitat trees were noted, however most of the larger trees have been logged within the existing Private Forest Reserve.

Pimelea curviflora var. *gracilis* was found at the northern extent of ROW1 and is likely to be present in low numbers through the drier areas of the Lots. There is a strong possibility that *Senecio squarrosus* may be present following the soil disturbance associated with the logging and trackwork.

On ROW2 eastern barred bandicoot diggings were found at two locations.

I could not determine whether other threatened plant species were present at either site due to the soil disturbance and being too early in the season to be able to identify specimens by their flowers.

Weed species included blackberry and Spanish heath on Lot 1 and periwinkle on Lot 2.

Recommended Actions:

The works should be undertaken with a minimum of disturbance to the surrounding vegetation along the Rights of Way and where they cross wet areas. Work should be undertaken when the soils have dried out during summer to minimise sedimentation in streams and damage to soil structure and aquatic life.

Weed infestation is currently minor in general and control works should be undertaken to prevent spread. Spanish heath can be controlled through cut and paint methods with the flowering top bagged and removed from the site to prevent seed spread. The blackberries can be controlled through herbicide spraying when in leaf.

The periwinkle is difficult to control as it can reshoot from the nodes but spraying off with an herbicide registered for use near waterways is probably the most effective option. This will have to be repeated several times to control regrowth.

Machinery should be cleaned between moving from one area to another to minimise further weed spread. Any weed control work must have follow-up work scheduled as part of the works plan.

Contractors should check for the weed sheets on <http://dpiwwe.tas.gov.au/invasive-species/weeds>

Data Sources:

Natural values atlas report generated 03 August 2016

Kirkpatrick, J. 1991 *Tasmanian Native Bush: A Management Handbook*

Bryant & Jackson, 1999 *Tasmania's Threatened Fauna Handbook*

Google Earth Pro, 2016

Curtis, W.M. 1993 *The Student's Flora of Tasmania*

De Salas, M. & Baker, M 2016. *Census of Vascular Plants of Tasmania*

Harris, S. and Kitchener, A. 2005. *From Forest to Fjaeldmark*

Bushfire Report

Report for: Stanshield Pty Ltd

Property Location: 239 Wadleys Road,
Reedy Marsh, TAS, 7304

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

Date: 22/08/2016



INTRODUCTION

The proponent is applying for a subdivision of the title CT 109567/1 at 239 Wadleys Road, Reedy Marsh creating two lots from one existing titles. The subject title and immediately surrounding land to the north west and south west is zoned as Rural Resource, with land to the north east and south east zoned as Rural Living. The majority of the subject title and surrounding titles to the north, east and south are forest with some small areas of pasture, with land to the east being a mixture of pasture and cropping land.

RISK ASSESSMENT

The title is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation greater than 1 ha. Grassland and forest vegetation types exist within the subject titles and on immediately adjacent titles.

The proposal divides the 259ha title into Lot 1 of 131ha to the south west and Lot 2, 128ha to the north east. Lot 2 will remain as forest, while Lot 1 (partially pasture) will be farmed in conjunction with the title to the south west.

There are no additional dwellings proposed as part of the development and both lots are large enough to maintain hazard management areas surrounding any future dwellings for at least BAL 12.5 Rating, within the lot boundaries. I consider that there is insufficient increase in risk from this proposal to warrant any specific bushfire hazard management measures.

FIREFIGHTING WATER SUPPLY

No water supply is required as the development is exempt.

ACCESS

There are no access requirements as the development is exempt.

CONCLUSIONS

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However there is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposal is considered exempt under clause E1.4a of Bushfire Prone Areas Code. Construction of any future habitable buildings on the lots will require assessment against the Bushfire Prone Areas Code.

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



- NOTES
- Dimensions and areas are subject to survey
 - Lots 1 & 2 are provided with Rights of Way 6.00 metres wide to Eynens Road as shown on the Plan passing through C T 160576 - 1
 - Lot 1 shall be provided with a Right of Way A - B 10.00 metres wide to the existing Reserved Road which connects to Farrells Road at a later date
 - This Plan is compiled from the Topographic Chart and heights are to A H D
 - The boundary between Lots 1 & 2 is as surveyed by PDA Surveyors
 - See attachments re Private Forest Reserve and Endangered Flora

FISHER SURVEY & DESIGN		PLAN AMENDED 22/06/2016	
PROPOSED SUBDIVISION STANSHIELD PTY. LTD., OWNER C.T. 109567 - 1		 MHI 17/02/2016 1:10,000 @ A3	
		2445	

C & D

Figure 1: Site Plan

CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Interim Meander Valley Planning Scheme 2013

Street address:

239 Wadleys Road, Reedy Marsh

Certificate of Title / PID:

CT 109567/1

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

Subdivision into two lots

Code Clauses³:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

³ Indicate by placing X in the corresponding for the relevant clauses of E1.0 Bushfire-prone Areas Code.

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title:

Author:

Date: **Version:**

Bushfire Report

Title:

Author:

Date: **Version:**

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

4. Nature of Certificate⁵

<input type="checkbox"/>	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
**	E1.4 (a)	Insufficient increase in risk	Bushfire Report _Huett Wadleys Rd

<input type="checkbox"/>	E1.5.1 – Vulnerable Uses		
	E1.5.1.1 Standards for vulnerable use		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.1.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.1.1 A2.2	Emergency Plan	

<input type="checkbox"/>	E1.5.2 – Hazardous Uses		
	E1.5.2.1 Standards for hazardous use		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.2.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.2.1 A2.2	Emergency Plan	

*	E1.6.1 – Development standards for subdivision		
	E1.6.1.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.1 P1.	Hazard Management Areas are sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1.1 A1. (a)	Insufficient increase in risk	

⁵ The certificate must indicate by placing X in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

<input type="checkbox"/>	E1.6.1.1 A1. (b)	Provides BAL 19 for all lots	
--------------------------	------------------	------------------------------	--

E1.6.1.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1.2 A1. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	

E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.3 A1. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.3 A1. (b)	Reticulated water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A1. (c)	Reticulated water supply complies with Table E6.	
<input type="checkbox"/>	E1.6.1.3 A2. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.3 A2. (b)	Static water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A2. (c)	Static water supply complies with Table E7.	

5. Bushfire Hazard Practitioner⁶

Name:	Scott Livingston	Phone No:	0363 341033
Address:	40 Tamar St	Fax No:	
	Launceston	Email Address:	scott@akconsultants.com.au
	Tasmania		7250
Accreditation No:	BFP - 105	Scope:	1,2,3a,3b,3c

6. Certification⁷

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

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


or

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

and/or

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

Signed:
certifier



Date: 22/8/2016 Certificate No: SRL 15/17S2

⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding .

SEARCH OF TORRENS TITLE

VOLUME 160576	FOLIO 1
EDITION 2	DATE OF ISSUE 02-Aug-2016

SEARCH DATE : 01-Sep-2016

SEARCH TIME : 04.15 PM

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON
 Lot 1 on Plan 160576
 Derivation : Part of Lot 9118 Gtd. to J. McNamara
 Prior CT 110438/2

SCHEDULE 1

C305949 TRANSFER to GERALDINE ELIZABETH PARKER Registered
 13-Jun-2001 at 12.01 PM

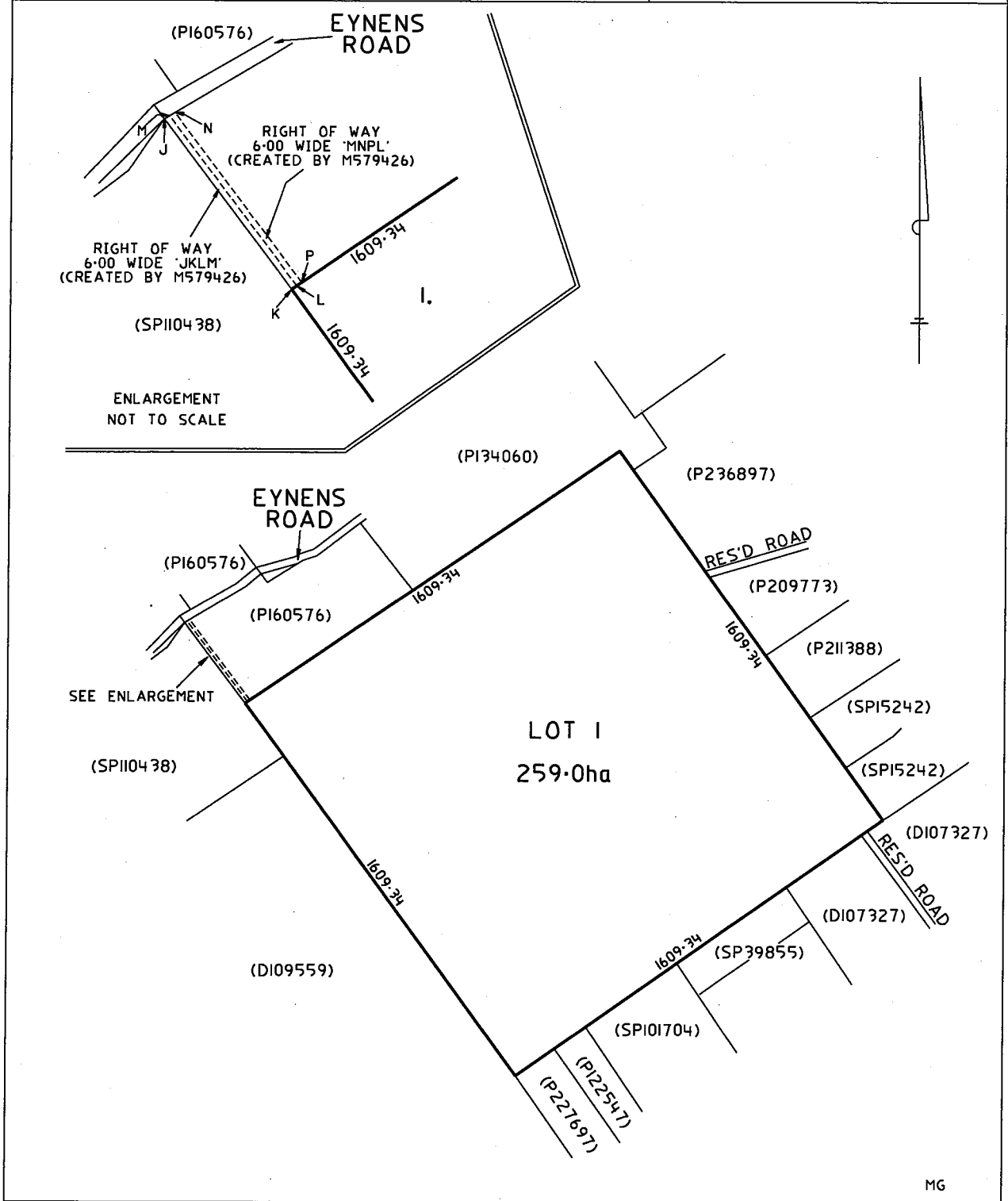
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP110438 EASEMENTS in Schedule of Easements
 SP110438 WATER SUPPLY RESTRICTION
 SP110438 SEWERAGE AND/OR DRAINAGE RESTRICTION
 C962905 BURDENING EASEMENT: Pipeline rights (appurtenant to
 Lot 1 on P160577) over the Pipeline Easements 5.00
 wide marked ABCD and 4.50 wide marked FECG on P160576
 Registered 25-Oct-2010 at noon
 4579426 BURDENING EASEMENT: a right of carriageway
 (appurtenant to Lot 1 on Plan 171873) over the land
 marked Right of Way 6.00 Wide 'JKLM' and Right of Way
 6.00 Wide 'MNPL' on Plan 160576 Registered
 02-Aug-2016 at noon
 SP 52649 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE CT:109567/1		LOCATION		P.171873	
GRANTEE		DEVON-MALLING		APPROVED 1 AUG 2016	
WHOLE OF LOT 993 (640A-OR-OP) GTD. TO HENRY EDGE CUMBE.		FIRST SURVEY PLAN No. 1/106 LO		<i>Alice Kawa</i>	
		COMPILED BY LTO		Recorder of Titles	
SCALE 1: 1250		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. 121 (4640)	LAST UPI No	LAST PLAN No. D109567	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SEARCH OF TORRENS TITLE

VOLUME 171873	FOLIO 1
EDITION 1	DATE OF ISSUE 02-Aug-2016

SEARCH DATE : 13-Dec-2016

SEARCH TIME : 03.54 PM

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON
 Lot 1 on Plan 171873
 Derivation : Whole of Lot 993 640 acres Granted to Henry
 Edgecumbe
 Derived from A12660
 Prior CT 109567/1

SCHEDULE 1

C879615 TRANSFER to STANSHIELD PTY LTD Registered
 07-Aug-2015 at 12.02 PM


SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M579426 BENEFITING EASEMENT: a right of carriageway over the
 land marked Right of Way 6.00 Wide 'JKLM' and Right
 of Way 6.00 Wide 'MNPL' on Plan 171873 Registered
 02-Aug-2016 at noon
 192990 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
 the Forest Practices Act 1985 (burdening part of the
 said land within described as defined therein)
 Registered 04-Sep-2001 at noon
 M531493 MORTGAGE to Bendigo and Adelaide Bank Limited
 Registered 07-Aug-2015 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Submission to Planning Authority Notice

Council Planning Permit No.	PA/16/0141	Council notice date	14/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01901-MVC	Date of response	16/12/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	50 EYNENS RD, WEETAH	Property ID (PID)	7796718
Description of development	Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Fisher Survey & Design	2445		22/06/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>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.</p>			
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

Index No.	18935		
Doc No.	19053		
Batch No.			
RCV'D	21 DEC 2016	MVC	
Action Officer		Dept.	
EO	OD	BOX	

20th December 2016

General Manager
Meander Valley Council
PO Box 102
Westbury Tas 7303

To the General Manager

Re - Proposed Planning Permit Application for PA \16\0141

I refer to your notice of application dated 16th December 2016 regarding the above planning permit application.

Forico Pty Limited would like to make sure the proponents of this planning permit are aware that the adjoining land to the North of their property is managed by us and supports eucalypt plantations used for the purpose of fibre production on a sustainable basis. It is our intention to progressively thin and eventually harvest these plantations on a 10-15 year rotation and replant the trees again.

The operations the proponents can expect are industrial in nature and include, but may not be limited to:

- Felling, processing and forwarding of logs using mechanical equipment and chainsaws;
- Road construction using bulldozers and excavators;
- Transport of processed logs using log trucks;
- Burning of logging slash;
- Site preparation using excavator type equipment;
- Weed control (aerial and ground application);
- Tree planting;
- Fertiliser application;
- Pest control;
- Tree pruning;
- Tree measuring;

Forico Pty Limited has no objection to the proposed planning permit. It must be pointed out however that this is a traditional agricultural and forestry area where these practices have been part of the landscape at Reedy Marsh for a long time. We therefore ask that the proponents are made aware of our activities that will occur on a periodic basis adjoining their property and they accept Forico Pty Limited pre-existing right to manage our land for timber production purposes.

Yours sincerely



Mark Chopping
Land Manager

Forico Pty Limited | ABN: 33 169 204 059

T +61 3 6335 5201 F +61 3 6335 5497 E forico@forico.com.au

10 Techno Park Drive Kings Meadows TAS 7249 (PO Box 5316 Launceston TAS 7250) Australia

C & D 1

Index No. 18935			
Doc No. 1090645			
Batch No.			
RCVD	6 JAN 2017	MVC	
Action Officer	LR	Dept.	OS
EO	OD	✓	BOX

6th January 2017

A, K & P Connor
81 Farrells Road,
Reedy Marsh,
TAS 7304

PA\16\0141

To the General Manager,

We Alan, Karen and Patrick Connor are writing to you with our representation regarding a potential new subdivision with reference number PA/16/0141 CT:160576/1 and CT:171873/1. We believe that the agricultural zone that this property is in should not be split into smaller lots, as in the future this could potentially be done again.

Although this property used to be landlocked, this is no longer the case. This proposed subdivision of two lots each now have their own permanent access routes via right-of-ways over 50 Eynens Road, so we feel they should not be given a new access through the Reserved road off Farrells Road. As we live in this Reserved Road coming through our property, and only 30 metres from our house, we feel that this would be a severe disruption and major impact on our lives.

This Reserved Road has not been formed properly and in our opinion would need a major undertaking to make it driveable. In order to do that, many trees would need to be taken out, there would be a great number of trucks to bring in road gravel etc, to make this almost 1km stretch into a useable road. The disturbance to form this road properly would be detrimental to all of the people who live along Farrells Road. We ask the council to please consider the severe impact this would have on us as well.

We also have concerns about the maintenance of this Reserved Road and also Farrells Road because we believe the maintenance would be very high and we also worry about the noise, dust and speed of these large machines and vehicles and are concerned with the potential for more in the future. Another concern of ours is the entry/exit for the Reserved Road off Farrells Road. We believe that the bend in the road, right where the potential logging trucks and other vehicles would be entering and exiting could pose a great danger to the residents and visitors of Farrells Road and feel that any large vehicles entering or exiting the road would need to cross the road in order to make the turn. There is also a school bus stop at the corner of Farrells and River Road. This bus stop is the last bus stop on River road for the surrounding children who travel from further down River Road, Saddlers Run Road and Larcombes Road to catch this bus. We believe potential log trucks would travel from the reserved road out to George Town to deliver logs and would turn left at the corner of Farrells Road and River Road, crossing right in front of the school bus turning circle.

We also ask the Council to please consider the Dungiven Rivulet. This rivulet has a Grade 1 protection over it and we believe if this subdivision was to go ahead and a new access be given through the Reserved Road, vehicles would need to travel over the rivulet in order to use the Reserved Road.

Also some photos were given to the council by the owners of the property requesting the subdivision, supposedly of the Reserved Road. These photos were actually of our driveway exterior. This is our private property and has nothing to do with the Reserved Road.

So we oppose this new subdivision and the new access through the Reserved Road and ask the Council to reject it, as we believe this would be an unfair and unnecessary disturbance to the Dungiven Rivulet, the wildlife that surrounds it, the people who live along Farrells Road and to ourselves who live within 30 metres of it.

Kind regards,



Karen Connor



Alan Connor



Patrick Connor

Contact Phone No's.

0429363308 or 63623599

5th January 2017

Index No.		18935	
Doc No.		1090644	
Batch No.			
RCVD	6 JAN 2017		MVC
Action Officer	LR	Dept.	DS
EO	OD	<input checked="" type="checkbox"/>	BOX

Peter Hooper
79 Farrells Road,
Reedy Marsh,
TAS, 7304

PA\16\0141

To the General Manager,

I Peter Hooper of 79 Farrells Road Reedy Marsh oppose the new subdivision and new access of the Reserved Road off Farrells road, reference number being PA/16/0141, CT:160576/1 and CT:171873/1. This potential new subdivision would be a negative impact on my quality of life because of the additional traffic that would be coming through this reserved road. I will be able to see this traffic clearly from my house. So therefore will have the impact of noise and dust coming over my house. from these potential logging trucks, produce trucks and other heavy vehicles at all times of the day and night. Not to mention the potential of more traffic in the years to come. This potential new subdivision already has two permanent access routes through 50 Eynens Road, Weetah and I feel that it should not be given a third and new access route through the reserved road because of all the disruption it would cause, cutting down existing trees through this road, and forming it, which would be a very large project. Disruption also to the Dungiven Rivulet and the existing wildlife that lives around it. I wonder who will be maintaining this new access road and all the additional maintenance of Farrells Road. At the moment Farrells Road is a peaceful and safe road to travel along and I feel this will be jeopardised with potential logging trucks and large vehicles using this road.

I also am concerned about additional traffic near our school bus stop at the end of Farrells Road, where all of the parents and children meet to catch the bus. I also did not appreciate a photo of my driveway being submitted by the applicant as part of application to the council depicting this to be part of the Reserved Road. This is private property and NOT part of the Reserved Road.

In conclusion I ask the council to not approve this application.

Yours sincerely,

Peter Hooper



0363623862

Stephen A Lowe
90 Farrells Road
Reedy March TAS 7304

Ph: 03 6362 3390
Mob: 0447 410 660

18935

Index No. 90 6550 0180		
Doc No. 1091952		
RCV'D	12 JAN 2017	MVC
Action Officer	LR	Dept. DS
EO		OD ✓

Meander Valley Council
ATTN: The General Manager
PO BOX 102
Westbury TAS 7303

Date: 11th January 2017

PA/16/D/41

RE: Objection to Planning Application CT:171873/1 REEDY MARSH, Road Reserve off Farrells Road

To The General Manager:

I write to register my formal objection to the Planning Application reference CT:171873/1, the Subdivision of 2 lots with access via right-of-ways over 50 Eynens Road and via a Road Reserve off Farrells Road, which is a new access across 81 Farrells Road which is opposite my property.

I am deeply concerned by the prospect of increased traffic along Farrells Road that this Subdivision would most likely create. I've owned this property for over 30 years and have chosen to live here due to the peace and quiet afforded by the dead-end road and the minimal local traffic. The Reserved Road would I fear invariably lead to a dramatic increase in traffic, particularly log trucks and other heavy vehicles, which would negatively impact noise and dust across my frontage – the latter already being quite an issue – as well as increased wear to the unsealed road.

I am also concerned that if the Reserved Road were go in as proposed, the alignment with Farrells Road across from my property would create an awkward and potentially dangerous intersection. The increase in vehicular traffic would also be a safety risk to the school bus stop at the intersection of Farrells Road and River Road, which is utilised by a significant number of children and parents in the area daily.

In addition to the impacts upon my own property and home, I also have serious concerns regarding the legality of the Subdivision and the fairness of the Reserved Road.

- It is my understanding that the property to be subdivided is classified Rural Resource and thus could not be subdivided without rezoning to the new Rural Living classification.
- It is also my understanding that the proposed Reserved Road would need to cross Dungiven Rivulet, which has Grade 1 environmental protection and thus would be put at substantial risk by the construction of a new road.
- I feel the construction of an access road within such close proximity to a long-existing dwelling is entirely inappropriate and unfair to the current property owner, and could only have a negative impact on both their quality of lifestyle as well as the property's value. My other concerns notwithstanding, I would question the logic of not running an access road

along an existing property boundary, rather than right through the middle of it.

- Finally, I am quite concerned by the potential in the future for the Reserved Road to become a connecting road – official or otherwise – from Weetah through to River Road, which would further exacerbate problems with increased traffic, noise, dust and safety issues.

It is my opinion that the proposed Subdivision and in particular the Reserved Road access onto Farrells Road is illogical, unfair and has been poorly considered in terms of impact to local residents. Based on the information that has been provided to me, it would appear access to the internal block should be routed alongside property boundaries wherever possible and most certainly away from existing houses and other dwellings.

Given that access to the internal property in question could be made from either Eynens Road or Wadleys Road over a much shorter distance than would be required from Farrells Road, with far less impact over existing water courses and private property, I would implore you to seek a more logical, sensible and fair solution for this development.

Kindest Regards,



Stephen A. Lowe

9th January 2017

General Manager
Meander Valley Council
PO Box 102
Westbury 7303

I am writing to voice my objection to the subdivision:

Applicant: Fisher Survey & Design – PA\16\0141

Location: 50 Eynens Road, Weetah (CT: 160576/1): land off Farrells Road, Reedy Marsh (CT: 171873/1):

and road reserve off Farrells Road

Development: Subdivision – 2 lots with access via right-of-ways over 50 Eynens Road and via a Road

Reserve off Farrells Road – new access

My objections are as follows:

Farrells Road is a quiet family orientated road with no commercial agricultural activity, the proposed subdivision will change this with large truck movements via Farrells Road. I chose to buy property & live in this community because of its lack of commerce & with its family focus.

Historically this parcel of land in question has been native forest & a private timber reserve. In the last 18 months the private timber reserve has been logged with logs delivered to market with no need for Farrells Road access. And now with the newly acquired right of way for Lot 1 & Lot 2 via Eynens Road being added to access capabilities makes Farrells Road proposed access even more unnecessary, in other words there has been no historical need for Farrells Road access for past agriculture proving that it is not required for future ongoing agricultural activities.

Eynens Road with only two residential dwellings provides access to Weetah Road and Bass Highway on thoroughfares already used for agriculture without the need for improvements. Farrells Road is a small gravel road with approximately twenty dwellings housing families with children walking along the road to the bus stop morning & afternoons.

With Lot 2 having access to Eynens Road via private right of way I feel access for lot 2 via proposed right of way to provide connection to Farrells Road as an unnecessary burden on the residents of Farrells Road who share my concerns for our small community.

Yours sincerely

Chris Brown 209 Farrells rd Reedy Mash

C & D 1

Leanne Rabjohns
Meander Valley Council
26 Lyall Street
Westbury, 7303

Via email; Leanne.Rabjohns@mvc.tas.gov.au

30 January 2017

Dear Leanne,

Review of and comments on
Proposed Subdivision of CT 171873/1, Reedy Marsh (PA\0141)

As requested I have undertaken a review of Planning Application (Fisher Survey and Design, PA\16\0141) for a proposed subdivision of CT 171873/1 (259ha) Wadleys Rd, Reedy Marsh (Rural Resource Zone) into two Lots of 152ha and 107ha respectively, in relation to the proposals impact on agriculture. An Agricultural Report has been previously completed by Tas Agronomy Plus (19.04.16) for this site which I have also reviewed. I have the following comments:

According to the *Meander Valley Interim Planning Scheme 2013* in Section 26.4.2, subdivision in the Rural Resource Zone must comply with one of the following objectives:

- a) Improve the productive capacity of land for resource development and extractive industries; or
- b) Enable subdivision for environmental and cultural protection or resource processing compatible with the zone; or
- c) Facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.

The Agronomy Plus Ag Report (19.04.16) is still relevant for the revised proposal as only the access has altered since the previous proposal and this change has no bearing on the agricultural aspects of the proposal. It appears the Ag Report sets out to demonstrate the proposal complies with objective a), although it does not actually state this.

The Ag report makes a case for the proposed subdivision enhancing the productive capacity by describing remediation works currently being undertaken on Lot 1 by the leasing tenant (and prospective buyer) to address drainage issues, control weeds and improve pasture composition. These factors are considered to substantially increase carrying capacity. The report suggests Lot 2 has similar scope for productivity improvements.

ABN 55 420 583
40 Tamar Street
Launceston Tas 7250
Phone: (03) 6334 1033
Fax: (03) 6334 1117
E:office@akconsultants.com.au
Web:www.akconsultants.com.au



Land Capability

The Ag report describes Lot 1 as Class 3 and 4 Land Capability based on the guidelines for the Classification of Agricultural Land in Tasmania, although there is no substantiating information on methodology or results to verify this. The published Land Capability information on LIST shows Lot 1 as Class 4 with a section of Class 5+6 along the boundary with Lot 2 . It can only be assumed that the author of the Ag Report performed a Land Capability assessment on site.

The Ag report, does not provide a Land Capability Class for Lot 2. Published Land Capability shows Lot 2 to be Class 5+6. Class 5+6 is described on the LIST as; *“at least 60% land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops”* .

Without undertaking an onsite Land Capability assessment I cannot confirm or otherwise the published information or the Ag Report information, however, the concluding paragraph:

“The same opportunities in regards to increased production are also possible with Lot 2. Both Lots have the potential as intensive high value agricultural enterprises which might include vegetable production, horticultural enterprises or dairy conversions”

has no substantiating evidence in the report and does not correlate with the published information.

While the drainage works will undoubtedly improve the capacity of that portion of the property where drainage is poor, regardless of the Land Capability, the Ag Report fails to address a number of other issues which need to be considered when assessing whether a proposal *improves the productive capacity*.

Description of the current productive capacity of the whole lot

There is no background information on the current productive capacity of the 259ha title. A portion appears poorly drained, but the extent of this is not described. Dungiven Rivulet flows through the title, however, there is no information on the current water resources or potential for irrigation water resources and potential for dam sites. There are areas of threatened vegetation mapped by Tasveg3 as *Eucalyptus amygdalina* on Cainozoic deposits (DAZ), and there are areas of priority habitat under the *Meander Valley Interim Planning Scheme 2013*, however, there is no mention of the limitations to agriculture in relation to threatened vegetation and priority habitat.

There is no descriptive baseline to determine how the proposal will *improve* the productive capacity.

The production benefits of the proposal

The Ag report describes remediation works that are currently in progress; if this improvement is occurring already then why is the subdivision necessary? It is self-evident that the proposal does not need to proceed for the production benefits on the poorly drained areas to be incurred.

My interpretation of improvements in productive capacity is that it transcends ownership and short term improvements. Production benefits need to take in to consideration development limitations on water resources and Land Capability as well as other matters such as planning overlays and threatened vegetation.

For example the contours suggest there is a dam site on Lot 2 and the current proposed boundary limits the capacity of the dam site if it is to be contained on Lot 2.

Fragmentation of land

The proposal seeks to subdivide a large parcel in to two; one with mainly Class 4 (and possibly Class 3 Land Capability) and the other with mainly Class 5+6 Land Capability. This effectively fragments the land resource and reduces potential for economies of scale. While appropriate management of the two areas may align with the proposed title boundaries, reducing the land area associated with any holding will inevitably reduce the productive capacity unless there is a significant long term production benefit which is not directly related to current ownership. Significant investment in infrastructure which supports a long-term production improvement may warrant subdivision but this would need to be supported by evidence that the production benefits apply to both lots.

According to the PA (PA 16-0141), Lot 1 will be sold to K.W. Huett Corporation and will be farmed in conjunction with the large title (CT 109559/1), to the south west, allowing further extension of the current activities. This title appears to be utilised for irrigated cropping and has irrigation water resources. According to the DPIPWE Water Information System there is around 200ML of dam storage capacity on this title and annual winter allocations of 82ML (28ML Surety 5 & 54ML surety 6) from the Dungiven Rivulet. There is also a proposed 589ML dam application. There are obvious production benefits to be gained from this, however, this is not discussed in the Ag Report.

Conclusion

In summary, in my opinion the Agricultural Report to support the subdivision of CT 171873/1 does not does not provide sufficient evidence on how the subdivision would increase the overall productive capacity of the land. In fact it is my opinion that it is likely not possible to justify that the subdivision will enhance the overall productive capacity of the entire subject land due to fragmentation of the land through the creation of an additional title.

If Lot 1 were to be adhered to the title to the south west, then no additional titles are created. The productive capacity is improved by providing access to irrigation water resources and the balance remains as a single management unit with sufficient area to be attractive to a potential primary industry activity commensurate with Class 5+6 Land Capability (native forestry harvesting and regeneration, plantation or dryland grazing).

Alternatively, Lot 2 could also be adhered to a neighbouring title, again resulting in no additional titles being created.

I recommend further assessment work to determine the most appropriate boundary for improving the productive capacity of all the land involved. It is likely that productivity gains could be demonstrated through subdivision with no additional titles being created. Determining whether a dam site is feasible (including preliminary yield assessment, impacts on natural values and Consequence Category assessment) should be considered as part of any proposal as the current proposal has potential to limit possible future irrigation water development.

Your Sincerely



Astrid Ketelaar

Business Partner and Natural Resource Management Consultant
Ag Institute of Aust (Member and State Secretary)

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Mbl: 0407 872 743

Web: www.akconsultants.com.au

References

- DPIPWE. (2009, August). Cadastral Parcels Dataset. TASMAR Department of Primary Industries, Parks, Water and Environment.
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Merrilyn Young

From: David Morris <David.Morris@simwolf.com.au>
Sent: Monday, 24 April 2017 2:56 PM
To: Lynette While
Cc: gary@fishersurvey.com.au; Leanne Rabjohns; Krista Palfreyman
Subject: RE: Appeal 29-17 S, Stanshield & Huett
Attachments: findlay.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Lynette,

I refer to my telephone conversation with Leanne this morning. I attach a letter from Seona Findlay of Tas Agronomy Plus .

The letter is provided to assist the Council consideration of the proposal now put forward by the applicant/appellant to amend the subdivision application including providing (by use of the schedule of easements for the subdivision) a secure water right which the applicant contends will improve the productive capacity of proposed Lot 1 and so satisfy the performance criteria requirements applicable.

Thank you for the opportunity of allowing us the time to obtain this report which provides clarification which we request the Council to consider in determining whether to agree to resolve the appeal by a consent agreement incorporating the amended proposal.

Regards

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



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

168 Collins Street, Hobart, Tasmania 7000

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From: Lynette While [mailto:Lynette.While@mvc.tas.gov.au]
Sent: Monday, 10 April 2017 11:48 AM
To: David Morris <David.Morris@simwolf.com.au>
Cc: gary@fishersurvey.com.au; Leanne Rabjohns <Leanne.Rabjohns@mvc.tas.gov.au>; Krista Palfreyman <Krista.Palfreyman@mvc.tas.gov.au>; rmpat@justice.tas.gov.au
Subject: RE: Appeal 29-17 S, Stanshield & Huett

Hi David

Thank you for the phone call this morning and this follow up email.

The process looks to be fine. The date of 1 May however is when all docs. are in and closed for printing etc.

You would need to have all information to us by start of business Monday 24 April. This provides one working week for us to review and prepare council reports/documents.

Many thanks, Regards, Lynette

Lynette While | Director Community and Development Services
Meander Valley Council
working together

T: 03 6393 5323 | F: 03 6393 1474 | E: Lynette.While@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: David Morris [<mailto:David.Morris@simwolf.com.au>]
Sent: Monday, 10 April 2017 11:15 AM
To: Lynette While
Cc: gary@fishersurvey.com.au; Leanne Rabjohns; Krista Palfreyman; rmpat@justice.tas.gov.au
Subject: RE: Appeal 29-17 S, Stanshield & Huett

Dear Lynette,

Thank you for your email.

I have now had the opportunity to check the timetable for hearing in this matter.

I now realise that the hearing of this appeal is not until 29 June with the timetable for evidence exchange commencing 21 days before that.

It seems to me, that if we can get this matter before the May meeting (and I understand from you that the agenda closes on 1 May), then we would still have time to prepare for hearing in the event that the Council did not alter its position.

Accordingly, I see no reason at the moment to trouble the Tribunal.

The matter is still being dealt with in the mediation context and that effort should be exhausted before any application to the Tribunal to either alter or hold to the hearing date is made. Do you agree with that course of action?

Kind regards,

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



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From: Lynette While [<mailto:Lynette.While@mvc.tas.gov.au>]
Sent: Friday, 7 April 2017 1:39 PM
To: David Morris <David.Morris@simwolf.com.au>
Cc: gary@fishersurvey.com.au; Leanne Rabjohns <Leanne.Rabjohns@mvc.tas.gov.au>; Krista Palfreyman <Krista.Palfreyman@mvc.tas.gov.au>; rmpat@justice.tas.gov.au
Subject: RE: Appeal 29-17 S, Stanshield & Huett

Dear David

Leanne has advised me of your requests to postpone the Council decision on your proposal. Council is comfortable to consider the proposal at a later date subject to written advice from the Tribunal that the time frames for this matter to be dealt with can be extended.
Yours sincerely, Lynette While

Lynette While | Director Community and Development Services
Meander Valley Council
working together

T: 03 6393 5323 | F: 03 6393 1474 | E: Lynette.While@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: David Morris [<mailto:David.Morris@simwolf.com.au>]
Sent: Friday, 7 April 2017 1:00 PM
To: Leanne Rabjohns
Cc: gary@fishersurvey.com.au
Subject: Appeal 29-17 S, Stanshield & Huett

Dear Leanne,

I refer to my telephone discussion with you yesterday afternoon, following the provision to me of the report going to Council at next Tuesday's meeting.

I confirm that I have instructions to seek a postponement of the Council's consideration of this proposal at its meeting on Tuesday.

We seek the postponement in order to have the opportunity of referring the matters raised in your report (particularly the extract from advice you have received from consultants) to our consultants.

The aim is to provide sufficient information to support the proposition that the productive capacity of the land has been increased by the guarantee of water provision.

May I suggest that the matter go on to postponement phase until we can get back to you with a report from our consultant. We can then confer regarding the likely timeframe for consideration of this matter by a Council meeting.

In the meantime, on Monday, I will inform the Tribunal of the postponement and ask for directions to abide the outcome of Council's consideration in due course.

Please let me know if the postponement is agreed.

Kind regards,

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



david.morris@simwolf.com.au
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23/4/2017

David Morris,

Simons Wolfhagen

168 Collins Street

Hobart 7000

My background is agronomy. I graduated from the University of Tasmania in 1997 with an Agricultural Science degree with honours and since then have worked in agronomy for various Tasmanian agricultural companies prior to setting up my own agronomy business 10 years ago. In my professional opinion 70ML of water can be used to increase the productive capacity of the farming block located at 50 Eynens Road, Weetah.

I have been asked to provide a letter detailing how 70ML of water on Lot 1, 50 Eynens Road, Weetah, Tasmania would benefit increased productivity.

I would like to refer to the table below column ML/ha per annum which details the average water usage of various crops grown in Tasmania. This table was collated by Macquarie Franklin and is available on the Tasmanian Department of Primary Industries Parks Water and Environment website. The link is below.

http://www.tfga.com.au/_uploads/Farm%20Water%20Audit%20August%202011.xlsx



Typical Crop Water Usage

Crop	Total Depth Applied in mm	ML/ha per annum	Typical Planting (ha)	Total Water Requirement (ML)
Pasture (Dairy / intensive)	600	6.0		0
Pasture (non intensive / Spring & Autumn only)	150	1.5		0
Grass Seed	200	2.0		0
Clover Seed	200	2.0		0
Canola (winter)	100	1.0		0
Canola (summer)	200	2.0		0
Lucerne	550	5.5		0
Potatoes	500	5.0		0
Poppies	250	2.5		0
Peas (canning)	200	2.0		0
Green Beans	200	2.0		0
Pyrethrum	200	2.0		0
Carrots	350	3.5		0
Carrots (seed)	350	3.5		0
Onions	350	3.5		0
Cereals	50	0.5		0
Cauliflowers (processing)	420	4.2		0
Broccoli	250	2.5		0
Brassica (Seed)	250	2.5		0
Totals			0.0 ha	0.0 ML

Notes:

1) The above are typical usage figures. Actual water usage will be very dependant on seasonal variation, irrigation application and scheduling efficiency and management practices.

The 70ML of water provided from the farm dam under construction was never intended to be applied over the entire 70Ha of Lot 1 land in any one cropping year. The intention would be to have a sustainable cropping rotation that may include but not be limited to poppies, grass seed, onions, fodder crops, and potatoes. The area to be irrigated in any one year would be determined by crop type, availability of contracts and that particular crops water usage requirements. For example potatoes would see a smaller area sown than say grass seed based on crop water usage figures.

For example if grass seed was grown an area of say 35Ha which might be sown in any one year, conservatively speaking one would allow 2ML/Ha of irrigation water in addition to natural rainfall to produce this crop. This equates to an average water usage of 70ML. The remainder of the 70Ha in that growing season would not be irrigated. If potatoes were to be grown then conservatively working on 5ML/ha crop water usage would allow for 14Ha to be planted.

Disclaimer: Tas Agronomy Plus accepts no responsibility for damage howsoever caused and of whatever nature that results from the customer failing to apply the product in accordance with the directions on the label. Conditions: all customers using any product referred to within must read the label attached to the product to ensure the following are adhered to: (a) the product is the product requested by the customer or recommended by Tas Agronomy Plus; and (b) the product is suitable for the intended use by the customer; and the product is applied in accordance with the directions appearing on the label.

To address the points on page 18 of the report:

1) In respect to the point that “no crops that would thrive on 1ML/Ha irrigation”

I agree that few viable/profitable crops exist that will thrive on 1ML/Ha but as explained by myself above the 70Ha would not all be irrigated in the one season thus allowing more ML/ha to be applied to a crop grown over a smaller area. I.e. 14Ha of potatoes may be irrigated with say 4.8ML/ha plus rainfall.

2) The land capability class has been taken into account by myself when suggesting the type of crops that would be suitable to grow on this ground. It was mentioned that its class 4 and 5 in the report. Some of the limitations such as poor drainage have been improved by the development works that have taken place, this further allows for greater productive capacity of this land classification. The area sown to crop would be determined by the type of crop and its average water usage an example of a crop rotation that can be both profitable and sustainable and allow good agronomic practices is set out below.

This is an example of a very common crop rotation in Tasmania that allows for poppies to be sown into ground out of grass/pasture, followed by a crop that allows clean up of regrowth poppy prior to potatoes being planted followed by grass seed as a cash crop break crop. This rotation would work well here being mindful of producing good crops while considering soil health, sustainability and the environment.

Year	Crop	Area (Ha) Irrigated	Area (Ha) Dryland
1	Poppies	28	42
2	Cereal/Fodder crop	35	35
3	Potatoes	14	56
4	Grass seed	35	35

The balance of the land under the above example could be sown to dryland pasture or stock fodder options such as oats for winter feed, brassica fodder crops for targeted finishing feed for lambs or cattle. These dryland areas are likely to increase in production over time given the above rotation example as improved fertility is likely to be achieved due to the cropping rotation. Along with the improved drainage works and removal of sags and rushes and improved pasture productive capacity can increase.

3) In relation to “tonnes produced per annum” I agree with the figures quoted for potatoes and peas as being average figures. A point to consider is that the Huett family are currently digging a potato paddock that is yielding 63t/Ha. They often produce above the average 50t/Ha quoted, increased yield

via good farming practices such as timeliness of sowing, attention to detail, good watering etc The Huett family have achieved greater than the average yields quoted with minimal increased costs making their profitability even greater.

4) I have not made any calculations about the extra water that may be available via Dungiven rivulet that could be added to the irrigation water availability but have instead concentrated on how the 70MI of water can produce an economic yield of product produced on this lot. Obviously there is potential for this to be further investigated with potential for even greater water availability and greater areas available each year for irrigation.

The improvements that I have observed on the block known as Lot 1 has been considerable over the last 12 months. A drainage program has converted basically unusable sag and rush country into pastures that have produced in excess of 200 bales of hay this season. Further development will see further increases in productivity as sags, pasture species and fertility are all addressed. A soil testing program is currently in place and an accredited fertsmart advisor is working with the Huett family to develop a fertiliser program based on the 4 R's of right product, at the right rate, in the right place at the right time.

In my professional opinion there have been major productivity gains already achieved in the last season. In just the first year of a major renovation program expected to span over 3-5 years significant productivity improvements can be witnessed.

If you require any clarification of the above please don't hesitate to contact myself.

Seona Findlay

Tas Agronomy Plus

B.Ag.Sci (Hons)

0428922106.

C&D 2 4 DONALDS AVENUE, PROSPECT VALE - MANUFACTURING AND PROCESSING

1) Introduction

This report considers application PA\17\0165 for Manufacturing and Processing (concrete pipe casting) on land located at 2-4 Donalds Avenue, Prospect Vale (CT 31685/5).

2) Background

Applicant

Metier Planning and Development

Planning Controls

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

Use & Development

This application proposes to change the use of 4 Donalds Avenue to Manufacturing and Processing, for the dry casting of concrete pipes. The application proposes to extend an existing building by 8.25m and to increase the height to 10m to accommodate the plant and vertical lifting equipment. The application also proposes to store concrete products. The dry casting equipment will allow for the production of large scale pipes necessary for many civil infrastructure projects.

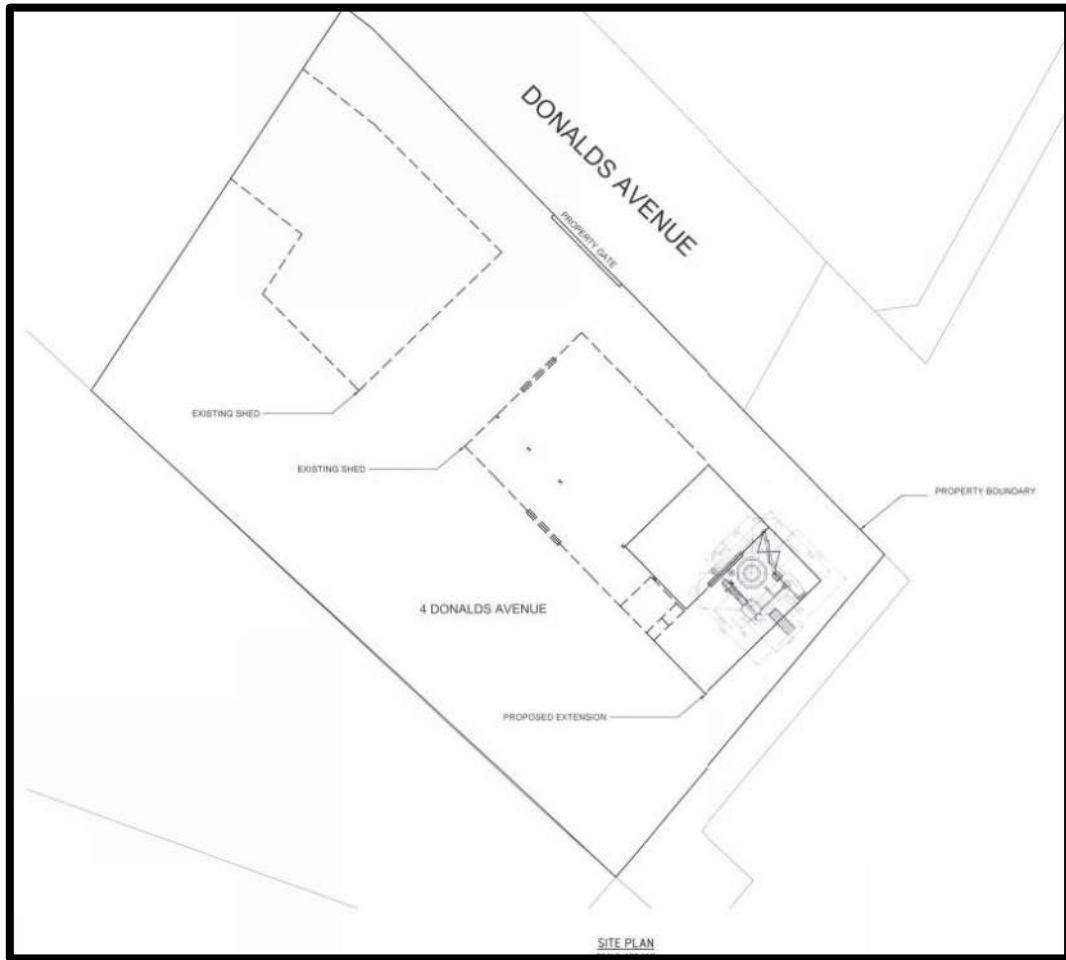


Figure 1: Proposed site plan (IPD Consulting, 2017)

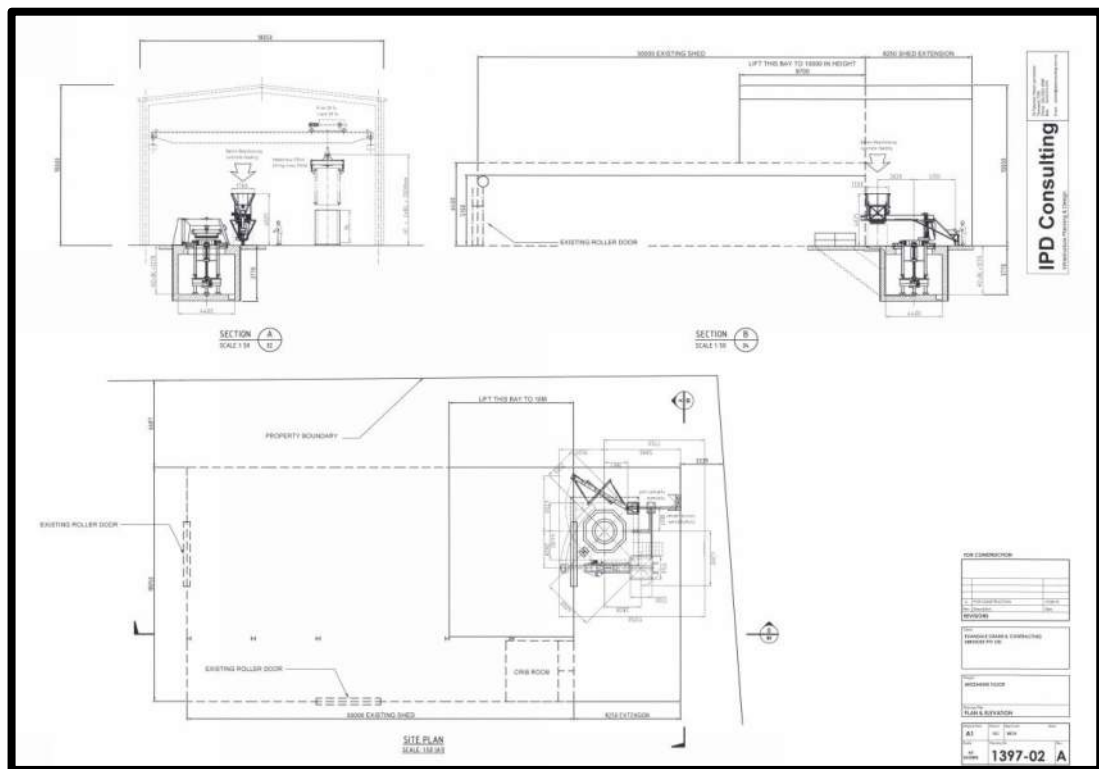


Figure 2: Proposed floor plan and elevations (IPD Consulting, 2017)

Site & Surrounds

The subject site is located within the Donalds Avenue industrial precinct. The surrounding land uses include Hudson Civil Products (concrete pipe and culvert manufacture) and Ingal (industrial galvaniser). Other nearby uses include bulky goods retailers, panel beaters and towing, Pfeiffer Cranes and a caravan retailer. Westbury Road is located to the south-west of the title, while the Bass Highway is to the south-east. The site is more than 100m from residential properties to the west and north east.



Photo 1: Aerial photo of subject title and surrounding land.



Photo 2: Building to be extended, viewed from Donalds Avenue.



Photo 3: Subject building, viewed from Donalds Avenue, showing the approximate location of the proposed extension.



Photo 4: Subject building, viewed from Westbury Road, south-east of the site, showing the approximate location of the proposed extension.

Statutory Timeframes

Date Received:	5 April 2017
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	8 April 2017
Closing date for representations:	28 April 2017
Extension of time granted:	Not applicable.
Extension of time expires:	Not applicable.
Decision due:	9 May 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 2017/00600-MVC (attached document).

8) Community Consultation

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

Two (2) representations were received (attached document). The representations are discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Light Industrial Zone. The land surrounding the site is located in the Light Industrial and Utilities Zones. The General Residential Zone is more than 100m to the east.

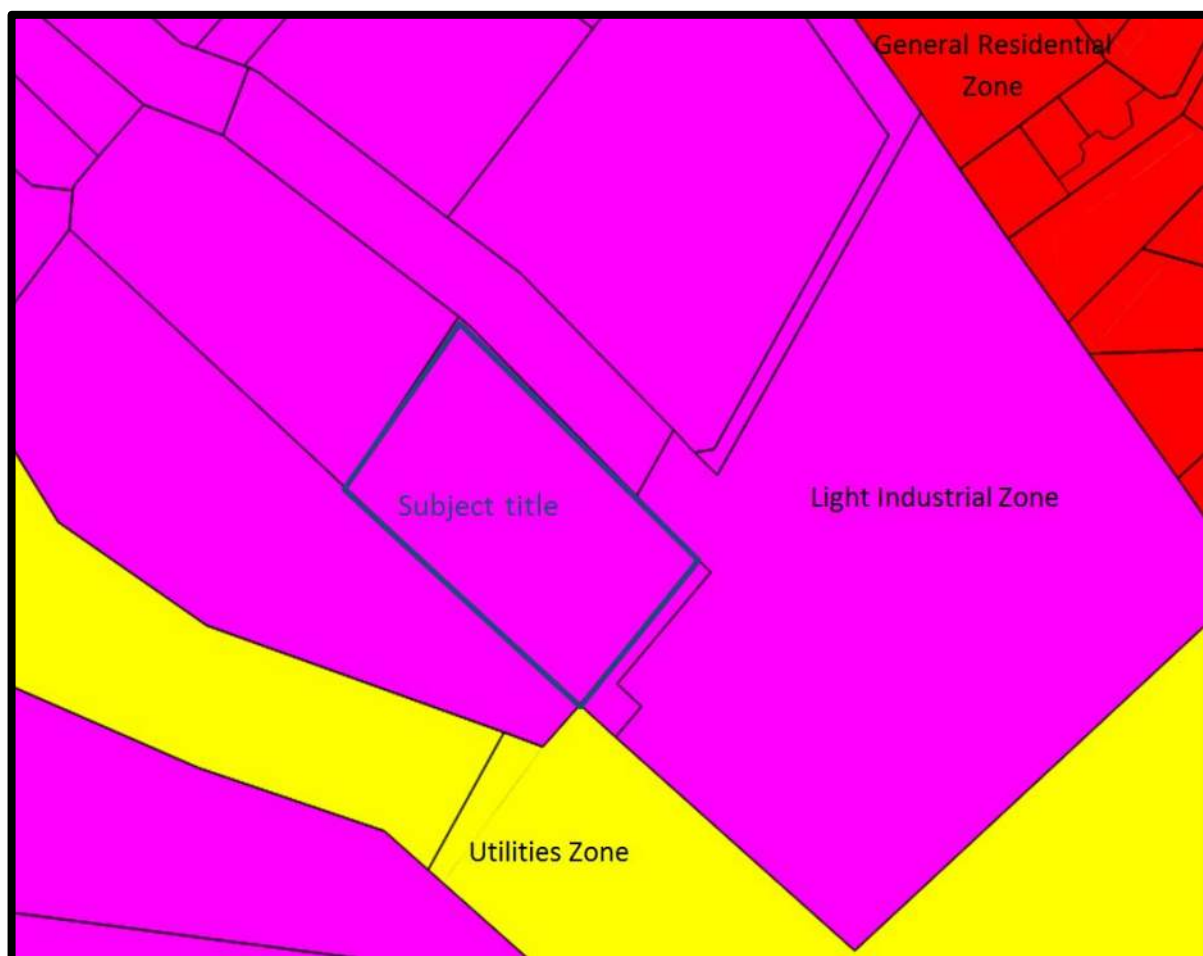


Figure 3: Zoning of subject title and surrounding land.

Use Class

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

- Manufacturing and Processing

In the Light Industrial Zone, this use is listed as discretionary uses under section 24.2 - 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.

24.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

42.1.1.2 To focus light industrial use and development into appropriate areas suitable for its needs.

24.1.1.3 To provide for 'non-industrial' uses that are compatible with and complementary to light industrial activity.

24.1.2 Local Area Objectives - Prospect Vale

- a) To continue the role of the precinct as integral to the Prospect Vale activity centre, providing a focal commercial and light industrial area that services a district to the southwest of Launceston.*
- b) The precinct is to acknowledge the evolution of use and development toward commercial uses that utilise the precinct's attributes including:
 - proximity to the arterial road network;*
 - high profile location as the entrance to the south western end of Launceston city;*
 - convenient and proximate location to the urban population of the south western suburbs of Launceston city and the broader surrounding rural population.**
- c) The location and/or treatment of industrial use and development must minimise the potential for environmental harm or nuisance on nearby residential uses in consideration of the nature of emissions of particular activities. Heavy industrial uses are discouraged.*

24.1.3 Desired Future Character Statements - Prospect Vale

- a) Enhance the visual character of the precinct by the presentation of use and development through the inclusion of elements such as:
 - shop fronts and/or clearly articulated reception/office areas to the building frontage;*
 - appropriately formed and sealed site access and parking areas;*
 - the considered use of security fencing and the overall design of the site to minimise fortified site frontages; and*
 - landscaping.**
- b) The precinct should evolve to provide enhanced pedestrian and vehicular mobility in recognition of its mix of uses, surrounding*

urban land uses and the diverse provision of service to the surrounding area.

Comment:

The proposed use and development is consistent with the purpose of the Light Industrial Zone to provide for manufacturing, processing, repair, storage and distribution of goods and materials. Off-site impacts associated with the use and development will be minimal. The development meets the attenuation distances prescribed by the Environmental Impacts and Attenuation Code for the production of concrete products, being more than 100m from the nearest sensitive use. As stated in Table 11.1, the prescribed attenuation distance has been specifically applied in order to mitigate noise and dust impacts typically generated by production of concrete articles. The manufacturing process will be contained within a building, with a large portion of the plant being contained within a pit, below ground level. A noise assessment submitted with the application indicates that the noise generated by the manufacturing equipment is likely to be insignificant compared to that of the Bass Highway, Meander Valley Road and existing industrial activities in the area, noting that the hours of operation are within normal business hours.

The proposal is consistent with the Local Area Objective and maintains the role of the precinct within the Prospect Vale activity centre by providing for a light industrial use. While the Local Area Objective recognises a shift to commercial uses, the principal purpose is to provide for lower impact industrial uses.

The location of the proposed use and development assists to minimise the potential for environmental harm. The subject title is centrally located within the Light Industrial precinct and is surrounded by industrial and bulk retail uses. The title is more than 100m from the General Residential Zone and the nearest sensitive use.

The proposed development will not have an adverse impact on the character of Prospect Vale. The site is located within the centre of the industrial area and is surrounded by buildings, structures and landscaping. While the building extension will be visible from Donalds Avenue, the Bass Highway and Westbury Road, its placement within the industrial complex means that it will not appear out of place or dominate the street or landscape. The development is consistent with the existing character of the site and surrounding industrial properties.

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 Light Industrial 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.

Light Industrial Zone			
Scheme Standard		Comment	Assessment
24.3.1 Emissions			
A1	Use or development not listed in Clause E12.6.2 or E12.6.3 must be set back from residential uses a minimum distance of 40m.	The development is listed in Clause E12.6.2. It is, however, noted that the development is more than 40m from the nearest Residential Use.	Complies
24.4.1 Building Design and Siting			
A1	Building height must not exceed: a) 10 metres; or	The proposed building has a maximum height of 10m.	Complies

	b) the average of the heights of buildings on immediately adjoining titles.		
A2	Buildings must be set back a minimum distance of 5.5 metres from a frontage.	The development is setback 6.7m from the frontage on Donalds Avenue.	Complies
A3	A3.1 Buildings must be set back from side boundaries a minimum distance of 3 metres; and A3.2 Buildings must be set back from rear boundaries a minimum distance of 3 metres.	The development is setback more than 3m from the side and rear boundaries.	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.	The subject site is not projected to generate more than 40 vehicle movements per day. Projected vehicle	Complies

		movements have been provided by the applicant. It is not anticipated that vehicle movements will exceed those provided.	
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 site includes only one entry and exit point.	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	

Car Parking and Sustainable Transport Code

Scheme Standard	Comment	Assessment
6.6.1 Car Parking Numbers		
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	The application does not provide any formal parking spaces. The floor area of the completed building will be 687.6m, requiring 3.4 spaces in
		Relies on Performance Criteria

		accordance with Table E6.1.	
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 allow for taxi pick up and drop off.	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. 	No changes are proposed to the existing yard. The yard, used for manoeuvring of delivery vehicles, is partially sealed and partially gravel. No car spaces are proposed onsite.	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 Within the General	Not applicable	

	Residential Zone, provision for turning must not be located within the front 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>	The subject site is flat. The proposed access is existing and its width (5.5m) is not less than the requirements of Table E6.2. No parking spaces are provided onsite.	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> <p>a) at least one loading bay must be provided in accordance with Table E6.4; and</p> <p>b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002.</i></p>	<p>The application does not include a loading bay in accordance with Table E6.4.</p>	<p>Relies on Performance Criteria</p>
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Environmental Impacts and Attenuation Code			
Scheme Standard	Comment	Assessment	
E11.6.1 Attenuation Distances			
A1	No acceptable solution.	Not applicable	
A2	<p>Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Major Tourism, Environmental Living, Urban Mixed Use and Village zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.</p>	<p>The applicant has proposed that the development be considered as pipe extrusion, an activity which is not regulated by the Environmental Impacts and Attenuation Code. However comparison between extrusion and dry casting suggests that the code is applicable.</p> <p>The setback required from sensitive uses from the</p>	<p>Complies</p>

		<p>manufacture of concrete articles is 100m. The nearest dwelling, 389 Westbury Road, is more than 100m from the title. Other uses within 100m of the title are considered to be non-sensitive, including Hudson Civil, Ingal, a battery retailer, panel and towing business, and caravan retailer.</p>	
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Performance Criteria

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 relies on street parking to provide the parking spaces prescribed by the planning scheme. Donalds Avenue is a no through road providing access to a number of businesses with low public visitation. Street parking is available on one side of Donalds Avenue, for the full length of the street.

It is noted that a number of informal (sealed) parking spaces are available within the site and can be used should street parking be unavailable.

It is also noted that, while the application is independent of the existing operation at 7-9 Donalds Avenue, existing employees will be transferred to the proposed use. As such, there is no net increase in demand for street parking.

It is considered that an appropriate level of public parking is available within the precinct to service the proposed use.

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 application proposes to rely on street parking and does not propose parking within the site. As the site is not open to public use for parking and circulation, it is not critical to have fully line marked identification and can be left to the discretion of the manager to meet their operational needs.

The existing surface of the internal yard, loading area and manoeuvring area is gravel and blue metal, whereas the access to the property is sealed and provides protection for the public road. As the site is located within an urban industrial precinct it is considered appropriate that vehicular manoeuvring areas are sealed with an impervious seal in accordance with the Acceptable Solution.

Subject to the recommended condition, car parking and manoeuvring areas are considered to be constructed to an appropriate standard and the proposal is consistent with the objective.

Recommended condition:

All vehicular parking and manoeuvring areas are to be sealed with an impervious, all weather seal to the satisfaction of Council.

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective

To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Performance Criteria P1

For retail, commercial, industrial, service industry or warehouse or storage uses, adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.

Comment:

The proposal will require the loading of transport vehicles using a forklift. There is sufficient space within the existing yard for the loading and unloading of the types of transport vehicles likely to be visiting the site. This arrangement meets the requirements of the business and specialist loading bays are not considered necessary. Loading within the property will not have an adverse impact on traffic flows.

The proposed development is consistent with the objective.

Representations

Two (2) representations were received (see attached documents). A summary of the representations is as follows:

Two representations were received during the advertising period from property owners located at 8 and 10 Akuna Court, Prospect Vale. A summary of the representations is as follows:

- Noise impacts
- Dust
- Development not considered light industrial.
- Extend operating hours

Comment:

Many of the impacts experienced by the representors are associated with the existing concrete product manufacturing at 7-9 Donalds Avenue. As identified in the representation Council has engaged a consultant to undertake monitoring of environmental impacts associated with 7-9 Donalds Avenue. This monitoring will assist Council to verify if the site is causing an environmental nuisance. If an environmental nuisance is demonstrated, Council has the ability to issue an Environmental Protection Notice for the site mandating mitigation of existing impacts.

The application cannot be used as a means of addressing impacts from a neighbouring site. Granting of a permit for use and development of this site does not alter the regulatory controls of the site at 7-9 Donalds Avenue or give approval for additional activities, uses or operating practices on this title.

The planning application and any permit issued relates to 4 Donalds Avenue (CT: 31685/5) only. Although operated by Hudson Civil, the application is independent of the existing site. It is located on a separate title, leased from Ingal.

Although concerns have been raised by Council's Environmental Health Officer (see attached document), the proposed development on this title complies with the attenuation setbacks of the scheme. These distances have been prescribed by the scheme as the minimum required to mitigate noise and dust impacts without warranting further action. As such the proposal is

deemed to comply in regard to environmental impacts on nearby sensitive uses.

The proposed operating hours, 7:00am-6:00pm, are considered to be acceptable and are within normal business hours. It is proposed to operate the site on weekdays, with some maintenance work occurring on Saturdays.

It is noted that should unanticipated impacts occur, the site can be issued with an Environment Protection Notice.

While the applicant has indicated that the development will mean that some activities will no longer be undertaken at 7-9 Donalds Avenue, the site is not included in this application and can continue to operate in its current form under existing use rights.

Conclusion

In conclusion, it is considered that the application for Use and Development for Manufacturing and Processing (concrete pipe manufacture) is an acceptable development in the Light Industrial Zone, is consistent with the Zone Purpose and should be approved.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Manufacturing and Processing (concrete pipe casting) on land located at 2-4 Donalds Avenue, Prospect Vale (CT 31685/5) by Metier Planning and Development, requiring the following discretions:

- Use Table
- E6.6.1 - Car Parking Numbers
- E6.7.1 - Construction of Car Parking Spaces and Access Strips
- E6.7.2 - Design and Layout of Car Parking

be APPROVED, generally in accordance with the endorsed plans:

- a) IPD Consulting, Drawing No.: 1578, Sheet: 00 & 01***
- b) IPD Consulting, Drawing No.: 1397, Sheet: 02***
- c) Metier Planning and Development, Planning Submission, Pages: 3 & 4***

and subject to the following conditions:

- 1. All vehicular parking and manoeuvring areas are to be sealed with an impervious, all weather seal to the satisfaction of Council.**
- 2. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2017/00600-MVC, attached).**

Note:

- 1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au**
- 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 permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
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:

HUDSON CIVIL PRODUCTS
 4 DONALDS AVENUE,
 PROSPECT VALE

DWG. No.	TITLE
1578-00	DRAWING INDEX
1578-01	SITE VIEW
1578-02	PLAN & ELEVATION



SITE PLAN
 NOT TO SCALE

FOR COMMENT

Rev.	Description	Date
A	FOR COMMENT	24/03/17

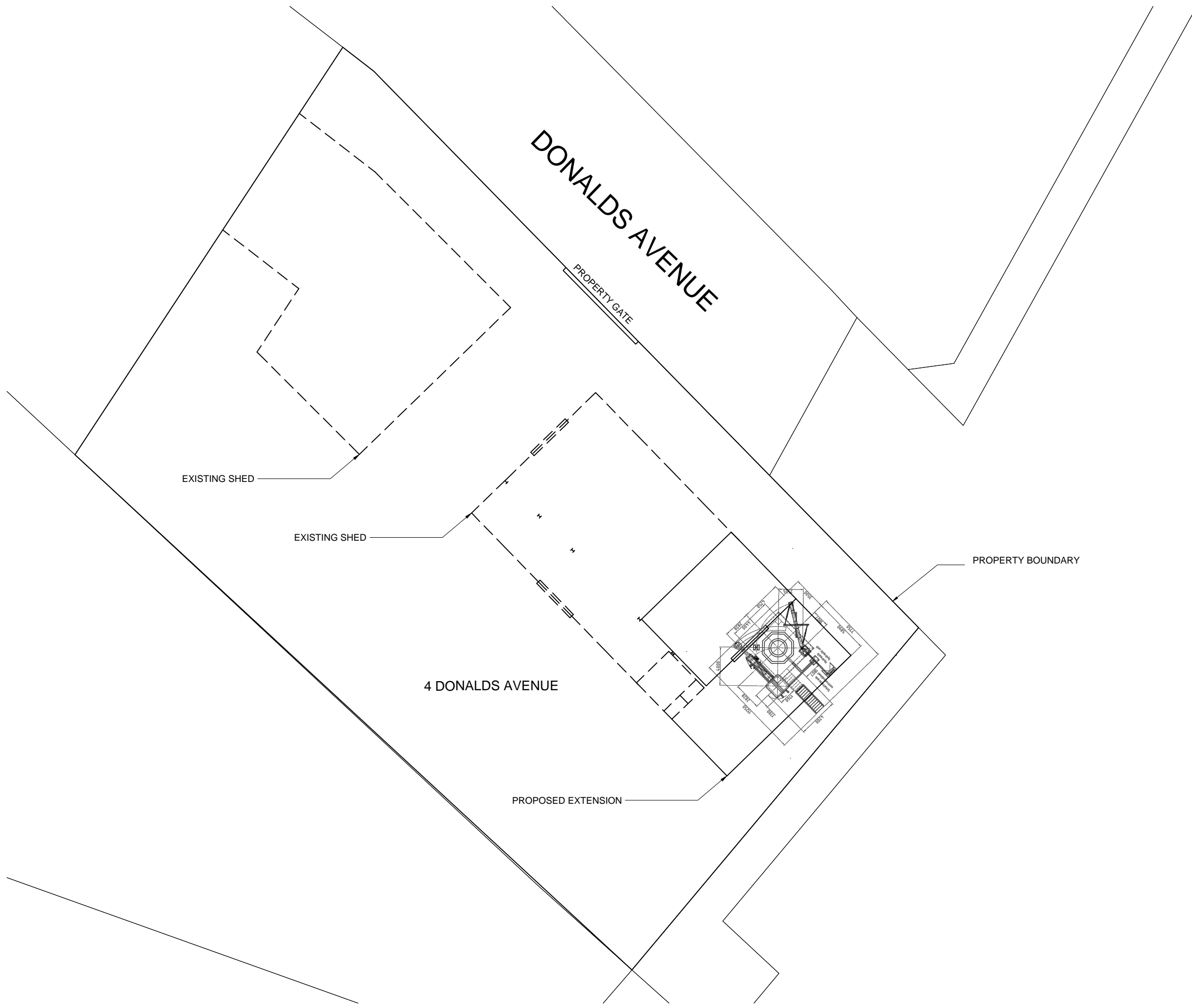
REVISIONS

Client:
 HUDSON CIVIL CONTRACTING

Project:
 SHED EXTENSION

Drawing Title:
 DRAWING INDEX

Original Size:	Drawn:	Approved:	Date:
A1	TJC	MAW	24/3/17
Scale:	Drawing No:	Rev:	
AS SHOW	C & D 1578-00	A	



SITE PLAN
SCALE: 1:50 (A1)

FOR CONSTRUCTION

Rev.	Description	Date
A	FOR COMMENT	24/03/17

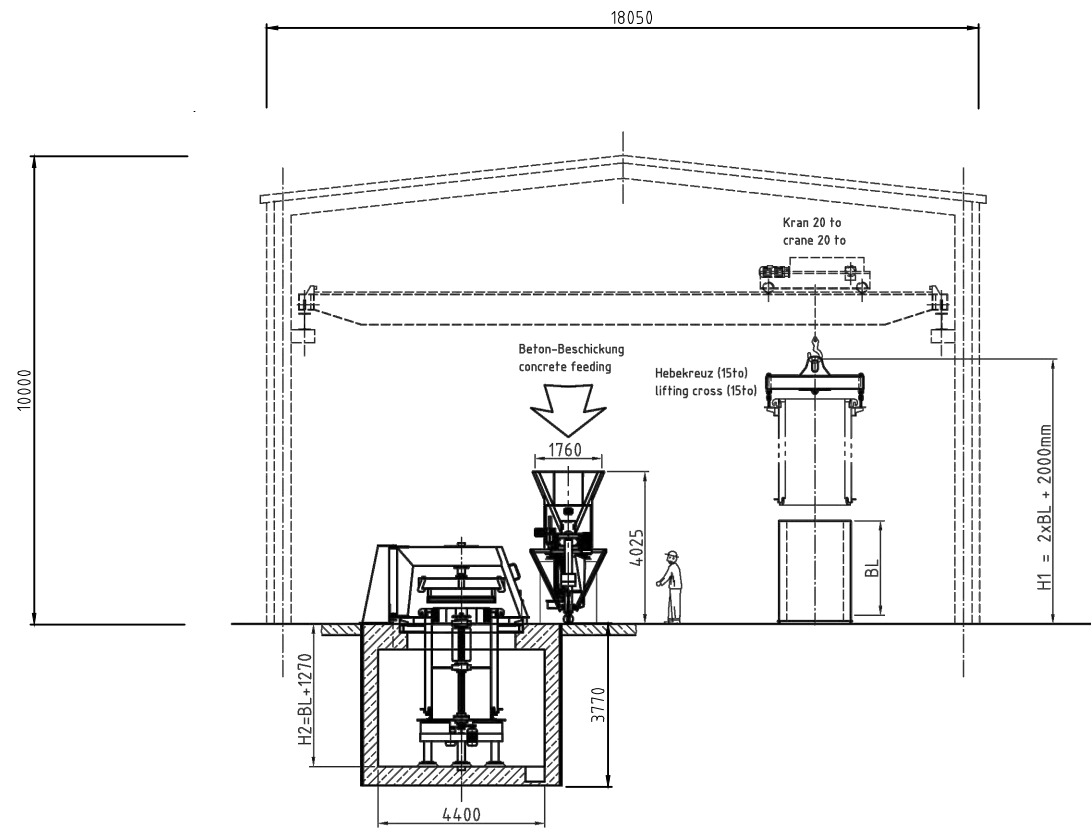
REVISIONS

Client:
HUDSON CIVIL PRODUCTS

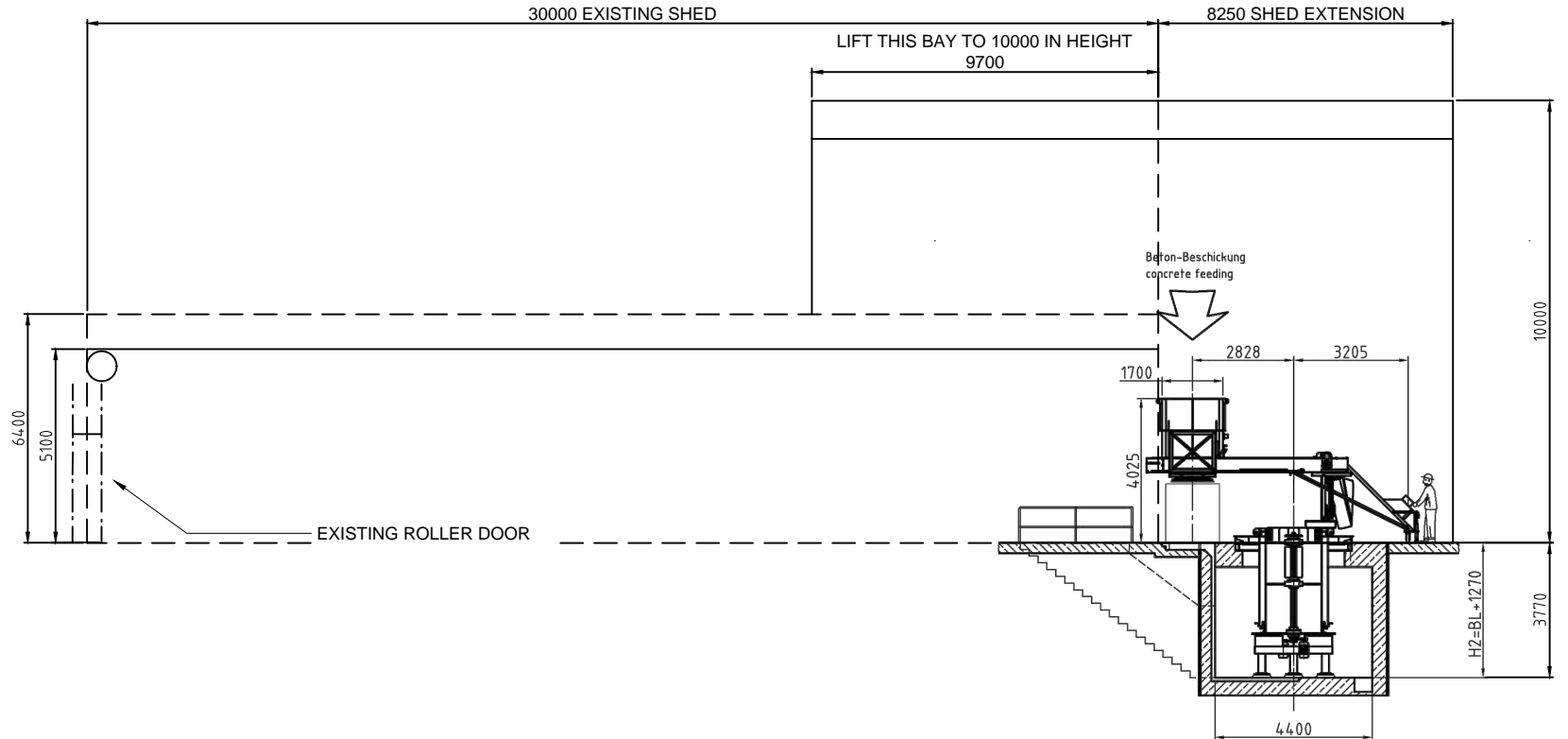
Project:
SHED EXTENSION

Drawing Title:
SITE VIEW

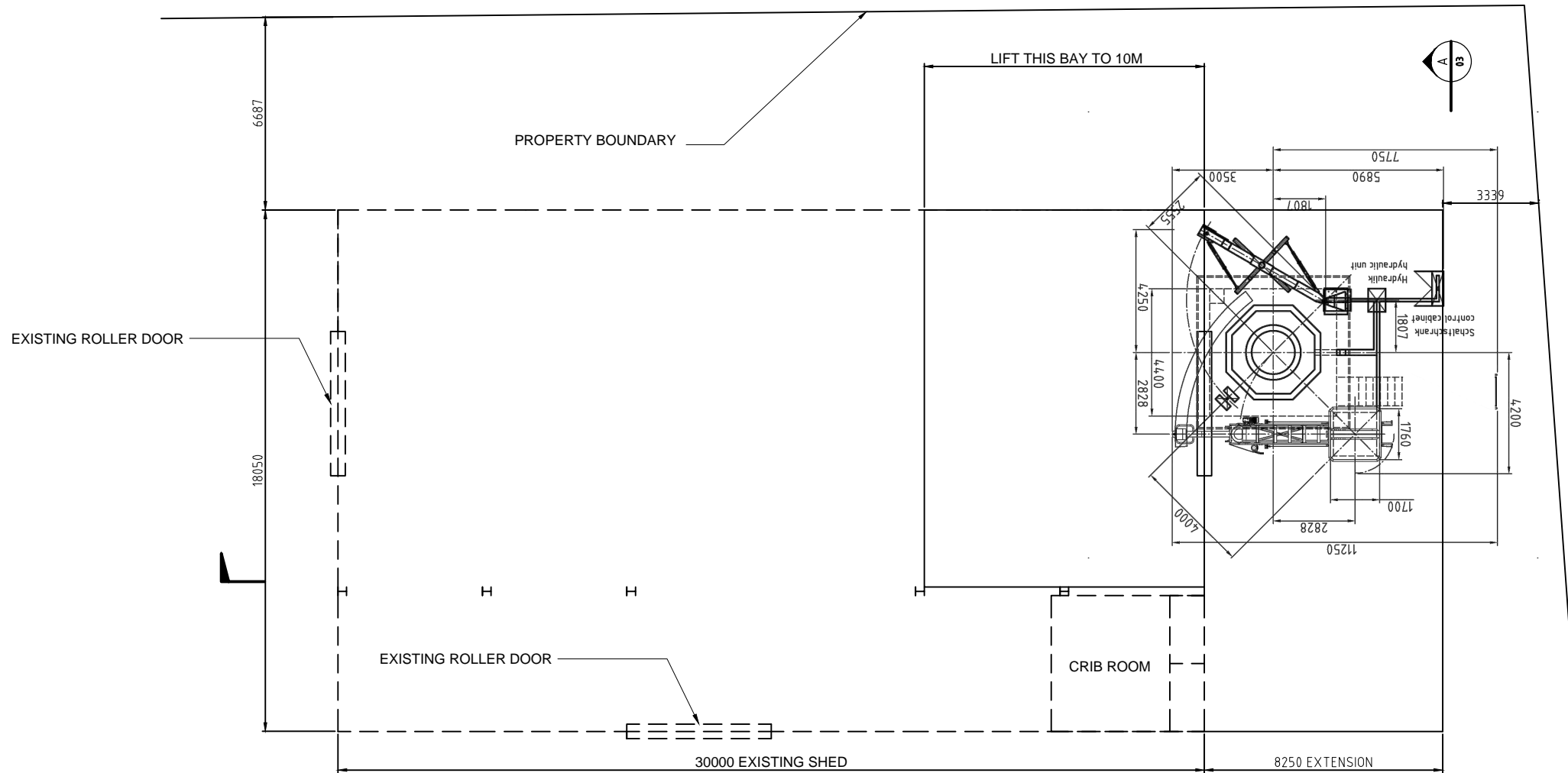
Original Size: A1	Drawn: TJC	Approved: MAW	Date: 24/03/17
Scale: AS SHOWN	Drawing No: C & D 78-01	Rev: A	



SECTION A
SCALE 1:50



SECTION B
SCALE 1:50



SITE PLAN
SCALE: 1:50 (A1)

FOR CONSTRUCTION

Rev.	Description	Date
A	FOR CONSTRUCTION	15/08/16

Client:
EVANDALE CRANE & CONTRACTING
SERVICES PTY LTD

Project:
MEZZANINE FLOOR

Drawing Title:
PLAN & ELEVATION

Original Size: A1
Drawn: TJC
Approved: MCH
Date:

Scale: AS SHOW
Drawing No: C & D 2-02
Rev: A

Planning Submission

2-4 Donald Avenue, Prospect

Change of Use to Manufacturing and Processing and Storage, Including the Extension to an existing building

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1. Introduction

This submission is prepared in support of a development application for a change of use to manufacturing and processing and storage, including the extension to an existing shed at 2-4 Donalds Avenue, Prospect.

The site is owned by Galvline Tasmanian Pty Ltd. The owners of the site have entered into an agreement for Hudson Civil Projects to develop and use the property in the manner described in this planning submission.

2. Site Description

2-4 Donald Avenue is contained in one parcel of land in Certificate of Title 31685/5. The lot has an area of 4000m². The site is surrounded by industrial uses.



Figure 1: Aerial Photo of Subject Site

3. Proposal

It is proposed to change the use of the site to Manufacturing and Processing, for concrete products, specifically pipe extrusion. Storage of concrete products is also proposed. The existing shed will be extended, by approximately 8.25 meters and increased in height to 10m to hold plant and equipment. The dry casting equipment will allow Hudson Civil to produce the size and quality of pipe required for infrastructure projects such as Taswater and Department of State Growth. The proposal will result in some

At a Glance

Site: 2-4 Donalds Avenue, Prospect.

Proposal: Change of Use to Manufacturing and Processing and Storage. Including an extension to an existing shed.

Zone: Light Industrial

Provision:

24.2 Use Table

Manufacturing and Processing is a Discretionary Use within the Light Industrial Zone.

The proposal meets the acceptable solutions of all use and development clauses.

Relevant Code:

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

E6 Car Parking and Sustainable Transport Code

E6.6.1 Car Parking Numbers. 3 carparking spaces are required. None are proposed.

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup. A loading bay is not required.

Notes ·

activities ceasing on CT145718/1. The hours of operation will be 7am to 6pm Monday to Friday, with some maintenance works occurring on Saturdays.

4. Background

The last approved use on the site was for a Resource Recovery Facility with conditions, operated by Jones Waste Management. This use ceased more than two years ago.

Humes Concrete Products have exited the Tasmanian market. The announcement was made on 22 December 2016. Production ceased in the second week of December, and closed in January. This means that concrete pipes are no longer manufactured in Tasmania. It is projected that the existing supply of product within the State will last until June 2017. After this point, pipes will need to be imported at great expense. It is worth noting that many State Government road and infrastructure projects, LGA and private infrastructure projects will be delayed and may also result in contract variations if this situation is allowed to occur. Hudson Civil have been able to secure plant and equipment to allow pipe to continue to be manufactured within the State.

5. Planning Scheme

The application is made in accordance with the Meander Valley Interim Planning Scheme 2013. The lot is within the Light Industrial Zone.



Figure 2: Zoning Map

24 Light Industrial Zone

24.1 Zone Purpose 24.1.1 Zone Purpose Statements

24.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

24.1.1.2 To focus light industrial use and development into appropriate areas suitable for its needs.

24.1.1.3 To provide for 'non-industrial' uses that are compatible with and complementary to light industrial activity.

Proposal Response

The application proposes to allow Hudson Civil to operate a dry casting concrete equipment. This form of manufacturing has minimal off-site impacts. It is considered that this is a form of light industrial manufacturing. The use will be contained within the shed. The co-location of this plant with Hudson Civil's existing operations is vital for efficient operation of the Company as a whole. It is also noted that approval of this application will

facilitate improvements in off- site impacts of Hudson Civil's operation at 7-9 Donalds Avenue.

24.1. Local Area Objectives

Prospect

Prospect Vale

a) To continue the role of the precinct as integral to the Prospect Vale activity centre, providing a focal commercial and light industrial area that services a district to the southwest of Launceston.

b) The precinct is to acknowledge the evolution of use and development toward commercial uses that utilise the precinct's attributes including: - proximity to the arterial road network; - high profile location as the entrance to the south-western end of Launceston city; - convenient and proximate location to the urban population of the south western suburbs of Launceston city and the broader surrounding rural population.

c) The location and/or treatment of industrial use and development must minimise the potential for environmental harm or nuisance on nearby residential uses in consideration of the nature of emissions of particular activities. Heavy industrial uses are discouraged.

Proposal Response

The production of dry cast pipes is considered to be light industrial manufacturing. Dry casting has considerable savings on water consumption and minimises waste when compared to wet casting. All production will take place within the shed minimising any dust or noise. It is noted that the use of 2-4 Hudson Civil moves its operations further away from sensitive residential properties to the North. Thus, improving the amenity of a wider area. All activity will be enclosed within a shed. A statement regarding noise impacts has been prepared by Pitt and Sherry and has found that the expected noise output is 25BDH.

Hudson Civil remain committed to the ongoing improvement to all sites under its control and continue to work with the Meander Valley Council on issues such as dust suppression.

The approval of this use and minor extension to an existing shed does not preclude the transition of the precinct towards commercial uses in the future. It is noted that 2-4 Donalds Avenue is at the eastern end and logical redevelopment of the area will begin with properties fronting Westbury Road.

24.1.3 *Desired Future Character Statements*

Prospect Vale

a) Enhance the visual character of the precinct by the presentation of use and development through the inclusion of elements such as: - shop fronts and/or clearly articulated reception/office areas to the building frontage; - appropriately formed and sealed site access and parking areas; - the considered use of security fencing and the overall design of the site to minimise fortified site frontages; and - landscaping.

b) The precinct should evolve to provide enhanced pedestrian and vehicular mobility in recognition of its mix of uses, surrounding urban land uses and the diverse provision of service to the surrounding area.

Proposal Response

The works required to facilitate the change of use is minimal. The existing shed requires extension towards the eastern side boundary and an increase in height to 10m. It is noted that the proposed works meet the acceptable solutions of the zone development standards.

24.2 Use Table

Manufacturing and Processing is a Discretionary Use within the Light Industrial Zone.

24.3 Use Standards

24.3.1 Emissions

Objective: To ensure that emissions to air, land and water are reduced to the greatest extent practicable in consideration of proximity to sensitive uses.		
Acceptable Solution	Performance Criteria	Assessment
A1 Use or development not listed in Clause E12.6.2 or E12.6.3 must be set back from residential uses a minimum distance of 40m.	P1 The use must not cause or be likely to cause an adverse impact to the amenity of sensitive uses through emissions including noise, smoke, odour, dust and illumination.	A1 refers to Clause 12.6.2.or 12.6.3 this is the Airport Code. Clause E.11.6.2 Table E11.1 contains the following requirement "Concrete or stone articles - (not pipe extrusion) (noise, dust) 100m." As the proposal is for pipe extrusion, the default setback of 40m applies. The boundary of 2-4 Donald Street is approximately 104m from the boundary of the nearest sensitive use located in Akuna Court.

24.4 Development Standards

24.4.1 Building Design and Siting

Objective To ensure that the site and layout, building design and form is visually compatible with surrounding development.		
Acceptable Solutions	Performance Criteria	Assessment

<p>A1 Building height must not exceed: a) 10 metres; or b) the average of the heights of buildings on immediately adjoining titles.</p>	<p>P1 Building height must: a) be complementary to the streetscape immediately surrounding the site; and b) avoid unreasonable levels of shading to the road, public places or adjoining properties.</p>	<p>The proposed shed has a height of 10m. The proposal meets A1.</p>
<p>A2 Buildings must be set back a minimum distance of 5.5 metres from a frontage.</p>	<p>P2 Frontage setbacks must be: a) in keeping with or to enhance the streetscape character; and b) consistent with the local area objectives, if any.</p>	<p>The existing building is set back approximately 6.687m from the frontage. The proposal meets A1.</p>
<p>A3.1 Buildings must be set back from side boundaries a minimum distance of 3 metres; and A3.2 Buildings must be set back from rear boundaries a minimum distance of 3 metres.</p>	<p>P3 The setback to the side and rear boundary must: a) provide adequate access to the site; and b) not result in unreasonable loss of amenity to adjoining uses having regard to the: i) bulk and form of the building; and ii) impact on the solar access of habitable room windows and private open space; and iii) size and proportions of the lot; and iv) extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation.</p>	<p>A3.1 The building is proposed to be setback 3.39m from the eastern boundary, and is setback approximately 35m from the western boundary. A3.2 The rear setback is approximately 22m.</p>

24.4.2 Subdivision – Not Applicable.

Codes

E1 BUSHFIRE HAZARD CODE – Not Applicable

E2 POTENTIALLY CONTAMINATED LAND CODE – Not applicable, the proposed use is not a sensitive use.

E3 LANDSLIP CODE - Not Applicable

E4 ROAD AND RAILWAY ASSETS CODE

This Code is applicable. The site has an existing formed crossover within a 50km/hr speed zone. The proposed change of use

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions		
Acceptable Solution	Performance Criteria	Assessment
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	Not Required.	The proposed use will not generate 40 vehicle movements per day.

E5 FLOOD PRONE AREAS CODE - Not Applicable

E6 CAR PARKING AND SUSTAINABLE TRANSPORT CODE

This Code is relevant. Table E6.1 requires 1 space per 200m² net floor area or 2 spaces per 3 employees (whichever is greater). The shed will have a floor area of 684m².

3 carparking spaces are required.

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective To ensure that an appropriate level of car parking is provided to service use.		
Acceptable Solution	Performance Criteria	Assessment
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans(except for dwellings in the General Residential Zone).	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,	Table E6.1 requires the use to 3 car parking spaces. The proposal relies upon P1. There is sufficient space on the site to allow employee carparking, however no formal spaces are proposed. No visitors are expected at this site. Some on street carparking is available. Car parking is available on Hudson Civil adjoining sites, however this proposal does not seek to rely on those spaces.

	<p>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.</p>	
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E6.6.3 Taxi Drop-off and Pickup – Not applicable

E6.6.4 Motorbike Parking Provisions – Not applicable

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips – No change is proposed to the access. No carparking is proposed.

E6.7.2 – E6.7.2 Design and Layout of Car Parking – Not applicable.

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.		
Acceptable Solutions	Performance Criteria	Assessment
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading	P1 For retail, commercial, industrial, service industry or warehouse or storage uses, adequate space must	P1 the nature of the use does not require a dedicated loading bay.

<p>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 Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use the site.</p>	<p>be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.</p>	
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E7 SCENIC MANAGEMENT CODE - Not Applicable

E8 BIODIVERSITY CODE - Not Applicable

E9 WATER QUALITY CODE - Not Applicable

E10 OPEN SPACE & RECREATION CODE - Not Applicable

E11 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE -Not Applicable

Table E11.1 Attenuation Distances: Concrete or stone articles - (not pipe extrusion) (noise, dust) 100m.

The manufacturing process is considered to be pipe extrusion. The site is located some 108m from the nearest sensitive use.

E12 AIRPORTS IMPACT MANAGEMENT CODE - Not Applicable

E13 HERITAGE CODE - Not Applicable

E14 SIGNAGE CODE - Not Applicable

E15 KARST MANAGEMENT CODE - Not Applicable

E16 URBAN SALINITY CODE

The subject site is connected to the reticulated stormwater system. The new works proposed on the site are less than 500m² in area and is therefore exempt.

Excavation will take place on the site to a depth greater than 0.5m. A test for the ground water level was undertaken as part of the standard geotechnical testing for building design. It was found by Geoton that ground water was not intercepted to the depth proposed for excavation.

6. Conclusion

It is proposed to change the use of 2-4 Donalds Avenue from no existing use rights to Manufacturing and Processing. This use has a discretionary status in the Light Industrial Zone. The application proposed to allow Hudson Civil to begin manufacturing dry cast concrete pipes. This will make Hudson Civil the only manufacturer of this type of critical infrastructure pipe in the State. The proposed development involves extending an existing shed and increasing the roof height of a part of that shed. The proposed use and development meets the acceptable solutions of both the use standards and development standards of the Light Industrial Zone. It is noted that the site is approximately 108m from

the nearest sensitive use. An assessment of the likely amenity impacts concluded that noise emissions would not impact sensitive users. The manufacturing will take place within an enclosed shed and therefore dust will not be an issue. This type of manufacturing is considered to be light industrial in nature. The approval of this application will also allow Hudson Civil to continue to improve the offsite impacts of its operations at 7-9 Donalds Avenue by allowing storage of higher turnover products away from the residential uses and moving some activity to 2-4 Donalds Avenue. It is submitted that the proposed development complies with the requirements of the Meander Valley Interim Planning Scheme 2013 and should be approved with conditions.

Appendix A: Certificate of Titles

Appendix B: Site Plan

Appendix C: Noise Assessment

Justin Simons

From: Claire Gregg <claire@metierplanning.com.au>
Sent: Tuesday, 4 April 2017 2:41 PM
To: Justin Simons
Subject: Fwd: Hudson's
Attachments: img-170404142956-0001.pdf; 1578- Hudson shed.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Justin,

Please see attached update plans just providing a bit more clarity on the location of the proposed development. I also can advise that the traffic movements are broken down as:
20 forklift movements per day (10 round trips) delivering concrete.
2 semi trailer movements per day (1 round trip) taking finished product away; and
2 truck movements per month (1 round trip) delivering reinforcing to the site.

So expected movements are well below 40 per day.

Regards
Claire

----- Forwarded message -----

From: **Tim Chiselett** <tchiselett@ipdconsulting.com.au>
Date: Tuesday, April 4, 2017
Subject: Hudson's
To: Claire Gregg <claire@metierplanning.com.au>
Cc: Mark Walters <mwalters@ipdconsulting.com.au>

Hello Claire

I have put into pdf form and also scanned as well.

Any problems or changes just let me know.

Regards

Tim Chiselett

Mob: 0438 485 787

29 March 2016

Claire Gregg
on behalf of
Hudson Civil Products,
7 Donalds Ave,
Prospect Vale TAS 7250.

Dear Claire,

Noise Impact of installing a Schlosser-Pfeiffer “Variant 2500” concrete casting machine at 4 Donalds Avenue, Prospect vale.

Hudson Civil Products are proposing to install a Schlosser Pfeifer “Variant 2500” concrete casting machine at 4 Donalds Avenue, Prospect Vale, which is across the road from their existing yard at 7 Donalds Avenue, Prospect Vale. The equipment is to be used to manufacture precast concrete products. The proposed hours of operation are between 7am and 6pm, Monday to Friday.

This noise assessment has been prepared to support a development application to permit this installation.

The proposed site is within a commercial/light industrial area. The nearest sensitive uses, are residences located around 108m to the north east as shown in Figure 1 below.



Figure 1 - Location of the Site (extract from the development site plan)

Noise Assessment

The manufacturer of the casting equipment has advised that, based on measurements of similar equipment, the sound power level of the noise emissions of the equipment is likely to be 108 dB(A).

The equipment will be installed in and above a pit to be located inside an extension of an existing shed.

The noise level from the dry casting machine was calculated at the nearest residence, taking into account the reduction in noise level due to distance and the effect of the shed walls containing it, but not taking credit for any shielding from intervening buildings or fences etc.

The resulting predicted noise level was 24.9 dB(A).

This level is well below the Tasmanian Environmental Protection Policy (Noise) guideline level of $LA_{eq, 16hours} = 50$ dB(A) for avoiding "Moderate Annoyance" of users of outdoor living areas. ($LA_{eq, 16hours}$ can be thought of as the average noise level over a 16 hour period.)

The background noise level was not measured during this study, but using reference data provided in AS1055.3 *Acoustics - Description and measurement of environmental noise*, a reasonable estimate would be between 45 and 50 dB(A) during weekday, business hours. Background noise is dominated by nearby traffic including traffic on the Bass Highway and Westbury Road. This indicates that the predicted combined noise from the proposed casting machine is much less than the estimated background noise level and that this noise is unlikely to be perceptible to the nearest residents during daytime hours. The equipment will not be operated at night.

Conclusions

The results of the noise assessment indicate that noise emissions from the new casting machine is unlikely to cause an environmental nuisance or environmental harm to nearby residences.

Please do not hesitate to contact me if you have any further queries.

Yours sincerely



Douglas Ford

Senior Mechanical Engineer / Noise and Air Emissions Specialist

Summary of Experience

Douglas Ford is a mechanical engineer, with a degree from the University of Queensland, with over 27 years' mechanical engineering experience working in design, technical support, noise and air dispersion modelling, research, maintenance, energy efficiency auditing and project management roles.

His recent experience includes significant noise and air emissions assessment work. This includes experience in environmental noise and vibration measurement, noise modelling and design of noise attenuation measures for industrial and commercial building applications. Recent projects include noise assessment reports for new and/or expanded industrial plants including dairies, sawmills, breweries, mines and quarries. These reports have been submitted to the Tasmanian EPA and various councils in Tasmania to support environmental and planning applications. His air emissions work includes modelling of the emissions of solid particles and combustion gasses from a number of gas and wood fired boilers and a milk powder processing plant, as part of environmental approval submissions. He has also conducted odour assessments and modelling for fish processing plants and poultry processing and farming operations in Tasmania and Queensland.

Doug has also provided advice to commercial and residential building owners on a variety of noise attenuation issues including the reduction of noise emissions from equipment such as exhaust fans, heat pumps and spray booth fans and on reducing the noise exposure of residences to rail and traffic noise.

Submission to Planning Authority Notice

Council Planning Permit No.	PA\17\0165	Council notice date	27/04/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00600-MVC	Date of response	1/05/2017
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	2-4 DONALDS AVE, PROSPECT VALE	Property ID (PID)	7414556
Description of development	Extension and change of use		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	IPD Consulting	1397-02	A
			Date of Issue
			15/08/2016
Conditions			
<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 metered connection / sewerage system and connection for this proposed 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 use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent <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: <ol style="list-style-type: none"> a. \$201.93 for development assessment. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> 			

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.

TRADE WASTE

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

1. Location of all pre-treatment devices
2. Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
3. Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

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

Justin Simons

From: Martin Gill
Sent: Friday, 21 April 2017 12:11 PM
To: Justin Simons
Subject: FW: Re:Planning Application for Hudsons Civil

Martin Gill | General Manager
Meander Valley Council
working together

T: 03 6393 5317 | F: 03 6393 1474 | E: martin.gill@mvc.tas.gov.au | W: www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303

**employer
of choice**

Please consider the environment before printing this email.

From: connie rowbottom [<mailto:rcrowbottom@hotmail.com>]
Sent: Friday, 21 April 2017 12:11 PM
To: Martin Gill
Subject: Re:Planning Application for Hudsons Civil

Hi.

We at 10 Akuna Crt, Prospect hereby object to the planning application put forward by Hudsons Civil. As we have already put in numerous complaints re dust ,noise and activities relating to the site we feel that this is not light industrial any more.

We feel that with the expansion proposed it will only get worse. Also note that he will be operating hours will be extended.

Everyday there are forklifts and trucks going and the noise starts at 7 am which wakes us up. Also the noise emanating from the factory when the pipes are being made can be unbearable at times. They state that the noise will not be worse than 25BDH. At the moment it is worse than that on a daily basis.

We have had a noise and dust monitoring system here for 3 months but have not got the report from that. During that time he had hoses going daily but since that is gone he has not had them going regularly.

We cannot have our doors or windows open due to the dust coming in to the house.

The affect this may have on our health is not known at this stage but we must be breathing it all in as it floats around.

We have to vacuum almost on a daily basis as it is concrete dust we collect. We have shown the council what we get after 2 days out of our carpet.

We also feel that the expansion will devalue our property .

We bought this not having been made fully aware of the impact this has had and if we sell and don't divulge the relevant information to prospective buyers we could be in trouble legally.

We also note that he knows what a problem this has been as he offered to buy us out.

Please feel free to contact us.

Yours sincerely
John and Connie rowbottom
10 Akuna Crt.
Prospect

0417374469

From: Martin Gill <Martin.Gill@mvc.tas.gov.au>
Sent: Friday, 7 April 2017 4:41 PM
To: connie rowbottom (jcrowbottom@hotmail.com)
Subject:

Dear John,

As discussed here is a link to the planning applications.

<http://www.meander.tas.gov.au/page.aspx?u=669#e5600>

Meander Valley Council : Property Development - Planning ...

www.meander.tas.gov.au

Meander Valley is a large and diverse area in Northern Tasmania. It includes the mountains of the Great Western Tiers, extensive forests and productive land, the ...

Let me now if you would like to discuss how you make a representation.

Regards

Martin Gill | General Manager
Meander Valley Council
working together

T: 03 6393 5317 | F: 03 6393 1474 | E: martin.gill@mvc.tas.gov.au | W: www.meander.tas.gov.au

2010 Home Page

www.meander.tas.gov.au

Planning Applications Advertised

Justin Simons

From: Tze Hua <tfhua@utas.edu.au>
Sent: Wednesday, 19 April 2017 5:21 PM
To: Planning @ Meander Valley Council
Subject: Objection to Metier Planning and Development - PA\17\0165

Dear Sir/Madam,

I wish to object strongly to the proposed development for the property address 2-4 Donalds Avenue, Prospect Vale (CT:31685/5).

We live adjacent to the proposed development site and are writing to ask that MVC to refuse this planning application from Metier Planning and Development.

Here are our comments and objections relating to this planning application:

Over the recent years we have been very affected by the noise, pollution and dust by living nearby the "light industrial" area.

My family and I are waken up almost every working day by the noise. Disruptions of sleep, affected nervous system greatly impact our emotion and behaviour.

We invite you to visit our home to verify that these objections are valid.

Should you require any additional information, or would like to arrange a visit to our home; do not hesitate to contact me on 0421780670.

Regards

Bobby
Resident of 8 Akuna Court, Prospect Vale.

University of Tasmania Electronic Communications Policy (December, 2014).

This email is confidential, and is for the intended recipient only. Access, disclosure, copying, distribution, or reliance on any of it by anyone outside the intended recipient organisation is prohibited and may be a criminal offence. Please delete if obtained in error and email confirmation to the sender. The views expressed in this email are not necessarily the views of the University of Tasmania, unless clearly intended otherwise.

Justin Simons

From: Katie Proctor
Sent: Wednesday, 5 April 2017 12:59 PM
To: Justin Simons
Subject: Hudsons application, Donalds Avenue

Hi Justin,

While you were with a customer earlier, Leanne and Sandi confirmed that they haven't paid yet – so assuming it won't be advertised this week?

So some initial thoughts on the Hudsons application.

- Do we have the ability to ask which activities will be ceasing on CT145718/1 as a result of the proposal? (Noted in the submission report bottom of page 3-top of page 4)
- The submission report notes that there will be "some maintenance works occurring on Saturdays" (page 4): are we able to ask them for hours of use for Saturdays, or alternatively condition for this? I recall that hours of use are difficult to put on a permit in the light industrial zone for activities that don't trigger the attenuation setback discretion – is that right?
- The submission report states that dust will not be an issue because the manufacturing will take place in the enclosed shed. Dust from traffic movements on gravelled surfaces typically has an equivalent (if not more) potential to cause issues beyond the boundary as the processing itself: do we have the ability to condition for crossovers/road ways etc on the site to be sealed?
- I am unsure how they have arrived at a predicted noise level of 24.9 dB(A) at the nearest residence in the noise report, as the dB(A) reduction attributed to the effect of the shed walls is not specified. Also the value given for the equipment (based on measurements of similar equipment) is 108 dB(A) given as a sound power level as opposed to a sound pressure level. Given the history at the adjoining lot, would you think it reasonable to ask them for their dB(A) for their proposed equipment rather than "similar equipment"? It would be good to clarify these if noise is going to be a deciding factor in the DA assessment: I'd need this information to work out the anticipated difference between the proposed machinery and the background noise. However if we aren't able to consider noise from the schemes perspective then I probably don't have enough to comment on.

Let me know what you think.

Thanks

Katie

Katie Proctor | Environmental Health Officer
Meander Valley Council
working together

T: 03 6393 5339 | F: 03 6393 1474 | E: katie.proctor@mvc.tas.gov.au | W: www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303

C&D 3 46A BEEFEATER STREET, DELORAINE - VISITOR ACCOMMODATION

1) Introduction

This report considers application PA\17\0062 for Visitor Accommodation on land located at 46a Beefeater Street, Deloraine (CT: 31888/3), with drainage works via 33 Tower Hill Street (CT:118654/2), 38 West Goderich Street (CT:118655/1) & 35 Moriarty Street (CT:322226/1).

2) Background

Applicant

Rebecca Green & Associates

Planning Controls

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

Use & Development

This application proposes use and development of land at 46a Beefeater Street, Deloraine for Visitor Accommodation. The site is proposed to accommodate 60 beds, for budget/back packer style accommodation. The proposed accommodation will cater for seasonal workers during the summer harvest season with the possibility of the site being used for general accommodation during the off season. The development includes the placement of five prefabricated dormitory style accommodation buildings on the site. Each single storey accommodation building has a floor area of 86.6m² and provides for 12 beds. Two separate buildings are provided with communal kitchen facilities and amenities. The development will use the existing access, with a turning and pick-up area located at the end of the driveway. Parking is provided for 19 cars with an impervious all weather seal and space for parking and manoeuvring small buses. A ground sign is proposed for the front of the lot with a maximum area of 4m². Drainage works to provide appropriate connections to sewer and stormwater systems is proposed through three neighbouring titles. The site will generally be managed by an off-site operator, with visitors employed on a part-time basis to undertake daily cleaning and maintenance. An existing outbuilding on the site will be demolished.

Site & Surrounds

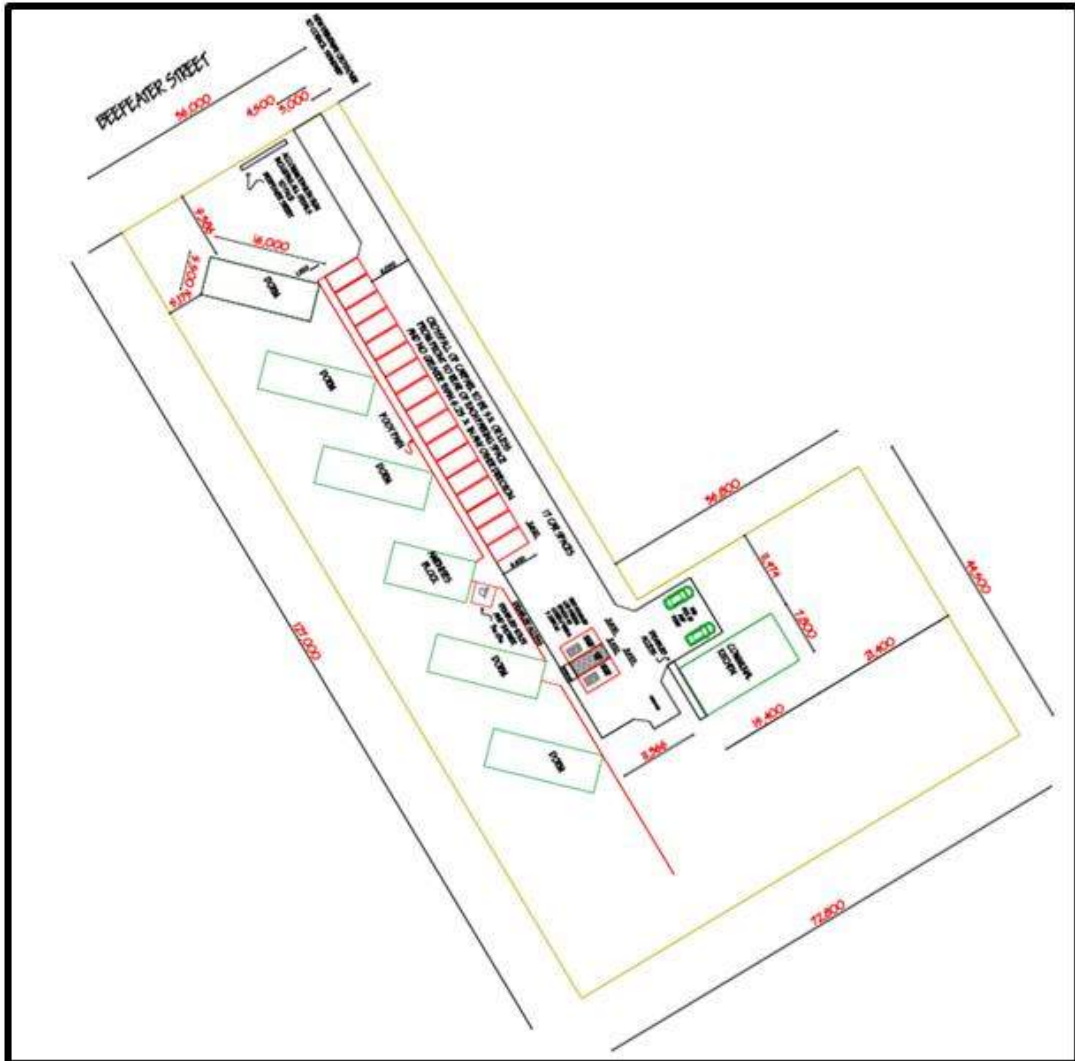


Figure 1: Proposed site plan (Adorn Drafting 2016)

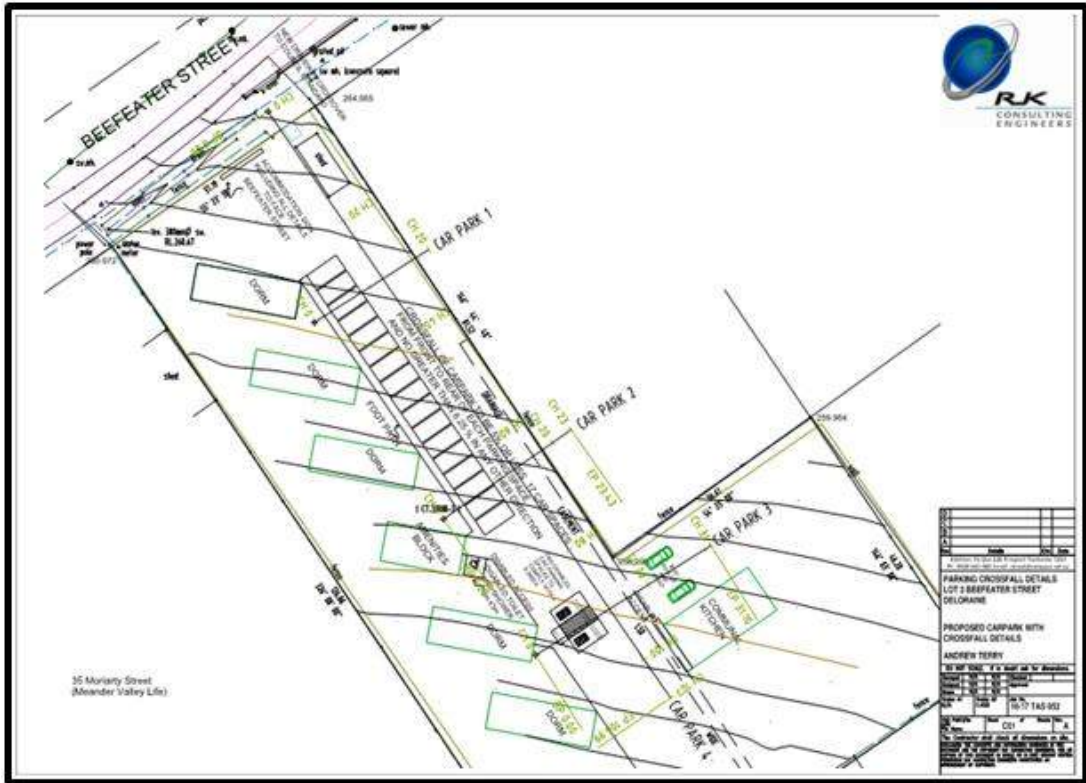


Figure 2: Proposed site plan (RJK Consulting Engineers, 2016)



Figure 3: Servicing plan (IPD Consulting, 2017)

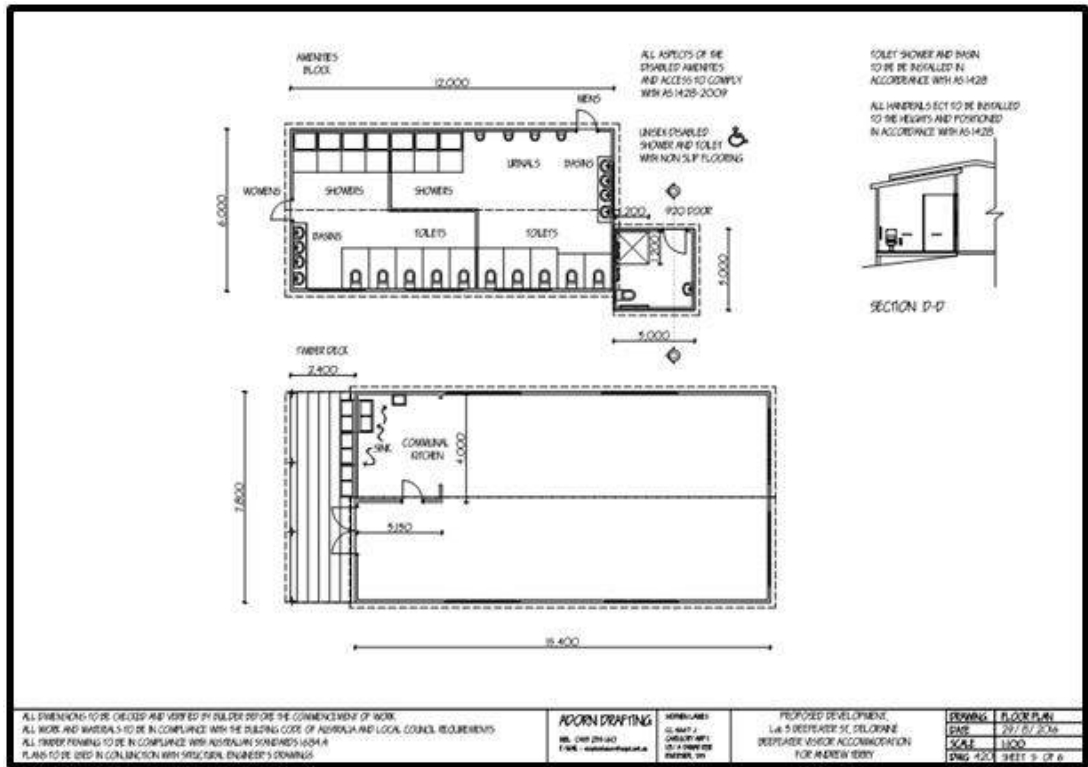


Figure 4: Amenities block layout (Adorn Drafting, 2016)

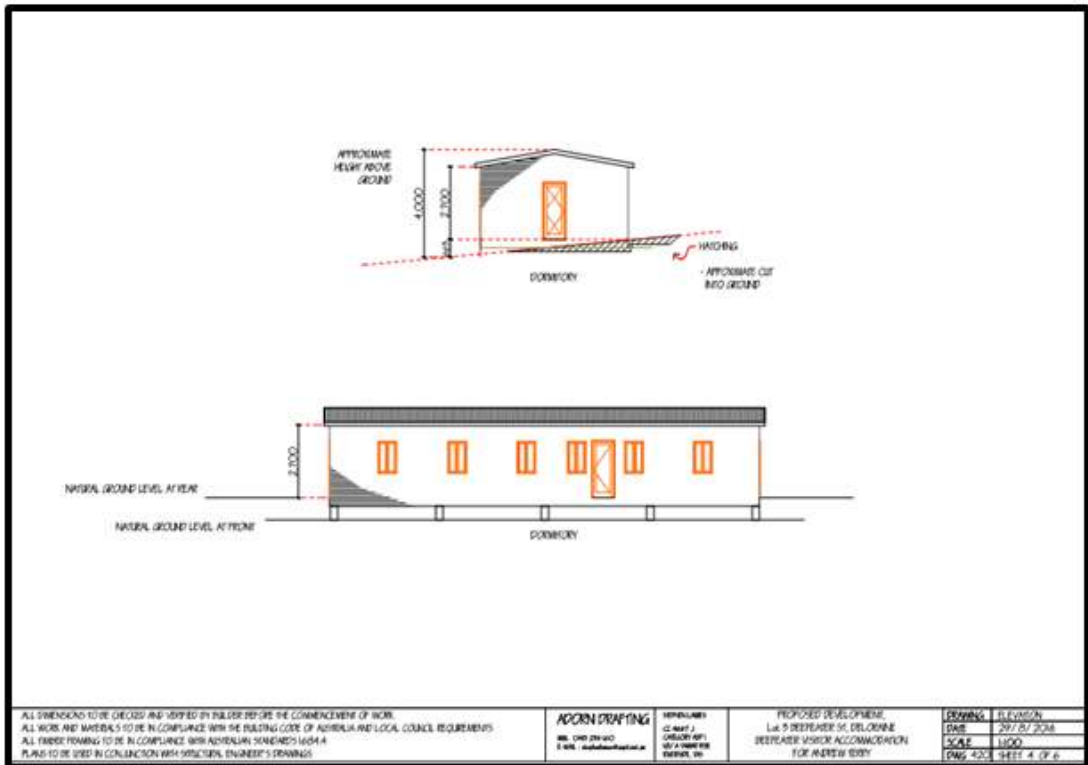


Figure 5: Elevations of dormitory buildings (Adorn Drafting, 2016)

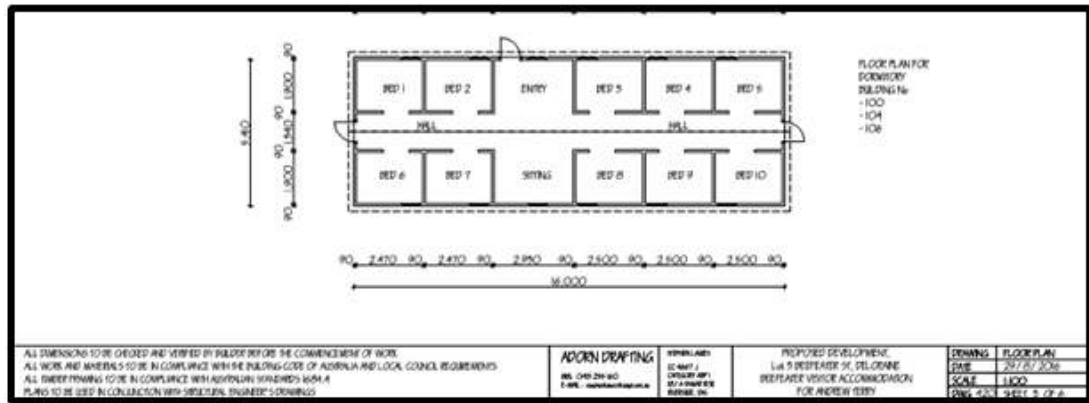


Figure 6: Dormitory layout (Adorn Drafting, 2016)

The subject site is located within the urban area of Deloraine. It has a total area of 6,330m² and is an irregular shape. The title contains a drainage easement serving a number of titles to the north.

The site is cleared and vacant, except for an existing outbuilding (to be demolished). The land slopes downward from north to south, with a fall of approximately 16m across the site.

TasNetworks operates a depot to the east of the site at 38 West Goderich Street. The properties surrounding the site are otherwise used for residential purposes and have predominately been developed with single dwellings. The land at 35 Moriarty Street has been developed with 14 dwellings, managed by Meander Valley Life/Deloraine Aged Care.



Photo 1: The subject title, viewed from Beefeater Street, looking south-east.



Photo 2: Existing multiple dwellings at 35 Moriarty Street, viewed from within the subject title.



Photo 3: Subject title, looking north-west, showing adjacent multiple dwellings. .



Photo 4: Subject title, looking north, showing adjacent buildings.



Photo 5: Subject title, looking north-east, showing adjacent buildings.

Statutory Timeframes

Date Received:	4 November 2016
Request for further information:	16 November 2016
Information received:	15 March 2017
Advertised:	25 March 2017
Closing date for representations:	10 April 2017
Extension of time granted:	5 April 2017
Extension of time expires:	11 May 2017
Decision due:	9 May 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 any permit.

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA2016/01631-MVC) was received on 15 March 2017 (attached document).

8) Community Consultation

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

Twenty seven (27) representations were received (attached document). The representations are discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

Council can approve the application with or without conditions.

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 7: Zoning of subject title and surrounding land.

Use Class

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

- Visitor Accommodation

In the General Residential Zone, this use is listed as a discretionary use under section 10.2 - Use Table. As such, the proposed use is 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.

10.1.1.1 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.

10.1.2 Local Area Objectives - Deloraine

- a) Deloraine will be supported as a growth centre servicing the rural district and also to support the business activity centre;*
- b) Varying housing types and aged care will be supported as an important factor in retaining population.*
- c) Subdivision design is to consider the relationship and connectivity between future urban growth areas, support services and open space assets.*

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 proposed use and development is for Visitor Accommodation, a non-residential use.

While Council has approved visitor accommodation developments in the General Residential Zone in the past, such as B&B accommodation in existing dwellings, these have been on a much smaller scale and generally impacts have been similar to that of surrounding residences. The power to exercise discretion in regard to particular uses allows Council to make an assessment of the individual circumstances associated with a use and development. The discretionary use status of Visitor Accommodation

indicates that there are some circumstances where the particular use is appropriate, but equally, there are circumstances where the use may not be appropriate.

The scale of the proposed development, the volumes of people (up to 60) and the resulting impacts are likely to be substantially greater than that of a residential use.

The lot is largely surrounded by existing residential dwellings, including 14 purpose-built aged care units at 35 Moriarty Street. Separation between the proposed accommodation buildings and the dwellings at 35 Moriarty Street is approximately 9m at the closest point, or 5.2m from the private open space areas associated with these dwellings.

The application does not provide for an on-site manager. Bookings will be taken electronically and the intention is to employ guests to provide bus and cleaning services. As such there is little on-site accountability for the operation of the site and little opportunity for pre-emptive management of the site when issues do arise.

There is greater potential for the surrounding residential amenity to be adversely affected by the proposed development via the cumulative noise impacts from the concentration of up to 60 people staying on the site for long periods of time. General visitor accommodation is characterised by stays of a shorter duration and lack of familiarity with other patrons and this environment usually results in more reserved behaviour. The longer stays proposed, allows visitors to become comfortable and familiar with other guests and their surroundings, and it is anticipated that the site will be focus for recreational, social and relaxation activities. As the development provides a separate amenities block and communal kitchen, and offers little opportunity for relaxation or recreation within the dormitories, it suggests a greater amount of activity will occur outside of the buildings. The summer picking season will likely result in outdoor spaces being used frequently and well into the evening.

It is not reasonable to expect a group of 60 people, sharing the same space and facilities for five months, not to engage in recreational or social activities. Although the types of noise are consistent with that of a residential environment, the cumulative impacts and increased frequency of noise associated with 60 people is not typical of residential development.

For general cabin type accommodation, examples of which exist in Deloraine such as the Tiers View Cottages, the need to attract guests and

maintain commercially viable accommodation businesses results in a greater need to manage the site to maintain a high standard of amenity. In contrast, the proposed development is virtually guaranteed full occupancy during the harvest season and does not need to attract new or repeat guests. As such, there is a risk that there will be less commercial demand to maintain amenity and a quiet environment within the site resulting in greater impacts beyond of the site.

To some extent, the proposed use and development will serve the local community. It provides an accommodation option for the rural workforce and visitors in the off season. The proximity to the central commercial area of Deloraine ensures that visitors spend money on goods and services within the Deloraine Community, such as shopping and laundry. However, an alternative site would offer similar benefits to the community as the need for services remains the same. Irrespective, the principal purpose of the zone is to provide for residential use and amenity and this prevails over other perceived benefits.

Movement of people during the picking season will generally be via bus. As the buses are an integral component in servicing the use for seasonal workers, they are considered to be commercial vehicles associated with the use. These vehicles will be operating from 6:00am. The application proposes a number of 12 seater buses. Early operation of buses in close proximity to residential properties is not considered appropriate. The site is a sloping lot and the act of starting up the buses, manoeuvring and negotiating the slope in low gear, along with the loading of a large group of people on a day to day basis, early in the morning, is not considered to be appropriate in a residential environment.

The scale of the proposed visitor accommodation use is considered to distort the primacy of residential uses within the Zone. Although residential uses remain dominant in the area, the proposal prioritises commercial interests at the expense of residential amenity.

Council's Environmental Health Officer has provided comment on the potential impacts of the proposal (attached document). There are existing examples within the municipality where commercial uses have been granted planning approval adjoining residential land and there are ongoing problems regarding noise nuisance in these areas as a result of this incompatibility.

The housing of large groups of workers in budget style accommodation is a relatively new to this area. Since the advertising of this development

Council Officers have been made aware of impacts that similar visitor accommodation facilities have had on adjoining residential properties. These uses have demonstrated that unmanaged bulk/budget accommodation uses adversely impact residential amenity through the cumulative noise impacts of large groups.

Local Area Objective

The use and development supports Deloraine as a growth centre and services the rural districts by accommodating the necessary workforce. However, it is noted that this specific location is not integral to that function. For example a similar accommodation business has operated over the 2016/2017 season from Quamby Brook and is largely serviced by the Deloraine Community.

Desired Future Character

The proposal is for a non-residential use. There are few controls within the scheme for the design and appearance of dwellings (a dwelling or multiple dwellings could be constructed with similar appearance to the proposal and be compliant with the planning scheme). However, the design is not typical of residential developments. The purpose and use of the site is clearly reflected in the utilitarian appearance of the buildings, their placement on the lot, the low level of visual amenity and the larger scale of the access and parking facilities.

Other cabin style accommodation facilities close to residential properties typically have a higher degree of amenity, are generally self-contained, with individual parking spaces, landscaping and individual appearance. Similarly, high density residential developments, of a similar scale and number of residents, are of a much higher quality and amenity in order to generate demand and resale.

The visual appearance of the site from Beefeater Street could be made acceptable through landscaping between the buildings and the frontage. Trees and shrubs or a frontage fence will soften the regulated appearance of the site, provide visual interest and bring the appearance closer to that of a residential development. While the topography makes it difficult to screen the development from adjoining dwellings, the addition of landscaping within the site would also soften the appearance of the site and make its visual character more consistent with the surrounding residences. It is noted however, that this treatment would take some years to reach the desired screening effect. It is recommended that any permit issued should contain

conditions relating to the provision of a satisfactory landscaping, as well as the establishment and ongoing maintenance of vegetation at a height and density that would screen the bulk of the buildings.

While landscaping can be used to make the appearance of the site more appropriate within its residential setting, the proposed scale, management and operational aspects of the proposal are generally incompatible with the surrounding residential uses. The proposal does not demonstrate sufficient consideration or protection of residential amenity and undermines the primacy of residential uses within the zone.

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 required uses.	Visitor Accommodation is a Discretionary	Relies on Performance Criteria

		Use in the General Residential Zone.	
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.	The application proposes the operation of buses at approximately 6:00am	Relies on Performance Criteria
10.3.2 Residential Character – Discretionary Uses			
A1	Commercial vehicles for discretionary uses must be parked within the boundary of the property.	Space for parking is provided at the end of the driveway, sufficient for the proposed buses.	Complies
A2	Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	The application does not propose external storage of goods or materials.	Complies
10.4.14 Non Residential Development			
A1	If for permitted or no permit required uses.	The proposed development is for a Discretionary use.	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	The proposed	Complies

	of 60km/h or less the use must not generate more than 40 movements per day.	development is accompanied by a Traffic Impact Assessment prepared by a qualified traffic engineer. The assessment demonstrates that vehicle movements will be less than 40 per day.	
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 proposal makes use of the existing access and does not propose any additional accesses.	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 a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and	The Traffic Impact Assessment submitted with the application demonstrates that a direct line	Complies

	<p>b) rail level crossings must comply with <i>AS1742.7</i>; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>of sight is available for more than 120m to the left and right of the access. This exceeds the requirements of Table E4.7.4.</p>	
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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>	<p>The application proposes a total of 19 parking spaces. Table E6.1 requires one parking space per 4 beds. With 60 beds, the Acceptable Solution requires the provision of 15 parking spaces. The total number of spaces provided in the application exceeds the requirements of the Planning Scheme.</p>	Complies
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E6.6.3 Taxi Drop-off and Pickup

A1	<p>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.</p>	<p>A dedicated pick up\drop off and turning bay has been provided at the southern end of the driveway.</p>	Complies
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E6.6.4 Motorbike Parking Provisions

A1	One motorbike parking	The development	Complies
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	space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	provides two excess parking spaces, which can also be utilised for parking of motorbikes.	
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	<p>All car parking, access strips manoeuvring and circulation spaces must be:</p> <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. 	<p>The proposed driveway and parking areas will be retained using a prefabricated block retaining wall system. The Traffic Impact Assessment submitted with the application indicates that driveways and parking will be sealed. Line marking for all parking spaces and disability parking spaces have been identified on the plans. A new stormwater connection is proposed to pass through 35 Moriarty Street to provide the proposed hardstand with adequate drainage.</p> <p>Recommended Condition: Prior to the</p>	Complies

		commencement of use all parking spaces are to be line marked or otherwise clearly delineated to the satisfaction of Council's Town Planner.	
E6.7.2 Design and Layout of Car Parking			
A1	<p>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</p> <p>A1.2 Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	Not applicable	
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 	<p>The application proposes to use a block retaining wall system to create parking spaces with a maximum cross fall of 6.25%.</p> <p>All vehicles can enter and exit the site in a forward direction. A large turning area is</p>	Relies on Performance Criteria

	<p>h) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where:</p> <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>provided at the end of the driveway to allow small buses and service vehicles to turn and exit the site in a forward direction.</p> <p>The width of the access is 4.5m and complies with Table E6.2.</p> <p>The Traffic Impact Assessment states that the parking spaces will be 2.6m wide. As such, Table E6.3 requires a driveway width of 6.4m in order for vehicles to manoeuvre from the parking spaces. The proposed width of the driveway adjacent to the proposed parking spaces is 6m, and, as such, the development relies on the Performance Criteria.</p> <p>The layout of car parking is otherwise generally in accordance with</p>	
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		AS2890.1.	
E6.7.3 Car Parking Access, Safety and Security			
A1	Car parking areas with greater than 20 parking spaces must be: <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. 	The site provides less than 20 parking spaces. As such the standard is not applicable.	Complies
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.	Disability parking spaces are located centrally to the communal kitchen, amenities block and accommodation buildings.	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> .	The application includes two parking spaces designated and appropriately line marked for persons with a disability in accordance with AS2890.6	Complies
E6.8.1 Pedestrian Walkways			
A1	Pedestrian access must be provided for in accordance with Table E6.5.	Pedestrian access is provided, however, the application does not demonstrate compliance with the design notes of Table E6.5	Relies on Performance Criteria

Signage Code			
Scheme Standard		Comment	Assessment
E14.6.5 Ground Signs			
A1	<p>Ground Signs in all zones must:</p> <p>a) be on the premises or subdivision to which the sign relates; and</p> <p>b) be the only type of ground sign located on the premises; and</p> <p>c) have a maximum structure area of 4 square metres; and</p> <p>d) have a height not greater than 1.5 metres above ground level; and</p> <p>e) not be closer than 1 metre to the front boundary of the site; and</p> <p>f) not be illuminated other than by baffled lights.</p>	<p>The application proposes a ground sign at the frontage. The sign will be within the property, 1m from the frontage, with a maximum area of 4m², no higher than 1.5m and non-illuminated.</p>	Complies

Performance Criteria

General Residential Zone
10.3.1 Amenity
<p>Objective</p> <p><i>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.</i></p>
<p>Performance Criteria P1</p> <p><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></p>
<p>Comment:</p> <p>The proposed use does not include any activities that are likely to result in emissions of smoke, odour or dust in levels that would constitute an environmental nuisance.</p> <p>External lighting has been indicated in the application in order to allow for</p>

safe passage between buildings. It is recommended that the footpath between buildings be lit with baffled downlights to minimise light spill onto adjoining properties. No flood lighting is to be used and exterior lights are not to be directed onto adjoining properties. Lighting products such as those used by Council's within public open space areas are commercially available. It is recommended that prior to the commencement of any works an external lighting plan is to be submitted to the satisfaction of Council's Town Planner.

As discussed in the assessment above (see Zone Purpose), due to the length of stay proposed, the disconnected nature of amenities and cooking facilities, the quantity of people staying on the site and the self-management approach proposed, there is a high risk of cumulative and ongoing noise impacts creating a nuisance for adjoining residences. The use is likely to result in groups of people congregating, undertaking recreational activities and generally moving about the site outside of buildings. With buildings well-spaced and the site being topographically elevated there is little to buffer noise from reaching adjacent properties. The cumulative impacts of 60 people staying at the site are not considered appropriate in close proximity to residential dwellings and an aged care facility.

Noise impacts from the proposed vehicles travelling on public roads will be negligible. Beefeater Street is a sealed public through road, within a residential environment, with no limitations to public access.

However, the noise impacts of buses using the driveway at 6:00am and the organising and loading of a large volume of workers on a day to day basis is likely to have an impact on the amenity of neighbouring dwellings. The dwelling at 46 Beefeater street includes 2 bedrooms on the south-west side, adjacent to 46A Beefeater Street. The dwelling is within 10m of the driveway and loading area associated with the proposed development and, due to the elevated nature of the dwelling, there are no physical barriers or buffers to mitigate noise impacts between the two uses.

There are no uses on the site which would specifically result in odour impacts on neighbouring properties. As with all commercial properties producing large quantities of general waste, management is the responsibility of the business or land owner.

The proposed visitor accommodation use is of a scale and type which is likely to cause an unreasonable loss of residential amenity to neighbouring dwellings. The proposal is not consistent with the Objective of the standard.

Performance Criteria P2

Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.

Comment:

The proposed use involves the regular use of buses to transport workers from the accommodation site at approximately 6:00am. As discussed, this is considered to have an unreasonable impact on the residential amenity of the neighbouring dwellings, particularly 46 Beefeater Street.

Conditioning a permit such that commercial vehicles (buses) were prohibited from operating outside of the hours prescribed in the Acceptable Solutions is an option. This would restrict the operation of buses to 7:00am, reducing the associated amenity impacts.

The application can be made consistent with the Objectives of the standard by conditioning a permit to comply with the Acceptable Solutions, however it is noted that this will not meet the needs of the intended use..

10.4.14 Non Residential Development

Objective

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.

Performance Criteria P1

Development must be designed to protect the amenity of surrounding residential uses and must have regard to:

- a) *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*
- b) *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 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 and 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 proposed development will not have an adverse impact on solar access to the adjoining dwellings, due to the proposed setbacks from the boundaries and the low profile of the buildings. Shadows are unlikely to exceed those of a 1.8m high boundary fence and are certainly less than the shadows that could potentially be cast by a 'permitted' or 'no permit required' dwelling or outbuilding.

The existing topography of the property does not provide particularly good passive surveillance opportunities toward Beefeater street. The application does not propose to restrict views into the site, however, in order to improve the visual appearance and character of the site, screening may be necessary at the frontage. Restricting views from Beefeater Street is not considered significantly detrimental to passive surveillance. Views into the site are directly available from a number of adjoining residences and the large volume of people staying at the site suggests a reasonable degree of internal surveillance.

The erection/upgrading of all fences adjoining residential properties to a 1.8m solid fence will provide a reasonable degree of privacy at the boundary. Direct views into the private open space areas of downslope dwellings and habitable rooms of 46 Beefeater Street will be possible. However, the separation distances between the boundary and direct views is generally more than 4m and there are no finished floor surfaces more than 1m above the natural ground level. While there will be a perceived loss of privacy and amenity from overlooking, the degree of privacy which will be achieved through the provision of a 1.8m fence is consistent with that generally provided for dwellings in the General Residential Zone.

The setback of the proposed dwelling from the frontage is acceptable. While the development will be visible from directly adjacent the site, it will

have negligible impact on the broader streetscape. The proposed setback provides adequate opportunity for landscaping to improve the visual character of the development as previously discussed.

All of the proposed buildings have a relatively low profile, having a shallow pitched roof, being cut into the slope and being of single storey construction. The height of the development does not contribute to the adverse visual impacts previously discussed.

The level and effectiveness of screening and physical barriers has been discussed above and is not considered to be acceptable. However provisions for fencing, screening and landscaping may be conditioned on any permit issued.

The proximity of the parking and manoeuvring areas adjacent to 46 Beefeater Street are not considered to be reasonable, considering the types of vehicles and the hours in which they are proposed to operate. Conditioning the permit to restrict the earliest operating hours of buses to 7:00am will make the operation of commercial vehicles consistent with the Acceptable Solutions.

Illumination of the site has been discussed above and an appropriate outcome can be achieved through a condition on the planning permit.

The site does not include any landscaping to assist the development to integrate into the streetscape. As previously discussed, it is recommended that landscaping between the buildings and the frontage be provided to partially screen the development and to soften the regimented appearance of the site.

Through conditions for fencing and landscaping, the proposed development can be made consistent with the objective.

Car Parking and Sustainable Transport Code

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P2

Car parking and manoeuvring space must:

<ul style="list-style-type: none"> a) <i>be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</i> b) <i>provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</i>
<p>Comment:</p> <p>The proposed width of the driveway adjacent to the parking spaces is 6m. Table E6.3 requires a driveway width of 6.4m. It is noted that in accordance with the Australian Standard (AS2890.1) this width assumes the presence of a solid barrier. As there is 3m between the driveway and the fence, there is nothing prohibiting the rear of the vehicle from extending beyond the driveway in order to make the turn. As such, it is considered there is sufficient space for vehicles to manoeuvre from the parking spaces and exit the site in a forward direction.</p> <p>The proposed design and layout of car parking is consistent with the objective.</p>
<p>E6.8.1 Pedestrian Walkways</p>
<p>Objective</p> <p><i>To ensure pedestrian safety is considered in development</i></p>
<p>Performance Criteria P1</p> <p><i>Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</i></p>
<p>Comment:</p> <p>The proposed footpaths do not have sufficient information to demonstrate compliance with the design notes of Table E6.5. However, separation between the footpath and the driveway can be achieved through appropriate conditions. It is recommended that prior to the commencement of use the driveway and footpath are to be physically delineated via bollards or a guard rail. The pedestrian path is to extend around the driveway to connect the kitchen and dorms or a designated crossing point clearly signed and line marked.</p> <p>With an appropriate condition, the development can be made to be consistent with the objective.</p>

Representations

Twenty seven (27) representations were received during the advertising period (see attached documents). A response to the representations has also been provided by the applicant (see attached document). A summary of the concerns raised in the representations is as follows:

- Lack of Site Manager – the site will not be managed or controlled to maintain amenity.
- Noise and Density – the density of people on the site is greater than is suitable for a residential zone and will result in noise impacts.
- Security – potential increase in risk to security of property and person.
- Visual Impact of Development and Lack of Landscaping-plans lack landscaping and will be visually unattractive.
- Road and Traffic Impacts – Beefeater Street is not to an acceptable standard and the impacts of additional traffic are not reasonable.
- Privacy – reduction in privacy for neighbouring dwellings.
- Impacts During Construction – noise and dust impacts will occur during construction.
- Waste Management and Environmental Health – concerns regarding management of rubbish and the distance to toilet facilities.
- Insufficient Car Parking – insufficient parking for the available beds. No parking for larger vehicles.
- Lighting – security and floodlighting will spill into neighbouring properties.
- Capacity – possibility of proposed capacity being exceeded.
- Fencing – insufficient fencing on boundary shared with residential properties.
- Inconsistent with Zone Purpose - purpose is to provide for residential uses, protect amenity and support aged care.
- Capacity of Sewerage and Stormwater – concern systems will not cope with additional demand, the risk of stormwater flooding and lack of consideration for private easements on the title.
- Alternative Locations and Need for Accommodation – questions regarding demand and alternative sites available to the proponent.

- Classification of Use – use is ancillary to Resource Development and should be prohibited.
- Incompatibility with Aged Care – the standard of amenity within the site, noise and large volume of people will be detrimental to the health and wellbeing of residents in the neighbouring independent living units.
- Property Values – decrease in property values will result from the development.

Comment:

Lack of Site Manager

The lack of an onsite manager has been discussed above and is of major concern. It means that adjoining residences must take the step of directly contacting patrons, the land owner, Council or the Police in the event of unreasonable noise or inappropriate behaviour. An appropriate management system creates a system of accountability, ensures that the site is managed in an appropriate way and can stop inappropriate behaviour before it becomes an issue for neighbours. Without a site manager the site will effectively be managed in response to complaints.

Noise and Density

The proposed use, accommodating up to 60 people on the site, is likely to result in cumulative noise impacts which are not typical of a residential environment. While the General Residential Zone and the size of the lot potentially provides for the development of up to 19 residential units, such developments generally result in residents being dispersed across the site and large congregations of people are unlikely or infrequent. Such developments also generally result in the development of significant amounts of additional infrastructure, buildings and vegetation, which provides additional buffers for noise. Unit developments are also generally managed by a strata agreement and a body corporate, intended to ensure a high degree of amenity on the site. As such, the proposed use is not directly comparable to the development of and impacts associated with residential development of the site. The amenity impacts of the proposal have been discussed in the assessment above and are not considered to comply with the Performance Criteria.

Security

The security of neighbouring residents will not be altered by the proposal. Improvement of fencing, where inadequate, will provide an increased sense of security.

Visual Impact of Development and Lack of Landscaping

As discussed in the assessment above, the development is not visually consistent with the character, form and appearance of residential developments in the area. Through landscaping and screening, the visual character of the site could be improved when viewed from public spaces. Strategic planting within the site would soften the appearance of buildings and break up the regimented forms. While the proposal does not demonstrate compliance with these requirements, it can be conditioned to achieve a reasonable appearance from the street and neighbouring properties, however this would take some time before the desired effect is achieved.

Road and Traffic Impacts

A traffic impact assessment prepared by a suitably qualified traffic engineer was submitted with the planning application. The report demonstrates compliance with the standards of the planning scheme. Council's Director Infrastructure Services has assessed the traffic impact assessment and has determined that the proposal will not unreasonably impact the safety and efficiency of Beefeater Street. It is acknowledged that the existing seal width of Beefeater Street does not meet Council standards for 100-300 vehicles per day. However, it is likely that the volume of traffic using the road already exceeds 100 due to the surrounding residential uses. Council officers are aware of the current condition of Beefeater Street and are working to include it in a future Capital Works Program. Although the road clearly requires repair and maintenance, the additional movements generated by the proposal are not unreasonable for a sealed residential street and do not, on their own, warrant upgrading of the road in this instance. Beefeater Street is a public road within a low speed, residential environment.



Photo 6: Beefeater Street to the north of the subject title, showing the existing road condition.

Privacy

Due to the topography of the site a number of residential properties have clear views into the property and vice-versa. The construction of a solid 1.8m boundary fence for all adjoining residential properties, where lacking, will significantly reduce overlooking into the private open space areas to the south of the subject title. While some direct views will still be possible, neighbours would need to stand sufficient distance upslope from the fence in order to see over it and this distance would sufficiently mitigate privacy impacts to a level generally considered reasonable in the General Residential Zone.



Photo 7: View of the subject title, from an adjoining residence to the south-east of the title. The existing fence is 1.5m in height.

Views into the dwelling and verandah of the dwelling at 46 Beefeater Street are possible, however existing vegetation on that title provides a reasonable privacy screen. Although the dwelling lacks screening to the south-west, this end of the dwelling is a garage and does not include any habitable rooms.



Photo 7: View of 46 Beefeater Street, showing existing vegetation screen.

Impacts During Construction

Amenity impacts during construction are inevitable for any development. The short term nature of the works means that the disruption is short lived. The Noise Regulations of the *Environment Management and Pollution Control Act 1994* restrict construction to general business hours. The prefabricated nature of the buildings also suggests that the proposal would result in less disruption than traditional construction.

Waste Management and Environmental Health

The distance between the sleeping areas and amenities has been raised as a concern by a number of representors. There are no requirements in building, planning or health regulations for toilets to be located in the same building as the sleeping areas. Cleanliness of the site is not of Council concern unless it poses a public environmental health risk.

As with most commercial businesses generating a large amount of waste, waste collection is the responsibility of the land owner/occupier. There is nothing in the application which suggests waste will be stored onsite for an unreasonable period of time. Council's Environmental Health Officers have the ability to regulate nuisances caused by waste through the *Environmental Management and Pollution Control Act 1993*.

Insufficient Car Parking

The standards relating to car parking have been discussed above and the development is compliant. The Scheme requires 15 parking spaces for 60 beds. The standard recognises that people generally travel in groups and single travellers are the minority. People with motorhomes and caravans generally would not need to be using accommodation such as that proposed and parking for that type of vehicle is not necessary or required by the planning scheme.

Lighting

External lighting of the site has been considered in the assessment above, while details of an external lighting scheme have not been provided, it is considered that a system can be designed to minimise light spill and ensure safe movement of people within the complex. Any permit issued can be conditioned to reflect this.

Capacity

The capacity of the site is managed through the planning permit. Accommodating more than has been applied for and permitted by any permit issued, is a breach of the *Land Use Planning and Approvals Act 1993* and can be dealt with through infringement and enforcement provisions.

Fencing

The application has not included any upgrades to boundary fencing. However, it is recommended in the assessment above that the fencing of all adjoining residential properties be upgraded to a 1.8m solid privacy fence.

Inconsistent with Zone Purpose

The development has been assessed against the Zone Purpose above and is considered to be inconsistent due to impacts on residential amenity.

Capacity of Sewerage and Stormwater

The application was referred to TasWater. Upgrades and a minor extension to the sewage system are required to facilitate the development. A stormwater connection will be required through 35 Moriarty Street to service the site. The applicant will need to negotiate a private easement through the property or Council can serve notice for a public main to be extended through the property at the applicant's expense. The new stormwater main has been proposed and is considered to be adequate for the drainage of the site. Design details will need to be submitted for approval by Council's Infrastructure Department prior to the commencement of any works.

Some residents downslope of the property indicate they experienced some flooding during 2016. It is noted that unusually large rainfall events were experienced in 2016. Development of the site is likely to result in improved drainage. Rain falling on all hardstand areas, a large portion of the site, would be collected and piped to the reticulated stormwater system. Council's Director Infrastructure Services has indicated that approval of stormwater designs for the new mains through 35 Moriarty Street will need to include an overland flow path to direct stormwater from the lowest point of the lot through to Moriarty Street.

It is also noted that stormwater easements pass through the property in favour of a number of properties to the north. The application does not propose construction of any buildings over these easements. While the

driveway is constructed over the easement this is not unusual. It is the landowner's responsibility to ensure that the development does not impact a private easement.

Alternative Locations and Need for Accommodation

The application is for 46A Beefeater Street. The location of the proposal has been chosen due to its location with easy access to services, including the doctors, chemist, laundromat and supermarket. While it is recognised that there is a need for low cost visitor accommodation to provide for seasonal workers in the area and that being close to services is integral to providing a low cost option, the proposed use is likely to result in a reduction in amenity for adjoining residential uses. As discussed, the purpose of the General Residential Zone to provide for residential use and development prevails over perceived economic benefits. It is noted that Visitor Accommodation can be considered in most Zones including the Rural Resource Zone. A similar accommodation facility located at Quamby Brook is outside of the urban area and relies on the same services within Deloraine.

Classification of Use

The planning scheme defines Visitor Accommodation as:

'use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.'

The application is for accommodation only with an ancillary transport function. While the intended visitors are migrant workers associated with an agricultural use, the proposed use is not restricted to this group of patrons. In accordance with the proposal, there is nothing that would prevent the site from catering to any sort of traveller. The application proposes to operate as a general accommodation provider during the off season.

Incompatibility with Aged Care

A number of the representations suggest that there have been significant impacts from existing budget accommodation facilities in proximity to aged

care facilities, including elevated anxiety amongst residents and hospitalization. Council has an established process for dealing with noise complaints when they are made, however, it is noted that Council has no records of receiving any complaints regarding existing accommodation facilities in Deloraine. Aged Care Deloraine has confirmed that complaints have been made to Tasmania Police regarding other facilities, however these have not been verified. If a formal complaint is submitted, Council Officers can investigate.

It is noted that the neighbouring properties are currently separated by a standard agricultural fence. The construction of a 1.8m high privacy screen will result in a significant improvement to the privacy, security and visual amenity of 35 Moriarty Street. Due to the height, however, the fence is unlikely to substantially mitigate noise impacts.

Property Values

The impact of the development on property values is not a planning consideration and cannot be considered in determining the application.

The location of the proposal has been chosen due to its location with easy access to services, including the doctors, chemist, laundromat and supermarket. However, it is noted that the accommodation located outside of the township would use the same services.

Conclusion

In conclusion, it is considered that the application for use and development for visitor accommodation should be refused. The use and development is not consistent with the zone purpose and is incompatible with surrounding residential uses. The proposal is likely to cause an unreasonable loss of amenity to adjoining residential uses. The proposed development is not sympathetic to the form of residential development.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Visitor Accommodation on land located at 46a Beefeater Street, Deloraine (CT: 31888/3), with drainage works via 33 Tower Hill Street (CT:118654/2), 38 West Goderich Street (CT:118655/1) & 35 Moriarty

Street (CT:322226/1) by Rebecca Green & Associates be REFUSED, for the following reason/s:

- a) The use and development is not consistent with the Zone purpose and is incompatible with surrounding residential uses.
- b) The proposal will cause an unreasonable loss of amenity to adjoining residential uses.

The development is not sympathetic to the form of residential development.

DECISION:

Planning Submission

Visitor Accommodation - Backpackers

Beefeater Street, Deloraine

Andrew Terry

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Appendix A: Certificate of Title

Appendix B: Site Plans, Floor Plans and Elevations

Appendix C: Traffic Assessment – RJK Consulting Engineers

1. Executive Summary

1.1 Proposal Overview

This submission is prepared on behalf of Mr Andrew Terry, in support of a proposal for the use and development of a visitor accommodation facility including five dormitory buildings, communal kitchen, amenities, associated carparking and signage.

The owners of the subject land are Geoffrey and Judy Terry. This application is made with the knowledge of the land owners.

This application is made under Section 57 of the *Land Use Planning and Approvals Act 1993*, which provides for the submission of an application for a discretionary planning permit. The proposal has been prepared in accordance with the provisions of the Meander Valley Interim Planning Scheme 2013 and the objectives of the *Land Use Planning and Approvals Act 1993*.

The proposal is summarised as:

- Proposed Visitor Accommodation facility, and is illustrated in plans, provided at Appendix B.

2. Subject Land and Locality

2.1 Subject Land Description

The subject site is comprised in Certificate of Title Volume 31888 Folio 3. The registered owners of the site are Geoffrey John Terry and Judy Gail Terry. A copy of the title is contained in Appendix A.

Lot 3 has an area of 6330 square metres and has road frontage to Beefeater Street. The site is vacant land.

2.2 Locality Description

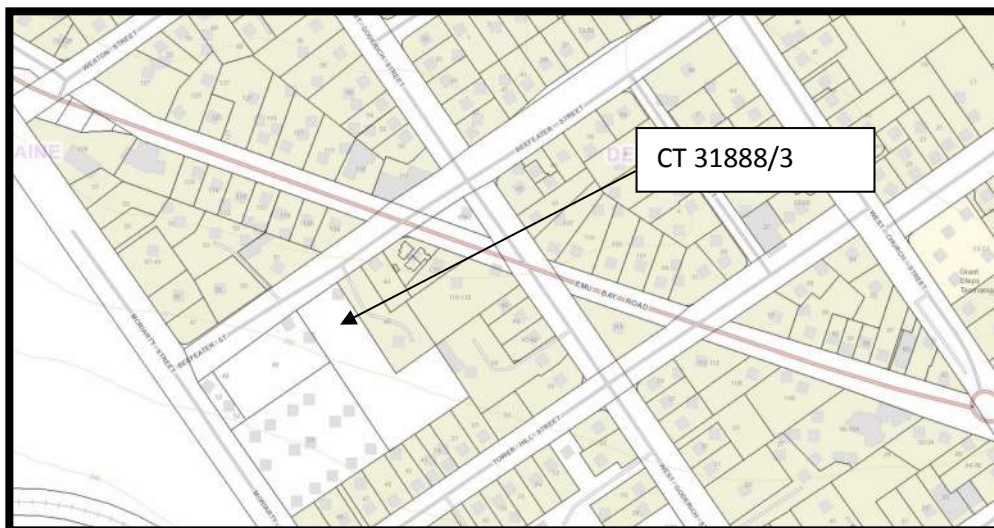


Figure 1: Locality Map

The subject site is located within the Deloraine township. The site is surrounded by residential allotments, containing single and multiple dwellings with an Aurora Energy site located to the northeast.

2.3 Access and Movement

Once existing vehicular access points to Beefeater Street is present, and will be maintained and upgraded as part of the proposal.

2.4 Services

The subject site is located within the township of Deloraine; it is provided with reticulated sewerage, water, sewerage and stormwater, power and communications supplies.

2.5 Heritage

The subject site is not identified to be of heritage significance.

2.6 Flora and Fauna

The site is located within the developed area of the Deloraine township and does not support any remnant native vegetation and hence, any habitat of threatened species. A search of the Natural Values Atlas has revealed no recorded species on the subject site.

3. Proposal

3.1 Development Proposal

The proposal is to locate several buildings which have previously been located at the Pontville Detention Centre on the subject site to be used as Visitor Accommodation (backpackers accommodation). The primary occupants of the facility will be fruit pickers, who are employed through Tasmanian Berries, a business owned by Mr Terry. Five buildings will be converted to dormitories, each accommodating a maximum of 12 beds (60 in total), being 8 x single rooms and 2 x double rooms in each of the five buildings. One building is to be used as an amenities block which another building is to be used as a communal kitchen.

The business will have an offsite reception to take bookings. There is to be one part time employee which will be employed for cleaning and some maintenance (i.e mowing lawns) and the frequency and hours of this employee will depend of the demand of the facility and season. It is envisaged that during the peak season (summer months) it will be 2-3 hours per day, however cleaning will predominantly be the responsibility of the occupants. Property maintenance is to be carried out in low season.

The facility will accommodate 17 car parking spaces and 2 disabled carparking spaces as well as an area for bus pickup and drop off.

One ground sign is proposed, which is to be located on the premises, although no final details of the sign is proposed, it will be a maximum of 4 square metres and have a height not greater than 1.5m above ground level. The sign is not proposed to be illuminated and will be at least 1.0m from the front boundary of the site.

The Facility will operate 24 hours, 7 days per week.

4. Planning Assessment

4.1 Meander Valley Interim Planning Scheme 2013

The subject site is zoned General Residential within the Meander Valley Interim Planning Scheme 2013.

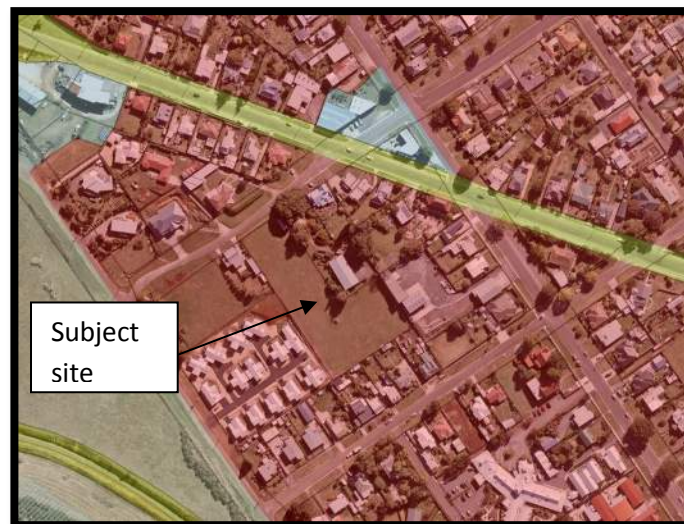


Figure 2: Zoning Map

(Cream = Rural Resource Zone, Red = General Residential Zone, Yellow = Utilities Zone)

10 General Residential Zone

10.1 Zone Purpose

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 area 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.

Proposal Response

The proposal meets the zone purpose statements, as it provides for a complementary use to the community. The use will provide another accommodation style available to the Deloraine township, whilst providing residential use as a primary use in the zone and the use and development will not adversely affect residential amenity through noise, activity and traffic generation.

10.2 Use Table

The proposed use fits the use class of **Visitor Accommodation** of which is a Discretionary use within the General Residential Zone, as the proposal is for a backpackers hostel.

Visitor Accommodation as defined by the Scheme means:

“Use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.”

10.3 Use Standards

10.3.1 Amenity

Objective

To ensure that all non-residential uses do not cause an unreasonable loss of amenity to adjoin and nearby residential uses.

Acceptable Solution	Performance Criteria	Proposal Response
A1 If for permitted or no permit required uses.	P1 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>P1 The proposal is a discretionary use. The facility will not cause or be likely to cause an environmental nuisance through emissions, including noise and traffic movements, smoke, odour, dust and illumination due to the maximum occupancy of</i>

		60 persons.
		<i>The proposal meets the performance criteria.</i>
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.	P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.	<i>A2 Not applicable. It is not anticipated that any commercial vehicles will operate within the facility.</i>

10.3.2 Residential Character – Discretionary Uses

Objective

To ensure that discretionary uses support:

- a) The visual character of the area; and
- b) The local area objectives, if any.

Acceptable Solution	Performance Criteria	Proposal Response
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P1 No performance criteria.	<i>A1 Not applicable. It is not anticipated that any commercial vehicles will operate within the facility.</i>
A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P2 No performance criteria.	<i>A2 Goods and materials will be stored if outside in locations will not be visible from adjacent properties, the road or public land.</i>

16.4 Development Standards

10.4.14 Non Residential Development

Objective

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.

Acceptable Solution	Performance Criteria	Proposal Response
A1 If for permitted or no permit required uses.	P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to: <ol style="list-style-type: none"> a) 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 	<i>P1 The proposed buildings are to be at least 9.3m from the frontage, and 5.175m to the closest side boundary. The buildings have been angled from the boundaries, to</i>

- space of adjoining dwellings; and
- b) 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 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.
- reduce the visual impact of the facility on adjoining properties. The buildings are single storey structures and have been placed in a uniform pattern to enable the development to be visually appealing. Seven buildings only are proposed and have a relatively small footprint. Each dormitory will be 16m x 5.5m and the communal kitchen building will be 15.4m x 7.8m. The degree of overshadowing and overlooking of adjoining properties is minimal due to the height of the buildings and the setbacks proposed. Parking has been designed to be located away from the denser residential developments adjoining the site. Exterior lighting is proposed only to provide for the safe movement of pedestrians throughout the subject site. The proposal meets the performance criteria.*

10.4.15 Subdivision – not applicable, the proposal does not include subdivision.

4.2 Other Planning Considerations

E1 Bushfire Code – Not applicable, the proposed use is not considered to be a vulnerable use as defined within the Bushfire Code.

E2 Potentially Contaminated Land Code – Not applicable, the subject site is not potentially contaminated land.

E3 Landslip Code – Not applicable. The subject site is not located within any proclaimed landslip zones, nor any overlay subject to the Planning Scheme.

E4 Road and Railway Assets Code – Applicable.

E4.6.1 Use and road or rail infrastructure

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solution	Performance Criteria	Proposal Response
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.	A1 <i>Not applicable as the proposed use is not on or within 50 metres of a Category 1 or 2 road.</i>
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.	A2 <i>It is not anticipated that the use will generate a total of 40 vehicles entry and exit movements per day, noting that a Ford Transit 12 seater is to be used as the primary mode of transport for occupants.</i>
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) Access to a category 1 road or limited access road must only be via an existing access or junction or the use or	A3 <i>Not applicable.</i>

development must provide a significant social and economic benefit to the State or region; and

b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and

c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways – not applicable, no new roads will be created.

4.7.2 Management of Road Accesses and Junctions

Objective

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solution	Performance Criteria	Proposal Response
A1 For roads with a speed limit or 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit or 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and	A1 One access providing for both entry and exit is to be utilised by the proposal.

cyclists.		
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) Access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users. 	<p><i>A2 Not applicable.</i></p>

E4.7.3 Management of Rail Level Crossings – Not applicable.

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.

Acceptable Solution	Performance Criteria	Proposal Response
<p>A1 Sight distances at:</p> <p>a) An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and</p> <p>b) Rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices – Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>	<p>A1 <i>The SISD exceeds the distance shown in Table E4.6.4. The proposal will utilise an existing access.</i></p>

E5 Flood Prone Areas Code – Not applicable.

E6 Car Parking and Sustainable Transport Code

Table E6.1: Parking Space Requirements

Use	Parking Requirement		
	Vehicle	Bicycle	Required
Visitor Accommodation	1 space per unit or 1 space per 4 beds whichever is greater	No requirement set	15 spaces

Proposal Response

The proposal provides for 19 spaces, within the proposed car parking area within the site. The capacity of this area and the site in general is capable of accommodating well in excess of the required parking spaces as demonstrated by the proposal site plan.

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective

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

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <ul style="list-style-type: none"> a) Table E6.1; or b) A parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone). 	<p>P1 The number of car parking spaces provided must have regard to:</p> <ul style="list-style-type: none"> 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 	<p>A1 <i>The proposal complies with the acceptable solution. The proposal provides a minimum capacity of 19 spaces for the uses.</i></p>

- 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.

E6.7 Development Standards

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.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <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 	<p>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.</p>	<p>A1 <i>With appropriate conditions contained in an approval, the proposal is considered to comply with the Acceptable Solution.</i></p>

spaces.

E6.7.2 Design and Layout of Parking Areas

Objective

To ensure that parking areas are designed and laid out to an appropriate standard.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>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</p> <p>A1.2 Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <ul style="list-style-type: none"> a) The layout of the site and the location of existing buildings; and b) Views into the site from the road and adjoining public spaces; and c) The ability to access the site and the rear of buildings; and d) The layout of car parking in the vicinity; and e) The level of landscaping proposed for the car parking. 	<p>A1.1 <i>The car parking proposed is located behind the building line.</i></p> <p>A1.2 <i>Provision for turning is not located within the front setback.</i></p>
<p>A2.1 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) Have a gradient of 10% or less; and b) Where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) Have a width of vehicular access no less than prescribed in Table E6.2; and 	<p>P2 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) Be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) Provide adequate space to turn within 	<p>A2 <i>The car park will be designed with minimal crossfall and vehicles will enter and exit in a forward motion. Refer to the Traffic Assessment, contained at Appendix C to this submission for additional details.</i></p>

- d) Have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:
- i) There are three or more car parking spaces; and
 - ii) Where parking is more than 30m driving distance from the road; or
 - iii) Where the sole vehicle access is to a category 1,2,3 or 4 road; and
- the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.

A2.2 The layout of car spaces and access ways must be designed in accordance with *Australian Standards AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking*.

E6.7.3 Parking for Persons with a Disability

Objective

To ensure adequate parking for persons with a disability.

Acceptable Solutions	Performance Criteria	Proposal Response
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 No performance criteria.	A1 With appropriate conditions contained in an approval, the proposal is considered to comply with the Acceptable Solution.
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 Standards AS/NZ 2890.6 2009</i> .	P2 No performance criteria.	A2 With appropriate conditions contained in an approval, the proposal is considered to comply with the Acceptable Solution.

E6.7.4 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective

To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 For retail, commercial, industrial, service industry or 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 Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use that site. 	<p>P1 For retail, commercial, industrial, service industry or warehouse or storage uses, adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.</p>	<p><i>A1 Not applicable.</i></p>

E6.8 Provisions for Sustainable Transport

E6.8.1 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 Pedestrian access must be provided in accordance with Table E6.5.</p>	<p>P1 Safe pedestrian access must be provided within car park and between entrances to buildings and the road.</p>	<p><i>A1 Pedestrian access throughout the development as appropriate.</i></p>

E7 Scenic Management Code – Not applicable.

E8 Biodiversity Code – Not applicable. No vegetation except grass is to be removed as part of the development of the site.

E9.0 Water Quality Code – Not applicable.

E10 Recreation and Open Space Code – Not applicable, the proposal is not for a subdivision.

E11 Environmental Impacts and Attenuation Code - Not applicable.

E12 Airports Impact Management Code - Not applicable.

E13 Heritage Code – Not applicable.

E14 Signage Code

Ground sign – A low-level sign on a structure which is not part of any building and which is not a pole sign.

E16.6.5 Ground Signs

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 Ground signs in all zones must:</p> <ul style="list-style-type: none"> a) Be on the premises or subdivision to which the sign relates; and b) Be the only type of ground sign located on the premises; and c) Have a maximum structure area of 4 square metres; and d) Have a height not greater than 1.5m above ground level; and e) Not be closer than 1 metres to the front boundary of the site; and f) Not be illuminated other than by baffled lights. 	<p>P1 A Ground Sign must:</p> <ul style="list-style-type: none"> a) Integrate into the design of the premises so as to be attractive and informative without dominating the visual landscape; b) Respect and not detract from the streetscape of the locality where it is erected; c) Does not unduly increase visual clutter and, where possible, reduces existing visual clutter of the streetscape by replacing existing signs with fewer, more effective signs; d) Does not unduly obstruct, or distract, vehicular or pedestrian traffic. 	<p><i>A1 One ground sign is proposed. At this stage the final design details are not available (including graphics). The sign will be within the property boundaries at least 1.0m from the frontage. The sign is to have a maximum area of 4 square metres and have a height not greater than 1.5m above ground level. The sign is not to be illuminated.</i></p>

E15 Karst Management Code – Not applicable.

E16 Urban Salinity Code – Not applicable.

4.3 State Policies

4.3.1 State Coastal Policy 1996

The State Coastal Policy was created under the *State Policies and Projects Act 1993*. This Policy applies to the Coastal Zone, which is defined as the area within State waters and all areas within one kilometre of the coast.

Proposal Response

The subject site is located not within one kilometre from the coast, meaning that the provisions of the State Coastal Policy 1996 do not apply.

4.3.2 State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and ground waters, other than:

- i. Privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- ii. Waters in any tank, pipe or cistern.

The purpose of the Policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System (Schedule 1 of the *State Policies and Projects Act 1993*).

The objectives of this Policy are to:

1. *Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*
2. *Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
3. *Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
4. *Facilitate and promote integrated catchment management through the achievement of objectives (1) to (3) above; and*
5. *Apply the precautionary principle to Part 4 of this Policy.*

Proposal Response

The proposal involves collection and discharge of stormwater via Council's reticulated stormwater system. The objectives of this Policy will therefore be managed in this residential environment.

The proposal is consistent with the policy.

4.3.3 State Policy on Protection of Agricultural Land 2009

The subject site is Class E land meaning that that site is not prime agricultural land.

The proposal is unlikely to impact on adjacent agricultural use. As such, the proposal does not conflict with the objectives of this Policy.

4.4 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* provides objectives for all development considered under this Act. The proposal has been considered against the objectives of this Act. The proposal has been prepared to be consistent with the provisions of the Meander Valley Interim Planning Scheme 2013. The proposal is therefore considered to be consistent with the objectives of the Act.

4.5 National Environment Protection Measures

A series of National Environment Protection Measures (NEPMs) have been established by the National Environment Protection Council. These measures are:

- Ambient air quality;
- National pollutant inventory;
- Movement of controlled waste;
- Use packaging materials;
- Assessment of site contamination; and
- Diesel vehicle emissions.

Proposal Response

It is considered that the NEPMs are not relevant to the proposed development.

5. Conclusion

The proposal is for a visitor accommodation facility including five dormitory buildings, communal kitchen, amenities, associated carparking and signage.

The proposal complies with the development standards prescribed by the Scheme, and can be approved under the Meander Valley Interim Planning Scheme 2013. This application is therefore made due to the use and development pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*.

The proposal is consistent with the relevant State and local policies, Planning Scheme objectives and considerations and objectives of the *Land Use Planning and Approvals Act 1993*. It is therefore recommended that the proposal be considered for planning approval.

Author	Version	Date
Rebecca Green	1	29 October 2016

Appendix A: Certificate of Title

SEARCH OF TORRENS TITLE

VOLUME 31888	FOLIO 3
EDITION 3	DATE OF ISSUE 03-Nov-2011

SEARCH DATE : 26-Sep-2016

SEARCH TIME : 12.58 PM

DESCRIPTION OF LAND

Town of DELORAINE
 Lot 3 on Sealed Plan 31888
 Formerly Lots 1 and 2 on Sealed Plan No. 31888
 Derivation : Part of 9A-1R-9Ps. A. Robertson Purchaser.
 Prior CT 4419/13

SCHEDULE 1

C483054 TRANSFER to GEOFFREY JOHN TERRY and JUDY GAIL TERRY
 Registered 12-Mar-2004 at noon

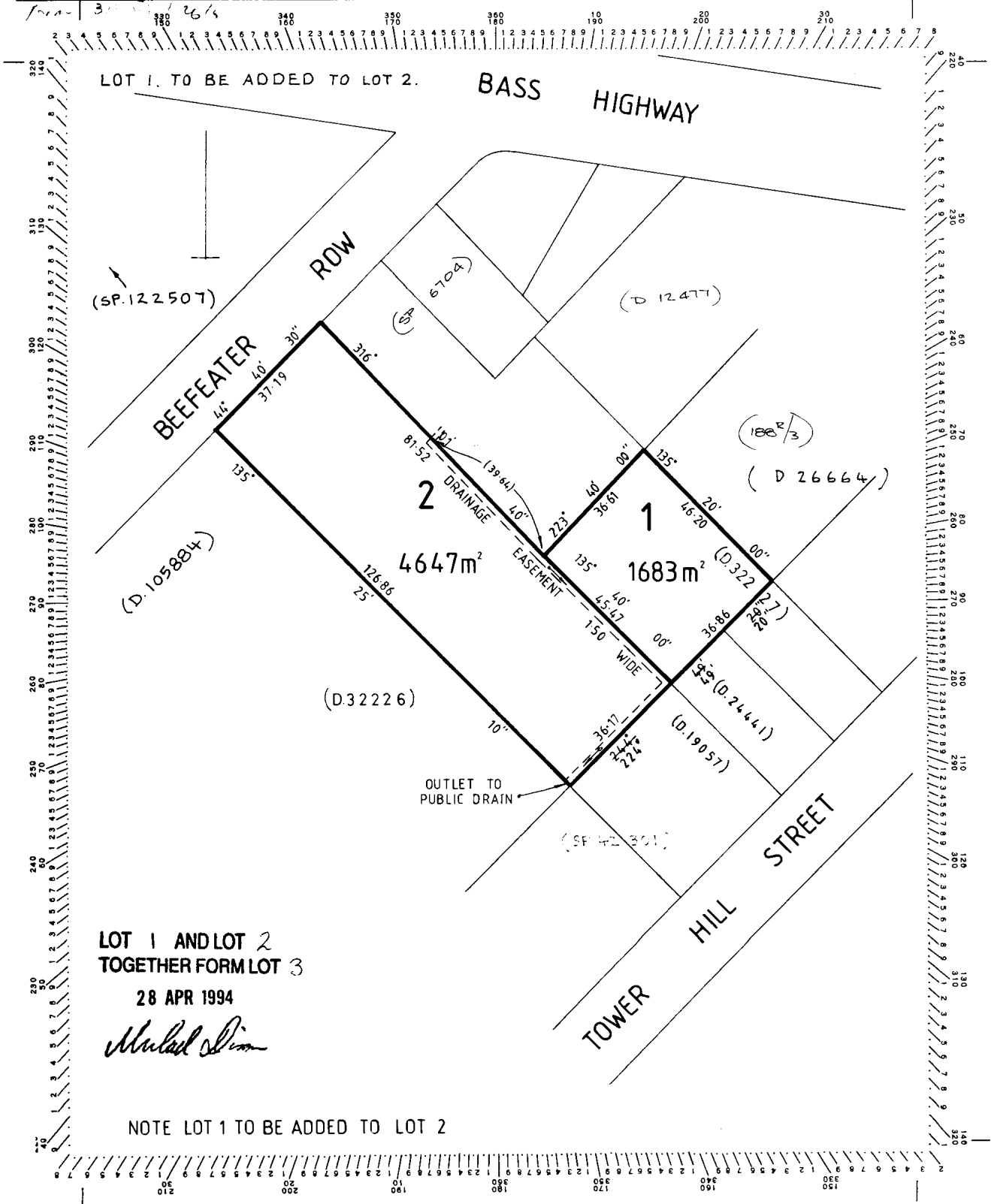
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BURDENING EASEMENT: Right of Drainage [appurtenant to Lots 1,
 2 and 3 on S.P. No. 6704) over the Drainage Easement
 1.50 metres wide shown on the said Sealed Plan as
 passing through the said land within described
 D33794 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 03-Nov-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: JESSIE MARY WHITES ESTATE LOT 1 M. J. LOONE	PLAN OF SURVEY by Surveyor JOHN WILLIAM DENT of land situated in the	Registered Number: S. P31888
Title Reference: LOT 1 CONV 33/3501 ASST.40/3500 LOT 2 CONV 33/326	TOWN OF DELORAINE SECTION I	Approved Effective from: 26 NOV 1987
Grantee: PART OF 9-1-9 ALEXANDER ROBERTSON PURCHASER	SCALE 1: 1000 MEASUREMENTS IN METRES	<i>Michael Dent</i> Recorder of Titles



Appendix B: Site Plan, Floor Plans and Elevations and Signage

DRAWING SCHEDULE

DWG	-SHEET 1	COVER SHEET
DWG	-SHEET 2	SITE PLAN
DWG	-SHEET 3	FLOOR PLAN
DWG	-SHEET 4	ELEVATIONS
DWG	-SHEET 5	FLOOR PLAN
DWG	-SHEET 6	ELEVATIONS

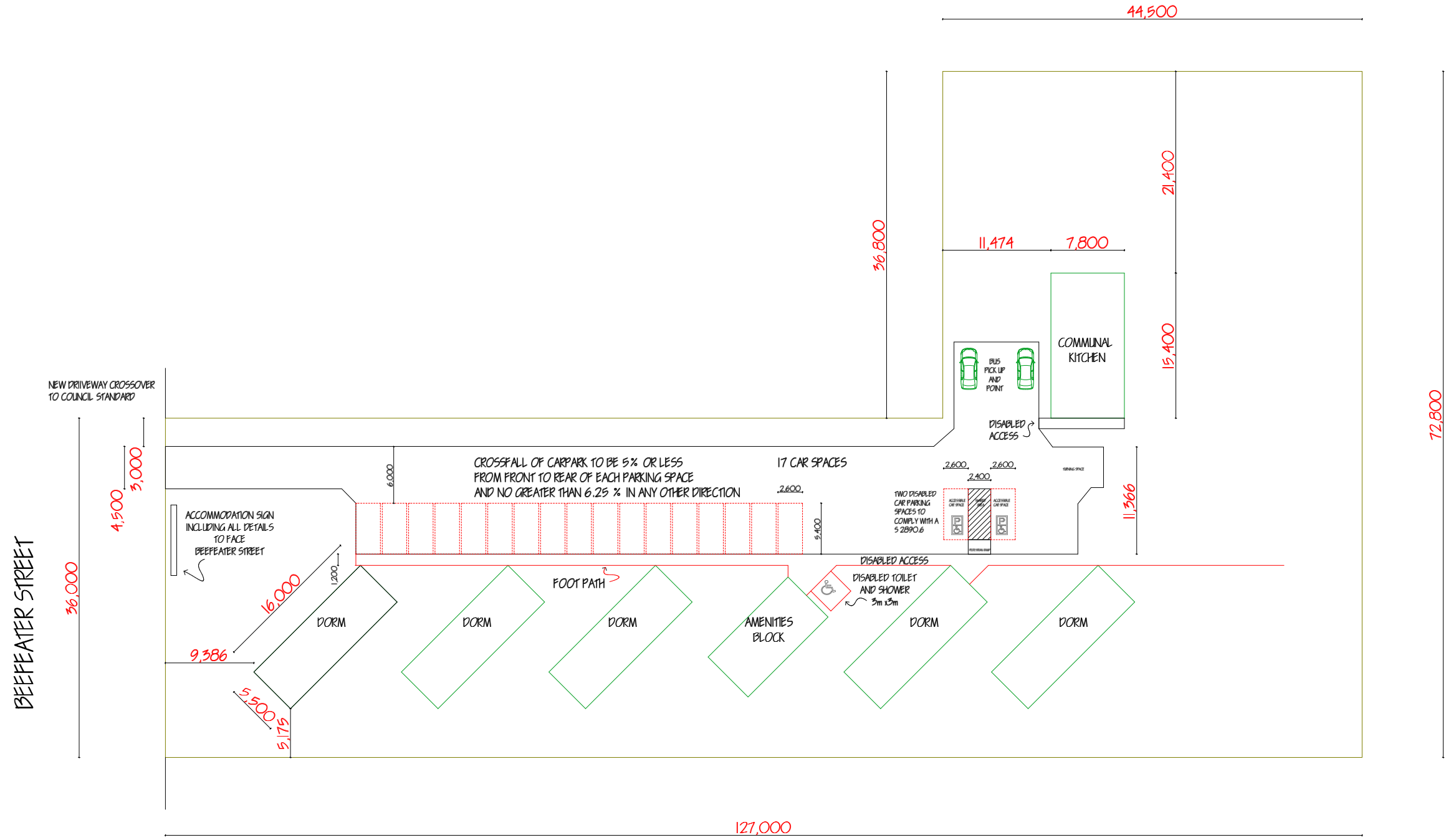
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING
 MBL 0413 235 160
 E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
 CC 4667 J
 CATEGORY APP 1
 18/ A TAMAR RISE
 RIVERSIDE, TAS

PROPOSED DEVELOPMENT,
 Lot 3 BEEFEATER ST, DELORAIN
 BEEFEATER VISITOR ACCOMMODATION
 FOR ANDREW TERRY

DRAWING	COVER SHEET
DATE	29/ 8/ 2016
SCALE	
DWG 420	C&D 3



ADORN DRAFTING
 STEPHEN LAWES
 MBL 0413 235 160
 E-MAIL : stephenlawes@aapt.net.au

CC 4667 J
 CATEGORY ABP 1
 18/ A TAMAR RISE
 RIVERSIDE, TAS

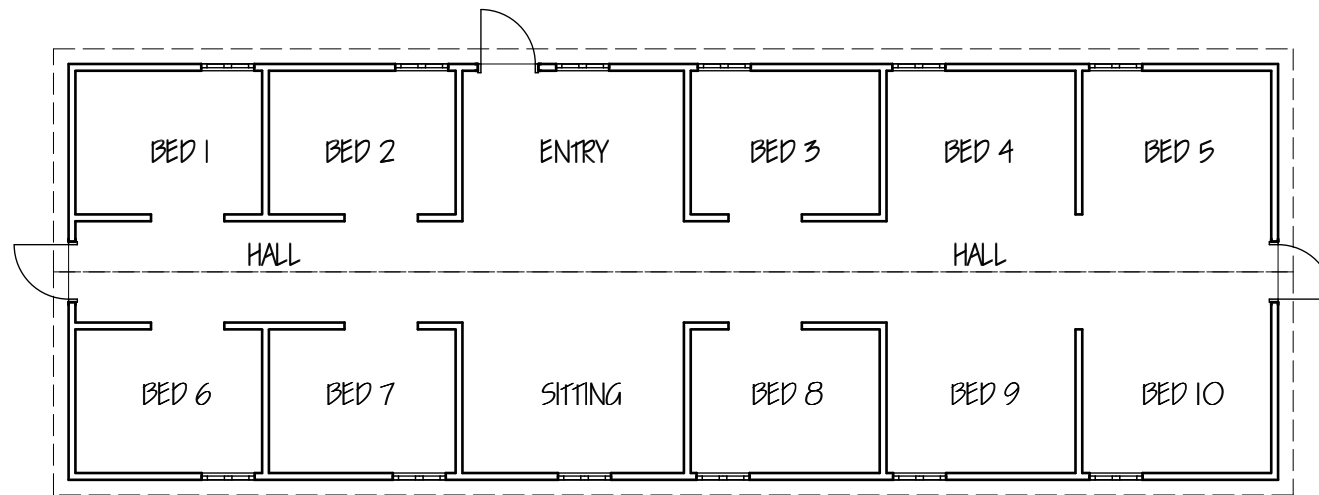
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 Lot 3 BEEFEATER ST, DELORAINÉ
 BEEFEATER VISITOR ACCOMMODATION
 FOR ANDREW TERRY

DRAWING	SITE PLAN
DATE	29/ 8/ 2016
SCALE	1:500
DWG 420	SHEET 2 OF 6

C & D 3

16,000
 90 2,470 90 2,470 90 2,930 90 2,500 90 2,500 90 2,500 90

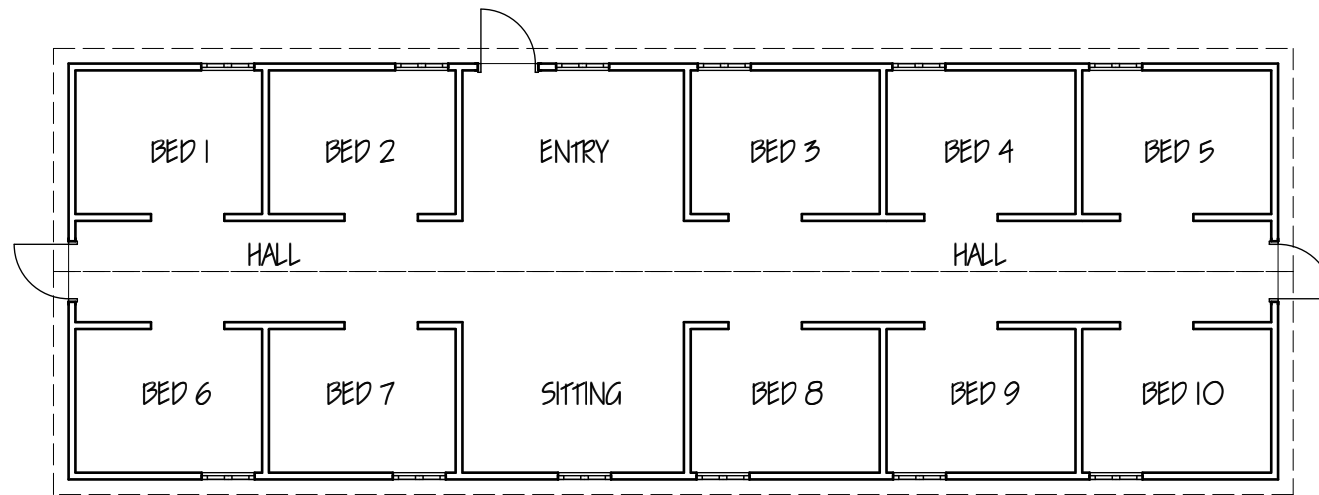
5,410
 90 1,900 90 1,340 90 1,900 90



FLOOR PLAN FOR
 DORMITORY
 BUILDING No
 - 63
 - 74

16,000
 90 2,470 90 2,470 90 2,930 90 2,500 90 2,500 90 2,500 90

5,410
 90 1,900 90 1,340 90 1,900 90



FLOOR PLAN FOR
 DORMITORY
 BUILDING No
 - 100
 - 104
 - 106

16,000
 90 2,470 90 2,470 90 2,930 90 2,500 90 2,500 90 2,500 90

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
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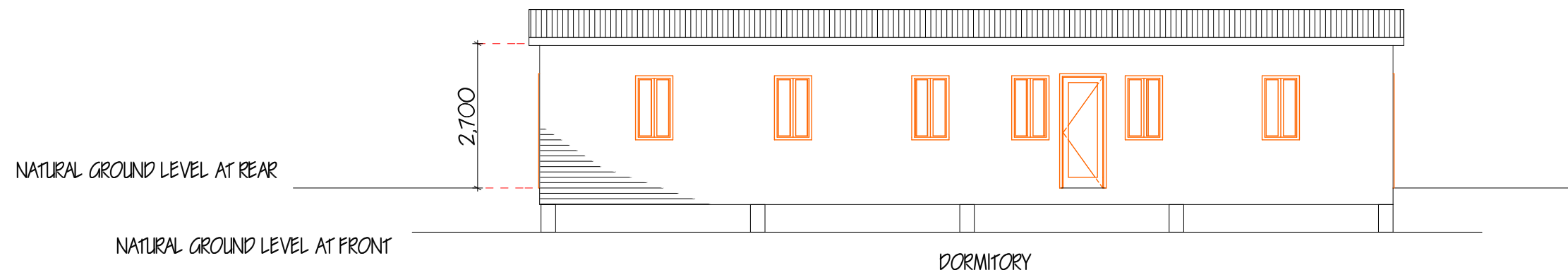
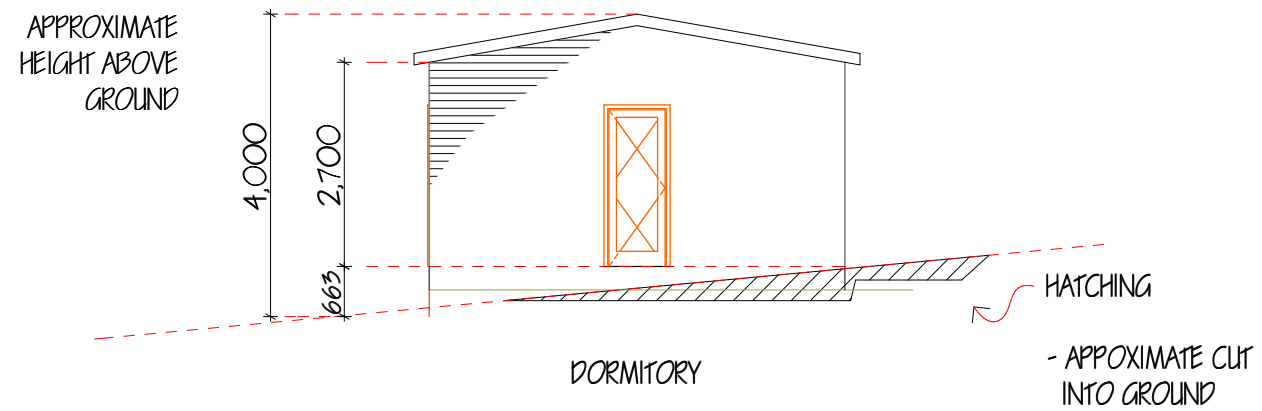
ADORN DRAFTING
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 E-MAIL : stephenlawes@aapt.net.au

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 Lot 3 BEEFEATER ST, DELORAINÉ
 BEEFEATER VISITOR ACCOMMODATION
 FOR ANDREW TERRY

DRAWING	FLOOR PLAN
DATE	29/ 8/ 2016
SCALE	1:100
DWG 420	SHEET 3 OF 6

C & D 3



ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
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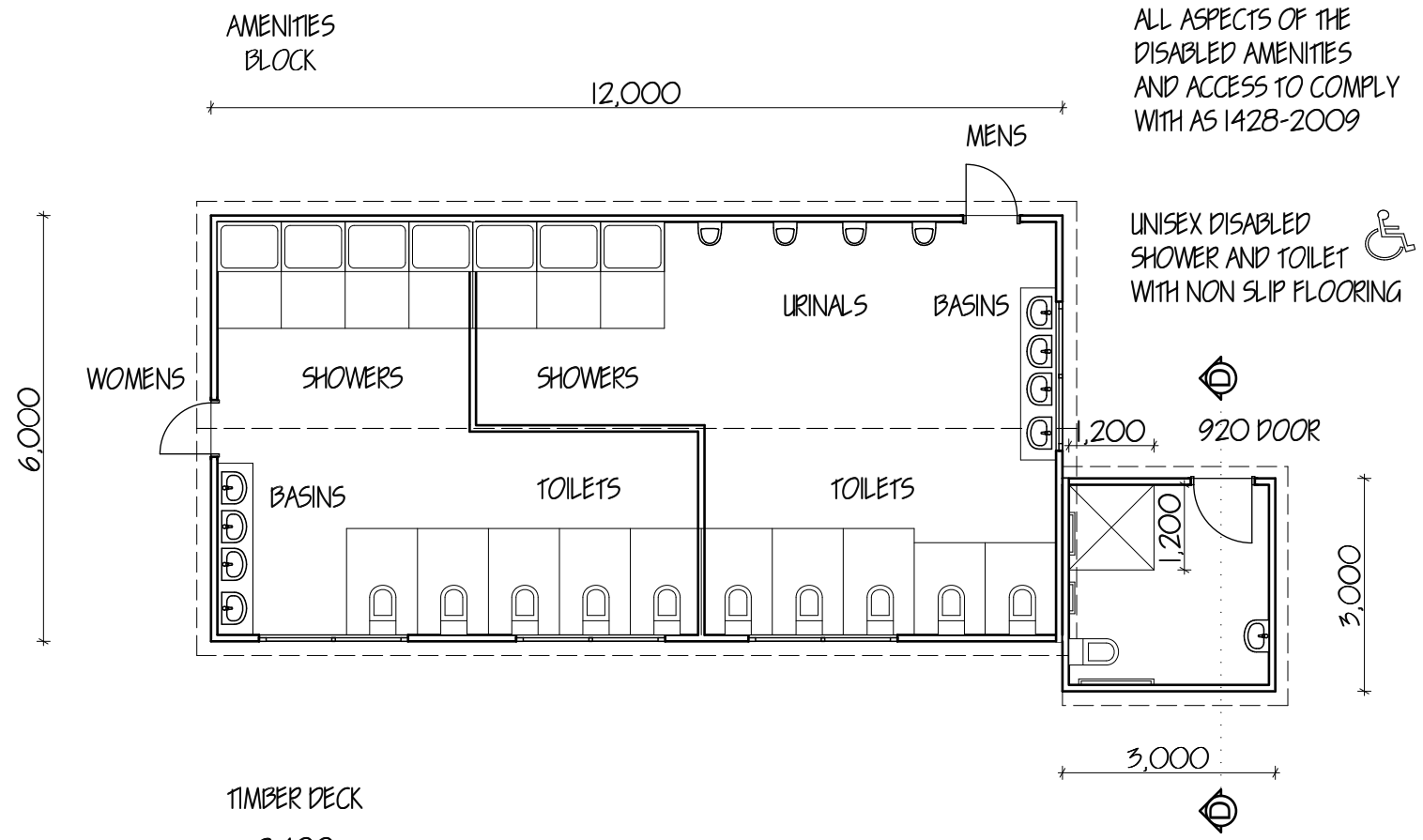
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 E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
 CC 4667 J
 CATEGORY APP 1
 18/ A TAMAR RISE
 RIVERSIDE, TAS

PROPOSED DEVELOPMENT,
 Lot 3 BEEFEATER ST, DELORAINÉ
 BEEFEATER VISITOR ACCOMMODATION
 FOR ANDREW TERRY

DRAWING	ELEVATION
DATE	29/ 8/ 2016
SCALE	1:100
DWG 420	SHEET 4 OF 6

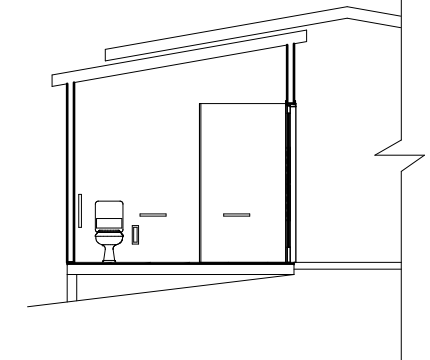
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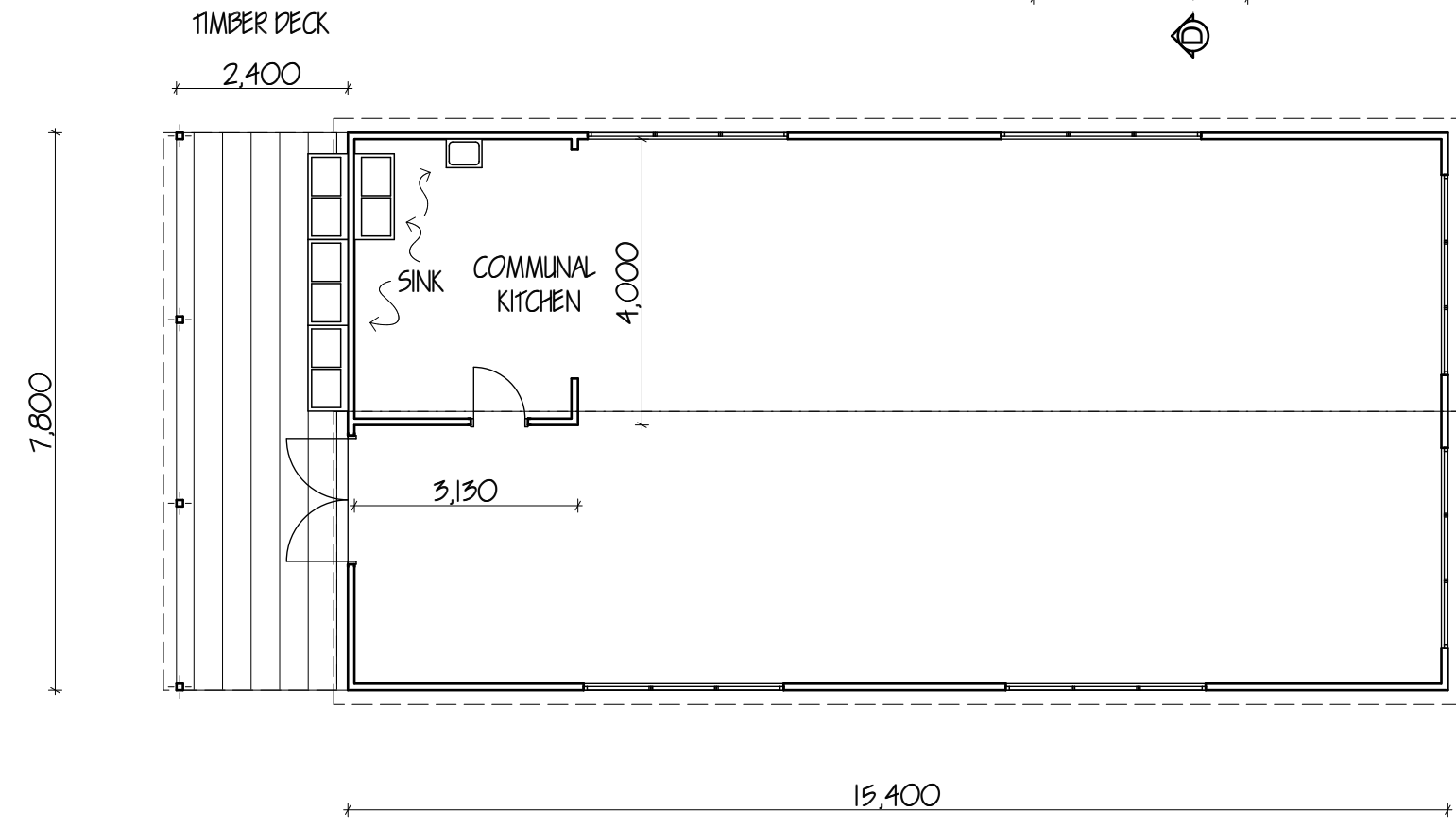
ALL ASPECTS OF THE DISABLED AMENITIES AND ACCESS TO COMPLY WITH AS 1428-2009

TOILET SHOWER AND BASIN TO BE BE INSTALLED IN ACCORDEANCE WITH AS 1428

ALL HANDRAILS ECT TO BE INSTALLED TO THE HEIGHTS AND POSITIONED IN ACCORDANCE WITH AS 1428



SECTION D-D



ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

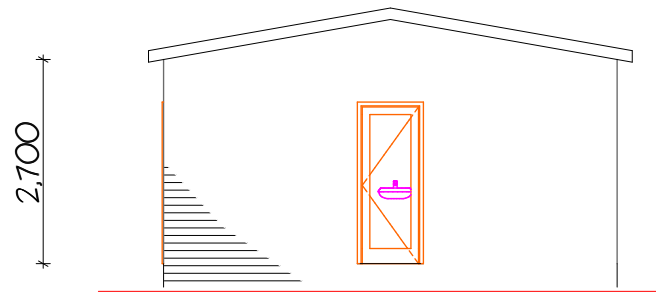
ADORN DRAFTING
 MBL 0415 255 160
 E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
 CC 4667 J
 CATEGORY ABP 1
 18 / A TAMAR RISE
 RIVERSIDE, TAS

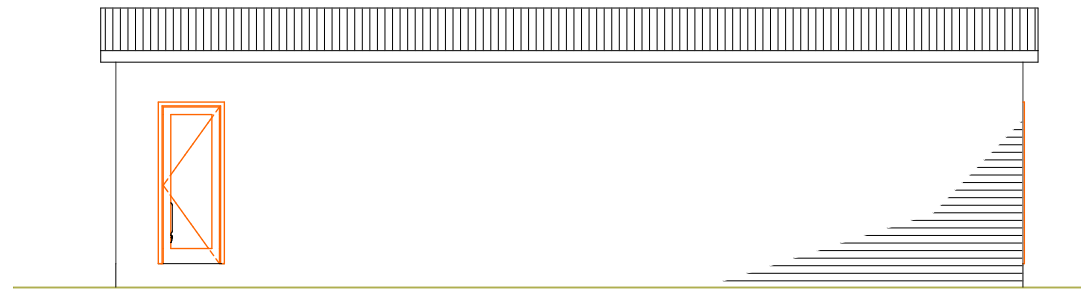
PROPOSED DEVELOPMENT,
 Lot 3 BEEFEATER ST, DELORAINÉ
 BEEFEATER VISITOR ACCOMMODATION
 FOR ANDREW TERRY

DRAWING	FLOOR PLAN
DATE	29 / 8 / 2016
SCALE	1:100
DWG 420	SHEET 5 OF 6

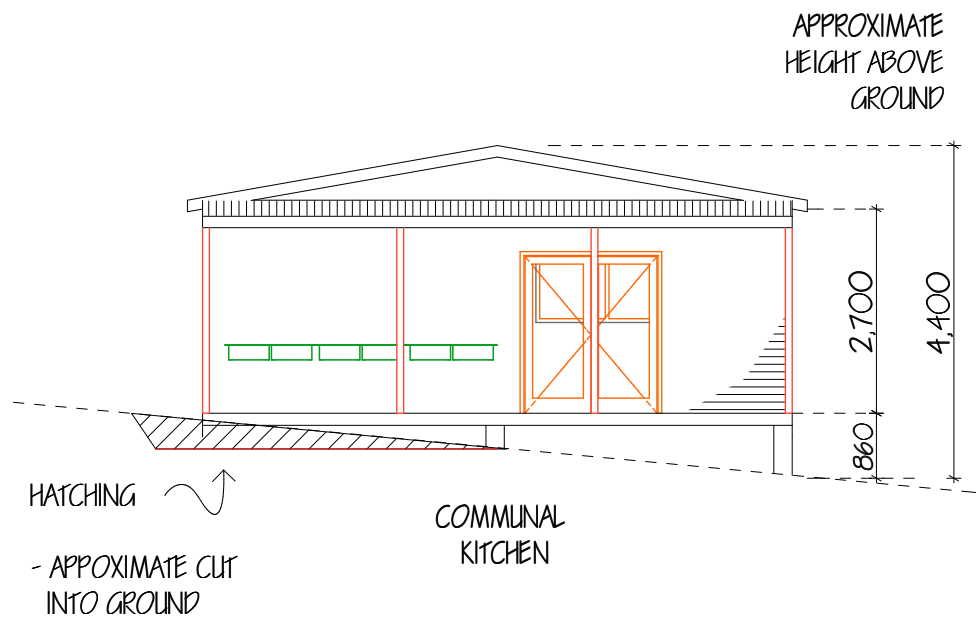
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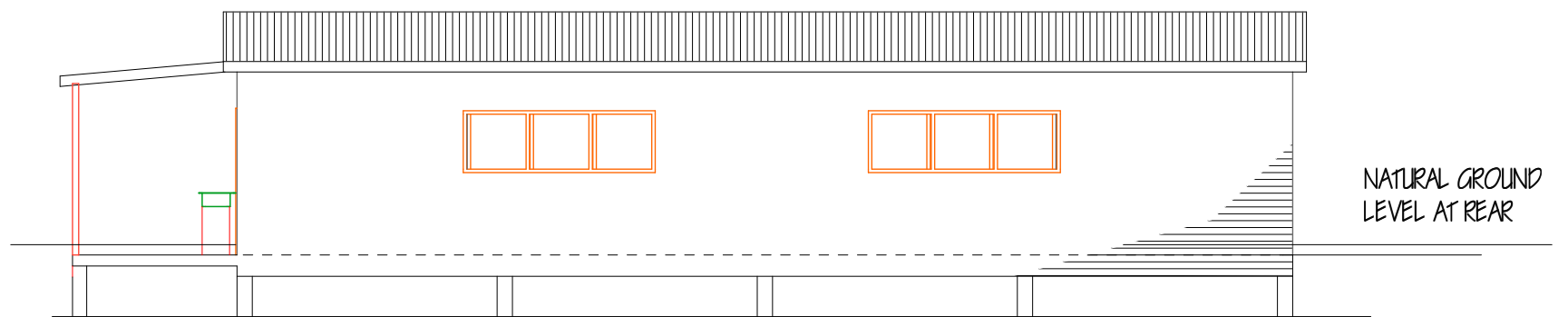
AMENITIES
BLOCK



AMENITIES
BLOCK



COMMUNAL
KITCHEN



COMMUNAL
KITCHEN

NATURAL GROUND
LEVEL AT REAR

NATURAL GROUND
LEVEL AT FRONT

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL REQUIREMENTS
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 FOR ANDREW TERRY

DRAWING	ELEVATION
DATE	29/8/2016
SCALE	1:100
DWG 420	SHEET 6 OF 6

C & D 3

MAX 4.0m

GRAPHICS TO BE ADVISED
NON-ILLUMINATED

MAX. 1.5m

GROUND SIGN 1:20

MINIMUM 1.0m FROM FRONTAGE

Appendix C: Traffic Assessment

RJK Consulting Engineers



TRAFFIC IMPACT ASSESSMENT

Lot 3 Beefeater Street, Deloraine

Prepared on behalf of Andrew Terry

Prepared By:

Risden Knightley BE (Civil), Ass Dip Civil Eng, MIEAust, CC 2539X

**PO Box 128, Prospect 7250
Mobile: 0400 642469 Fax: 6343 1668**

Email: rjkmail@netspace.net.au

TABLE OF CONTENTS

Introduction	Pg 3
Existing Conditions	Pg 5
Proposed Development & Access Arrangements	Pg 5
Trip Generation	Pg 7
Traffic Growth	Pg 8
Impact on Transport Network	Pg 8
Planning Scheme Requirements	Pg 10
Conclusion / Recommendations	Pg 12

INTRODUCTION

A proposal for a backpacker/visitor accommodation facility is being progressed for Lot 3 Beefeater Street, Deloraine (CT 31888/3). At present the site is vacant land. Primary access to the proposed development is identified by an existing crossover however this will require upgrading as part of the development.

In accordance with Section E4 *Road and Railway Assets Code* and Section E6 *Car Parking and Sustainable Transport Code* of the Meander Valley Interim Planning Scheme 2013, a traffic report is required as part of the documentation for the proposal. RJK Consulting Engineers have been engaged to undertake a traffic impact assessment, to determine the impact this development may have on the surrounding area.

A site inspection has been undertaken.

Objectives

The key objectives of the report are:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency, road safety and Planning Scheme requirements.

Project Scope

This report (including all associated mapping and information) relates only to the area identified in the following map.



Figure 1 - Listmap reference of location



Figure 2 - Aerial photograph of location

The outcomes have been developed based on the resources available. The report provides recommendations relating to site-specific investigations and detailed design. The report has also been confirmed in relation to requirements from Council and the applicable planning scheme. During the preparation of this report Department of State Growth (DSG) was also contacted regarding crash history and Meander Valley Council regarding traffic counts.

Applicable Planning Scheme

Throughout this report, assessments have been based on Meander Valley Council Interim Planning Scheme 2013.

EXISTING CONDITIONS

The Site

The proposed development is located at Beefeater Street.

Beefeater Street is a sealed road approximately 4.5 metres wide, with grass verges. No footpath joins this property to those located on Emu Bay Road.

The land could be described as rolling residential. Signage and street lighting is afforded to motorists.

Existing Land Use

The subject site is located within the General Residential Zone per Meander Valley Interim Planning Scheme 2013.

Impacted Road Network

Beefeater Street is part of the residential street network of Deloraine. Land use in this area is mainly residential. All local streets are covered by the default 50 km/hr speed limit. Access is directly from Beefeater Street. Currently, Beefeater Street, between Emu Bay Road and Morarity Street, is assessed as a local residential street serving some 7 residences.

PROPOSED DEVELOPMENT & ACCESS ARRANGEMENTS

The proposal is to create backpackers/visitor accommodation facility that will afford low cost accommodation off Beefeater Street, in accordance with the attached plan.

Access to the site is proposed to be provided directly off Beefeater Street. A copy of the proposed development plan is attached as *Appendix A*.



Figure 3 – View of proposed site



Figure 4 – Beefeater Street, looking right to Emu Bay Road



Figure 5 – Beefeater Street, looking left to Moriarty Street

TRIP GENERATION

Traffic Generation

The RTA Guide to Traffic Generating Developments (2002) (*RTA Guide*) sets out traffic generation rates based on survey data collected in New South Wales for a range of land uses. This guide is used by DSG and is generally regarded as the standard metropolitan development characteristics.

In regards to this type of accommodation the guide is silent, however a comparison could be used to that of a caravan park where every 4 beds is equal to 1 caravan site. The RTA Guide sets out that for every site, 3 daily vehicle trips occur.

Therefore, in this instance there are 50 beds, which equates to 38 daily trips. It is noted however that 4 of these daily trips will be by Ford transit style of bus seating a maximum of 12 persons.

Property maintenance will be carried out in the low season. Cleaning will predominately be the responsibility of occupants. Bookings and reception will be conducted off-site. No increase in daily trips is required for these functions.

Current Traffic

No traffic data is available. Therefore, based on the number of dwellings associated with this street it is envisaged that typical weekday values are in the order of 200 cars per day.

Traffic Distribution

Based on the above, the increase in traffic will be 3.8 vehicles in the peak hour.

Should the assumed peak hour be a 10% capacity of typical weekday values, this yields 23.8 vehicles per hour, and therefore no impact is noted on traffic flow.

TRAFFIC GROWTH

Minimal traffic growth is expected in the area and therefore is not considered to have an impact on the projected 10 year forecast.

IMPACT ON TRANSPORT NETWORK

Access Impacts

The proposed development would be accessing Beefeater Street directly. It is proposed to upgrade the existing crossover to a double access. This crossover will be to Council standards.

Sight Distance Assessment

Site distance from the proposed upgraded crossover is deemed suitable for a 50 km/hr speed environment. At the crossover entrance, the driveway affords site distance of 56 metres to the right towards Emu Bay Road intersection, with a further 70 metres beyond the intersection. To the left sight distance is approximately 120 metres to the intersection with Moriarty Street.

These SISD's have been assessed against E4 *Road and Railway Assets Code* of the Meander Valley Interim Planning Scheme 2013. The SISD requirements at 50 km/hr is 80 metres. As the actual SISD's exceeds this, no SISD issue exists.

Traffic Capacity

The impact of the traffic capacity on the surrounding network has been investigated using *Austrroads*. When comparing the proposed traffic to the current existing traffic, it is recognised that there is no compromise on the safety or function of the intersection.

Road Safety

The designated state speed limit for Beefeater Street at this location is 50 km/hr. Existing road safety deficiencies can be highlighted through the examination of existing crash history. Accident records indicate there has been 1 reported crash in the past 5 years within the vicinity of the crossover. This crash was for property damage only and not directly associated with the access or road dynamics.

Pedestrian and Cyclist Impacts

Footpaths are limited to Emu Bay Road. There are no cycling lanes present.

The location of the proposed development, and possible connection to town facilities is considered to encourage greater pedestrian usage. Therefore it is prudent linkages are afforded.

Public Transport Provision

Public transport provision for this site is nonexistent as Deloraine has no regular bus service.

Parking Assessment

Off-street parking is to be provided within the site. A maximum of 60 occupants applies for this development. Therefore, there is a requirement for 15 parking spaces to be constructed. Access width entering into the car park area will need to be 4.5 metres, with each car parking space to be 2.6 metres wide and 5.4 metres long.

The car park will also be subject to civil design which will allow a crossfall tolerance within the requirements set by AS2890.1. Currently as demonstrated by the alignments in the attached parking crossfall details plan (refer *Appendix B*) the carpark has a 10% crossfall and longsection. Noting such the carpark will need to be designed to allow a 5% crossfall of parking areas.

Access for Larger Vehicles

Access for larger vehicles is not expected.

PLANNING SCHEME REQUIREMENTS

E 4 Road & Railway Assets Code Assessment in accordance with code indicates:

MEANDER VALLEY INTERIM PLANNING SCHEME 2013		
Section	Acceptable Solution/ Performance Criteria	Response
E 4.6.1 Use and road or rail infrastructure	A2	Complies.
E 4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways	Not Applicable	
E 4.7.2 Management of Road Access and Junctions	A1	Only one access point.
E 4.7.3 Management of Rail Level Crossings	Not Applicable	
E 4.7.4 Sight Distance at Accesses, Junctions and Level Crossings	A1 (a)	Complies with SISD, greater than 80 metres.

E 6 *Car Parking and Sustainable Transport Code Assessment in accordance with code indicates:*

MEANDER VALLEY INTERIM PLANNING SCHEME 2013		
Section	Acceptable Solution/ Performance Criteria	Response
E 6.6.1 Car Parking Numbers	A1 - Table E6.1	15 spaces allocated to the development.
E 6.7.1 Construction of Car Parking Spaces and Access Strips	A1 a, b, c	The access will be sealed and designed to grade to stormwater system. Car park will be sealed.
E 6.7.2 Design and Layout of Car Parking	A1.1 & A 1.2 A 2.1	The car park will be designed with minimal crossfall and vehicles will enter and exit in a forward motion.
E 6.7.3 Car Parking Access, Safety and Security	Not Applicable	
E 6.7.4 Parking for Persons with a Disability	A1, A2	Disabled parking will be designated in accordance with AS2890.6. 2 spaces available.
E 6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup	Not Applicable	
E 6.8.1 Pedestrian Walkways	A1	Footpath shown on plan.

CONCLUSION / RECOMMENDATIONS

Assessment of the proposed development indicates:

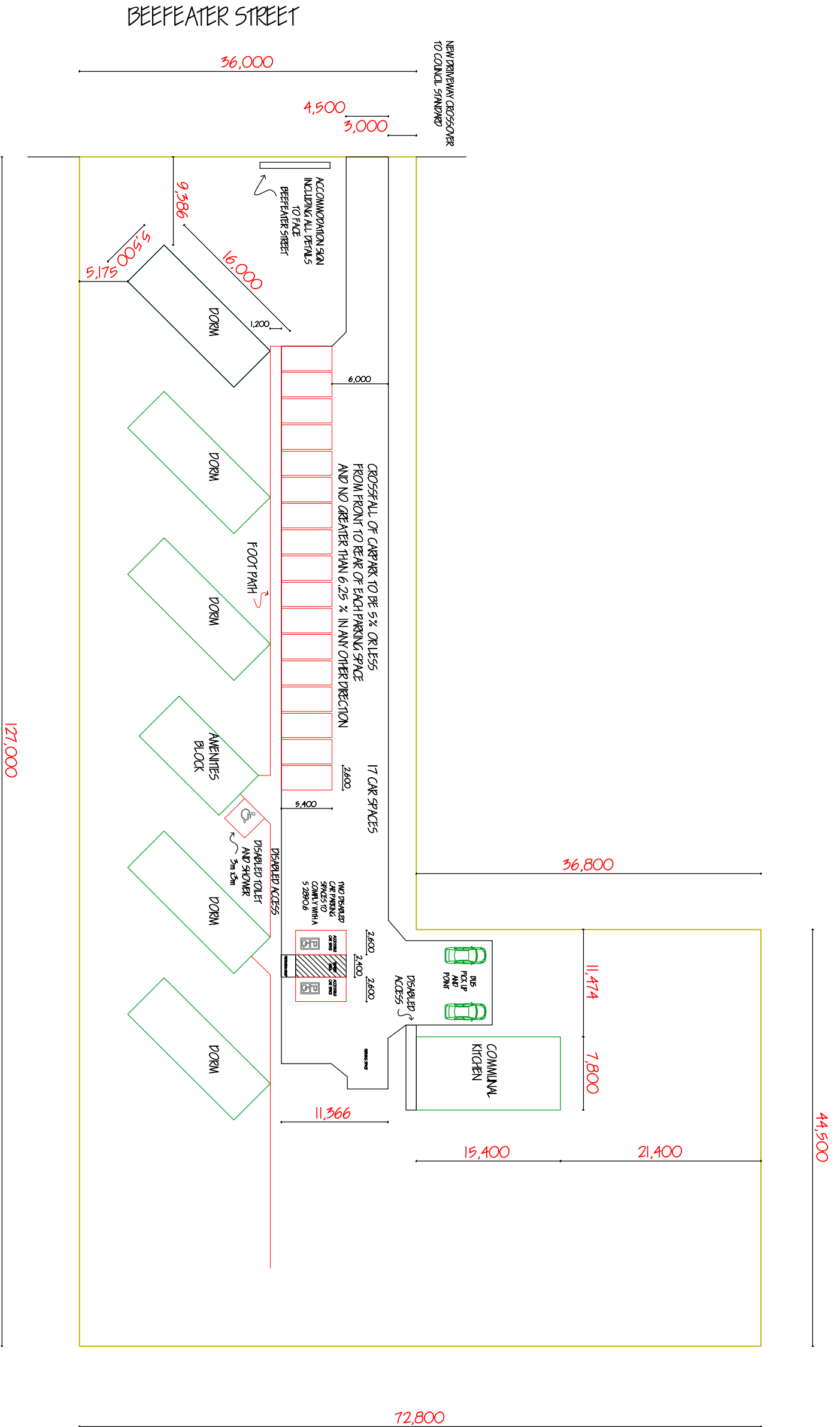
No significant road safety impacts are foreseen for the proposed development.

This is based on the following:

- The surrounding road transport network is capable of absorbing the relatively small estimated traffic generation of the proposed development.
- Sight distance at the access exceeds Planning Scheme requirements and therefore provides a safe access environment.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by traffic generated by the proposed development.
- Carpark to be designed to comply with Section 2.4.6 of AS2890.1.



October 2016

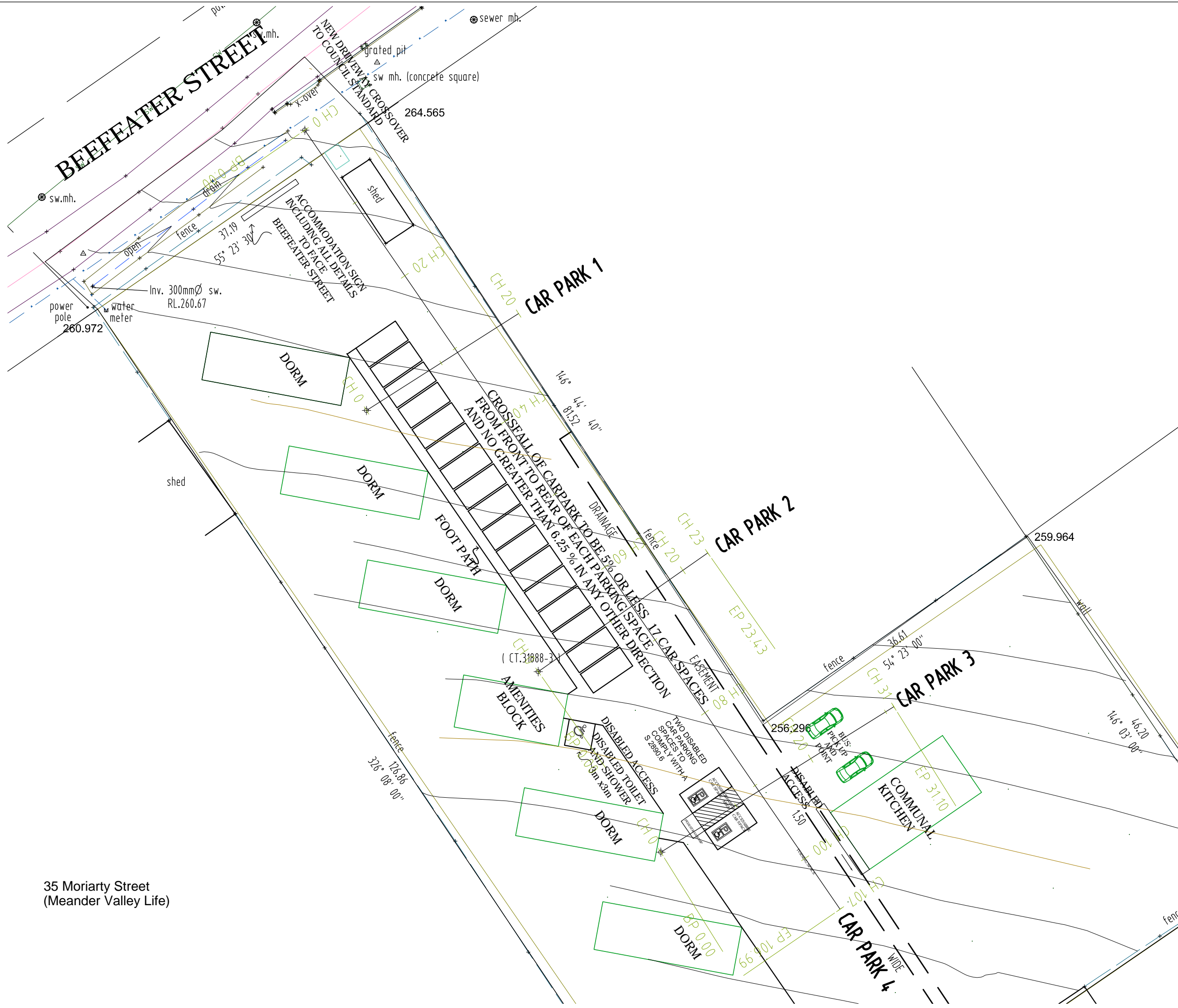


ADORN DRAFTING
STEPHEN LAWES
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E-MAIL : stephenlawes@aapt.net.au

CC 4667 J
CATEGORY ABP 1
18 / A TAMAR RISE
RIVERSIDE, TAS

PROPOSED DEVELOPMENT,
Lot 3 BEEFEATER ST, DELORAINÉ
BEEFEATER VISITOR ACCOMMODATION
FOR ANDREW TERRY

DRAWING	SITE PLAN
DATE	29 / 8 / 2016
SCALE	1:500
DWG 420	SHEET 2 OF 6



35 Moriarty Street
(Meander Valley Life)

D			
C			
B			
A			
Rev	Details	Chk	Date

Address: Po Box 128 Prospect Tasmania 7250
Ph: 0400 642 469 Email: rjkmail@netspace.net.au

**PARKING CROSSFALL DETAILS
LOT 3 BEEFEATER STREET
DELORAINE**

**PROPOSED CARPARK WITH
CROSSFALL DETAILS**

ANDREW TERRY

DO NOT SCALE. If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	

Scales A1	Scales A3	Job No.
N/A	1:400	16/17 TAS 052

CAD Path\File path	Sheet	of	Sheets	Rev.
	C01			A

The Contractor shall check all dimensions on site.

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C & D J

CL carpark 1
DATUM: 258.00

Cut/Fill	0.00	0.00	
Design C.L.	260.21	261.16	
Natural Surface	260.21	261.16	
Chainage	0	10	20

D			
C			
B			
A			
Rev	Details	Chk	Date
Address: Po Box 128 Prospect Tasmania 7250 Ph: 0400 642 469 Email: rjkmail@netspace.net.au			
PARKING CROSSFALL DETAILS LOT 3 BEEFEATER STREET DELORAIN			
CROSSFALL DETAILS CARPARK 1 CHAINAGE 0 - 20			
ANDREW TERRY			
DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
Scales A1 N/A	Scales A3 1:500	Job No. 16/17 TAS 052	
CAD Path\File path File Name	Sheet C02	of Sheets	Rev. A
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C & D J

cl carpark 2
DATUM: 254.00

Cut/Fill	0.00	0.00		
Design C.L.	256.34	257.49		
Natural Surface	256.34	257.49		
Chainage	0	10	20	23

D			
C			
B			
A			
Rev	Details	Chk	Date
Address: Po Box 128 Prospect Tasmania 7250 Ph: 0400 642 469 Email: rjkmail@netspace.net.au			
PARKING CROSSFALL DETAILS LOT 3 BEEFEATER STREET DELORAIN			
CROSSFALL DETAILS CARPARK 2 CHAINAGE 0 - 23			
ANDREW TERRY			
DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
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C & D J

cl carpark 3
DATUM: 250.00

Cut/Fill	0.00	0.00	0.00
Design C.L.	253.67	255.78	256.86
Natural Surface	253.67	255.78	256.86
Chainage	0	20	31

D			
C			
B			
A			
Rev	Details	Chk	Date
Address: Po Box 128 Prospect Tasmania 7250 Ph: 0400 642 469 Email: rjkmail@netspace.net.au			
PARKING CROSSFALL DETAILS LOT 3 BEEFEATER STREET DELORAINÉ			
CROSSFALL DETAILS CARPARK 3 CHAINAGE 0 - 31			
ANDREW TERRY			
DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
Scales A1 N/A	Scales A3 1:500	Job No. 16/17 TAS 052	
CAD Path\File path File Name	Sheet C04	of Sheets	Rev. A
The Contractor shall check all dimensions on site.			
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C & D J

cl carpark 4
DATUM: 250.00

Cut/Fill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Design C.L.	264.14	263.15	262.25	261.42	260.48	259.47	258.46	256.18	255.16	254.16	253.45	
Natural Surface	264.14	263.15	262.25	261.42	260.48	259.47	258.46	256.18	255.16	254.16	253.45	
Chainage	0	10	20	30	40	50	60	70	80	90	100	107

D			
C			
B			
A			
Rev	Details	Chk	Date

Address: Po Box 128 Prospect Tasmania 7250
Ph: 0400 642 469 Email: rjkmail@netspace.net.au

**PARKING CROSSFALL DETAILS
LOT 3 BEEFEATER STREET
DELORAINÉ**

**CROSSFALL DETAILS CARPARK 4
CHAINAGE 0 - 107**

ANDREW TERRY

DO NOT SCALE. If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked	
Designed	N/A	N/A	Approved	
Drawn	N/A	N/A		

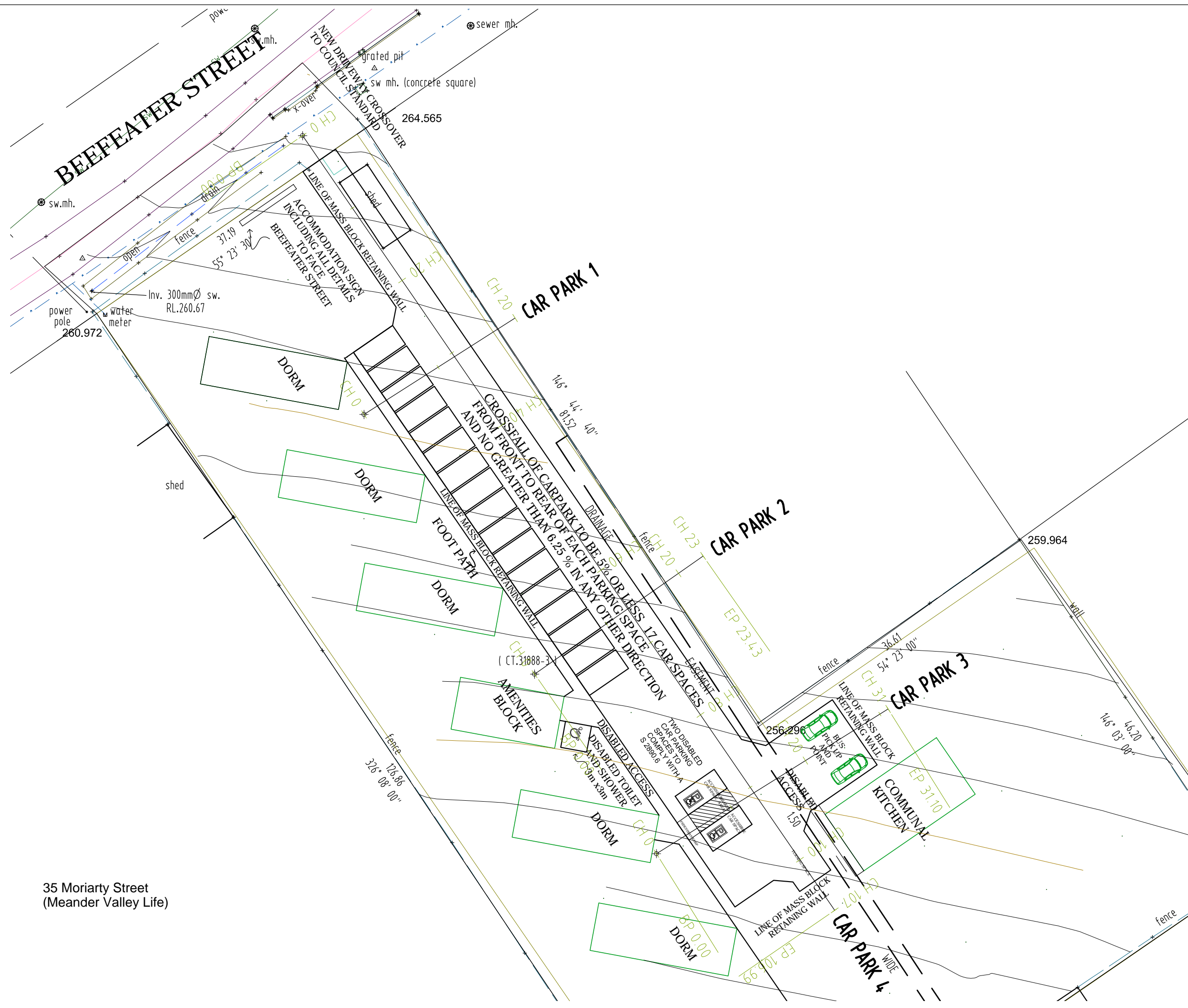
Scales A1	Scales A3	Job No.
N/A	1:500	16/17 TAS 052

CAD Path\File path File Name	Sheet C05	of Sheets	Rev. A
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C & D S



35 Moriarty Street
(Meander Valley Life)

D			
C			
B			
A			
Rev	Details	Chk	Date
Address: Po Box 128 Prospect Tasmania 7250 Ph: 0400 642 469 Email: rjkmail@netspace.net.au			
PARKING CROSSFALL DETAILS LOT 3 BEEFEATER STREET DELORAIN			
PROPOSED INDICATIVE CARPARK WITH CROSS FALL / RETAINING WALL DETAILS			
ANDREW TERRY			
DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
Scales A1	N/A	Scales A3	Job No.
		1:400	16/17 TAS 052
CAD Path \File path	Sheet	of Sheets	Rev.
File Name	C01		B
The Contractor shall check all dimensions on site.			
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C & D J

CL carpark 1
 DATUM: 258.00

		5% CROSSFALL	
Cut/Fill	0.00	0.00	
Design C.L.	260.21	261.16	
Natural Surface	260.21	261.16	
Chainage	0	10	20

D			
C			
B			
A			

Rev Details Chk Date
 Address: Po Box 128 Prospect Tasmania 7250
 Ph: 0400 642 469 Email: rjkmail@netspace.net.au

**PARKING CROSSFALL DETAILS
 LOT 3 BEEFEATER STREET
 DELORAINE**

**INDICATIVE CROSSFALL DETAILS
 CARPARK 1 CHAINAGE 0 - 20**

ANDREW TERRY

DO NOT SCALE. If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked	
Designed	N/A	N/A	Approved	
Drawn	N/A	N/A		

Scales A1	Scales A3	Job No.
N/A	1:500	16/17 TAS 052

CAD Path\File path File Name	Sheet C02	of Sheets	Rev. B
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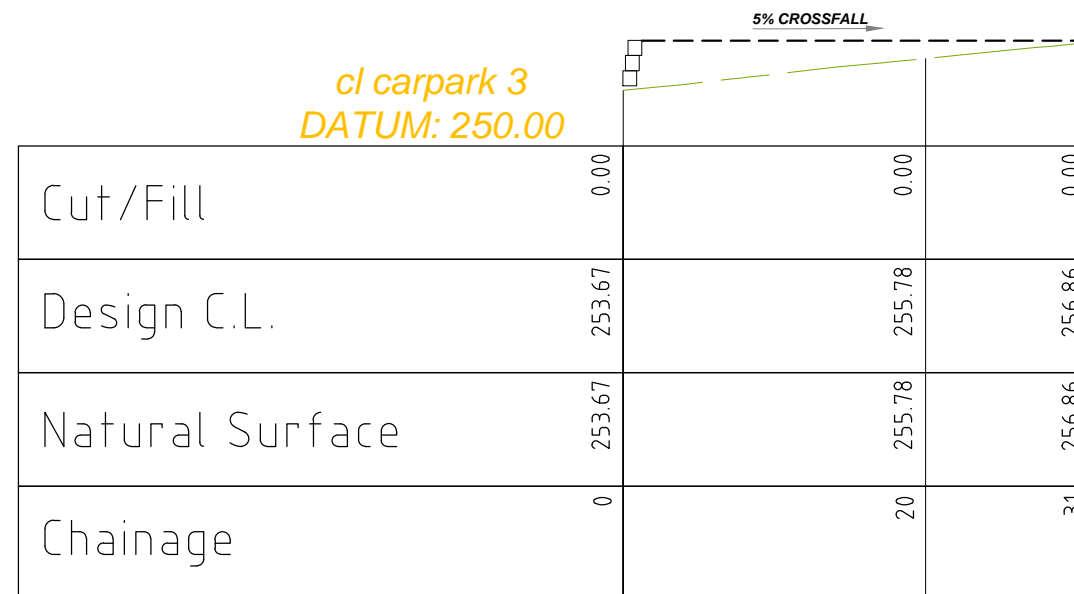
cl carpark 2
DATUM: 254.00

5% CROSSFALL

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Natural Surface	256.34	257.49		
Chainage	0	10	20	23

D			
C			
B			
A			
Rev	Details	Chk	Date
Address: Po Box 128 Prospect Tasmania 7250 Ph: 0400 642 469 Email: rjkmail@netspace.net.au			
PARKING CROSSFALL DETAILS LOT 3 BEEFEATER STREET DELORAIN			
INDICATIVE CROSSFALL DETAILS CARPARK 2 CHAINAGE 0 - 23			
ANDREW TERRY			
DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
Scales A1 N/A	Scales A3 1:500	Job No. 16/17 TAS 052	
CAD Path\File path File Name	Sheet C03	of Sheets	Rev. B
The Contractor shall check all dimensions on site.			
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Rev	Details	Chk	Date
Address: Po Box 128 Prospect Tasmania 7250 Ph: 0400 642 469 Email: rjkmail@netspace.net.au			
PARKING CROSSFALL DETAILS			
LOT 3 BEEFEATER STREET			
DELORAIN			
INDICATIVE CROSSFALL DETAILS			
CARPARK 3 CHAINAGE 0 - 31			
ANDREW TERRY			
DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
Scales A1	Scales A3	Job No.	
N/A	1:500	16/17 TAS 052	
CAD Path\file path	File Name	Sheet	Rev.
		C04	B
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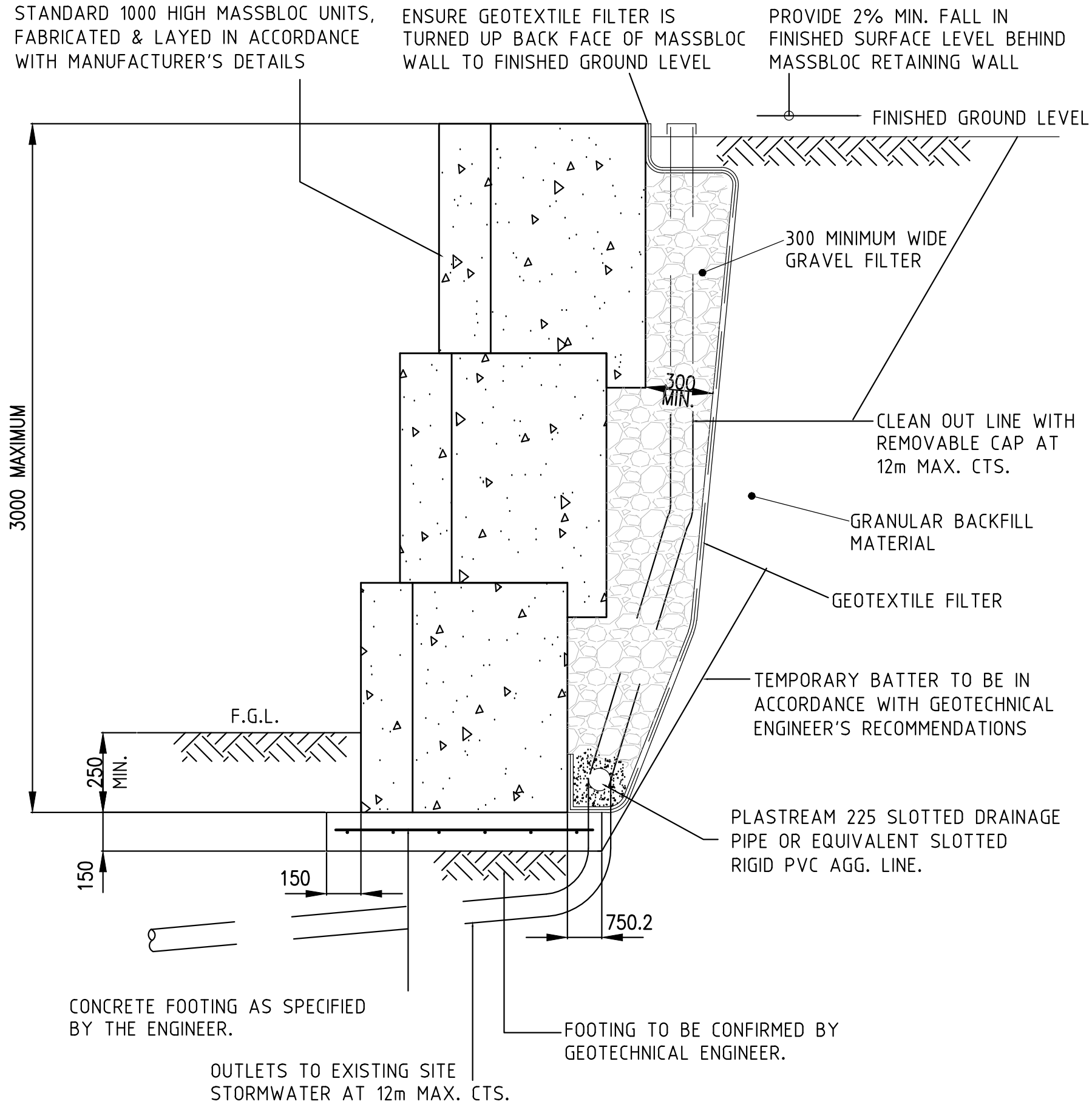
C & D J

cl carpark 4
DATUM: 250.00

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Design C.L.	264.14	263.15	262.25	261.42	260.48	259.47	258.46	256.18	255.16	254.16	253.45	
Natural Surface	264.14	263.15	262.25	261.42	260.48	259.47	258.46	256.18	255.16	254.16	253.45	
Chainage	0	10	20	30	40	50	60	70	80	90	100	107

D			
C			
B			
A			
Rev	Details	Chk	Date
Address: Po Box 128 Prospect Tasmania 7250 Ph: 0400 642 469 Email: rjkmail@netspace.net.au			
PARKING CROSSFALL DETAILS LOT 3 BEEFEATER STREET DELORAIN			
INDICATIVE CROSSFALL DETAILS CARPARK 4 CHAINAGE 0 - 107			
ANDREW TERRY			
DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
Scales A1 N/A	Scales A3 1:500	Job No. 16/17 TAS 052	
CAD Path\File path File Name	Sheet C05	of Sheets	Rev. B
The Contractor shall check all dimensions on site.			
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TYPICAL TYPE '1' MASSBLOC RETAINING WALL

TYPICAL CROSS SECTION)

SCALE: 1:20

D			
C			
B			
A			
Rev	Details	Chk	Date

Address: Po Box 128 Prospect Tasmania 7250
Ph: 0400 642 469 Email: rjkmail@netspace.net.au

PARKING CROSSFALL DETAILS
LOT 3 BEEFEATER STREET
DELORAIN

RETAINING WALL DETAILS

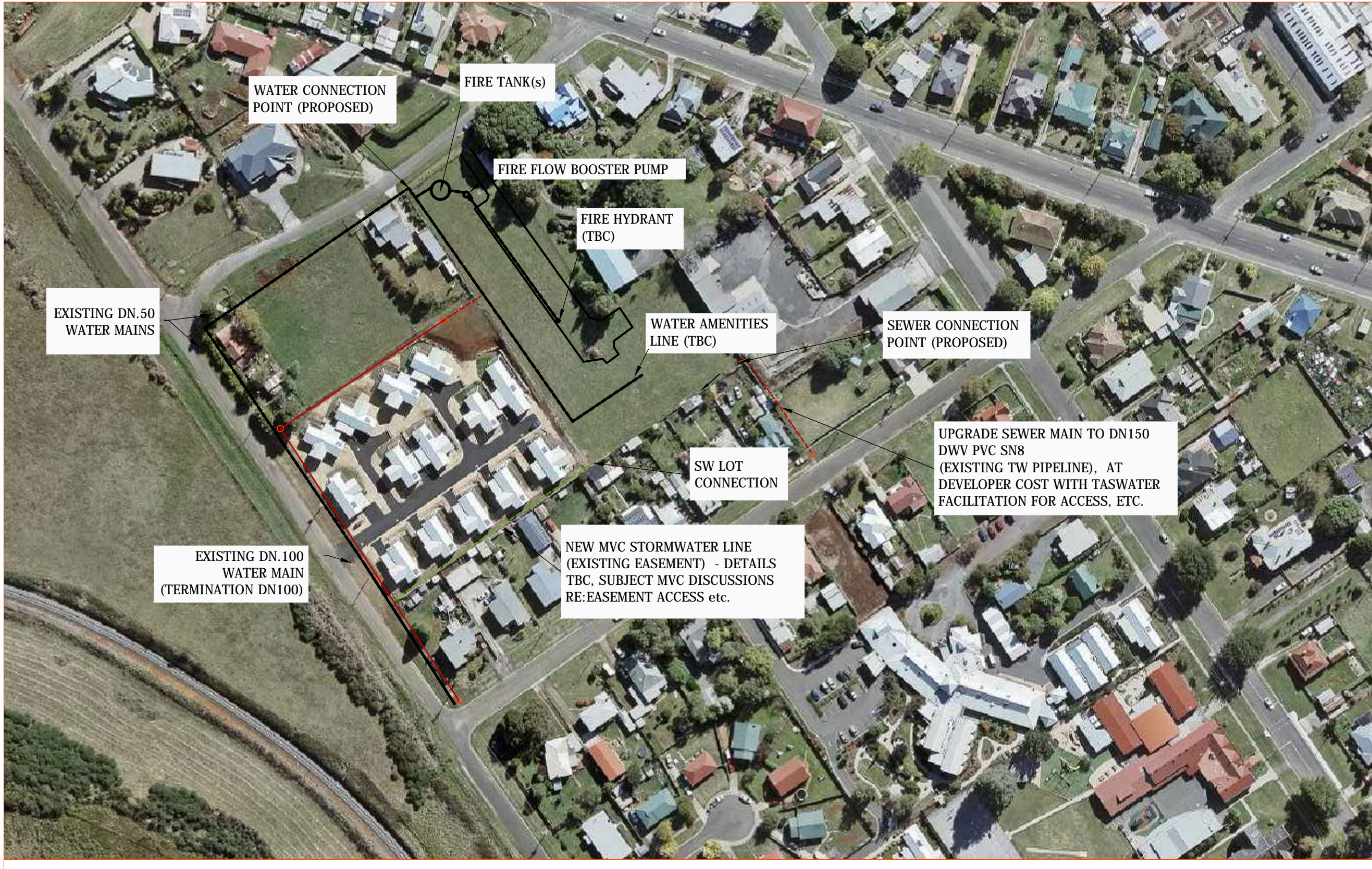
ANDREW TERRY
DO NOT SCALE. If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked	
Designed	N/A	N/A	Approved	
Drawn	N/A	N/A		
Scales A1	N/A	Scales A3	1:100	Job No.
				16/17 TAS 052

CAD Path\file path	File Name	Sheet	C06	of	Sheets	Rev.	B
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C & D J



CONCEPT DESIGN

CONCEPT LAYOUT PLAN
SCALE: NTS

NOTES:

1. SERVICING CONCEPT ONLY - THIS PLAN IS PROVIDED TO DEMONSTRATE SERVICING FOR THE PROPERTY IS LIKELY TO BE ACHIEVED, AND IS SUBJECT TO CHANGE AT TIME OF DETAILED DESIGN AND IN ACCORDANCE WITH TASWATER AND MVC REQUIREMENTS
2. WATER - FOR FIRE FLOWS AN UPGRADE OF THE EXISTING DN.50 WATER MAIN TO DN.100 PIPELINE FROM THE REDUCING POINT (OUTSIDE AGED CARE UNITS, MORIARTY STREET) TO THE NEW PROPERTY CONNECTION WOULD LIKELY BE REQUIRED ALTERNATIVELY, A FIRE TANK AND BOOSTER PUMP MAY BE INSTALLED ON THE PROPERTY, WITH CONNECTION TO EXISTING TASWATER DN50 WATER MAIN.
3. SEWER & SW - SUGGESTED SW & SEWER CONNECTION POINTS AS SHOWN REQUIRE OBTAINING OF AN EASEMENT ALONG THE SOUTHERN BOUNDARY OF THE AGED CARE UNITS/NURSING HOME PROPERTY (SW) and TW FACILITATE ACCESS FOR SEWER MAIN UPGRADE WORKS (AT DEVELOPERS COST).

FOR CONSTRUCTION

D	-	-
C	-	-
B	-	-
A	-	-
Rev.	Description	Date
REVISIONS		

Client:
A TERRY

Project Manager:
-

Project:
BEEFEATER STREET DEVELOPMENT

Drawing Title:
CONCEPT DESIGN - SERVICING OPTIONS

Original Size: A1	Drawn: -	Approved: -	Date: -
C & D 3 AS SHOWN			Rev: 001

3 March 2017

Our ref: 1571
Your ref:

Attn: Rebecca Greene & Associates

Dear Rebecca

Beefeater Street Development (A Terry) Servicing options – Responses to TW and MVC Request for Additional Information

Please find responses to the queries raised by MVC and TasWater (TW), based on our assessment of options for servicing with Water, Sewerage and Stormwater

1 Concept Servicing Plan for Stormwater (MVC)

Please refer to attached concept servicing plan, which we have discussed as an option with the developer, and with MVC officers. It appears that an existing easement as noted by Council exists on the Southern boundary of #35 Moriarty Street, which it is proposed be utilized to install a new stormwater pipeline in accordance with MVC standards, to service the development.

It is understood that there may be wider benefit for Council in the construction of this new main, and the developer would likely to be amenable to working with Council to ensure that this main is appropriately sized to cater for any additional upstream development, and would be happy to discuss cost-sharing arrangements to ensure this was appropriately considered.

It is noted that the installation of this main, and access for such, may require Council to exercise powers under the Urban Drainage Act 2013 to facilitate this new construction, and we understand that due to the potential for wider benefits and the existence of the current easement, this would be an option Council would consider in this case.

2 TasWater RAI – Summary Responses

The following responses (and calculations where appropriate) are provided, noting that IPD staff have also met with TasWater offices to clarify some specifics of this development and confirm servicing options which are most appropriate. The TasWater contact in this case has primarily been David Boyle.

2.1 Section 1.

a. Average dry weather sewage flow (ADWF) at the point of connection = 0.07L/s.

From Table 3.2.2 in the TasWater Supplement to Sewerage Code of Australia, the ADWF for the Deloraine area is 158kL/ET/annum. The number of ETs was calculated to be 14 (see part f.) resulting in a ADWF of 11.286kL/annum (0.07L/s).

b. Peak dry weather sewage flow (PDWF) at the point of connection = 0.603L/s.

In accordance with the Sewerage Code of Australia the PDWF is defined as;

$$PDWF = d \times ADWF$$

Where d is a factor defined as,

$$d = 0.01(\log A)^4 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66 \log A + 7.57 \text{ (8.6 in this case)}$$

A is the gross plan area of the development's catchment, in hectares. (0.62ha in this case).

c. Total sewage flow at the point of connection = 1.174L/s.

In accordance with the Sewerage Code of Australia the design flow rate is defined as;

$$Q = PDWF + GWI + IIF$$

PDWF of 0.603L/s as found in part b.

$$GWI = 0.025 \times A \times \text{Portion}_{\text{wet}} \quad (0.016\text{L/s in this case})$$

from the TasWater Supplement to Sewerage Code of Australia, $\text{Portion}_{\text{wet}} = 1$

$$IIF = 0.028 \times A_{\text{eff}} \times C \times I \quad (0.556\text{L/s in this case})$$

from the TasWater Supplement to Sewerage Code of Australia, $C = 1.6$, $I = 20$ and A_{eff} taken as equal to A .

d. Probable simultaneous water demand (PSD) for the proposed development = 1.64L/s.
In accordance with Water Supply Code of Australia the PSD was determined from table 3.2 in AS3500.1-2003 using an ET of 9.

e. The required fire flow rates in L/s and the required residual pressure (kPa) at the point of connection.

From the TasWater Supplement to Water Supply Code Australia, the design fire flows are as follows;

10L/s @ 250kPa (new) or 300kPa (old) minimum residual pressure from one hydrant for a period of 4 hours with a system residual pressure of 100kPa in the entire service zone.

NOTE - It is suggested that the design for the development will provide on site fire fighting tanks and booster pump system to meet fire flow requirements, due to the existing TasWater infrastructure external to the development not meeting fire fighting capacity requirements.

f. Calculations of the number of Equivalent Tenements

The ET rates were determined from the Appendix A of the TasWater Supplement to Sewerage Code of Australia. Determined using the value of 60 beds,

Accommodation (Short Term)	ET	ET	Units
Backpackers/Hostel	0.15	0.23	Bed

Water: 9 ETs

Sewer: 13.8 ~ 14 ETs

2.2 Section 2.

Refer Proposed Concept Servicing Plan (attached)

- a. Refer plans for indicative locations, as discussed with TW staff.
 - Water Service - propose fire fighting tanks and booster pump as primary option and in preference to significant upgrades of existing TasWater reticulation mains external to the development.
 - Sewer Service – propose upgrade of existing TasWater DN100 main running through the 33 Tower Hill Street, and 38 West Goderich Street properties to the existing manhole on Tower Hill Street to a new Dn150 PVC pipeline, and that TasWater would facilitate the access and permissions for this works to occur as an upgrade to TasWater infrastructure. It is noted that these works would be at the developers cost and could possibly be undertaken by either TasWater or an approved Contractor engaged by the developer. It may be that this connection could provide gravity service to a significant portion of the subject site without the need for a pump station (subject to detailed design for the private development building works)
- b. Refer plan. With sewer option suggested, no easements by the developer would be required, with TasWater facilitating installation of the upgraded Sewer main (installed at developer's cost).
- c. Refer plan, water and sewer connection to be provided in locations as noted
- d. Shown, note suggested arrangement and location, with full arrangements shown at time of detailed design – likely a DN50 property connection will be proposed (including servicing a likely private fire system – tank plus booster pumps)
- e. Sewer connection as shown – services significant area of lot, to upgraded DN150 connection on above calculations to the new (proposed) upgraded DN150 TasWater sewer main. It is likely that should design of the site development require, a private pump station could be installed in the bottom south-west corner of the lot as needed, per TasWater suggestions and approval for private pump station if required.
- f. Believe no redundant connections exist to be removed

2.3 Section 3.

No longer applicable.

We understand that TasWater would utilize their existing powers to replace/upgrade the existing DN100 sewer main running through the 33 Tower Hill Street, and 38 West Goderich Street properties out to the existing manhole on Tower Hill Street, and that TasWater would facilitate the access and permissions for this works to occur, as an upgrade to TasWater infrastructure at the developer's cost.

Refer discussions with TasWater's David Boyle and Eammon Tiernan on this matter confirming approval to proceed on this basis.

2.4 Section 4.

No longer applicable – refer note section 2.3

We trust that the above provides information as requested. If you require any further details or clarification on any aspect of the above please don't hesitate to contact me by phone on 0438 636 359 or email: ahowell@ipdconsulting.com.au

Yours faithfully
IPD Consulting Pty Ltd

Andrew Howell

Submission to Planning Authority Notice

Council Planning Permit No.	PA\17\0062	Council notice date	2/11/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01631-MVC	Date of response	15/03/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	BEEFEATER ST, DELORAINE	Property ID (PID)	2269740
Description of development	Visitor accommodation (backpackers), carparking & signage		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	IPD Consulting	001	6/03/2017
Conditions			
<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"> A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit / lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. <p>ADVICE</p> <ol style="list-style-type: none"> If this development proposes to have a DN50mm Ø property water connection, then TasWater will exempt the Developer to upgrade the existing DN50mm Ø water main to a DN100mm water main from outside of 111 Emu Bay Rd to the proposed development. TasWater cannot supply a DN50mm Ø property water connection for this development. Domestic water supply will need to be provided by a dedicated water tank via a DN32 (ID25) mm connection. <ol style="list-style-type: none"> 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. Prior to commencing construction, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS (Upgrading Sewer asset DLSZ03GM6468 to a DN150mm sewer)</p> <ol style="list-style-type: none"> Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a 			

- suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
 8. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "IPD Consulting 001", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
 9. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
 10. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
 11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
 12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
 13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
- DEVELOPMENT ASSESSMENT FEES**
14. 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. \$335.18 for development assessment; and

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.

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting for this development.

Boundary Conditions Off the DN50mm Water Reticulation Main in Beefeater St

With the supply reservoir set at 1/3 full level of 319.5 m AHD, the boundary conditions are:

- Connection: DN50 Beefeater Street
- Elevation: 261 m AHD
- Pressure during peak: 314 m AHD or 515 kPa

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

Environmental Health Comments

From an Environmental Health perspective, the main factors for consideration with this development application are noise and impacts on residential amenity. The application documentation does not provide any information detailing how noise impacts from the development and use are proposed to be mitigated.

It is considered that the establishment of a facility accommodating up to 60 people which operates 24 hours a day, 7 days per week would not be in keeping with the General Residential Zone purpose, which states that:

Non-residential uses are not to be at a level which 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 (10.1.1.3); and, To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity (10.1.1.4).

The lot is largely surrounded by existing residential dwellings, including 14 purpose built aged care units, and the setback distance between the existing dwellings, including private open space areas and the proposed dormitory units is approximately 5.5m. There is potential for the surrounding residential amenity to be adversely affected by the proposed development via noise impacts from the concentration of up to 60 people living on the site, particularly given the proposed centralised amenities block and communal kitchen, as well as from traffic movements including buses from the facility operating 24 hours a day.

It is important to note that Council has approved visitor accommodation developments in the General Residential Zone, such as B&B accommodation, however these have been on a much smaller scale where it could be justified that the level of use and impact was similar to that of surrounding residences and therefore in keeping with the Zone Purpose.

There are existing examples within the municipality where commercial/non-residential uses have been granted Planning approval adjoining residential land, and there are ongoing problems regarding noise nuisance in these areas as a result of incompatible use. On this basis, the proposed visitor accommodation development is considered to be inappropriate for the location and does not meet the criteria listed in the Zone Purpose. Therefore the application for visitor accommodation at 46a Beefeater Street, Deloraine is not supported.

Katie Proctor | Environmental Health Officer
Meander Valley Council
working together

①

Justin Simons

From: Daniel Cunningham <danielc@tasbuiltthomes.com.au>
Sent: Monday, 10 April 2017 10:14 PM
To: Meander Valley Council Email
Cc: Planning @ Meander Valley Council
Subject: beefeater street says NO to accomodation units @ 46 beefeater street

To whom it may concern;

I am writing to express my concern for the residents in beefeater street in relation to an application for 46a beefeater street for accommodation units. I think this is totally wrong and they should not be in this area as we have old aged care below the block of the proposed accommodation units, which are going to be used for fruit pickers and the likes, it will down grade the area and I don't want this to go ahead.

This is not fair on the residents of beefeater st, moriarty st, and tower hill street

I would strongly recommend the council turn this application down as it will down grade Deloraine as a town!

Regards
Daniel Cunningham
55 Beefeater Street

④

Index No.	15059		
115 Emu Bay Road	Doc No. 1113919		
Deloraine R7384	10 APR 2017	MVC	
Action Officer	JS	Dept.	COS
EO		OD	/

General Manager - Martin Gill

Meander Valley Council

P.O. Box 102 Westbury 7303

10th April 2017

Dear Mr Gill,

With reference to **Planning Application PA\17\0062** advertised by M.V. Council, dated 25th March, made available for comments for 2 weeks, I wish to state my absolute disapproval of the proposed development in the current Residential area of Deloraine.

This application, as far as I can see, is for Substandard sleeping areas for the use of the workers who will come from overseas, to work at the Applicant Landowners' Berry Farms during the Summer picking season. This is not 'Backpacker Accommodation' which has been suggested by the Proposers, so as to come under the Land Use Planning & Approvals Act of 1993, to enable M.V. Council to approve their application as per the Meander Valley Interim Planning Scheme 2013

10.1.1.2 This development does not serve the Local Community

10.1.1.3 This development is not compatible with the surrounding private residences, homes where people live with their families, homes chosen for the views and general amenity within Deloraine – a safe place to live. **This development would downgrade the existing quality of the area,** which affects the value of the properties nearby. Already one property sale has fallen through when the buyer heard of this proposed development , next door.

10.1.1.4 This development does not show any respect to Neighbourhood character and the thought that this is planned to be a 'high standard' residential amenity is laughable. It is planned to have 12 people accommodated in each building, with 5 portable type buildings, so space for 60 workers. Although there is a Communal Amenities Block with 10 Toilets, 7

Showers and 8 Hand basins (for 60 people rushing to work), each **Block also needs a Toilet and Hand basin** to use during the night.

I note there is to be a Communal Kitchen – will the facilities planned be able to cater for 60 people, and will there be room for tables & chairs for 60 people?

I also note that there is no indoor **Recreation area** (for 60 people) in the proposed plan.

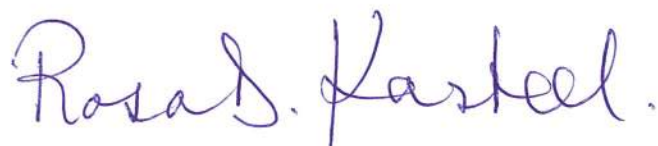
I also see no mention of **Laundry facilities**, again would be for 60 people as proposed.

I am concerned about the **disturbance to local residents by the early morning noise level** due to the bus's tooting as happens in one other area currently used to accommodate staff, where neighbours did complain, but nothing was done to rectify the problem.

There is concern about increased **traffic** on this narrow section of Beefeater street, between Emu Bay Road and Moriarty Street, especially at the bottom of the hill, where there is currently a blind intersection. This is a rural area, and expanded roadworks are not requested nor wanted. When wishing to exit at the Emu Bay Road intersection at the top of the slope, there are often long delays waiting to turn right due to the flow of traffic heading west, especially early morning and after 3pm in afternoons.

I feel this Proposed Application does not fit the Development Criteria, existing for all residents in a Residential Area, and should not be approved by Meander Valley Council

With regards,



Rosalie D. Kasteel

Martin Gill
General Manager
Meander Valley Council
PO Box 102
Westbury
TAS 7303

Re: Rebecca Green & Associates – PA\17\0062

Dear Martin

Thank you for the notification of application for the above planning approval and on review of the application wish to raise objection to the application and make the following representation.

The application fails to address mitigation of adverse health effects on the immediate members of the community that neighbour the property and specifically to those tenants of our units. The development of our new concept dwelling estates, pioneered in partnership with your Council, was to create self-supporting neighbourhood communities to allow the elderly or disabled to live independently in a secure, safe and supportive environment. The estates we developed were in peaceful established community areas with trusted stable neighbours to support and assist each other with their increasing care needs and avoiding the need to move into residential or access acute services. This has proven very successful with these estates and with this group of affected community members.

The evidence of the impact of a similar development adjacent to our St Marks Court units demonstrates the adverse effect the proposal will have on our tenant's health and wellbeing leading to substantial increase in community resource costs. The proponent must factor in increased ambulance visits, hospitalisation and law enforcement resource impacts as evidenced with our recent experiences. We are dealing with vulnerable people who will be seriously affected by this proposed development. No consideration of these issue or any consultation with these and other affected people has occurred.

I would now like to address the contents of the application:

- The numbers - 60 people concentrated in 5 buildings is well above the density of residential types on all the surrounding blocks;
- The building type and site planning – bearing no resemblance to any residential buildings other than sheds in the vicinity, and, more disrespectful of surrounding buildings, are lined up in a row and with no moderation of orientation to break the 'military' look. The buildings do not contribute to the general residential

amenity and they do not respect the surrounding architectural types or neighbourhood character. They do not represent a high standard of residential accommodation as they are temporary structures built very cheaply and quickly.

- The use by pickers, or even backpackers, and whether they 'primarily serve the local community', or, just serving only a small part of it, can be debated. However, they provide no benefit to the immediate neighbourhood and severely affect the liveability of this neighbourhood area.
- 19 car parking spaces - which in the traffic engineer's report relate to 3 movements per space equalling 38 movements – considerably more from one driveway than any other in the street or immediate vicinity. The traffic engineer does not have any traffic counts for the street, mentions a possible 200 per day, adding another 38 represents an increase of 19% which is a very abrupt and substantial increase. The reference of 200 movements per day seems a lot for this residential street with very few people, especially when the traffic engineer's movements are based on 50 people for 38 trip. I can only conclude the traffic impact is significantly underestimated. Does this street need an upgrade to cope with the additional traffic movements? Will there be a need for street parking by the occupants and therefore a street upgrade?
- The area from the development site has no public footpath and with an added 60 residents will need to be constructed to allow safe access to the town's services.
- Signage – a sign 4 metres long by 1.5 high would be overwhelmingly intrusive to the amenity of a residential, non-commercial street.
- Operating hours – 24 hrs 7 days a week is a completely unreasonable intrusion on a quiet residential neighbourhood. This does intimate a lot of coming and going and it needs to be made clear by the applicant what times these people will be leaving for work and returning. The age demographic of the pickers (or even backpacker's for that matter) suggests that early to bed would not always be adhered to. What documentary evidence/data of backpacker or picker accommodation activity has been researched by the proponent? Early leaving and the noise associated with 60 people preparing for work in a central amenities block (located quite near 3 residences) would not be quiet when elderly residents are sleeping, and well outside of business hours. Noise will not be moderated by general 'city' noise, Deloraine is a very quiet rural township.
- The location of the buildings along the western boundary would impact (noise and light at night) quite directly onto at least 3 residences and potentially a 4th in our accommodation site. The next three in parallel to the boundary on still mornings or evenings may also be impacted by noise and bright light.
- The proposal has not addressed waste generation which will need to be removed from the site. What equipment is to be used to transport waste from 60 fruit pickers from the site? What time are these traffic movements to occur? What noise will be generated by the waste disposal truck? All this will clearly impact adversely on the neighbourhood.
- The impact of ground water flow has not been addressed by this proposal and the very long cutting across the site will intersect the very high underground water flow moving down the hill. The development may change the ground water

levels both above and below adversely affecting foundations and other structure such as roads and footpath.

The following is our review of the compliance with relevant Zone criteria from the planning scheme as this proposal does not appear to adequately address the main issue of compatibility with neighbourhood character and the amenity of adjoining properties:

10.1.1.3.1 This proposal will undoubtedly adversely affect residential amenity through noise, activity outside of business hours, traffic generation and continual movement on site due to centralised amenities.

10.1.1.4 This proposal does not respect the prevailing neighbourhood character or provide a high standard of residential amenity.

10.3.1 Amenity

Performance criteria

P1: The concentration of occupants, combined with centralised amenities, will undoubtedly impact upon the amenity of adjoining residential property.

P2: Commercial vehicle movements are known to operate outside the nominated hours of operation.

10.3.2 Residential Character

The proposal does not conform to or support the visual character of the area.

10.4.2 Setbacks and building envelope for all dwellings

Performance criteria

P1: Scale, bulk, massing and site orientation appear incongruous with adjoining development.

P3: No shadow diagrams have been provided with this application to reasonably assess P3.

10.4.3 Site coverage and private open space for all dwellings

Performance criteria

P2: No landscape details have been provided with this application to reasonably assess P2.

10.4.4 Sunlight and overshadowing for all dwellings

Performance criteria

P2 and P3: No shadow diagrams have been provided with this application to reasonably assess P2 and P3.

10.4.6 Privacy for all dwellings

Performance criteria

P2: This proposal will overlook private outdoor spaces of adjoining properties.

Mitigation of this issue has not been demonstrated within this proposal.

P3: This requirement does not appear to be addressed.

10.4.8 Waste storage for multiple dwellings

Performance criteria

- P1: Adequate detail has not been provided.
- 10.4.13.1 Streetscape integration and appearance
Performance criteria
P1: This proposal does not reflect the development patterns of adjoining properties or positively contribute to same.
- 10.4.13.3 Building height
Shadow diagrams or landscape plans have not been provided with this application to adequately assess this requirement.
- 10.4.13.7 Overlooking
Performance criteria
P1: No consideration of the character of the immediate precinct is evident within this proposal.
- 10.4.13.8 Landscaping
No landscape details provided.
- 10.4.14 Non Residential Development
Performance criteria
P1: No landscape details provided.

Yours faithfully



Cliff Partridge
Public Officer
St Marks Homes Inc.
10th April, 2017

(4)

Dawn Vallance
43 Moriarty Street
Deloraine 7304

0404850987 (m)

10th April 2017

Martin Gill
General Manager
Meander Valley Council
PO Box 102
Westbury
TAS 7303

Re: Rebecca Green & Associates – PA\17\0062

Dear Martin

Although my property is not adjoining the planned development of fruit picker/backpacker accommodation, I am providing a written objection to this application as I empathise with those who will be directly affected if it goes ahead and on a broader scope the effect it would have on the appearance and feel of our neighbourhood.

First impression:

This application does not cover either a dwelling or a residence.

It is equivalent to adding a hotel to rural township but, unlike your typical hotel accommodation, it is not in an appropriately zoned area and the proposal utilises detention centre demountables.

The 'barracks' are lined up like a cheap and nasty holiday camp with shared facilities which will likely be pretty noisy with 60 people in residence.

The numbers - 60 people concentrated in 5 buildings - is well above the density of residential types on all the surrounding blocks.

To take the analogy further this 'hotel', consisting of former detention center demountable dormitories, is intended for use to house fruit pickers.

There goes the similarity to a hotel – with movements to and from the location extremely concentrated at certain times of the day. Likely the bulk if not all of the 'guests' will be preparing for the working day ahead leaving and returning en masse.

This proposal is not in harmony with the neighbourhood, it is not in character for the township of Deloraine and it is not of a standard which one would hope would be maintained, by our council representatives, by way of appearance and design.

C & D 3

This development is not appropriate for a quiet residential area and it is located between private residences and on the doorstep of independent living units which are occupied by elderly people.

I assume this aspect of the proposal will be carefully scrutinised by council staff and councillors when considering this application.

The lower end of Beefeater Street from Emu Bay Road down to the railway line (a 90 degree blind corner) is in a poor state of repair and is barely wide enough for two vehicles to pass safely. Usually one of the vehicles has to pass on the verge, especially if one of them is large.

The addition of vehicle movements for up to 60 backpacker/pickers will take the volume of traffic for this piece of road to unsustainable levels, it's only a matter of time before it will result in an accident.

I question the estimated 38 vehicle movements per day, it seems on the low side of probability given that people will be coming and going for other reasons than getting to and from employment.

There are no footpaths on this section of Beefeater Street, and many people in the community walk their dogs or exercise along this road.

For the more than 10 years I have lived on the corner of Beefeater and Moriarty Streets there has continually been problems with storm water run-off on Beefeater Street. I wonder if the potential impact on that issue has been adequately investigated?

The signage proposed (4 meters by 1.5 metres) would be intrusive in a residential neighbourhood.

We get a council rubbish collection weekly, I can imagine the garbage output of 60 people on a daily basis and I didn't see anything in the application that shows how the proponents plan to deal with this high volume of waste.

I've vented for long enough, I could go on and on, but I've made my key points and I have no doubt that others will be making representation to Meander Valley Council asking that this planning application be rejected.

I am adding my voice; please reject this planning application as unsuitable for our neighbourhood.

Yours sincerely

Dawn Vallance

Unit 35
35 Moianaty St
Deloraine

General Manager
Meander Valley Council

Re Visitor Accommodation/Backpacker
Beebeater St
Deloraine

Dear Sir

As residents of Aged Care Deloraine Units in Moianaty St we strongly oppose the establishment of the proposed backpacker accommodation which adjoin us.

The noise factor is a big concern to us as we live in a peaceful area. We are elderly citizens who enjoy the quiet lifestyle that Aged Care Deloraine have provided for us. Adding up to 60 people over our back fence will regrettably be a big impact on us.

We have noted that there is to be no caretaker living on site which adds to our concerns about noise control and whether there will be more occupants than beds.

Deloraine has many backpacker facilities and we ask "do we need more?"

Another query is why aren't these people being housed in the proposed buildings on the applicant's berry farm? These buildings are not in keeping with the landscape. They are unsightly and look like storage containers.

Yours Sincerely

G. R. Kettle
Skettle

IKE + SUE KETTLE

Phone 63622899
0418516290

Donald and Margaret Loone
Unit 45/35 Moriarty Street
Deloraine Tas 7304
Phone: 0419 877 312

8th April 2017

The General Manager
Meander Valley Council
P O Box 102
Westbury Tas 7303

Dear Sir/Madam

Re: Planning Application PA\17\0062 - 46a Beefeater Street, Deloraine

We wish to object to the proposed Discretionary use of the above land for visitor accommodation – non residential development, construction of car parking, design and layout of car parking, pedestrian walkway and associated signage.

As a tenants of the Aged Care Deloraine units that adjoin the proposed development. We wish to raise the following points:

- **Intrusion of privacy:** As the proposed development will directly look into the unit site we have concerns for the safety and impact on tenants with the dormitories looking directly into the units and that the unit site could become a walk through area for the visitor accommodation.
- **Quality of life:** Our units were developed to house the elderly and unwell people in our community the addition of communal housing so close to these units is not conducive or complimentary to lifestyle of the tenants or any of the adjoining area. At amenity of the area will be severely downgraded by the addition of the visitor accommodation.
- **Increased noise:** The proposal indicates the activity will be between 7am and 7pm. It is well known that fruit pickers commence their days much earlier than this. Who will police the noise violations?
- **Inadequate road width and composition in Beefeater Street and Moriarty Street:** the streets in their current condition barely cope with the traffic levels. It is almost impossible for 2 cars to pass on Beefeater Street without one being off the bitumen. If these roads are upgraded to carry increased traffic including buses, is that at the cost to the developer or the Meander Valley ratepayers?
- **Is there sufficient sewerage and water to support an additional 60 people?**
- **Site hygiene –** concern that male occupants will not walk to the amenities block during the night, thus using the area nearer the fence line instead.
- **The proposed development mentions 60 occupants –** how will this be policed or capped?
- **Landscaping and fencing:** we note there is not landscaping plan or suggested fencing. If successful will the development have such restraints placed upon them?

Knowing the disruption that similar developments and homes converted into accommodation have caused in the community and the impact on neighbouring properties we wish to most strongly send our objection to the development. There appears to already be an abundance of accommodation options of this type in the area we most strongly oppose the development as listed above.

Tenants in this unit development moved here to feel safe and supported in our older age, there are now very real concerns and fears for our safety and security if the development is approved. The average in age the tenants in the Moriarty Street units is in excess of 75, the concept of having much younger neighbours who would have differing lifestyle expectations and choices is of significant concern to us.

We implore the Meander Valley Council to not proceed with approval of this development.

Yours faithfully



Donald and Margaret Loone

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Justin Simons

From: The Legdins <legdinm@bigpond.com>
Sent: Sunday, 9 April 2017 11:46 AM
To: Planning @ Meander Valley Council
Subject: planning approval

Dear sir or madam,i am writing re the proposed development of land adjoining mine ,my name is peter Legdin i own the property at 39 towerhill st deloraine,my wife and i feel that he proposed development would not be appropriate on this site as there is an adjoining tretirement village,of older people who could be affected by the noise factor most backpackers /fruit pickers atc are of a young age and can be quite loud, this area of deloraine is a quiet area and we would like to keep it this way

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General Manager
Meander Valley Council
PO Box 102
Westbury
7303

Index No.		15059	
Doc No.		1113920	
RCV'D	10 APR 2017	MVC	
Action Officer	JS	Dept.	COS
EO		OD	

Northgate House
47 Moriarty St.
7304
9th April, 2017

Dear Mr Gill,

As a resident of the above property, on Moriarty Street (no through road) which abuts Beefeater St. I am writing to voice my most vehement objection to the proposed development at 46a Beefeater St. as per planning notice Rebecca Green & Associates – PA/17/0062.

DISCRETIONARY USE development

I believe that the planned relocated barracks style development would have a detrimental impact on the adjoining properties.

The values of the surrounding properties would vary between \$300,000 and \$700,000 in value and these individual investments were made with the confidence that this chosen residential location would remain residential not HIGH DENSITY COMMERCIAL.

10.1.1.4

The arrival of this development would equate to that of a high rise building with a population density of 60 itinerant ethnically diverse people who have no ownership ties or obligations to respect their surroundings or that of their neighbours.

This proposed development has already and will impact on property values (the ability to sell), the semi rural lifestyle and interfere with the VISUAL CHARACTER of the area that lured us to this part of the world to retire.

I would suggest that contrary to the proposal's assertion, this development would lower not heighten residential amenity and downgrade the neighbourhood character.

Noise 10.1.1.3.

The suggestion that this development inhabited by 60 young people living in such close proximity to each other with no on-site authority will not cause a noise impact is fanciful in the least and totally unrealistic.

Notwithstanding the ongoing movements of vehicles, the bus is listed as four movements per day carrying 12 people.

I would suggest it would be many more movements per very early day and evening for the 60 workers or it would require a larger bus thus ongoing and much higher noise levels and resultant traffic movement impacts outside of business hours.

10.4.14

Illumination

It appears according to the proposal that exterior floodlighting will be necessary all night to allow for safe transit from dormitories to toilet facilities 10s of metres away.

This is in contradiction to the quoted sympathy to the amenity/attractiveness/comfort of the nearby residential properties.

10.4.14 contd.

This location is overlooked by many residences due to topography and those will be impacted severely by light pollution from this permanently illuminated barracks style development.

Traffic


10.1.1.3

The traffic movements in Beefeater St. are already fraught with danger as the visibility accessing Emu Bay Rd. is hazardous even for drivers familiar with our roads, the inevitable increase in movements will elevate this level of risk for all users, not only those resident in this street.

The frequent accessing of this street by the seasonal workers will also elevate the level of risk as this street has been commonly of low usage and observers will have obviously noted the habits of users coming around the bend at the bottom of the street on the wrong side and proceeding up the hill in the middle of the road.

This is a substantial commercial development of substandard quality even for backpackers which would benefit only the developers, and have a detrimental impact on the quality of environment of the surrounding neighbourhood.

Yours faithfully



Margaret Tabor

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Justin Simons

From: Peter Cato <peter.cato2@bigpond.com>
Sent: Saturday, 8 April 2017 10:54 AM
To: Planning @ Meander Valley Council
Subject: Backpacker accommodation..attention General Manager Martin Gill

It has come to my attention that a development of the residential block at 46a Beefeater St for visitor accommodation and car parking is in fact accommodation for fruit pickers and backpackers.

This area is a residential area and impacts on four streets as listed in the planning document ..Tower Hill St, Beefeater St , Moriarty St and West Goderich.

After speaking to residents in this area I feel compelled to voice my disapproval of this type of commercial development in this area of Deloraine.

I understand there are several relocatable accommodation units which were transported from Pontville detention centre which will be set on this residential block. The capacity being for up to 60 transient, itinerant workers...the **visual impact** of such dwellings set amongst car parking facilities for this number is most disturbing as is the associated **noise** and activity associated with such **large numbers** of mainly young people, coming and going at irregular hours. This will impact on the quiet residential ambience which exists at present and is causing widespread concern for many established residents of this area. Such a commercial facility belongs on a rural property or in a commercial space near the place of work. Apart from the impact on **lifestyle, security, and aesthetics** of the area enjoyed by residents nearby, this development may effect **property values** and the ability of residents to sell their homes.

I urge the council planning authority to consider the factors mentioned above when deciding the future of this proposal.

Robin Cato [Deloraine resident]

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Justin Simons

From: Robyn Weare <thewarehouse@gmail.com>
Sent: Friday, 7 April 2017 7:35 PM
To: Planning @ Meander Valley Council
Subject: APPLICATION NO: PA\17\0062

We strongly object to the above proposal on the following grounds:

- grossly incompatible with surrounding residential development – in terms of density and design;
- resembles a military camp – the buildings are not purpose built, they are to be constructed in a regimented fashion and they are no more than aged and recycled military barracks;
- the layout of the buildings will resemble a military establishment totally out of place in a desirable and attractive residential area;
- allocating responsibility for cleaning the premises and grounds (with the exception of lawns) to 60 transient backpackers is totally unrealistic and unworkable – other Deloraine accommodation used for this purpose and left in the hands of “visitors” has resulted in third world conditions;
- it is inevitable that more than 60 visitors will use the unsupervised complex in peak times; and
- significant increase in traffic movements will constitute a serious danger to pedestrians and residential and other traffic and be likely to result in serious accidents at the entry point.

Sincerely yours

Nick and Robyn Weare

118 Emu Bay Road

Deloraine

0438949232

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Justin Simons

From: sonjagrodski <sonjagrodski@bigpond.com>
Sent: Friday, 7 April 2017 5:44 PM
To: Planning @ Meander Valley Council
Subject: Objection to Visitor accomodation

I Sonja Grodski am objecting to the planning proposal for the property CT31888/3 proposed Visitor Accommodation facility.

I reserve the right to amend this objection as further information comes to light.

The proposal is unsuitable in a delicate residential area.

It is not in the interests of the local community.

60 beds for itinerant workers . Open 7 days a week is not in the intersts of the surrounding ageing population.

Obviously the enviromental factors have not been adequately considered nor the true impact on surrounding properties.

Under the freedom of information act I request copies of all documents of meetings and discussions held by council present and future ..pertaining to this developement.

Sonja Grodski.
37 Towerhill st
Deloraine.
7304 Tas.

Sent from my Samsung GALAXY S5

Your Reference:

Our Reference: NRR:SCP:171934

Direct E-Mail: simon.perraton@raepartners.com.au

Direct Line: (03) 6337 5555

7 April 2017

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rae & partners

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e firm@raepartners.com.au

General Manager
Meander Valley Council
PO Box 102
Westbury TAS 7303

raepartners.com.au

Via Email: planning@mvc.tas.gov.au

**RE: PLANNING DEVELOPMENT APPLICATION REPRESENTATION
PA\17\0062**

This objection is lodged on behalf of:

Michael Sullivan
PO Box 138
Deloraine Tas 7304

1. Overview of objection

PA\17\0062 ("the Development Proposal") is in essence an application to change the existing use of land at 46a Beefeater Street Deloraine from vacant residential land to visitor accommodation.

We lodge this objection on behalf of Michael Sullivan, who owns land adjoining 46a Beefeater Street Deloraine. Due to family circumstances, Mr Sullivan has been unable to personally lodge this representation.

Our client submits that the Development Proposal does not accord with the Zone Purposes of the relevant Zone, namely Clauses 10.1.1.3 and 10.1.1.4

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

Directors: Phillip Lebski, Scott Chellis, Nicholas Reaburn, Melanie Kerrison, Stuart Blom

Consultants: Ross Hart, Will Edwards, Matthew Pawson

C & D 3

character and provides a high standard of residential amenity.

2. Objections to the Development Proposal

Our client's objection to the Development Proposal is based on its potential to adversely affect residential amenity of the surrounding properties, which are located within the *General Residential Zone*, as defined in the *Meander Valley Interim Planning Scheme 2013*:

- This Development Proposal is by its nature supporting a use that will generate light, traffic movement and noise outside of business hours.
- The maximum occupancy of 60 persons and the temporary nature of the proposed accommodation will generate significantly increased traffic, pedestrian movement, noise and light which will damage the residential amenity of surrounding properties.
- The proposal to use the visitor accommodation as housing for seasonal fruit picking workers will result in traffic movements which are likely to often occur outside business hours.
- The assertion by the applicant that there will be no commercial vehicles used requires further assessment, as it would seem likely that many seasonal workers may not have their own transportation. Further, based on the predicted maximum occupancy of 60 people, the described "*Ford Transit 12 seater*" would be making upwards of 10 trips to and from the site each day. It is noted that this will impact the amenity and quiet enjoyment of surrounding properties.
- The Development Proposal proposes 19 car spaces which is, therefore, inadequate based on the size and nature of the development proposal (*Meander Valley Interim Planning Scheme 2013 E.6.6.1*). To consider the worst case scenario, the maximum occupancy may necessitate parking for up to 60 vehicles. Even at half capacity, the proposal does not provide adequate car parking.
- The Development Proposal has not considered the provision of parking for the nature of vehicles seasonal workers are likely to use, such as campervans and caravans and motor homes. Further, the design of the car park does not allow for access to these larger and more cumbersome vehicles, nor does it allow for turning for these vehicles (*Meander Valley Interim Planning Scheme 2013 E.6.7.2*).

- The nature of the proposed temporary dwellings do not meet with the existing character of Deloraine or meet with the existing high standard of residential amenity of this area.
- The nature of these temporary dwellings means visitors will have to walk outside to access amenities. This will increase noise in the area outside of business hours, and will encourage visitors to mingle and socialise outside. The resulting noise will detract from the quiet enjoyment of other properties. It will also necessitate lighting outside of business hours which would not be required for other uses of this site.
- The Development Proposal has failed to address the Performance Criteria for Use and Development standards within this Zone, as described further in Section 3 of this objection (below).
- The Development Proposal fails to adequately address the security and safety of occupants for what is proposed to be a facility operating 24 hours a day 7 days a week.

As a result, the Development Proposal has failed to consider or does not accord with the nature of a development that should be allowed in this Zone and the Development Proposal should be rejected.

In addition to the objections already described, we have provided the following overview as to our client’s objections to the Development Proposal.

3. Meander Valley Interim Planning Scheme 2013

In addition to the objections which are already described in this letter, our client submits that the Development Proposal does not meet the requirements of the *Meander Valley Interim Planning Scheme 2013*, as described below.

Use Standards

10.3.1 Amenity

Objective:		
To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.		
Acceptable Solutions	Performance Criteria	Objection

<p>A1 If for permitted or no permit required</p>	<p>P1 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.</p>	<p>As described above, due to the non self-contained nature of the units, illumination will be generated as it will be necessary for people to embark outside the dwellings in order to use the bathroom, where they are more than likely to also socialize, generating noise outside normal business hours.</p> <p>This proposal does not meet the Performance Criteria.</p>
<p>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.</p>	<p>P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.</p>	<p>The Development Proposal will impact the residential amenity, whether commercial vehicles for discretionary uses are to only operate between 7am and 7pm or otherwise. It would however be expected in normal fruit picking operations that commercial vehicles may be present to collect workers prior to 7am.</p> <p>Car parking is considered inadequate for the number and nature of vehicles that are to be expected for this site.</p> <p>This proposal does not meet the Performance Criteria.</p>

10.3.2 Residential Character – Discretionary uses

Objective:
 To ensure that discretionary uses support:
 a) the visual character of the area; and
 b) the local area objectives, if any.

Acceptable Solutions	Performance Criteria	Objection
<p>A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.</p>	<p>P1 No performance criteria.</p>	<p>As described above, the Development Proposal does not address parking for oversized vehicles that are likely to be present due to the seasonal and travelling nature of the visitors that are expected. It is therefore likely that caravans and motorhomes would, by necessity, have to be parked outside the property boundaries.</p> <p>This proposal does not meet the Performance Criteria.</p>
<p>A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.</p>	<p>P2 No performance criteria.</p>	<p>There is no provision in the Development Proposal and associated plans which addresses where and how goods will be stored. Noting that, based on the temporary nature of the proposed buildings, it is likely that goods will not be capable of being stored in the buildings</p>

		<p>themselves.</p> <p>Excluding the small shed it is unclear from the Development Proposal and associated plans where waste and recycling bins are to be stored.</p> <p>This proposal does not meet the Performance Criteria.</p>
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10.4.14 non-residential development

<p>Objective:</p> <p>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.</p>		
Acceptable Solutions	Performance Criteria	Objection
<p>A1 If for permitted or no permit required uses.</p>	<p>P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to:</p> <p>a) 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</p> <p>b) the setback of the building to a road frontage and if the distance is</p>	<p>As previously described in this objection.</p> <ul style="list-style-type: none"> • The proposal is not sympathetic to the form and scale of residential development in the area and, as a result, will affect the amenity of nearby residential properties. • No proposal has been outlined for physical screening and fences.

	<p>appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and:</p> <p>c) the height of development having regard to:</p> <p>i) the effect of the slope of the site on the height of the building; and</p> <p>ii) the relationship between the proposed building height and the height of existing adjacent and buildings; and</p> <p>iii) the visual impact of the building when viewed from the road and from adjoining properties; and</p> <p>iv) the degree of overshadowing and overlooking of adjoining properties; and</p> <p>d) the level and effectiveness of physical screening by fences or vegetation; and</p> <p>e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and</p> <p>f) the location and impacts of illumination of the site;</p>	<ul style="list-style-type: none">• The necessary illumination, based on the expected number of people on the site, will have a negative impact on the surrounding area.• The Development Proposal provides no consideration of landscaping to integrate the development with the streetscape.• The nature of the portable buildings will stand out against the current residential nature of the surrounding properties and buildings. <p>As further described in Section 1 of this objection, this proposal does not meet the Performance Criteria.</p>
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	and g) passive surveillance of the site; and h) landscaping to integrate development with the streetscape.	
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Conclusion

As described above, the proposed development under PA\17\0062 will dramatically increase noise and illumination and will impact the residential amenity of the surrounding area. The nature of the external kitchen and amenities will add to the issues described.

As a result of the issues detailed in the aforementioned objections, approval of PA\17\0062 should be refused.

(14)

Justin Simons

From: drcole10@gmail.com
Sent: Friday, 7 April 2017 3:42 PM
To: Planning @ Meander Valley Council
Subject: Development at 46a Beefeater Street, Deloraine.

To The Development Services Officer,
Meander Valley Council,
Westbury.

Dear Sandi,

Thankyou for the letter informing us of the proposal for 46a Beefeater Street Deloraine.

After reading in detail what type of development is being proposed we object in the strongest possible terms. We have invested a considerable amount in our lovely cottage at 45 Tower Hill Street and intend to do more upgrades before we eventually retire there.

The development sounds cheap and nasty and has the potential to impact adversely on the surrounding homes and drag down what is a peaceful and pleasant environment. The developers cannot possibly guarantee that the environment will not be affected if sixty people are to be housed there. When we have been working at our cottage we have noticed how easily noise travels down the hill from Beefeater Street- we could hear conversations easily over the distance so given the density of twelve people to a cottage the noise levels will extremely disruptive.

Shortcuts to the supermarket and hotels will be taken through properties at all hours.

We are sure we will not be alone in our concerns and hope that the application will not succeed.

Yours sincerely,

David and Pauline Cole.

Sent from [Mail](#) for Windows 10

General Manager,
Meander Valley Council,
26 Lyall Street,
Westbury TAS 7303

4th April, 2017

Reference: Planning Submission –Visitor Accommodation, Backpackers,
Beefeater Street Deloraine

Dear Sir,

I wish to voice my objection to this submission. As a resident of the Aged Care Units situated in front of where the submission plans to build this accommodation as per s57 of the Land Use and Approvals Act of 1993, I do not think this is the appropriate place to have this type of accommodation.

With reference to 10 Residential Zone:

This is, to all intents and purposes, going to be a backpacker’s hostel which could have the following adverse effects on the Aged Care elderly residents in Moriarty Street:

- Early morning bus being extremely noisy.
- Cars entering and leaving the site late into the night.
- Weekend parties disturbing residents with their noise.
- Worry about theft of items outside their units.

These concerns have come about because residents of the Aged Care Units here in Deloraine have spoken to people who live close to other backpacker hostels and they told them of their difficulties regarding the above.

It was also surprising to hear that some Councillors, when contacted, indicated that they were not aware of this submission.

I have been told there are already facilities for backpackers in the Deloraine area so surely it would make sense to expand these facilities instead of siting the hostel in this residential area.

Yours faithfully,

Wendy Laing

Unit 40
35 Moriarty Street
Deloraine TAS 7304

7th April 2017 (16)

Meander Valley Lifestyle
Unit 34/35 Morriarty Street,
Deloraine 7304 Tasmania

Index No. 15059			
Doc No.			
RCV'D	10 APR 2017	MVC	
Action Officer	JS	Dept.	COS
EO		OD	✓

The General Manager,
and all Councillors
Meander Valley Council,
Westbury 7303 Tasmania

Ref: PA/17/0062 - 43a Beezeater St, Deloraine

We have much concern for all existing residents living in any property adjoining 43a Beezeater St, Deloraine.

We feel that the development outlined in the application does not address or fall within

a) Acceptable Solutions and Performance Criteria within The Planning Scheme

b) Accommodation facilities within a Residential Area

A major concern is that plans show no indication of live-in Manager / Caretaker / Supervisor facility! Also NO SECURITY!

A relevant question to ask, is whether the primary proposed use of this site, is in fact, to provide accommodation to farm workers i.e. Fruit Pickers?

Are some of these Fruit Pickers here on work visas 457 and the like?

If that is the case and it is therefore seen as being "ANCILLARY" to an Agricultural Use and Business Use, then would it not be "PROHIBITED USE" under the scheme if

within the "GENERAL RESIDENTIAL ZONE"?

We are very concerned about likely negative impacts upon our amenity in areas such as:-

Noise Overshadowing
 Overlooking Vehicle Movements out of hours
 Lack of facilities on site or nearby to entertain or occupy those living in this accommodation.

Also, it shocks us to be aware that no dormitory has the facility of even one "UNISEX toilet/hand wash area" specifically allocated for night/emergency use in each dormitory! There is also no evidence of FIRSTAID facilities!!!

Another serious concern is !!:-

Are we about to witness a "THIRD WORLD DEVELOPMENT" facility set up here in the heart of our residential community, housing young children within families, senior people enjoying quality living and care within a safe residential area?

Yours faithfully

Mansell

P Mansell

HAND DELIVERED

10/04/2017

49 Moriarty Street
Deloraine
Tasmania 7304

7th April, 2017

General Manager
Meander Valley Council
Westbury
Tasmania 7303

(17)

Index No. 15059			
Doc No. 1113921			
RCVD	10 APR 2017	MVC	
Action Officer	JS	Dept.	COS
EO		OD	✓

Subject : Planning notice - PA/17/0062

I hereby make representation regarding the application for a development at 46a Beefeater Street, Deloraine. I am a near neighbour of the property.

I object to the application on the following grounds:

1. (10.1.1.1) The proposed development would have a level of resident density considerably more than "suburban density". With the exception of an aged care facility, the other residences in the locality have a genuine suburban density of between one and five. The proposed development would have sixty. To suggest that this level is of "suburban density" is absurd.
2. (10.1.1.3) It would be unrealistic to expect that sixty people, mostly young, would not create ongoing issues with neighbours regarding noise and out-of-business-hours activity.
3. (10.1.1.4) The proposed development is quite unlike any other property in the vicinity and would not "respect the neighbourhood character". Further, a line of huts would be suitable in an army barracks but would be out-of-place in a residential area and would not provide a "high standard of residential amenity".
4. (10.1.1.3) The increased number of traffic movements as a result of having seventeen cars and a 12-seater bus using the relevant short section of Beefeater Street are significantly under-estimated in the proposal. The street is narrow and those extra vehicles would, almost certainly, cause difficulties

for current users. The number of serious accidents in that short section is not great, but as a resident and as a road user, I am aware of many minor accidents and near misses. The junction of Beefeater and Moriarty Streets is the scene of many of these events, largely because there is confusion about the right-of-way. The intersection of Beefeater Street and Emu Bay Road is another difficult and potentially dangerous site for a motorist entering Emu Bay Road. The situation would be exacerbated by many more drivers who have limited skill and experience with local roads (e.g. the narrowness of Beefeater Street), rules (e.g. giving way to the right) and cars (e.g. right hand drive). To avoid a significant increase in accident numbers, the council would need to construct a roundabout at the intersection and improve conditions at the junction.

Yours faithfully

A handwritten signature in black ink, appearing to read 'W. John Phelps', with a horizontal line underneath.

W. John Phelps

18

Unit 1
35 Moriarty Street
DELORAINE 7304

7 April 2017

Index No.		15059	
Doc No.		1113798	
RCV'D	07 APR 2017		MVC
Action Officer	JS	Dept.	COS
EO		OD	✓

Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Dear Sir/Madam

**RE: APPLICATION FOR PLANNING APPROVAL
46a Beefeater Street Deloraine**

This area is totally unsuitable for the proposed development.

On its lower boundary are 14 dwellings occupied by Aged Care residents, who would be overlooked by the proposed development.

On its other boundary in Tower Hill Street are 'Kanangra' Aged Care residents, and in addition, a number of similar dwellings occupied by Aged Care residents.

The noise and traffic generated; lack of privacy; and pressure on existing water and drainage systems by up to 30 casual visitors is totally out of keeping with this locality.

The planned area is suitable for one or two dwellings only, in keeping with the rest of the area.

Yours sincerely

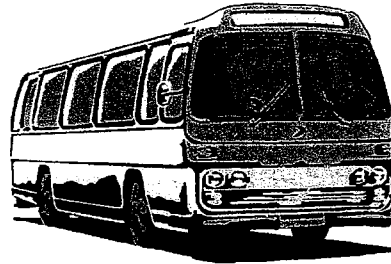


(Mrs) ANNETTE LORD

1113216

19

S.R. & C.A. LOONE
39 West Parade
DELORAIN TAS 7304



ABN: 80 644 729 917

Phone: (03) 6362 2531

Fax: (03) 6362 2531

Mbl: 0417 035 365

Accredited Operator: 419294176

AS A LAND OWNER / RATE PAYER, WE ARE CONCERNED BY THE AMOUNT OF FRUIT PICKERS THAT RESIDE IN OUR TOWN AND NOW THE COUNCIL ARE THINKING OF ALLOWING A DEVELOPMENT TO BE BUILT IN A RESIDENTIAL AREA. WE HAVE FRUIT PICKERS LIVING IN A RESIDENCE BEHIND WHERE WE LIVE AND THE NOISE THAT COMES FROM THEM AS THEY BOARD THEIR BUS AT 5.30AM / 6.00AM. IN THE MORNING IS TOTALLY UNACCEPTABLE. WHEN THEY RETURN FROM THEIR WORK (THE JOBS THAT THE LOCAL DOLE BUDGERS SHOULD BE DOING) THEY ONCE AGAIN ARE YELLING, SHOUTING AND SQUEALING, NOT WHAT YOU WOULD EXPECT OR WANT IN A SMALL TOWN ENVIRONMENT.

C & D 3

THEY MAY BE A BENEFIT TO THE LOCAL FARMS
AND BUSINESSES BUT THEY ARE NOT NEIGHBOURS
THAT WE WANT.

REGARD

STEVEN & CHERYL LOONE

Justin Simons

From: snewsum snewsum <snewsum@bigpond.com>
Sent: Thursday, 6 April 2017 9:00 PM
To: Planning @ Meander Valley Council
Subject: Representation & Objection to proposed development PA\17\0062
Attachments: Loone SR CA Scan.pdf; Council Representation 46a Beefeater St 042017.docx

Importance: High

Dear Mr Martin Gill,

Please find attached two documents which form our representation and objections in relation to 46a Beefeater Street, Deloraine, by the applicant Rebecca Green & Associates - PA\17\0062 for your consideration. One of the attachments is a supporting document/letter, written by Mr Steven and Mrs Cheryl Loone who personally have first hand experience (although unwanted experience) on this very subject matter.

Yours sincerely,

Stephen & Susanne Newsum
(03) 6362 2999.

1113216 ✓

S.A & S.E. Newsum
43 Tower Hill Street,
Deloraine, TAS, 7304

Mr Martin Gill
General Manager
Meander Valley Council
P. O. Box 102
Westbury, TAS, 7303

Tuesday 4th April, 2017

Dear Mr Martin Gill,

Representation in accordance with the Land Use and Planning Approvals Act 1993, regarding:

Applicant: Rebecca Green & Associates – PA\17\0062
Property Address: 46a Beefeater Street, DELORAINNE (ct:31888/3 with drainage works via 33 Tower Hill Street (CT:118654/2), 38 West Goderich Street (CT:118655/1) & 35 Moriarty Street (CT:32226/1)
Development: Discretionary use – visitor accommodation – non residential development, construction of car park, design and layout of car park, pedestrian walkway, associated signage.

We **strongly** object to this proposed development. We have a number of significant concerns, detailed in the below table, which adversely affect us personally, our neighbours, and the broader residential amenity.

		Objection
10.1.1.2	To provide for compatible non-residential uses that primarily serve the local community	It is not compatible to the amenity of the area. The area within which this development is proposed is a quiet residential area. Some of the closest neighbours to this proposal are elderly and are at present living in a well-designed, managed facility, where their safety is not an issue. There are significant known noise complaints with two other locations where backpackers/pickers are currently residing in & around Deloraine. As council is already well aware from the number of noise complaints, from both The Manse property situated in Deloraine, and at Glendel. Additionally, there is to be no on-site manager to even attempt to have some say over noise level control. De-mountable buildings in the centre of town are foreign in the amenity of the area, they would de-value properties all around them, and certainly do not compliment or enhance the area. Additionally, see all points detailed below, as further evidence this is not compatible for the proposed location.
10.1.1.3	Non-residential uses area not to be at a level that distorts the primacy of residential uses within the zones,	This would dramatically alter the current residential uses, and distort the primacy of residential uses within our zone. Our zone composes of residential homes (owned or long-term rental properties). This development would significantly alter the nature, tone, privacy, and ambience of the area. This is explained throughout the document.

<p>or adversely affect residential amenity through noise,</p> <p>activity outside of business hours,</p> <p>traffic generation and movement</p>	<p>Attached is a letter from a current neighbour of the current residence of the local pickers accommodation at The Manse in Deloraine, Mr Steven & Mrs Cheryl Loone. They strongly detail the repeated extreme noise levels that affected them on a daily basis from as early as 5.30am through to all hours of the night. It demonstrates a significant alteration to the amenity of the area, which goes well after 7pm. Additionally, Rodney Brooks (MVC employee, residing on Davies Road, neighbouring Glendel) welcomes a phone call to provide further evidence of noise complaints and disruption to the current amenity of the area, let alone the impact it would have within the proposed area. The number of pickers that are currently residing in The Manse are nowhere near the proposed number of 60 occupants and in such a small space. Additionally, we note that a number of noise complaints have been made to the Meander Valley Council regarding both The Manse and Glendel from a large number of varying parties.</p> <p>The development is designed to accommodate 60 backpackers/ fruit pickers, plus staff. There is no way you can put that number of people into that kind of area, within a residential town and it not have a significant adverse effect and distort the current residential amenity. How does council think the elderly neighbours (or any neighbours for that matter) are going to handle the frequent yelling, shouting and squealing, that is frequent in this environment, and detailed in Mr & Mrs Loone's letter? It just simply is not acceptable, and definitely would have an adverse effect on the existing residential amenity through noise, activity outside of business hours, and the like.</p> <p>The attached letter, also details the significant change in activity to the residential amenity of the area, and it goes on well beyond 7pm. Noise is a significant concern. Additionally, bus noise, tooting, fumes, noise of boarding the bus, are all creating additional significant negative alterations to the Manse's area, let alone the proposed area. Our current area is a quiet well respected residential area, where consideration is given to its neighbours. 60 people residing in the middle of a traditionally quiet residential country town atmosphere, would significantly adversely impact on our area, and in the re-sale value of our properties.</p> <p>There are 19 car parking spaces. Regardless of what the owners of the land say the predominant mode of transport may be, there is still the capacity for 19 cars, plus bus parking. It is not at all unreasonable to expect each of the 19 cars/buses to leave the property <i>at least</i> two to three times daily and re-enter the property <i>at least</i> two to three times per day minimum (for work, grocery, shopping, medicines, doctors, touring, petrol, etc). The net effect of this being a probable additional 114 vehicle entry and exists per day. Let alone the noise implications attach to this occasion.</p> <p>Additionally, "Traffic" as defined by <i>The English Oxford Living Dictionary</i> includes "Vehicles moving on a public highway... The movement of ships, trains, aircrafts or pedestrians..." Pedestrian traffic generation and movement has to be significantly adversely</p>
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	<p>or other off site impacts.</p>	<p>impacted in comparison to the current tone and amenity of the quiet tranquil country-look and feel residential area.</p> <p>There will be a significant decline in re-sale value of the properties adjoining/surrounding this property. This is of significant concern, as the block is located in the middle of a block, within a township, and affects heavily a large number of property owners. This loss was not anticipated nor wanted to house short-term influx of seasonal back-packers/pickers for 60 people. This type of development would put undue hardship on the surrounding property owners/mortgagees.</p> <p>We experienced flooding for the first time in 46 years last year, immediately following the Kanangra unit development. We had to spend \$350 plus to have an extra drain installed to hopefully stop the water entering our house, as the natural water course had been altered. The council engineer, who attended our house on the morning of June 6th 2016 stated that there was no use putting extra drains in, as if a sub-division went in it would have to be re-done anyhow. Water drainage/runoff onto surrounding properties is a significant concern within this area. Major flood plains are at the base of the proposed site, and the runoff from the proposed site significantly contributes to the flooding of the immediate below lands. Whenever any development of any type is done on this land, drainage must be adequate as to protect our properties, from the disastrous flooding we experienced all through our house for the first time ever.</p>
<p>10.1.1.4</p>	<p>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</p>	<p>For all the reasons mentioned above, this proposed development does not support this requirement. It does not respect the neighbourhood character, and it does not provide a high standard of residential amenity to the area – it in fact has the opposite effect, as is evident by the current neighbours of the pickers current accommodation, and as stated in Mr & Mrs Loone’s attached letter, and council’s numerous other complaints.</p>
<p>10.3.1.A1</p>	<p>P1 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</p>	<p>We object to the applicant’s opinion that it “will not cause or be likely to cause an environmental nuisance through emissions, including noise and traffic movements, smoke, odour, dust and illumination due to the maximum occupancy of 60 persons...”</p> <p>The attached letter, combined with previous complaints MVC has already received, and Rodney Brook’s facts, are evidence alone that noise and traffic disturbances are significant and ongoing, in fact Mr Loone states they are “totally unacceptable”. The requirement that “the use must not cause or be very likely to cause...nuisance through... noise and traffic movement” cannot be met by 60 backpackers/pickers in dorm styled buildings, which require communal eating, bathing, etc. in separate facilities.</p> <p>Additionally, illumination to the area would have to be significantly increased, to ensure safety within the confines of the proposed development. Including lighting for movement throughout the proposed development to and fro the dorms and</p>

		amenity/food buildings "24/7" (as the proposal states for the operating hours). This just simply would not be acceptable to the existing amenity of the area.
E.4.6.1.A2	For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	<p>Regardless of the applicants "anticipated" traffic use, the facts are:</p> <ol style="list-style-type: none"> 1. 60 people can reside there at any given time PLUS staff. 2. There are 19 car park spaces plus a bus pickup area. 3. The proposed development is to cater for not just pickers, but also back packers/accommodation. 4. People attend work, tour, eat, shop, attend doctors, pharmacy, etc. frequently. It is not un-reasonable and in fact is highly probable to expect each mode of transport to exit the property 2-3 times per day, and re-enter the property 2-3 times per day. <p>Based on these very minimalistic and probable calculations, it is highly probable that there would be in excess of 40 vehicle entry and exit movements per day. To exceed this amount it would only take 10 vehicles to make two trips within a day each (4 entries and exits per day, plus 1) – this is a very modest calculation, when the proposal accommodates for 60 back packers/pickers plus staff (kitchen, cleaners, gardeners, etc)!</p> <p>Based on the above facts this criterion cannot be met.</p>
4.7.2.A1	For roads with a speed limit or 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	<p>Is 3m sufficient width for a two lane (entry and exit) road way, when a fairly standard vehicle the Ford Territory is 1.8m wide, or a transit van 1.9m wide? How do two cars fit next to each other? Let alone a bus? Plus pedestrians? Cyclists? Does this provide for a safe environment for predominantly non-Australian residents/tourists/back packers/pickers? With a highly probable and possible entry and exit movements in the hundred/s per day.</p> <p>How does the 4m2 signage impede traffic viewing and safety? We do not believe the proposed plan meets the safety requirements.</p>
E6.7.2.A2. 1.b	Car parking and manoeuvring space must: c) Have a width of vehicular access no less than prescribed in Table E6.2;	<p>Is 3m sufficient width for a two lane (entry and exit) road way, when a fairly standard vehicle the Ford Territory is 1.8m wide? How do two cars fit next to each other? Let alone a bus? Plus pedestrians? Cyclists? Does this provide for a safe environment for predominantly non-Australian residents/tourists/back packers/pickers? With a highly probable and possible entry and exit movements in the hundred/s per day. We do not believe the proposed plan meets the safety requirements.</p>
3.1	Ground Sign	4 square meters' signage additionally impacts the look and feel of the tranquil scenic residential area, and impacts on the existing amenity of the area.

Figure 3 page 6 of their application	View of the proposed site	The majority of the photo is of Michael Sullivan's block.
Table E6 – E 6.7.6	Loading and Unloading of Vehicles, Drop-off and Pickup	Is this criterion correctly accessed as "Not Applicable" in their application, as they will be loading and un-loading pickers from buses, etc?

For all the reasons above we strongly object to the above mentioned proposal gaining approval. It has a significant impact on the existing amenity of the area, which would additionally have significant negative impact on the residential re-sale value of all the surrounding properties, which in turn would cause extreme undue hardship on the existing residents.

We strongly implore you to not support this proposal, to enable us and the community around us to protect our investments, homes, lifestyle, tranquillity and environment in its existing state. We are not anti-development and would, in all probability not object to a well-designed sub-division of suitable homes with appropriate curbing and guttering e.g. Marlendy Heights, Deloraine. Such a sub-division would support the amenity of the area within which we reside, and in fact we have not objected to any previous developments that have occurred around us.

Please do not hesitate to contact us further if you require further clarification.

Yours sincerely,

Stephen & Susanne Newsum.
Resident of 43 Tower Hill Street, Deloraine for 46 years.

Justin Simons

20

From: Kerry White <kezzie3011@gmail.com>
Sent: Thursday, 6 April 2017 5:55 PM
To: Planning @ Meander Valley Council
Subject: Development Application for 46A Beefeater St Deloraine

General Manager
Meander Valley Council

I would like to lodge an objection to the above Development Application.
I own, and reside at, 41 Tower Hill St, which backs onto the proposed development site.
I have a number of objections to this proposal.

My main concern relates to the construction of this facility in a purely residential area. The site is surrounded by residences. There are no commercial businesses in the vicinity. The only exemption is the Aurora Energy site, which only operates during business hours.

The nature of the residences surrounding the site are low density, high quality housing. What is being proposed is high density, low quality accommodation with poor facilities. Each unit of accommodation will have no individual toilet or bathroom facilities. The communal bathrooms and kitchen are located immediately adjacent to the properties behind the development ensuring maximum adverse impact, through both noise and privacy. These areas will have high movement numbers and noise levels well outside normal business hours. This will significantly impact on the quality of life of all the surrounding residents and is also likely to have a marked impact on property values.

This development will distort the dynamics of the residential area to a significant degree, and will adversely affect residential amenity through noise, both from increased traffic (the site will have space for 19 cars), and the density of the accommodation, which will result in high levels of activity, and therefore noise, outside normal business hours. This is a quiet residential neighbourhood and providing accommodation for itinerant fruit pickers is in no way compatible with this.

The proposal also claimed it would be providing facilities which would enhance and add to the already existing commercial accommodation available in Deloraine. This is not the type of accommodation that tourists would have any interest in accessing. It is single use, itinerant worker accommodation being built purely for the purpose of the applicant having somewhere to house his workers. One question is why he does not locate it closer to his own property where they will be working. He will be providing no on site monitoring of the operation of the facility and therefore is providing no guarantee that residential behaviour requirements are being adhered to.

Clearly this is not a suitable site for this type of accommodation.

In summary, this is low cost temporary accommodation which is completely incompatible with the area in which it is proposed to be located. It will provide no ongoing benefit to the community but is likely to result in ongoing increased costs around road maintenance due to the higher traffic numbers and a devaluation in the value of surrounding properties.

Yours sincerely

Kerry White

41 Tower Hill St
Deloraine
Mob: 0409777711
Email : kezzie3011@gmail.com

Justin Simons

21

From: Belinda Miller <belinda.miller@hotmail.com>
Sent: Thursday, 6 April 2017 2:42 PM
To: Planning @ Meander Valley Council
Subject: Objection to planning submission

To Whom It May Concern:

I am writing in objection to the application for planning approval from Rebecca Green & Associates for visitor accommodation at 46a Beefeater Street, Deloraine. PA/17/0062

I feel that this is the incorrect place for such development to occur. Having this accommodation so close to residential buildings is going to cause noise and interruption to close by properties. Firstly this is adjoining with aged care units, which I wouldn't personally think the two housing properties would mix.

I have nothing against backpackers being here in Deloraine but I don't think this is the correct place for them to be housing so many people.

This will cause devaluation of our own property, and I feel we will loose some privacy and also experience noise, as this is such a quiet and peaceful neighborhood at present.

I know first hand that backpackers are here for a good time, not a long time so it wont be of their consideration the effect they may have on their neighbors.

I hope you take our concerns into consideration when reviewing the application.

Kind Regards

J Phelan & B Miller

belinda.miller@hotmail.com

49 Tower Hill Street,

22

Justin Simons

From: Annette Miller <annettemiller47@hotmail.com>
Sent: Tuesday, 4 April 2017 8:21 PM
To: Planning @ Meander Valley Council
Subject: Objection to planning Rebecca Green & associates

I am writing to object to an application by Rebecca Green & associates -PA\17\0062 located at 46a Beefeater street Deloraine. The development has been classed as a visitors accomodation. I object to this going ahead for several reasons. I think this accomodation that will house a large number of back packers is not suitable in this place, it isn't suitable to be placed next to an aged care units these elderly people need a quiet safe place to live. Back packers are travelling around having a great time while working to pay their way. They don't care how much noise they will make that will disturb this beautiful quiet neighbour hood. Also there will be no privacy in our own back yards with 50-100 people in that small area that look down in to our back yards and I'm certain there will be several complaints about the noise of a night time and sometimes we may be made feel unsafe. The value of our property will be decreased if we would even be able to sell if we wanted to. While I am not against back packers I believe this property is very very unsuitable for these units even made worse with a communal kitchen and amenities block which I believe a lot of the visitors won't even use through the night they will just urinate on the lawn outside. I think somewhere not right in the town would be a much more appropriate place and it won't upset a normally peaceful and safe neighbour hood.

Regards Annette & Darren Miller.

47 Towerhill Street Deloraine. 0409869779. Or email annettemiller47@hotmail.com Sent from my iPad

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Index No. 15059			
Doc No. 1112811			
RCV'D	05 APR 2017		MVC
Action Officer	JS	Dept.	COS
EO		OD	✓

Phillip and Katrina Atkins
 225 Dairy Plains Road
 Deloraine
 Tasmania 7304
 3 April 2017

Mr Martin Gill
 The General Manager
 Meander Valley Council
 PO Box 102
 Westbury 7303

Dear Mr Gill,

Objection to Development Application 46a Beefeater Street, Deloraine (PA\17\0062) – Development of Visitor Accommodation

As the owners of a property adjoining the site of the proposed development, we write to object to the proposed development of visitor accommodation buildings on 46a Beefeater Street, Deloraine.

We have reviewed the application, associated reports and the Meander Valley Interim Planning Scheme 2013 (hereby referred to as the Planning Scheme).

We understand the property to be developed is zoned residential, and the proposed development is a discretionary use under the Planning Scheme.

We note the Planning Scheme Objective 3.3.2 to support small business in their development *where appropriate*. Whilst in principle we support the need for temporary accommodation for berry pickers in the region, we do not believe that the proposed location is suitable for such a development.

The Zone Purpose Statement of the General Residential Zone (Section 10.1.1) states that this zone is to 'provide for residential use or development that accommodates a range of dwelling types at suburban densities... and compatible non-residential uses that primarily serve the local community'.

The proposed development is to house numbers significantly higher than suburban densities (full capacity of 60 people), which we believe would disturb the quiet, residential nature of the area.

Furthermore we do not believe that the proposed development serves the local community, but rather the interest of a single business.

The Zone Purpose Statement also protects against non-residential uses which distort the primary use of residential developments, or adversely impact residential amenity through noise, traffic movement or activity outside of business hours etc (Section 10.1.1.3).

We believe a site housing up to 60 backpackers would not only distort the primary use of the area, but also generate significant noise outside of business hours. It is understood that berry pickers generally start work prior to 7am therefore it is likely that the bus/cars would enter and leave the site outside of the times included in the proposal. In addition to this, the high concentration of backpackers using the site without supervision could also lead to disturbances in the evening.

It is understood that the proposed structures are from the Pontville Detention Centre. We believe these structures are aesthetically displeasing for a residential area, and therefore do not adhere to the Planning Scheme requirement to ensure that discretionary uses support the visual character of the area' (Section 10.3.2).

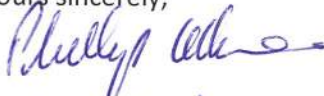

In closing, we do not believe that the proposed development respects the neighbourhood character, or is in keeping with the current developments in the region. We have concerns regarding noise from transport and the high number of residents on site, and maintenance of the development.

We understand that Kanangra Aged Care, in addition to other residents in the area share our concerns.

As an additional point, we believe the sewage connection for 46 Beefeater Street is across the proposed development. This does not appear on the IPD Consulting Concept Design – Servicing Options (Drawing number not visible on plans obtained from Council), and is not included on a Dial Before You Dig report we have obtained. Could the location of this service please be investigated.

Please forward our concerns to the Councillors for discussion.

Yours sincerely,



Phillip and Katrina Atkins

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Index No. 15059	
112810	
05 APR 2017	MVC
JS	Dept. CAS
OD	✓

Unit 43
 35 Moriarty Street
 Deloraine Tas 7304
 Ph: 0427 622 161

3rd April, 2017

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

Dear Sir,

RE PLANNING NOTICE -- PA\17\0062
APPLICANT – REBECCA GREEN & ASSOCIATES

Thank you for your letter dated 24th March, 2017.

It is most surprising and worrying that a proposal such as this is being considered for this location (Beefeater Street, Deloraine).

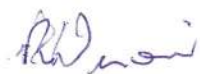
I am living in a unit – part of a group of 14 units (23 people), which is an aged care facility and is directly next door to the proposed residential development, which I understand is for fruit pickers who would no doubt be leaving and returning at odd hours.

We have been living here for 2 years and have enjoyed a nice quiet, comfortable lifestyle – which I would think that with this proposal this lifestyle would be disrupted.

As well, there are lots of other neighbours on adjoining streets who will be affected by this development as well.

Surely a plan such as this would be much more suited to a country area, outside town boundaries, which wouldn't be disruptive to other people.

Yours faithfully



(Mrs) Robin Dixon

25 ✓

To The Meander Valley Council.

Daryl & Patsy Blair.
Meander Valley Live,
35 Moriarty St.
Deloraine.
0419880397

Dear Councillors,

We live in one of these beautiful Units.

We TOTALLY OBJECT to the planning of the Back Packers accommodation, 46a Beefeater St, Deloraine.

We came here for the easy & quite life at our age.

But if this project goes ahead that will be all gone.

Issues. Our privacy, Noise of cars & buses in the early hours of the morning, unsightly buildings, and the noise & dust that will occur with vehicle movement etc,if this venture goes ahead.

There are 4 elderly ladies living alone and feel that they will not feel as safe as they do now.

We can not see some of the people walking the distance from their sleeping quarters to use the amenities at night.

Please, we hope you give this great thought for these people who rent these 14 beautiful units.

Yours truly,
Daryl Blair.



Patsy Blair.



PA \ 17 \ 0062

Index No.		15059	
Doc No.		112076	
RCVD	03 APR 2017	MVC	
Action Officer	JS	Dept.	CDS
EO		OD	✓

Index No.		15059	
Doc No.		1112342	
RCV'D	04 APR 2017		MVC
Action Officer	JS	Dept.	CDS
EO		OD	✓

Wayne and Juanita Ferguson

Unit 39/ 35 Moriarty Street
Deloraine 7304

Reference No:PA\17\0062

3 April 2017

Sandi Scott Development Services Officer
Mr Mayor
Councillors

This letter is to object to the proposed development at 46A Beefeater Street, Deloraine.

We have lived at our address for 2 years. The units are an Aged Care Facility, most of us are not in the best of health and for people no longer able to live in their own homes feel this proposal would take away our sense of peace and security.

Our objections are as follows.

There has been no consultation with existing households in proximity to this project.

There is no planning for landscaping or gardens.

Will there be security lighting, and will these lights be left on all night.

We feel the mix of young backpackers and people living in an Aged Care Facility are not compatible.

We have read Councils Planning Documents and have found some of the proposals dont meet the criteria.

10.1.1.3

As the use of the property for visitor accommodation with traffic coming and going at all hours will cause more noise.

10.1.1.4

The use of Pre Fabricated Dormitories not to a high standard of amenity, and does not respect the character of the neighbourhood or Deloraine.

10.1.2

It is an important factor to support the aged care facility

and other people wanting to remain in the immediate area.

3.2.1

Beefeater Street has no curb and guttering with a large drain. The affect of buses and extra 20 or so cars will not be appropriate to the street as it is, and the extra cars parking outside the development on the street.

10.3.1

The movement of buses at unsatisfactory hours will affect the amenity of the neighbours.

10.3.2

The fact that the proposal uses Pre-fabricated Dormitry type buildings is not in the visual character of the surrounding area.

10.4.1

The proposal shows 5 blocks of 10 rooms but doesn't tell how many people will be staying there .

10.4.13.6

The proposal shows 17 car spaces, then 4 other car parks between the dormitries with no access routes to the dormitries. Close proximity to the side fence means more traffic noise for the residents of the Meander Life units.

10.4.13.17

The proposal does not show any plans for fencing or planting along the fence lines.

We feel the buildings and car parks 1,2 and 3 would be overlooking into our and other lounge rooms.

10.4.15.5

Living in an Aged Care Facility we are concerned for our safety and security. We would object to becoming a gated facility with high fences and an electronic touch pad on our gate.

12.3.1

Again we object to cars and buses moving at unacceptable hours.

As one of us is Asthmatic, dust from the building site with much levelling on the site could become a health issue.

12.3.2

We feel the ugliness of these dormitries will not be in the best advantage of our neighbourhood or Deloraine.

12.4

Deloraine prides itself on old heritage homes and buildings.

Having demountable dormitory style buildings is against our neighbourhood character and tourist expectations.

We strongly object to this visitor accommodation which will be adjacent to our lounge and back patio area.

It would mean the end of our relaxed and secure lifestyle, and will become non existant in any future we may have here.

Yours Sincerely

Wayne and Juanita Ferguson

Handwritten signature of Wayne Ferguson in black ink, written in a cursive style.

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Graham Brown
33/35 Moriarty Street
Deloraine Tas. 7304
Phone: 0429 447 222
Email: Grahamoz2@gmail.com

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

Re: Planning Application PA\17\0062 46A Beefeater Street, Deloraine.

I wish to register my objection to the above planning application for 46A Beefeater Street, Deloraine, along with the associated works.

Objections:

1. According to Section 3.1 of the proposal the site will be in use 24 hours a day, 7 days a week. As the main use of the site will be to house fruit pickers during the picking seasons – the early rising of the occupants to be ready for the start of the picking day and the consequent use of the amenities block and communal kitchen will cause significant noise and disruption to the nearby residents in the morning and at their return at the end of their working day.
 - 1.1. This is in relation to section 10.4.14 of the application relating to protecting the amenity of surrounding residential users as the increased noise and traffic movement will directly impact on the houses on each side of the proposed entry to the site and the residents of the Aged Care facility adjoining the rear of the site especially those units nearest the proposed communal kitchen and amenities block.
 - 1.2. The proposed use of demountable type buildings moved from the Pontville detention centre will not fit in with the surrounding residences on Beefeater Street nor the adjoining Aged Care residences and will be unsightly when compared to the residential nature of the current dwellings
 - 1.3. Beefeater street is very inadequately suited to the additional increased traffic movements, being in a badly maintained state, especially the upper part of the street directly opposite the proposed entrance and up to the junction with Emu Bay Road.
2. Many of the residents of the Aged Care units adjoining the site are elderly and suffer from ill health, both physically and emotionally, and the extra stress caused by the disruption during construction and afterwards will directly impact their welfare and amenity. The loss of privacy is of concern and could cause significant distress to the residents.
3. In total – the proposed benefits of the site and its use as backpacker/fruit picker accommodation is not in keeping with the overall residential nature of Beefeater Street and would severely impact the quality of life of the adjoining residences and Beefeater Street in general as the extra movements of people and vehicles as they access, Beefeater Street, Emu Bay Road and Moriarty Street to do shopping and other essential facilities

Yours sincerely,



Graham Brown

Justin Simons

From: Gina Goodman <Gina.Goodman@tasnetworks.com.au>
Sent: Monday, 10 April 2017 10:27 AM
To: Planning @ Meander Valley Council
Cc: Samantha Pascoe
Subject: Application fo planning approval - Visitor Accommodation - - 46a Beefeater Street, Deloraine PA/17/0062
Attachments: Council documents pa.17.0062.pdf

Attention Sandi Scott

Hi Sandi

Thank you for your notification regarding the above application.

The developer has been in contact with TasNetworks regarding this proposal. Based on the attached plans, provided any alteration to TasNetworks' sewer connection is subject to its consent and all cost associated with sewer works on TasNetworks land are met by the developer or TasWater, TasNetworks has not objection to the proposal proceeding. It would be appreciated if a condition of approval could be included in any permit issued to this effect.

Kind Regards
Gina Goodman




Gina Goodman
Land Use Planner
Strategic Asset Management
Monday, Tuesday & Wednesday

P 6271 6085 | E gina.goodman@tasnetworks.com.au

1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

 [@TasNetworks](https://twitter.com/TasNetworks)

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We are committed to protecting people, the community and the environment in everything we do.



Bright Sparks.
Stay safe around electricity.

The information contained in this message, and any attachments, may include confidential or privileged information and is intended solely for the intended recipient(s). If you are not an intended recipient of this message, you may

Mr Justin Simons
Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

27 April 2017

Dear Justin,

RE: Planning Application PA/17/0062, 46a Beefeater Street, Deloraine

This letter is prepared on behalf of Mr Andrew Terry, Director, Tasmanian Berries Pty Ltd in response to 27 representations received in relation to a proposal for the use and development of a visitor accommodation facility (backpackers) proposed at 46a Beefeater Street, Deloraine CT 31888/3.

Mr Terry has composed a letter (see attached) which clearly details reasons for the choosing of the subject site for the proposal and the importance of the use going ahead in Deloraine, not just for the future of the business of Tasmanian Berries Pty Ltd but for the economic growth of the region. The Terry family are long-term residents of the Deloraine community. Tasmanian Berries is one of the largest economic drivers for the region.

It should be noted that the site had previously been listed for sale for 3 years (at market value), but there was no interest, except for more recently whilst the preparation of the development application was underway, there was interest in a purchaser acquiring the dwelling next door but with the proviso that this land was included, at which point there was no intention to sell the subject land any longer.

The issues raised in the representations will be addressed in accordance with the issues raised.

Use – Backpackers Accommodation

Tasmanian Berries is undergoing an expansion phase, and requires additional fruit pickers, primarily for the picking season between November-April each year. Tasmanian Berries will be recruiting more pickers, Pacific Islanders on working visas. Candidates undergo a massive selection process to be chosen by Tasmanian Berries to work for the company. East Timorese residents are the preferable candidates for the company due to their strong work ethics amongst other reasons. The Pacific Islanders must be at least 21 years old before they can apply to work in Australia. The primary aim of their time in Australia is to work, and to work hard. Early to work, early to bed is the style of working behaviour of fruit pickers. It is a privilege to be chosen to work for Tasmanian Berries, as the financial rewards can be

somewhat life changing to individuals, families and villages. Police checks are undertaken before visas are granted, and Mr Terry would prefer to meet candidates prior to selection to ensure he has chosen good, hard workers. The ratio of employees is expected to be 50% female, 50% male.

Current accommodation options within Deloraine will not meet the demand expected from the businesses growth phase. It is also easier to manage workers if they all reside at the one location i.e. departure, and arrival for work.

Workers will undertake rotational rosters fruit picking, so that not all 60-people residing on a medium-term basis at 46a Beefeater Street will be at work each day. Workers will normally have 2 days per week off, and work around a 38-hour week. However, in peak picking weeks this is likely to be more hours that they work and in other weeks when there is less fruit their hours will be less than the 38 hour weeks. Up to 2 x 23 seat coasters will transport pickers from 6am to the berry farms and return between 1-6pm depending on the hours required on a day to day basis. The buses will not therefore “pick up or drop off” but rather the workers would board the bus before it starts up to transport workers to the berry farms. It is expected that the bus(s) will be parked on site, as it is hopeful that pickers may also hold appropriate licences to drive the coasters. It is highly unlikely that pickers will own their own cars, however during the low-season of April-November other visitors may choose to stay at the facility who may arrive in their own vehicles. A Traffic Impact Assessment was provided as part of the original application documentation which demonstrated compliance with all applicable provisions of the Planning Scheme.

Should there be any issues with the workers, deportation is the only option as they will not fulfil their visa requirements. The possibility of being deported ensures that workers are respectful residents during their stay in Australia.

The site has been chosen due to the proximity to services and therefore accessibility to doctors, chemists, supermarket, laundromat etc. is imperative to the use. No laundry is provided at the facility, as it is anticipated that the workers will use the local laundromat as one of the many businesses within Deloraine which will benefit financially from the use.

The proponent will be requiring that all alcohol consumption on the site is undertaken indoors, this will become a condition of the workers stay at this facility.

Whilst Visitor Accommodation is a discretionary use within the General Residential zone, Visitor Accommodation encompasses many forms of short to medium term accommodation, with backpackers (in cabins) one of the many options. Other options include overnight camping area, camping and caravan park, holiday cabins, serviced apartment. There is a varying degree in each of these options in terms of how each may impact upon the amenity of a residential area, hence the need for such use class to be a discretionary use. It should be noted that Visitor Accommodation is therefore not an incompatible use with Residential use, otherwise the Planning Scheme would have prohibited the use in the General Residential zone.

The proposal clearly meets the zone purpose in that it provides for a compatible non-residential use that primarily serves the local community. Not only will the workers be accommodated in the Deloraine township providing economic growth to the town, their employment allows Tasmanian Berries to undergo the expansion phase they are currently working towards. Without this accommodation, the workers will not be able to come to work in Australia, and Tasmanian Berries will be short many workers, meaning that millions of dollars of fruit will go to waste.

The proposal will ensure that the Local Area Objective for Deloraine is met, in that Deloraine will further be a growth centre servicing the rural district and to support the business activity centre.

The proposed use is not at a level that distorts the primacy of the residential uses within the zone, being that single and multiple dwellings continue to dominate the built form of the zone. The proposed use is not expected to adversely affect residential amenity through noise, activity outside of business hours, traffic generation and movement or other off site impacts, many of these matters will be further addressed within this reply.

It should be noted, that around the state of Tasmania, many forms of Visitor Accommodation, including camping grounds and caravan sites are in the General Residential zone and adjacent to residential uses. This is not an unusual proposition.

Other discretionary uses that may be considered within the General Residential zone area Business and professional services (if a medical centre), which would see a higher volume of traffic generation, Educational and Occasional care which is likely to have elevated levels of noise at intervals throughout the day, as well as a higher volume of traffic generation. General Retail and Hire is another Discretionary use, which would also see higher traffic generation and need for additional car parking, deliveries of goods, Community Meeting and Entertainment, which may include a community hall, with likely noise impacts from events, traffic generation and the like.

It should also be noted that the site has a total area of 6330 square metres, which is a very large residential vacant allotment. Other development potential options include multiple dwellings, which could result in a minimum of 19 units (acceptable solution), or if subdivision was an option, the possibility of up to 9 lots, meaning 9 additional dwellings or main forms of buildings.

It should be also noted, that a single dwelling can be made up of several buildings i.e. a separate sleeping building, a separate eating building and a separate amenities building. Having the provision of amenities and dining in separate buildings is not unusual in many forms of accommodation and certainly not something that should be a concern to the public.

Each worker will be accommodated within their own bedroom, the double rooms are provided for couples only. No shared sleeping arrangements are necessary, which is often

the case in other backpacker forms of accommodation, including others located within Deloraine.

Workers will be provided with the opportunity for additional income gain through the extra employment as cleaning staff for the facility. The cleaning and maintenance of the facility is expected therefore to be undertaken by one part time employee most likely to be someone staying at the facility.

Form and Scale of Buildings

The buildings comply with setbacks normally stipulated for single and multiple dwellings, in fact are setback further than the normal residential siting of development, due to the large area of the subject site, therefore in keeping with the surrounding built form. The architectural style of the buildings is not a consideration of the Planning Scheme; however, photographs of the structures are provided below, which demonstrate the “Residential Scale” of the structures, the materials of cladding are materials found in many residential applications (Colorbond clad and hence minimal maintenance), including those found within the context of the site (particularly noting 41 Moriarty Street). The colours are those that are found in the context of the site, the dormitories and the amenities block are dark grey, and the communal kitchen is cream in colour, all with red roofs. The buildings are angled from boundaries, to further assist in the structures blending with the surrounding area and reduce the visual impact, including a perceived “military style”, which is only perceived as these structures were formally located at the Pontville detention centre. They are not out of character in terms of form, including roof profile, articulation, including door and window sizes and styles, materials and colours as the surrounding context. The structures are also “cut” partly into the site, to provide the permanent appearance of the structures, being half in and half out. They are certainly not temporary, although they are transported and reused from another site, the proposal is a permanent facility. Landscaping is to be proposed, and can be conditioned which will assist the structures to “sit” into the bare site and blend further with the surrounding context.



Communal Kitchen building



Dormitory and Amenities Buildings

Noise

As stated prior in this written response, the primary aim of the facility is to provide accommodation for fruit pickers on working visas. They are in Australia to earn money and work hard. Any noise emitted throughout the site would be that which is normal in residential situations, including vehicles, talking etc. It is not expected that the proposed use will cause an environmental nuisance. Any nuisance would be such that the involvement of the police would be so, and as such deportation is an outcome that would be undertaken should any worker not meet the requirements of their visas. Vehicle noise, has been addressed in terms of bus departure and arrival above, because of the buses being parked on the subject site and away from boundaries, “pick up” and “tooting” to let one know that your transport has arrived will therefore not be necessary in this instance due to the nature of the proposal being different to other facilities in Deloraine, as all fruit pickers will reside together. It should however be noted though that the site, and many other residential uses adjacent are located in close proximity to a train line where it is a common occurrence for train movements and noise to occur in the very early hours of the morning.

The proponent will be requiring that all alcohol consumption on the site is undertaken indoors, this will become a condition of the workers stay at this facility.

It should be noted that several adjacent resident's park commercial vehicles in the area which normally leave the vicinity prior to 7am. Vehicle movement from 6am is therefore not unusual in a residential area.

Security

It is proposed that a 1.5m to 1.8m timber paling fence is erected on the boundary between the subject site and 35 Moriarty Street, to be fully funded by the proponent. Police checks are undertaken on all candidates as part of the employment selection process.

Lighting

The proposal is not expected to provide any light spill outside the property boundaries. Lighting is provided internal to the site, contained primarily with the space which the buildings "circle". Exterior lighting is proposed only to allow the safe movement of pedestrians throughout the site. Under eave lighting is provided at the front of each dormitory building and low level bollard style lighting is suggested along pathways, which are well away from boundaries or any adjacent residential uses.

Waste Collection

Waste collection will be via a skip receptacle located close to the communal kitchen building, which will be out of site from any public space or the road and screened. The proponent will make private arrangements with Toxfree for collection, which will be undertaken during normal business hours.

Sign

The proposed sign is only necessary during the low season April – November. The proponent has suggested that should Council have concerns with the size of the sign, a smaller sign could be conditioned as part of any approval.

We acknowledge the concerns raised in the representations, but note that the number of issues raised were stereotyping the visitors to the facilities which is not a consideration of planning, nor is the views from existing properties or property values.

We believe that that the proposal is compliant with the applicable provisions of the Meander Valley Interim Planning Scheme 2013 and with the inclusion of conditions relating to landscaping, maximum occupancy rate and lighting that the proposal will not adversely impact the amenity of the adjacent residential uses.



We trust that this additional information addresses the concerns raised in the representations and that the Meander Valley Council planning officers and the Planning Authority will consider the approval of the proposal with appropriate conditions.

Kind Regards,

A handwritten signature in black ink that reads "R Green". The signature is written in a cursive style with a large initial "R" and a long horizontal stroke.

Rebecca Green

Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au



27 April 2017

Planning Department
Meander Valley Council
Via email only: Justin Simons

Dear Justin

Tasmanian Berries Pty Ltd is a family owned business, operating two (2) commercial berry farms in the municipality of Meander Valley. The farm sites are located at Exton and at Christmas Hills.

Tasmanian Berries currently employs approximately 200 employees, including employees in fulltime, casual and seasonal positions.

At present, Tasmanian Berries is expanding production by 30% and therefore in the 2017/18 season, the business will be required to employ approximately 60 additional employees to be able to operate the business.

Engaging staff in recent seasons, especially in seasonal positions has been difficult, due to the location of the farms and lack of public transport in the area. Tasmanian Berries has therefore invested in purchasing backpacker style accommodation with the primary intention to house the business' expanding workforce, both during the picking season and the during the winter months to ensure that the positions can be filled by employees who reside in close proximity to the farm sites, and therefore encouraging a higher retention of staff as they will have stable and comfortable and accommodation in close proximity to services and the farm sites.

The current commercial accommodation and private rental facilities in Deloraine and surrounding townships simply cannot accommodate the current workforce, not only for Tasmanian Berries but other similar businesses in the area, let alone the additional employees Tasmanian Berries will require come the commencement of the picking season in October 2017.

As Deloraine is the central point between both farm sites, Tasmanian Berries is seeking to construct the accommodation at 46A Beefeater Street, Deloraine. It is imperative that the accommodation be situated in a township, to ensure that occupants are within walking distance to services, including supermarkets, restaurants, banking facilities, medical and other community based services and activities. At present, a number of the seasonal workers do not own their own vehicles and often rely on carpooling options as the only form of transport to be able to work at our farm sites and travel to services.

Tasmanian Berries proposes providing a daily bus service between the accommodation and each farm site to enable occupants to travel to and from the farm sites, prior to and following their day of work.



If this development is not permitted to proceed, Tasmanian Berries will have significantly financially invested in infrastructure that cannot be utilised in the municipality of Meander Valley. The business will be forced to engage staff from areas outside of the municipality, which significantly reduce the positive effects of accommodating a further 60 occupants in the Deloraine region.

If you have any questions, please do not hesitate to contact me.

Yours Sincerely
TASMANIAN BERRIES

Andrew Ferry
Director
0408 319 587

C&D 4 POLICY REVIEW 11 – PUBLIC OPEN SPACE CONTRIBUTIONS

1) Introduction

The purpose of this report is for Council to review Policy No. 11 – Public Open Space Contributions.

2) Background

Council is committed to providing suitable areas of public open space for community use. This is consistent with the community strategic plan for the provision of liveable townships, urban and rural areas that encourage participation in all forms of active and passive recreation.

3) Strategic/Annual Plan Conformance

The Annual Plan requires Policy No. 11 to be reviewed in the June 2017 quarter.

4) Policy Implications

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

5) Statutory Requirements

This policy is consistent with the requirements within the Local Government (Building and Miscellaneous Provisions Act) 1993.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Cash received in lieu of public open space varies with the amount of development activity in each financial year. Amounts received over the last three years have varied from \$12,600 to \$41,700 per year.

10) Alternative Options

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

11) Officers Comments

The Local Government (Building and Miscellaneous Provisions Act) 1993 provides opportunity for Council to receive payment in lieu of provision of open space in development subdivisions. This in turn provides options for Council to consider the most appropriate provision of open space and recreation opportunities across the municipality that is responsive to community needs and lifestyles.

AUTHOR: Lynette While
DIRECTOR COMMUNITY & DEVELOPMENT SERVICES

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 11 as follows:

POLICY MANUAL

Policy Number: 11

Public Open Space Contributions

Purpose:

The purpose of this policy is to outline the requirements and calculation methodology relating to contributions towards public open space for subdivisions.

Department:

Community and Development Services

Author:

Martin Gill, Lynette While, Director

Council Meeting Date:

13 May 2014 9 May 2017

Minute Number:

80/2014

Next Review Date:

June 2021 2017

POLICY

1. Definitions

Nil

2. Objective

The objective of this Policy is to ensure developers make an appropriate contribution towards public open space to account for population growth facilitated by increasing the density of residential development when carrying out subdivisions.

3. Scope

The policy shall apply to all subdivision applications received by Council.

4. Policy

Council in accordance with the provision of Section 117 of the Local Government (Building and Miscellaneous Provisions Act) 1993 (The Act) require a 5% cash in lieu contribution towards Public Open Space for all subdivisions (including building estates).

The cash contribution will be calculated in accordance with provisions of Section 117(2) of the Act.

Council may consider accepting land area contribution of no more than 5%, instead of cash in lieu contributions in the following circumstances:

- Where the land is identified in a strategic land use planning document adopted by Council
- The land has high visibility and provides a link with existing roads, paths and trails.

Council will not require Public Open Space contributions:-

- For a boundary adjustment where no new lot is created; or
- Where the new lot is not capable of residential development.

5. Legislation

Local Government (Building and Miscellaneous) Act 1993

6. Responsibility

The Director **Community and Development** Services is responsible for the application of this policy.

DECISION:

C&D 5 POLICY REVIEW NO. 36 – PRIVATE TIMBER RESERVES

1) Introduction

The purpose of this report is for Council to review Policy No. 36 – Private Timber Reserves.

2) Background

This Policy establishes an assessment framework for determining if Council will object to an application for a Private Timber Reserve referred to it by the Forest Practices Authority.

3) Strategic/Annual Plan Conformance

The Annual Plan required Policy No. 36 to be reviewed in the June 2017 quarter.

4) Policy Implications

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

5) Statutory Requirements

Meander Valley Interim Planning Scheme 2013
Forest Practices Act 1985.

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 discontinue or make further amendments to the existing policy.

11) Officers Comments

A private timber reserve is an area of private land set aside for forestry purposes in accordance with the Forest Practices Act 1985 and Forest Practices Code and registered on the title.

Growing timber is a long term investment with trees often taking decades to grow to maturity. Forest and tree owners need certainty that they will be able to harvest in the future. Securing the right to use land to grow timber provides some certainty that the owner will be able to harvest in the future.

Private Forests Tasmania process applications on behalf of the Forest Practices Authority. During the process of declaring land as private timber reserves, Council is consulted. This Policy sets out the considerations and process for council determination in approving or objecting to the proposal for a private timber reserve.

Amendments to the Policy are suggested to clarify policy content and align the policy with statutory obligations.

AUTHOR: Lynette While
DIRECTOR COMMUNITY & DEVELOPMENT SERVICES

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 36 with the suggested amendments, as follows:

POLICY MANUAL

Policy Number: 36

Private Timber Reserves

Purpose: To establish the assessment framework for referrals of Private Timber Reserve applications.

Department: Community and Development Services
Author: Lynette While Martin Gill, Director

Council Meeting Date: 9 May 2017 ~~13 May, 2014~~
Minute No: 81/2014

Next Review Date: June ~~2017~~ **2021**

POLICY

1. Definitions

“Private Timber Reserve” means a private timber reserve established under the Forest Practices Act 1985.

“Forest Practices Authority” means the body corporate that oversees the administration of private timber reserves by Private Forests Tasmania.

“Planning Scheme” means the Meander Valley Planning Scheme

2. Objective

To establish a process for determining if Council will object to an application for a Private Timber Reserve referred to it by the Forest Practices Authority.

3. Scope

This policy is to apply to the Council and its employees in assessing and considering applications for Private Timber Reserves under the Forest Practices Act 1985.

4. Policy

It is policy that:

- ~~When notified of an application for a Private Timber Reserve Council will undertake informal public notice of the application~~
- The Delegated Assessment Group will undertake a preliminary assessment of the application for a Private Timber Reserve referred to Council by the Forest Practices Authority
- In undertaking the assessment the Delegated Assessment Group will consider:
 - The location of the proposal relative to:
 - Karst High Sensitivity areas

- Water catchment areas
 - Sensitive agricultural activities
 - Priority and threatened species habitat
- The relevant provisions of the Meander Valley Interim Planning Scheme 2013
 - The following provisions of the Forest Practices Act 1985 whereby
 - An application for a declaration of land as a private timber reserve shall be refused if the Authority is satisfied that
 - Section 8(2)b i.e. the land is not suitable for declaration as a private timber reserve;
 - Section 8(2)d i.e. by virtue of the operation of any Act, the owner of the land is prohibited from establishing forests, or growing or harvesting timber, on the land; or
 - Section 8(2)e i.e. it would not be in the public interest to grant the application
- Community submissions representations
 - The Delegated Assessment Group will determine if an objection against the proposal should be lodged
 - If it is determined that an objection should be lodged, the Delegated Assessment Group will:
 - Lodge an objection with the Forest Practices Authority if a formal decision of Council cannot be made within the statutory notification period
 - Prepare a report for formal consideration by Council
 - Council will decide if it will proceed with the objection

5. Legislation

The Forest Practices Act 1985
Meander Valley Interim Planning Scheme 2013

6. Responsibility

The Director Community and Development Services is responsible for the application of this policy

DECISION:

C&D 6 ENVIRONMENTAL HEALTH FEES 2017-2018

1) Introduction

The purpose of this report is for Council to adopt Environmental Health fees and charges for 2017-2018.

2) Background

Council fees and charges are set in conjunction with the annual budget process and include setting the price for Council activities and services including planning, health, engineering, waste management, cemeteries, building and plumbing.

The Environmental Health fees and charges are determined at the May Council meeting so the 2017-2018 fees can be published by the end of the first week of June to cater for the timing of the Food Registration renewals program.

The fees set by Council for the 2016-2017 financial year are set out in the table below:

Food Premises: (Except for bona fide not for profit organisations)	Fees and Charges
Annual renewal of Registration	
• Low risk	\$54
• Other premises	\$161
• State wide Mobile Food Business	\$161
Temporary Food Stall Registration • (Except for bona fide not for profit organisations)	
One-off event	\$33
0 – 6 months	\$54
6 – 12 months	\$80
Late fee if not received before event	\$38
Public Health	
Place of Assembly Licence – Public events, 1 day	\$70
Place of Assembly Licence – Public events, greater than 1 day	\$219
Registration of Private Water Supplier	\$91
Other premises requiring licensing under Public Health	\$91

Act 1997	
Request for inspection and written reports on food premises for prospective purchasers	\$108

3) Strategic/Annual Plan Conformance

The Annual Plan provides for the review of fees and charges in the June quarter.

4) Policy Implications

Not applicable

5) Statutory Requirements

Fees and charges are set in accordance with Section 205 of the Local Government Act 1993.

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Environmental Health fees and charges are estimated to generate approximately \$28,000 in revenue in 2016-2017.

10) Alternative Options

Council can elect to amend the proposed fee structure.

11) Officers Comments

The regulatory environment influencing the Environmental Health program has directly and indirectly impacted the cost of running the program.

The costs associated with conducting the Environmental Health program have increased, for example, laboratory testing prices have increased again in 2016-17. Such costs are generally passed on to the end client, which in this case is Council. These cost increases have affected both the food safety and water sampling programs.

In order for the program to continue to provide the same level of service to our community, it is recommended that the Environmental Health fees are increased. It is recommended that the fee increase reflects the Council Cost Index (CCI) for 2017. The CCI is prepared by LGAT and captures the cost increases associated with the delivery of local government services recognising that the Consumer Price Index alone does not reflect cost increases across the range of council services.

The CCI for 2017 is 1.5%.

It is recommended that fees are increased by CCI and rounded to the nearest \$0.50.

AUTHOR: Lynette While
DIRECTOR COMMUNITY AND DEVELOPMENT SERVICES

12) Recommendation

It is recommended that Council adopt the proposed fees and charges as set out in the table below for the 2017-18 financial year:

Food Premises: (Except for bona fide not for profit organisations)	Fees and Charges
Annual renewal of Registration	
• Low risk	\$55.00
• Other premises	\$163.50
• State wide Mobile Food Business	\$163.50
Temporary Food Stall Registration • (Except for bona fide not for profit organisations)	
One-off event	\$33.50
0 – 6 months	\$55.00
6 – 12 months	\$81.00
Late fee if not received before event	\$38.50
Public Health	
Place of Assembly Licence – Public events, 1 day	\$71.00
Place of Assembly Licence – Public events, greater than	\$222.50

1 day	
Registration of Private Water Supplier	\$92.50
Other premises requiring licensing under Public Health Act 1997	\$92.50
Request for inspection and written reports on food premises for prospective purchasers	\$110.00

DECISION:

C&D 7 DOG REGISTRATION FEES 2017–2018

1) Introduction

The purpose of this report is for Council to adopt dog registration fees for 2017–2018.

2) Background

Dog registration fees need to be set at the May meeting to ensure the new fees are published by the end of the first week of June.

The fees for the 2016–17 financial year are:

Registration	Regular Fee	If paid by 31 July
Domestic Dog not Desexed	\$60.50	\$44
Domestic Dog Desexed	\$20.50	\$12.50
Working Dog	\$20.50	\$12.50
Greyhound	\$20.50	\$12.50
Purebred (<i>for breeding</i>)	\$20.50	\$12.50
Pensioners Dog (<i>one per pension card</i>)	\$20.50	\$12.50
Guide Dog/Hearing Dog (<i>on production of suitable evidence by applicant</i>)	Nil	Nil
Dangerous Dog	\$550.00	N/A
Guard Dog	\$60.50	\$44
Other		
Renewal of Kennel Licence	\$31.00	N/A
New Kennel Licence	\$114.50	
Fee to make a nuisance dog complaint	\$20.50	
Dangerous Dog Collars	Cost + 10%	
Impounding Fee	\$31.50	
Second Time	\$52	
Daily Maintenance Fee	\$20.50 + GST	

3) Strategic/Annual Plan Conformance

The Annual Plan provides for the review of fees in the June quarter.

4) Policy Implications

Policy No. 43 Dog Management provides for the setting of registration fees in May of each year.

5) Statutory Requirements

Section 80 of the Dog Control Act 2000 provides the legislative instrument for Council to set fees.

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

In the 2016-2017 financial year Council will collect approximately:

- \$66,000 in dog registration fees and Kennel Licenses
- \$10,500 from infringement notices and poundage fees

10) Alternative Options

Council can elect to amend the proposed fee structure.

11) Officers Comments

Council continues to run a comprehensive service in this program. Council is one of the few remaining Local Government Authorities in the region that provide a 24/7 call out service.

It is recommended that the fee increase reflects the Council Cost Index (CCI) for 2017. The CCI is prepared by LGAT and captures the cost increases associated with the delivery of local government services recognising that

the Consumer Price Index alone does not reflect cost increases across the range of council services. The CCI for 2017 is 1.5%.

It is recommended that the fees are increased by 1.5% and rounded up to the nearest 50c except for Dangerous Dog Registration which does not require the same level of work.

AUTHOR: Lynette While
DIRECTOR COMMUNITY& DEVELOPMENT SERVICES

12) Recommendation

It is recommended that Council adopt the following dog registration and dog management fees for the 2017-2018 financial year.

Registration	Regular Fee	If paid by 31 July
Domestic Dog not Desexed	\$61.50	\$45
Domestic Dog Desexed	\$21.00	\$13.00
Working Dog	\$21.00	\$13.00
Greyhound	\$21.00	\$13.00
Purebred (<i>for breeding</i>)	\$21.00	\$13.00
Pensioners Dog (<i>one per pension card</i>)	\$21.00	\$13.00
Guide Dog/Hearing Dog (<i>on production of suitable evidence by applicant</i>)	Nil	Nil
Dangerous Dog	\$550.00	N/A
Guard Dog	\$61.50	\$45.00
Other		
Renewal of Kennel Licence	\$31.50	N/A
New Kennel Licence	\$116.50	
Fee to make a nuisance dog complaint	\$21.00	
Dangerous Dog Collars	Cost + 10%	
Impounding Fee	\$32.00	
Second Time	\$53.00	
Daily Maintenance Fee	\$21.00 + GST	

DECISION:

GOV 1 POLICY REVIEW NO. 81 – SOCIAL MEDIA

1) Introduction

The purpose of this report is for Council to review Policy No 81 – Social Media.

2) Background

Council adopted the Social Media Policy (Policy) at the ordinary Council Meeting held on 14 June 2014. The Policy and supporting operational guidelines were developed as part of implementation of the Meander Valley Communications Strategy 2013 – 2018.

3) Strategic/Annual Plan Conformance

The Annual Plan provided for the policy to be reviewed in the June 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

The Policy manages the risks associated in engagement with social media.

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 discontinue or amend and continue the existing Policy.

11) Officers Comments

Council has now been actively involved in the social media space for 3 years. During this period the Policy and the operational guidelines have been effective in managing use and avoiding any interactions that may have escalated and caused reputational damage.

Council continues to use social media as a tool to engage with, and inform our community. The use has been limited to issues of relevance, Council activity and has provided support to community groups and government agencies needing to disperse alerts and messages to our community.

The initial review by Council officers has resulted in a number of minor changes to the wording of the Policy. It is recommended that the Council continues the Policy with these changes.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 81– Social Media as follows:

POLICY MANUAL

Policy Number: 81

Social Media

Purpose:

To provide direction to assist the Mayor, Councillors and Employees **in regard about** the appropriate and productive use of Council social media.

Department:

Economic Development and Sustainability Governance
Leith Green Marianne McDonald, Communications

Officer

Author:

Council Meeting Date: 10 June 2014 9 May 2017

Minute Number: 105/2014

Next Review Date: ~~June 2017~~ June 2021

POLICY

1. Definitions

Social media - is a collection of internet based websites or applications that enable users to engage and communicate through by creating and sharing content online. It can take on many forms including:

- Blogs
- Micro-blogging sites (e.g Twitter)
- Social Networking sites (e.g. Facebook, LinkedIn, MySpace, Google +)
- Video and photo-sharing sites (e.g Flickr, Youtube, Pinterest, Instagram)

Council social media users - those authorised to administer Council-managed social media platforms.

Council managed social media platforms – those social media platforms created and managed by Council, such as a Meander Valley Council Facebook page, a Meander Valley Council Twitter account or a Meander Valley Council YouTube channel.

2. Objective

- To ensure appropriate and productive use of social media
- ~~And~~ To minimise risks pertaining to associated with Council's engagement with social media.

3. Scope

This policy applies to all elected members and employees of Council.

4. Policy

All Council social media users must:

- Be authorised by the General Manager, and
- Act in accordance with Council's Values and Council's Social Media Operational Guidelines.

If Council employees or Councillors take part comment publicly in through Council's social media conversations channels on Council platforms or using a personal account, the user must state make it clear that the views comments represent their own opinion as a private individual or as a member of an external organisation and not those their opinion as a of Council employee or Council representative

5. Legislation and related Council Policies

Legislation:

- Local Government Act 1993
- Archives Act 1983
- Copyright Act 1968
- Right to Information Act 2009
- Tasmanian Defamation Act 2005
- Tasmania Anti-Discrimination Act 1998
- Commonwealth Privacy Act 1988

Policies:

- Risk Management Policy
- Information Management Policy
- Media Communications Policy
- Customer Service Charter
- Human Resources Policies and Procedures
- Customer Service Standards
- Meander Valley Council Social Media Operational Guidelines 2014

6. Responsibility

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

DECISION:

GOV 2 NOMINATION FOR THE GENERAL MANAGEMENT COMMITTEE OF THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA

1) Introduction

The purpose of this report is for Council to endorse the nomination of the Mayor for re-election to continue as the Northern Representative on the General Management Committee (GMC) of the Local Government Association of Tasmania (LGAT).

2) Background

The Tasmanian Electoral Commission has contacted Council to advise that it is acting as Returning Officer for the 2017 election of President and four members of the GMC.

Nominations are now open and close on 23 May 2017.

The GMC membership consists of two representatives from each region, one representing councils with a population over 20,000 and the second under a population of 20,000.

The Meander Valley Council Mayor, Mr Craig Perkins is the current northern representative for the Northern Region (under 20,000).

The Mayor has indicated that he would like to continue in the role and has advised that he is interested in nominating for the position and is seeking the endorsement of Council.

3) Strategic/Annual Plan Conformance

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

- 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 & other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

There is no financial impact for Council if the Mayor is elected to the position.

10) Alternative Options

Council can elect not to endorse the nomination of the Mayor or can nominate another Councillor.

11) Officers Comments

The Mayor has enjoyed his role on GMC and has made a positive contribution as a representative for the Northern Region. Councils profile has benefited and his involvement has helped build good working relationships with government.

The Mayor's experience on GMC and the energy he has brought to the role recommends that he be nominated for re-election.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council endorse the nomination of the Mayor for re-election to the position of Northern Representative, population under 20,000 on the General Management Committee of the Local Government Association of Tasmania.

DECISION:

GOV 3 PROPOSED TAKEOVER OF TASWATER

1) Introduction

The purpose of this report is for Council to adopt a formal position about the proposed takeover of TasWater.

2) Background

At the Special General Meeting of the Local Government Association of Tasmanian (LGAT) on 11 May 2017, the membership will consider the following motions:

- 1. That Members determine a majority position on the proposed takeover of TasWater. Namely, through moving one option in the first instance, Members should determine whether A or B apply.*

A: The majority of Tasmanian councils agree there is a water and sewerage crisis and support State Government ownership of TasWater.

Or

B: The majority of Tasmanian councils do not agree there is a water and sewerage crisis and oppose State Government ownership of TasWater.

- 2. That the Local Government Association of Tasmania formally rejects the proposed takeover of TasWater by the Tasmanian State Government and urges the State Government to work cooperatively with LGAT, Councils and TasWater on the optimal water and sewerage infrastructure upgrade program as determined by TasWater to achieve the best outcome for Councils and consumers.*

In order to vote on the motions Council needs to determine a formal position about the proposed takeover.

This report is accompanied by three attachments that set out the background and relative positions of:

- State Government
- TasWater

- LGAT

The State Government document '*Accelerating Investment in Tasmanian water and sewerage infrastructure*' was presented at the LGAT General Meeting in April.

The TasWater Document was presented to Council at its Council workshop on 2 May 2017

3) Strategic/Annual Plan Conformance

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

- 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

Takeover of TasWater by the State Government will ultimately result in \$48million in assets being taken from the Meander Valley Council. Beyond 2027 is it not clear if there will be returns to Council from TasWater under Government ownership this could potentially result in a loss of \$834,000 in annual income.

10) Alternative Options

Not applicable

11) Officers Comments

The LGAT President, Doug Chipman wrote to Council on Monday 1 May. The following is an extract from that correspondence:

I wanted to take a moment to reinforce the ... critical need to agree a position going forward ...

While noting that the detailed analysis from the Government is still lacking, this appears unlikely to be provided ahead of a Bill or Select Committee process, by which time, the matter will have largely been decided by Members of Parliament and the broader Tasmanian Community. If as a sector, we continue to put off making a decision one way or the other, we limit our bargaining powers – either for a better deal under a State Ownership model or to retain Local Government ownership.

I encourage you all to come to the Meeting able to make a decision on the 11th and I look forward to empowering LGAT's advocacy for whichever direction Members decide to go.

The critical aspect of the Presidents correspondence is the observation about the lack of detailed analysis made public by State Government. The State Government process to this point has lacked any meaningful engagement and the opportunity for partnership to analyse and address perceived issues.

TasWater has presented a good case against the argument that there is a crisis.

There has not been a clear argument supported by the type of detailed planning undertaken by TasWater describing how the promised improvements will be achieved presented under State Government ownership.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council does not support the State Government's proposal to take control of TasWater for the following reasons:

- 1. The lack of adequate and appropriate information being made available.***
- 2. The uncertainty that the dividend guarantees of the State Government will actually be honoured by the State Government or future State Governments.***
- 3. Concerns regarding the future viability of TasWater under the State Government proposal.***
- 4. It does not appear to be in the best interests of the Meander Valley community.***

DECISION:



Special General Meeting

Agenda

11 May 2017

1.30pm

**(Lunch on arrival
from 1.00)**

**Windsor Park Community Precinct
Community Hall**

326 Macquarie Street, GPO Box 1521, Hobart, Tas 7000

Phone: (03) 6233 5966

Fax: (03) 6233 5986

Email: admin@lgat.tas.gov.au

Home Page: <http://www.lgat.tas.gov.au>

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

13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION

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

14. PROXIES AT MEETINGS

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

15. QUORUM AT MEETINGS

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

16. VOTING AT MEETINGS

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

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

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

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** Denotes Attachment*



GENERAL MEETING SCHEDULE

- 1.00** **Lunch on arrival**

- 1.30** **Meeting Commences**

- 1.45** **Miles Hampton, Chair TasWater**

- 3.30** **(Anticipated) Close**

1. GOVERNANCE

1.1 CONFIRMATION OF MINUTES *

Decision Sought

That the Minutes of the meeting held on 7 April 2017, as circulated, be confirmed.

Background:

The Minutes of the General Meeting held on 7 April 2017, as circulated, are submitted for confirmation and are at **Attachment to Item 1.1**.

1.2 BUSINESS ARISING *

Decision Sought

That Members note that Business Arising will be held over until the July 2017 General Meeting.

Background:

This Special General Meeting is confined to TasWater matters.

1.3 CONFIRMATION OF AGENDA

Decision Sought

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

Background:

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

2. ITEMS FOR DECISION

2.1 OWNERSHIP OF TASWATER

Contact Officer – Katrena Stephenson

Decision Sought

That Members note the report from TasWater Chair Miles Hampton.

Decision Sought

That Members determine a majority position on the proposed takeover of TasWater.

Namely, through moving one option in the first instance, Members should determine whether A or B apply.

A: The majority of Tasmanian councils agree there is a water and sewerage crisis and support State Government ownership of TasWater.

OR

B: The majority of Tasmanian councils do not agree there is a water and sewerage crisis and oppose State Government ownership of TasWater.

Background

At **Attachment to Item 2.1A** are -

- A broad timeline
- A copy of the Ministers presentation
- The notes of the Treasurer's Presentation taken at the April meeting.

Key Facts in Dispute

State Government	Councils/TasWater
Local councils have sacrificed investment in our water and sewerage infrastructure for a long time in order to pay themselves dividends.	Councils have a range of infrastructure which must be provided and maintained for communities and have been trying to balance the competing needs as well as increasing demands for services for many years. Nationally it is well recognised that there is simply not enough funding for Local Government to fully maintain all their assets and this is why we have lobbied strongly, collectively for a fair share of taxation revenue starting with the resumption of indexation on the Financial Assistance Grants. That said, councils have actually sacrificed dividends to ensure TasWater removes all boil water alerts and do not consume alerts by August 2018; and addresses all key outstanding sewerage matters within 10 years.

State Government	Councils/TasWater
<p>Council will receive \$400M between 2009-10 and the end of the 10-year plan.</p> <p>The Government will fund their plan (service debt) by paying the distributions to 2025-26 from consolidated revenue and foregoing their tax equivalent and loan guarantee payments.</p>	<p>Note the word distribution. Council dividends will fall to \$3.2m by 2025-26 based on 10 year financial plan projections and agreement last year with the owners. The distribution is made up of the dividends, loan guarantee fees and tax equivalent payments. Government owned entities do not pay corporations/company tax.</p> <p>Equivalent funding from consolidated revenue could be injected into TasWater at any time. This does not require a change of ownership.</p>
<p>There is a crisis</p>	<p>The Chair of TasWater advises that <i>“At no time has the DHHS or the EPA verbally or in writing advised us that a crisis exists, nor have the EPA issued any fines for environmental damage over the last 12 months. We have been working with the Regulators to ensure that our Plan meets their expectations and at no time have they advised that our approach is at odds with the outcomes they are seeking”.</i></p> <p><i>“Tasmania has water and sewerage challenges. This is why TasWater has developed a fully funded 10-year plan to address infrastructure upgrades which commenced in 2016”.</i></p> <p>Last year TasWater invested more per property than any similar sized utility in Australia.</p>
<p>Government will fix the boil water alerts faster.</p>	<p>Under council ownership, TasWater has reduced the number of customers who don't receive drinkable water from nearly 8000, down to about 1600.</p> <p>It is projected that the remaining customers will receive drinking water by August 2018, well before the Treasurer's plan could take effect.</p>
<p>Sewer overflows to the environment are seven times the national average.</p> <p>Only 1 of 78 sewerage treatment plants achieved full compliance with regulatory discharge limits.</p>	<p>The State Government's supporting data does not compare like for like. For example, compared to other states the regulatory triggers for reporting sewage discharge are much lower in Tasmania than other States and so reports of non-compliance are far more likely.</p> <p>Furthermore, in the reporting period, major floods, bushfire and drought contributed to the extraordinary discharges.</p>

State Government	Councils/TasWater
<p>Unplanned interruptions to water supply have increased.</p>	<p>TasWater has a significant capital program underway with hundreds of projects – spikes from rain, drought then issues with pipes breaking – periods of drought and floods can materially affect the number of unplanned interruptions.</p> <p>Spike in 2014-15 reflected a very dry period which typically drives and increase in the number of breaks.</p> <p>Key quotes section 5th dot point notes “TasWater lags well behind its mainland counterparts in relation to regulated discharge limits.” Note P25 of EPA report also notes “...of a similar size”, and then has a general note on Page 26 that the comparison is to utilities that are primarily serving metropolitan areas where as we are serving a mix of metro and regional areas. This point is equally applicable from the water comparisons made.</p>
<p>Councils can leverage from cash reserves.</p>	<p>Councils must (under legislation) fully fund the depreciation of their assets, this is not something required of State Government. They cannot be used as a consolidated fund.</p> <p>Councils reserves are aligned to their 10 year asset management and financial plans. Generally, there are clear rationales for the holding of funds linked to the long term considerations of depreciation, maintenance, renewal and replacement of assets.</p> <p>The Government is well aware of the impact of the statutory requirements on cash reserves. When Bryan Green suggested use of council reserves in 2012 Rene Hidding commented “isn’t this your greedy money-grubbing letter an attack on council’s very existence”.</p> <p>The cash reserves figure remains fairly constant year on year.</p>
<p>The capital plan can be delivered in half the time (5 years)</p>	<p>The Government have recently clarified that the plan would be delivered in seven years, ie three years earlier rather than the 5 years originally announced. TasWater analysis suggests that even a three-year acceleration would significantly increase the debt levels and render TasWater unsustainable. In all likelihood it puts the quality of planning and delivery at risk too.</p> <p>This has been modelled using the latest available information from the Government and still shows that debt levels would be increased to \$1.48B and that a further \$160M would need to be funded from other sources. If funded from consolidated revenue this means a likely impact on other Government services such as health and education.</p>

State Government	Councils/TasWater
The Government can borrow at a lower rate.	<p>TasWater already borrow through TasCorp at the same rate as the Government.</p> <p>There is nothing to stop the State Government sourcing more money for water and sewerage under a Local Government ownership model if it chooses to do so.</p>
1000 new jobs will be created	There is no data to back this assertion and it is unlikely there is enough specialist skill in Tasmania to support an accelerated program.
Councils will receive 50% of distributions after 2026.	<p>The Treasurer intimated (at the 11 April Meeting) there would be no dividends with profit to be directed back into TasWater.</p> <p>Further he indicated the Government would likely continue to forgo their share of tax equivalent payments and would expect Local Government to do similar.</p>
The Government will prevent privatisation through the legislation.	The current ownership model effectively prevents privatisation.
The Government will cap price increases at 2.5%	<p>Pricing is currently set by the independent regulator and cannot be capped by owners.</p> <p>Such a move is at odds with the national water initiative and further escalates the risk to TasWater's viability. The latest national report states that when compared to like utilities TasWater charges per customer are the lowest despite having the highest level of capital investment.</p>
TasWater will become a GBE which can be directed by the Minister.	<p>This gives the Minister of the day considerable power without direct controls or scrutiny and is unlike other GBE's in this regard. The likelihood of 'pork barrelling' and/or bad policy from the 'Government of the day' is increased.</p> <p>The constraints on scrutiny and public provision of information are well illustrated by the recent committee hearings around Hydro.</p> <p>The new directorial powers would likely require amendment of the GBE Act and may have repercussions for all GBEs.</p>
The detailed data needed for modelling has been embargoed by TasWater and is not available to the Treasurer.	On the 25 January 2017 Treasury was advised in writing by TasWater that they would be happy to provide details of the capital plan to all relevant parties including the Treasurer and sought contacts to arrange provision of the plan and an appropriate time for discussion of the detail.

Key questions for councils

1. Does the State Government's proposal:
 - a. Offer a genuine improvement on the current TasWater plan?
 - b. Ensure that Tasmanians will not be loaded with significant future debt?
 - c. Provide manageable price increases for consumers over both the short and the long term?
 - d. Ensure the long-term viability of TasWater?
 - e. Provide an opportunity to build local employment and capability?
 - f. Provide guaranteed returns to those communities who have invested in the infrastructure?
 - g. Guarantee the same rural/regional service provision?
 - h. Ensure an appropriate level of community influence and scrutiny?
2. Can the suggested outcomes under the State Ownership model (namely, faster delivery, cap in price increases, returns to councils, no privatisation) be achieved under Local Government ownership?
3. What are the key advantages of State Ownership compared to Local Government ownership of TasWater?
4. What are the key risks of State Ownership compared to Local Government ownership of TasWater?

LGAT Perspective

Implications for owners :

- Reduction (likely loss) of future revenue/no return on investment in assets
- Likely increased pressure for forced council amalgamations
- Reduced influence and scrutiny, transparency and accountability at the mercy of the Government of the day

Implications for communities:

- Reduced access to owners
- Reduced advocacy by owners for local service provision
- Likely increased long-term costs
- Risks to rural/service provision in the longer-term
- + Prices capped in the short term
- + Capital program timeframe reduced by three years

Political implications

- Minister of the day has significant direct influence and reduced accountability
- Consolidated funds being diverted from other key areas
- + Accountability shifts from Local to State Government, councils may stop getting blamed.
- + End of recurring political attacks

LGAT has been analysing all data received, as it is received. Initially, at face value, ignoring the poor process and intense posturing by the State Government, it seemed there might be some value in the change of ownership proposition, with many of Local Government's key concerns seeming to be addressed; with the added bonus of an end to the election cycle TasWater politics and no further ability to blame Local Government for any perceived failure.

However, the Treasurer's presentation at the last General Meeting, outlined mechanisms for achieving their 7-year delivery that would appear to be able to be delivered without changing ownership of TasWater. This would allow Local Government to receive a return on their investment beyond 2026. That is, further debt could be leveraged and serviced through the provision of direct funding to TasWater (or to councils) from consolidated revenue; regulatory changes which allow greater pricing influence from owners and more appropriate compliance requirements. This assumes that the Government are correct in their judgement regarding debt levels and the impact on sustainability, which is a key area of dispute raised by TasWater.

There is also the matter of the missing detail. While councils understand the current funded TasWater capital plan, the same level of detail has not yet been provided by the State Government.

LGAT concurs with the Chair of TasWater when, in his letter of 21 April 2017 (**at Attachment to Item 2.1B for reference**), he urges Members to decide, one way or the other, at the 11 May Meeting. Waiting for more information, including a Bill, will place the sector at a disadvantage if Members decide at that point they wish to challenge the ownership proposal. Given the intensity of the Government's campaigning on this issue, the public and the Members of Parliament (particularly the Legislative Council) are likely to have already come to a decision, limiting the effectiveness of any late advocacy by LGAT.

In the absence of a majority of councils being clearly for or against the proposal, LGAT has had to take a narrow advocacy approach, supporting the Chief Owner Representative and focussing on the disappointing process, the plan in place, the lack of detail from the State Government and the use of distributions for key council infrastructure and services. This approach is time limited and has a high risk of becoming dissatisfactory to all Members in the near future.

Budget Impact

Largely being undertaken within current resources, noting this currently forms a significant workload in a time when a number of significant reform agendas are in play. LGAT has secured additional support as required through use of a consultant to support media activity.

Depending on the preferred direction of the Members, LGAT will address any resourcing issues through the budget process.

Current Policy

Strategic Plan:

- Priority Area 1: Strategic Relationships
- Priority Area 2: Sector Profile & Reform

2.2 OWNERSHIP OF TASWATER Council Brighton

Decision Sought

That the Local Government Association of Tasmania formally rejects the proposed takeover of TasWater by the Tasmanian State Government and urges the State Government to work cooperatively with LGAT, Councils and TasWater on the optimal water and sewerage infrastructure upgrade program as determined by TasWater to achieve the best outcome for Councils and consumers.

Background

Brighton Council is firmly of the view that the State Government's move to takeover TasWater is more based on politics rather than serving the best interests of ratepayers and the Tasmanian community.

Councils must base decisions on facts and on this issue, the known facts are being provided by TasWater based on its actual management and operation of Tasmania's water and sewerage business. On the other hand, we have the questionable forecasts and short-term promises made by the Treasurer. Councils should not be misled by the, at times, flimsy forecasts and doubtful political promises. The real issue for Councils, in the event of a State Government takeover, is the loss of revenue required to fund essential community services. Brighton Council's firm belief is that Tasmania's water and sewerage services are not in crisis. This has been stated authoritatively and repeatedly by TasWater. Some 99.2% of Tasmanians currently have access to potable water and this will rise to 100% by August 2018 – the proposed time of the State Government takeover. Turning to sewerage, despite the Treasurer's claims, no concern or complaint has been received from the environmental or health authorities.

TasWater is successfully implementing a fully and responsibly funded infrastructure upgrading program over 10 years that will ensure all Tasmanians enjoy the highest standards of water and sewerage services. This will also provide the optimum return to Tasmania in terms of employment and economic activity, as well as restraining TasWater and council rate increases.

In contrast, to date, the State Government has provided no substance to back up its plan, nor explained how the infrastructure upgrading work can be completed in a reduced timeframe or outlined how costs will be reduced. The brief detail provided by the Government shows that under its plan, TasWater will be saddled with debt to the point where it will be unsustainable and Tasmanian ratepayers, or taxpayers, will pay substantially more.

The Treasurer has said that the water and sewerage infrastructure is owned by all Tasmanians and not councils. However, councils have invested a great deal of ratepayers' money over many years and are entitled to receive a return on this investment.

In the short-term, Mr Gutwein has promised that the \$20 million annual payments to councils (already reduced by the decision of TasWater) will be directly funded from the State Budget. This is hardly a promise cast in stone and unlikely to be legislated. Presumably it will be reviewed at every budget and be at the whim of the Treasurer/Government of the day, with no surety of its continuation.

In the medium term, the Treasurer has said that councils will receive 50% of the total value of returns after 2024/25, but he went on to say that we have “eight years to get ready for life without dividends.”

He also said the Government would be investing its share of dividends into new infrastructure and said that councils should do so as well. Assuming his takeover bid is successful, we could imagine Mr Gutwein saying “the situation is far worse than we expected so we need to put this money back into the GBE.”

So, we should be under no misunderstanding. The future will see revenue to councils from our TasWater investment cut significantly, if not removed altogether and rates will need to rise to provide the current level of services such as parks, sporting grounds, roads, footpaths, waste collection etc. Equally certain is the fact that councils, not the State Government, will suffer the wrath of ratepayers for any rate increases.

Compounding the financial loss, in the longer term, Councils will miss out on revenue from TasWater’s increased profit levels as the corporation matures and grows.

Under this threat and based on this information, councils cannot consider Government funding with any certainty in our long-term financial plans.

For Brighton, the loss of TasWater dividends is equal to almost 10% of rate revenue and the position could be similar for most Councils (**refer Table of Figures below**). LGAT members would be aware that Brighton Council made the unanimous decision to oppose the takeover largely based on this loss of revenue and its effect on Brighton ratepayers and its community.

Brighton urges LGAT members to consider the full implications of this situation on each council, its ratepayers and its community and not mildly accept the Treasurer’s dictate, and give up a revenue stream that could materially assist funding future operations and services. Brighton commends this motion to you and looks forward to LGAT members’ support.

Data Provided:

Annual payments from State Budget for 2018/19 - 2024/25 if TasWater becomes a GBE

Council	% Distribution	Estimated loss
Launceston City	13.62%	\$ 2,724,000
Clarence	11.06%	\$ 2,212,000
Glenorchy	10.86%	\$ 2,172,000
Hobart	10.86%	\$ 2,171,000
Kingborough	6.16%	\$ 1,232,000
Devonport	5.46%	\$ 1,092,000
Central Coast	4.77%	\$ 954,000
Burnie	4.14%	\$ 828,000
West Tamar	3.28%	\$ 656,000
Brighton	3.08%	\$ 616,000
Waratah Wynyard	2.81%	\$ 562,000
Meander Valley	2.78%	\$ 556,000
Northern Midlands	2.34%	\$ 468,000
Huon Valley	2.12%	\$ 424,000
Glamorgan Spring Bay	2.07%	\$ 414,000
Break O'Day	1.94%	\$ 388,000
Latrobe	1.91%	\$ 382,000

West Coast	1.81%	\$ 362,000
Sorell	1.62%	\$ 324,000
Circular Head	1.58%	\$ 316,000
Derwent Valley	1.36%	\$ 272,000
George Town	1.13%	\$ 226,000
Dorset	0.97%	\$ 194,000
Southern Midlands	0.76%	\$ 152,000
Central Highlands	0.51%	\$ 102,000
Kentish	0.44%	\$ 88,000
King Island	0.33%	\$ 66,000
Flinders	0.18%	\$ 36,000
Tasman	0.05%	\$ 1,000
Total		\$ 20,000,000

As these distributions will not be legislated it is probable that they will not be honoured due to "budget pressure". After 2014/15 it is probable that there will be no distributions to councils.

LGAT Comment

See Item 2.1.

It is suggested that related motions be consolidated/incorporated together.

3. OTHER BUSINESS & CLOSE

Accelerating investment in Tasmanian water and sewerage infrastructure

*Presentation to LGAT
Treasurer Peter Gutwein
7 April 2017*

Tasmanian Water and Sewerage State of the Industry Report 2015-16

*“Comparison over the past five years highlights that there has been **no tangible progress** towards substantially improved compliance levels...”*

*“...it is evident **compliance levels worsened** during the seven years from July 2009, when the water and sewerage reforms began and responsibility for the management of sewage infrastructure was transferred firstly to regional corporations, and subsequently to TasWater.”*

*...it is evident that despite significant investment in terms of both expenditure and effort, drinking water quality and environmental compliance are **not at the levels expected or required** for contemporary water and sewerage networks.*

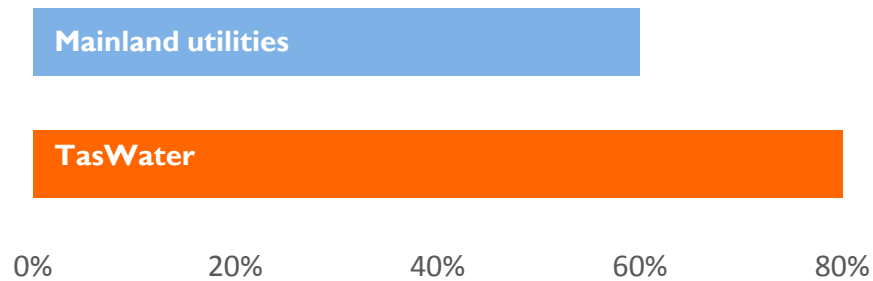
*Tasmania’s water and sewerage assets are **deteriorating faster than they can be replaced**, and hence, remain behind their interstate counterparts in terms of both service and reliability.*

Tasmanian Water and Sewerage State of the Industry Report 2015-16

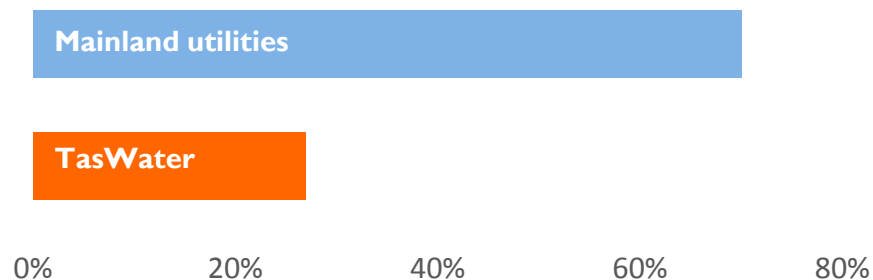
- The number of sewer overflows **increased by more than 20 per cent** from 164 to 201
- The rate of sewer overflows in Tasmania (4.3 per 100 km of sewer main) is **up to eight times** that of similar sized utilities on the mainland
- The total number of sewer main breaks and chokes **increased from 57 to 61** per 100 km of sewer main, almost double the rate reported nationally for similar size utilities
- **Only 1 of 79** sewage treatment plants achieved full compliance with discharge limits
- Complaints to TasWater were **up 24 per cent**. The largest group of complaints were in relation to water quality (38 per cent)
- **Twenty five systems** were operated under a temporary or permanent boil water alert while another five systems had a public health alert (do not consume) in place
- 32 per cent of potable water produced was lost, around **five times** the national rate of water loss

Returns versus investment in infrastructure

Share of profits paid as dividends



Debt to Equity Ratio



From 2009 to the end of TasWater's current 10-year plan, local councils will receive almost \$400 million in distributions from TasWater.

"The patience of the regulator can only be stretched so far, particularly when dividends are being paid to owners rather than invested in infrastructure and operations."

Environment Protection Authority
Annual Report 2013-14

"The debt to equity ratio [27 per cent] is very low compared to the ratio for comparable mainland service providers where the ratio is typically around 70 per cent"

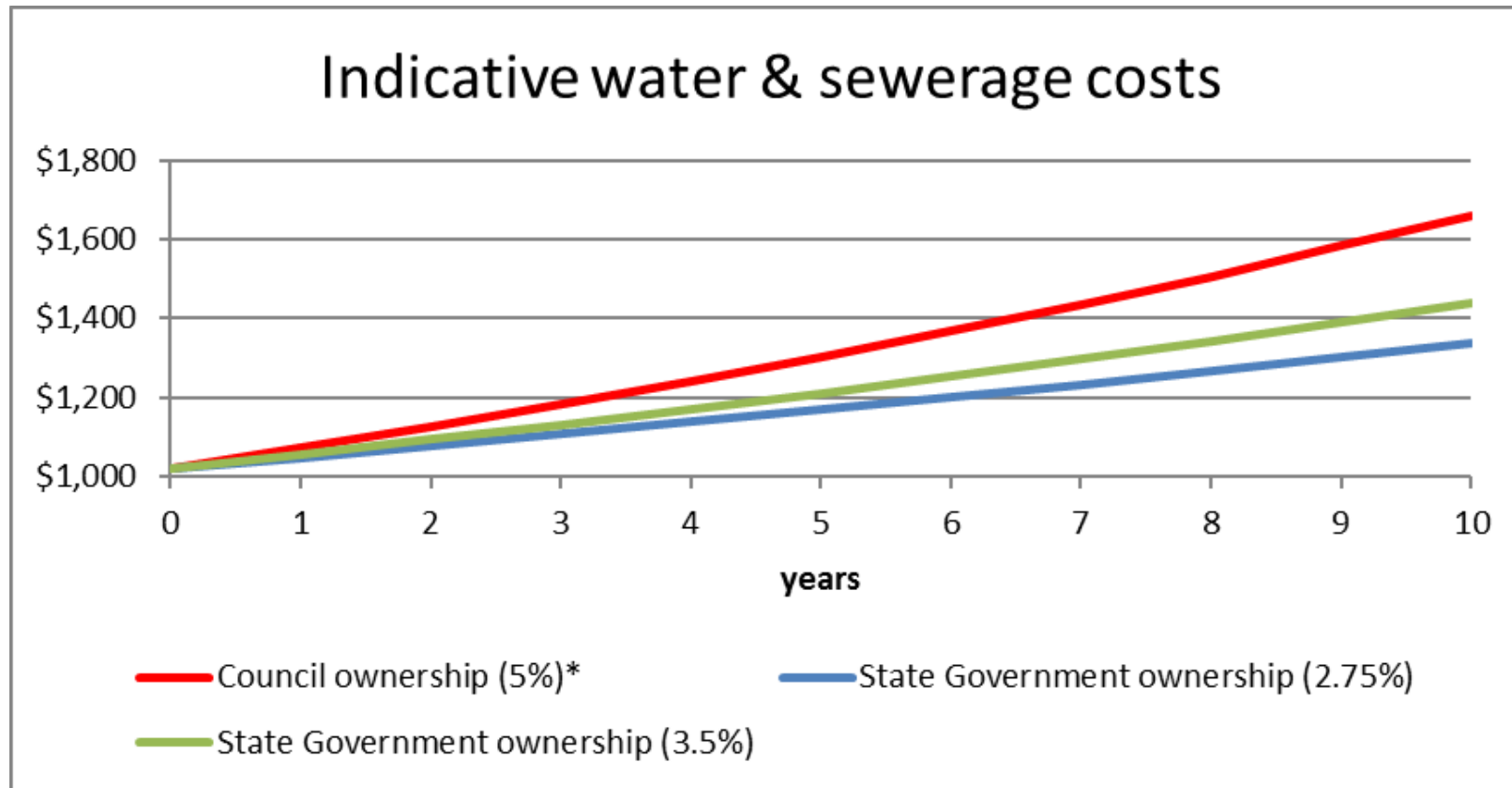
Tasmanian Economic Regulator
2015-16 State of the Industry Report

The Government's plan

- Transfer all the rights, assets, liabilities and obligations (including all staff) of TasWater to a new Government Business Enterprise, to begin operation on or before 1 July 2018.
- Extend the current Price and Service Plan for one year, to 2018-19, with a price increase of 2.75 per cent.
- Legislate to ensure the Government can provide clear direction to the business
- Reform the economic regulatory framework so that:
 - the Treasurer will set prices through an Order, on advice of the Tasmanian Economic Regulator
 - the Regulator is responsible for customer service standards and environmental, health and water regulation will be unchanged
- The Government will target price increases for the new business of between 2.75 and 3.5 per cent
- The legislation will contain explicit provisions to prevent a future privatisation of TasWater.

Prices

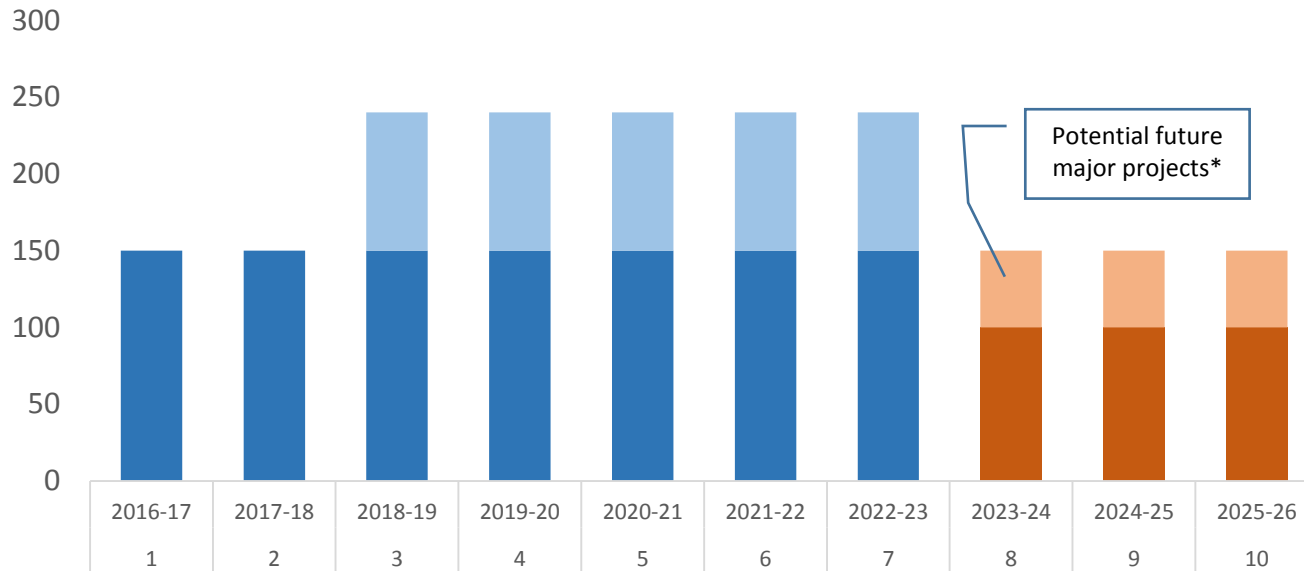
Prices to households and businesses will be lower under the Government's plan



Note: * Based on GBE Scrutiny December 2016

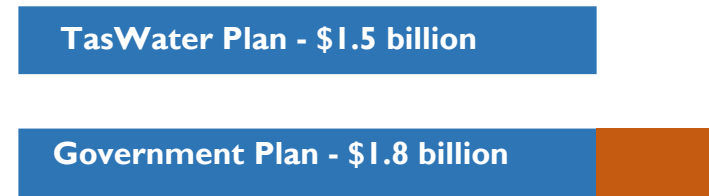
Accelerated infrastructure investment under the Government's plan

Government accelerated infrastructure plan
2016-17 to 2025-26 plus future potential major projects



Note: * Indicative only as no detailed plans or costings are available

10 year infrastructure investment



Future capital expenditure and major projects

- There are a number of major projects that are not included in the accelerated infrastructure plan
- It is envisaged that they will be considered within the 10 year program
- Funding could come from a range of sources including Government equity, developer contributions, and Australian Government funding
- It is the Governments intention that delivering these projects will be undertaken in the context of maintaining the governments target key financial indicators for the business

How will this be achieved?

- **Under council ownership, TasWater has operated as a business with a clear priority to provide returns to owners rather than prioritizing infrastructure investment and price restraint**
- Under State Government ownership, the focus will fundamentally change. We will have a single focus on fixing the infrastructure and keeping prices lower.
- The Government will (for at least 10 years):
 - Not require TasWater to pay Income Tax Equivalent
 - Waive GGFs – lowering the cost of debt (interest rate by 0.6% or around 15%)
 - Freeze all distributions from the entity (other than the payment of Council rates)
 - Reinvest all free cash flow into the accelerated infrastructure program
 - Directly fund the \$20 million annual payments to councils from 2018-19 to 2024-25 from the State Budget
 - Commit to provide additional support from the State Government's balance sheet to support the business should that be required in the future
 - The Government will continue to fund water and sewerage bill concessions at around \$10 million per year.

Financial targets

- The Government wants TasWater to be in sustainable financial position
- As a GBE TasWater will target key financial indicators
 - Interest cover - 2.0 times
 - Debt to equity – <70% (consistent with peers)
- Treasury ‘high level’ advice shows (in year 10*):
 - Interest cover at 1.7 times and strengthening;
 - Debt to equity at 66% and falling;
 - Net debt at \$1.2 Billion and falling; and
 - Net profit after tax of \$35 million and strengthening

Note; * excludes potential future major projects

Returns to councils

- **The Government understands that councils hold concerns regarding their TasWater returns. The Government will:**
- **Guarantee** annual payments of \$20 million from 2018-19 to 2024-25 - exactly what you would have received under TasWater's 10 year plan.
- **Guarantee** that, after these payments cease, councils will receive one half of the total value of returns annually from the corporation in perpetuity
- **Guarantee** the Government will reinvest all returns it receives to assist with the ongoing infrastructure program and keeping prices low for customers
- **We are not taking over TasWater for the revenue stream**

Summary

- The current delivery of water and sewerage services is not acceptable to the Government or the Tasmanian community.
- The Regulator's report last week confirmed the need for urgent action.
- The Government's new business model for TasWater will have a single focus on fixing the infrastructure and keeping prices lower.
- This will drive more investment, and fix the problem quicker.
- The Government will keep funding concessions.
- Customers will pay less.
- The Government will fund annual payments to councils from its budget, not from TasWater.
- Councils and ratepayers will be no worse off.

Next Steps

- Drafting of Bill to legislate taking control of TasWater in underway
- Legislative Council Committee established
- We want to get on with the job of planning the accelerated capex program
- Need your agreement to engage with TasWater to develop a detailed accelerated infrastructure plan

Thank you

Council Presentation

Miles Hampton, Chairman

2 May 2017



Agenda

1. Crisis What Crisis
2. The 'do it faster' plan
3. The 'lower tariffs' plan
4. The 'overriding the regulator' plan
5. The 'financial' plan
6. The 'distributions' plan
7. The governance arrangements
8. Summary

Crisis What Crisis

Discussions with Treasurer

- 9 meetings over three years
- Never expressed dissatisfaction with rate of progress

When asked for help Treasurer declined

- with small towns
- with 10 Year Plan

But if there really is a crisis, surely we should be tackling sooner than 1 July 2018?

Not one piece of correspondence from government, DHHS or EPA saying there is a crisis and that a different course of action was required.

Water

Treasurer notes unplanned interruptions to water supply have increased.

Well he has got it wrong, the number of interruptions per 100km water main was 93 in 2015-16 compared with 97 in 2014-15.

In 2015-16 the number of unplanned interruptions per 1000 properties was 167 compared with 134 on mainland Australia.

Water

Treasurer claims incorrectly that the number of water mains breaks has increased

The number of water main breaks was 2,051 in 2015-16 compared with 3,722 in 2010-11.

The number of water main breaks per 100 km of water main was 33 in 2015-16 compared with 56 in 2010-11.

This is in line with Hunter Water (27 / 100km) and Sydney Water (26 / 100km) who are far more mature businesses that have had far longer to tackle similar challenges.

Water

Treasurer notes 25 towns on BWA or DNC

This is true, but the Treasurer did not say:

- Already fixed 19 small towns on BWAs
- Already improved 6 small towns not on BWAs
- Plan to fix a further 11 small towns by Aug 2017
- Plan to fix a further 14 small towns by Aug 2018

Water

What the Treasurer fails to acknowledge is that the proportion of TasWater customers receiving water they can drink from the tap has increased from 96% in 2008-09 to 99.2% in 2015-16.

What the Treasurer also fails to mention was that in the SOIR of 2014-15 the DHHS said...

“Sound ongoing performance reflects increased operational management and investment in infrastructure since the handover of the water supply infrastructure from local Councils.”

Crisis What Crisis

Wastewater

The Treasurer claims only 1 of 70 WWTP are fully compliant, and this is true...but the metric needs to be understood.

Frequency of plant testing depends on receiving environment. A plant tested 52 times a year may have water samples tested against 8 parameters.

If any one of those 416 tests fails, the plant is deemed non-compliant for the full year.

And to make matters worse the failed test may have no harmful impact on the environment.

This metric is no longer reported nationally which is not surprising given that it is clearly an unreliable indicator of comparative performance.

Wastewater

The most relevant measure of sewerage system performance is volume compliance.

In the manner that EPA measure this metric it increased to 84% in 2015-16 from 81% in 2014-15.

In the December quarter 2016 it was 86%.

Wastewater

The Treasurer notes that the number of sewer overflows was 201 in 2015-16 compared with 164 in 2014-15.

This is true but...

The metric can vary significantly from year to year depending on the frequency and severity of rainfall events .

For example in 2013-14 there were 645 sewer overflows.

Wastewater

The Treasurer notes sewer overflows 7 times national average.

And the way this is reported it is true.

What the Treasurer did not say was that the various water utilities across Australia report overflows in different ways.

TasWater reports overflows of greater than or equal to one (1) kilolitre, whereas Victoria for example reports overflows only when they are greater than or equal to fifty(50) kilolitres.

Several other states report overflows of ten(10) kilolitres or greater.

The metric is simply not comparing like with like.

Wastewater

The Treasurer advises the number of sewer mains breaks and chokes increased from 57 per 100kms in 2014-15 to 61 in 2015-16.

This correct, however what he did not say is that the 2015-16 result is still comfortably inside the service standard set by the Economic Regulator and EPA of 104.

Further he did not tell you that a similar result occurs in far more mature water businesses, for example in 2015-16 Sydney Water experienced 58.4 breaks per 100kms.

Wastewater

If TasWater were polluting Tasmania's environment the EPA would regularly be issuing Environment Infringement Notices and imposing fines.

In 2015-16 the EPA did not issue TasWater with a single EIN or impose a single fine.

There is not a crisis in either water or waste water...if there was either DHHS or EPA would be calling it such.

We are not damaging the Tasmanian brand

We have a plan to fix...an affordable plan

The do it faster plan

In 2015 the national peak industry body WSAA commissioned an independent benchmarking survey comparing water businesses across the country.

That survey identified that TasWater had only 2-3% of the population serviced by participants, yet it was responsible for:

- 38% water treatment plants
- 37% waste water treatment plants
- 18% of the dams

TasWater progress needs to be understood in this context.

Utility Comparison

Metric 2015-16	TasWater	Sydney Water	Hunter Valley Water
Population Served	433,912	4,994,000	563,611
No. of Properties Served	202,478	1,899,234	242,277
No. of Water Treatment Plants	57	9	20
Length of Water Mains (km)	6,231	21,784	4,985
No. of Sewerage Treatment Plants	112	16	19
No. of Sewerage Pump Stations	760	677	402
Length of Sewerage Mains (km)	4,716	25,355	4,995
No. of Water Main Breaks per 100km	32.9	26.0	26.8
No. of Sewerage Main Breaks per 100km	61.4	58.4	42.7

The do it faster plan

The Bureau of Meteorology, in its recently released 2015-16 National Performance Report, stated that TasWater's capital expenditure per household for both water and sewerage is greater than any other comparable water business in the country.

TasWater spent \$347 per property on capital expenditure for water infrastructure vs average \$156

TasWater spent \$328 per property on capital expenditure for sewerage infrastructure vs average \$221.

We have been making a serious effort to tackle the ageing infrastructure problem.

The do it faster plan

We are focussed on optimal solutions, for example:

- Launceston - Reduction from 7 Sewerage Treatment Plants to 2
- North East - 1 Water Treatment Plant for 5 towns

We assess possible solutions based on whole of life costs and appropriate risk assessments.

Our larger projects typically take minimum three to four years to undertake the necessary studies, solution analysis, planning, approvals, design, letting of tenders, and finally construction.

We treat the money we invest seriously and undertake appropriate research to ensure that we do not waste the communities money.

The do it faster plan

The government have now acknowledged that their initial four or five year plan is in reality a seven year plan.

We do not believe that additional funding would enable us to move much more faster than our ten year plan, possibly 8.5 to 9 years at best.

But in any event doing it faster is not justified on water quality or environmental grounds, so why incur the bring forward costs and massive increase in debt that will come with it.

The lower tariffs plan

According to the independent National Performance Report for Urban Water Utilities 2015-16, prepared by the Bureau of Meteorology for comparable utilities across the country (100,000+ customers) TasWater has the lowest 'litre for litre' bills

At the end of our 10 year plan, our modelling indicates customer prices will be at or below the national median for comparative businesses (100,000+ customers).

Government say they will cap tariff increases at max 3.5%.

TasWater has flagged that it will likely be seeking an average annual increase of 4.1% over the eight years from 1 July 2018, but the TasWater position is yet to be finalised.

Under the present arrangements it is the Economic Regulator who determines what tariff increase is justified.

The lower tariffs plan

Under the Government residential customers will pay on average \$40 less pa vs what they will pay under the TasWater plan.

However under the government plan debt will climb to \$1.5bn vs it will peak at \$900M under the TasWater plan.

The additional debt per household is \$3,000 and the interest cost per household of approx. \$150 pa will have to be paid until the debt is repaid.

At the same time consolidated revenue of the State Government will take a \$160m hit.

Our customer research quite clear...more than two-thirds of customers are happy to accept tariff increases ahead of inflation providing we are fixing infrastructure wisely.

The 'overriding the regulator' plan

Government proposes to give itself the right to set prices rather than having the Economic Regulator set prices.

This defeats the whole purpose of independent monitoring of a monopoly utility service provider.

It is also completely at odds with the almost universal national system of independent bodies setting prices for monopoly utility service providers.

The Economic Regulator presently makes a judgement on a whole range of factors.

To have the government potentially overriding one single element - price recommendations - will serve to undermine the balance of the regulatory plan that addresses service standards and capital improvements.

The Financial Plan

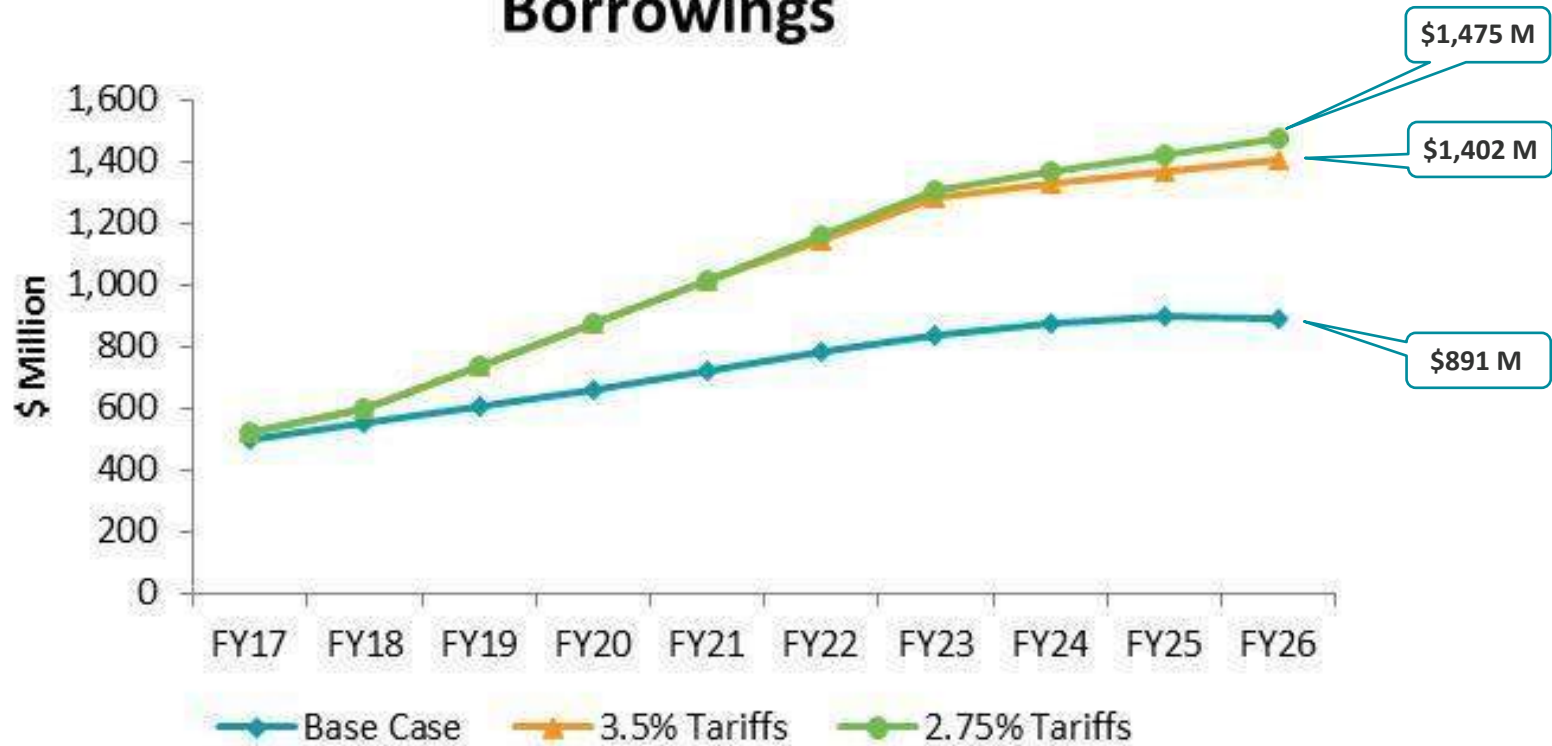
TasWater's plan...a careful balance

- efficient operating costs
- targeted capital spend
- service standards improvement
- modest returns to owners
- price increases kept to a minimum

.....whilst maintaining financial sustainability.

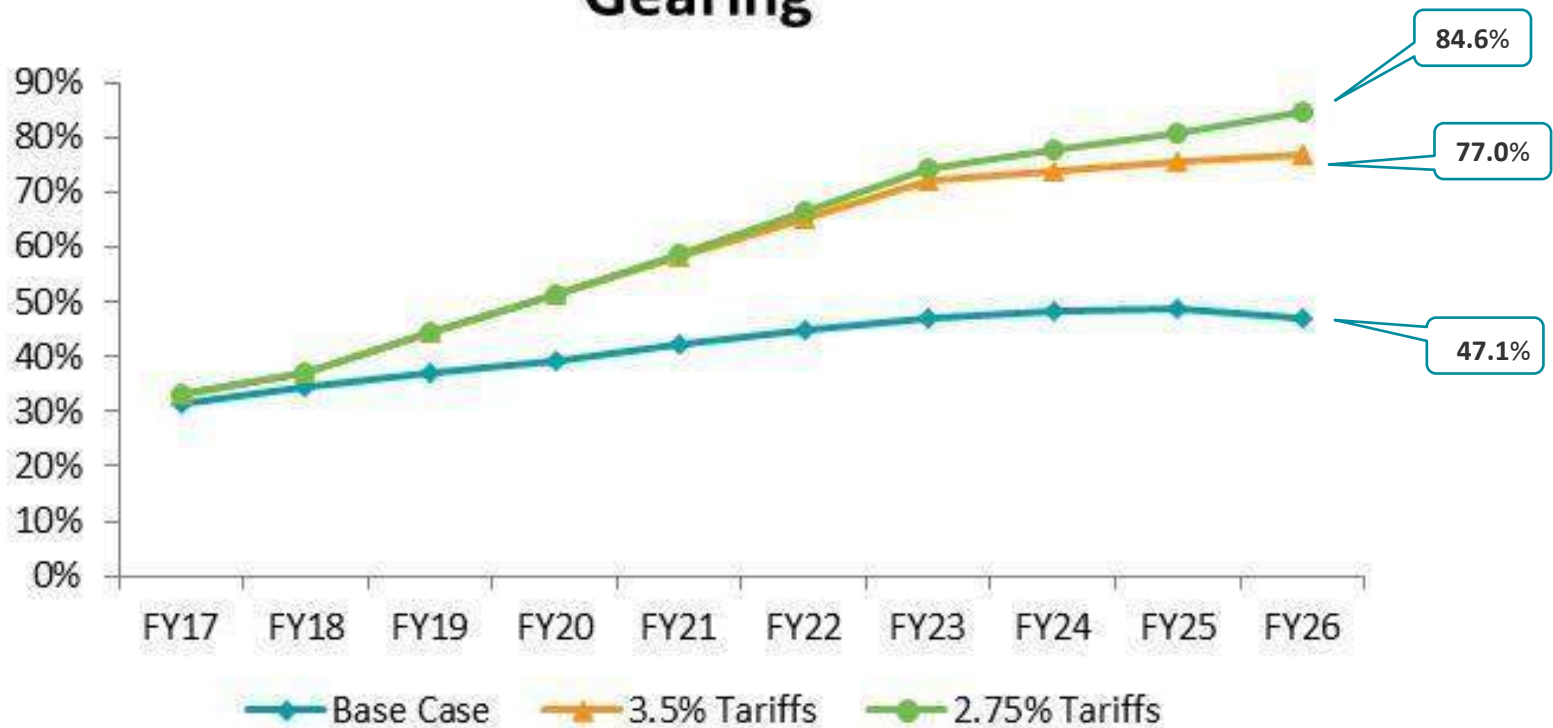
The Financial Plan

Borrowings

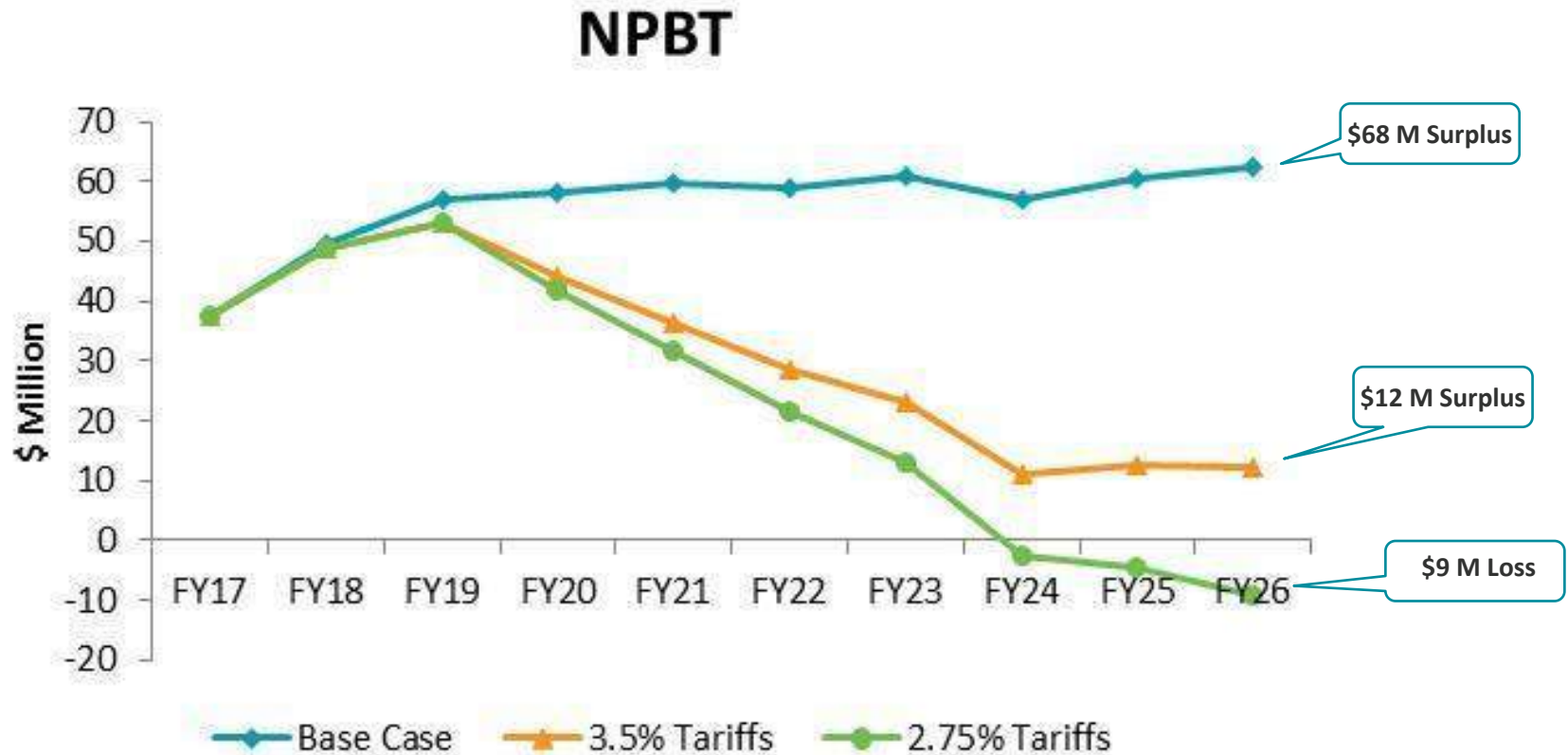


The Financial Plan

Gearing

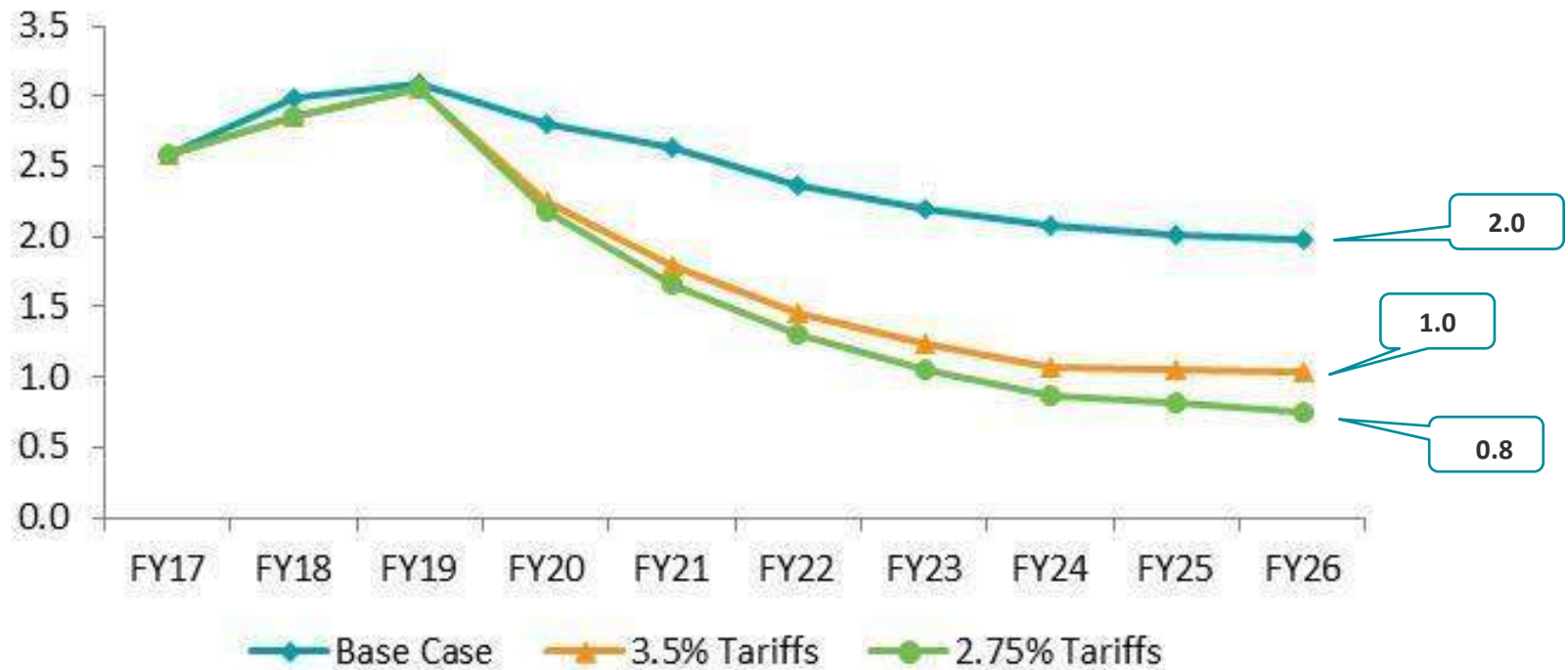


The Financial Plan



The Financial Plan

Interest Cover



The Financial Plan

There is no room for error in the governments plan. Interest rates will only have to increase slightly for TasWater to become unsustainable.

This means that the government will have to fund TasWater.

The end result will be that the community will miss out on important services such as additional hospital beds, more teachers and more police.

The Distributions Plan

TasWater & Government have foreshadowed the same distributions to Owner Councils over ten years.

Beyond 2025-26 the Government initially committed to paying 50% of the returns to Councils.... but at the 7 April LGAT meeting Mr Gutwein in effect said may be.....maybe not...depending on needs of the company.

However if the government saddles the corporation with a massive amount of debt there will be nil or negligible profits.

Preliminary modelling indicates after ten years under the TasWater plan distributions can be increased above \$20 million pa.

The Governance Model

The current governance model ensures no political interference, is in accord with the London Economics Report that preceded the reform back in 2008 and aligns with national water industry best practice for independent economic regulation.

If owners do not like board decisions they can change the SLE or sack the board.

Under the present governance structure the operations of the business are not vulnerable to the vagaries of election cycles.

For long life intergenerational assets the current governance arrangement of not being answerable to the government of the day but answerable to an independent set of regulators ensures appropriate long term decision making.

Summary

If you accept that there is a crisis...accept the takeover proposal but:

- do not rely on the government paying the promised \$160m
- do not rely on distributions beyond 2026
- do not think the government will speed up the program
- do not think that TasWater customers will not end up paying for the relocation of the Macquarie Point & Cameron Bay waster water treatment plants and upgrading of the combined sewerage & stormwater system in Launceston
- remember that debt will be \$600m more than under TasWater plan, that is \$3000 additional debt per household
- remember that there will be less money for hospitals & other essential services.

Summary

If you do not accept that there is a crisis:

- vote to reject the proposal
- endorse TasWater & LGAT doing all that they can to defeat the proposed takeover
- take action to inform your community of your decision

Questions?



INFRA 1 DIVESTMENT OF PUBLIC LAND AT BLACKSTONE PARK

1) Introduction

The purpose of this report is to seek a Council resolution to proceed with the sale of a 2,050m² portion of land at Blackstone Park, Blackstone Heights.

2) Background

A request to purchase a portion of land in Blackstone Park was made by Mr Matthew Seen and considered by Council at its February 2017 meeting. Council resolved to notify its intention to sell the land and the proposed sale was publicly notified pursuant to section 178 of the Local Government Act 1993.

One representation was received.

3) Strategic/Annual Plan Conformance

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

- Future Direction 1 – A sustainable natural and built environment
- Future Direction 6 – Planned infrastructure services

4) Policy Implications

Policy No 85 – Open Space

5) Statutory Requirements

Section 178 of the Local Government Act 1993 provides for the sale, exchange or disposal of public land and outlines the process that must be undertaken, including public notification.

Any objections received must be considered by Council before proceeding with the sale of the land.

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Pursuant to Section 178(4) of the Local Government Act 1993, the Council notified its intention to sell the portion of public land on Saturday 25 February and Saturday 4 March 2017 in the Examiner newspaper and displayed signs at the boundaries of the park on a road.

One representation was received from the adjoining landowner at 2A Bayview Road. This is discussed further in the officer's comments below.

Any objections received must be considered by the Council before making its decision as to whether it will proceed with the sale of the land. If Council proceeds with the sale of the land, objectors may appeal to the Resource Management & Planning Appeals Tribunal.

9) Financial Impact

Net proceeds from the sale of the land could be used for improvements to Blackstone Park.

10) Alternative Options

Council can elect not to sell the portion of Blackstone Park land.

11) Officers Comments

The area of land that is the subject of the request is located to the north eastern edge of Blackstone Park land and does not form part of the main area utilised for recreation purposes in the park. The land proposed for sale is to be added to No.35 Longvista Road to provide water frontage for that lot.

Figure 1 below shows the proposed area subject to sale in the context of the park boundaries.

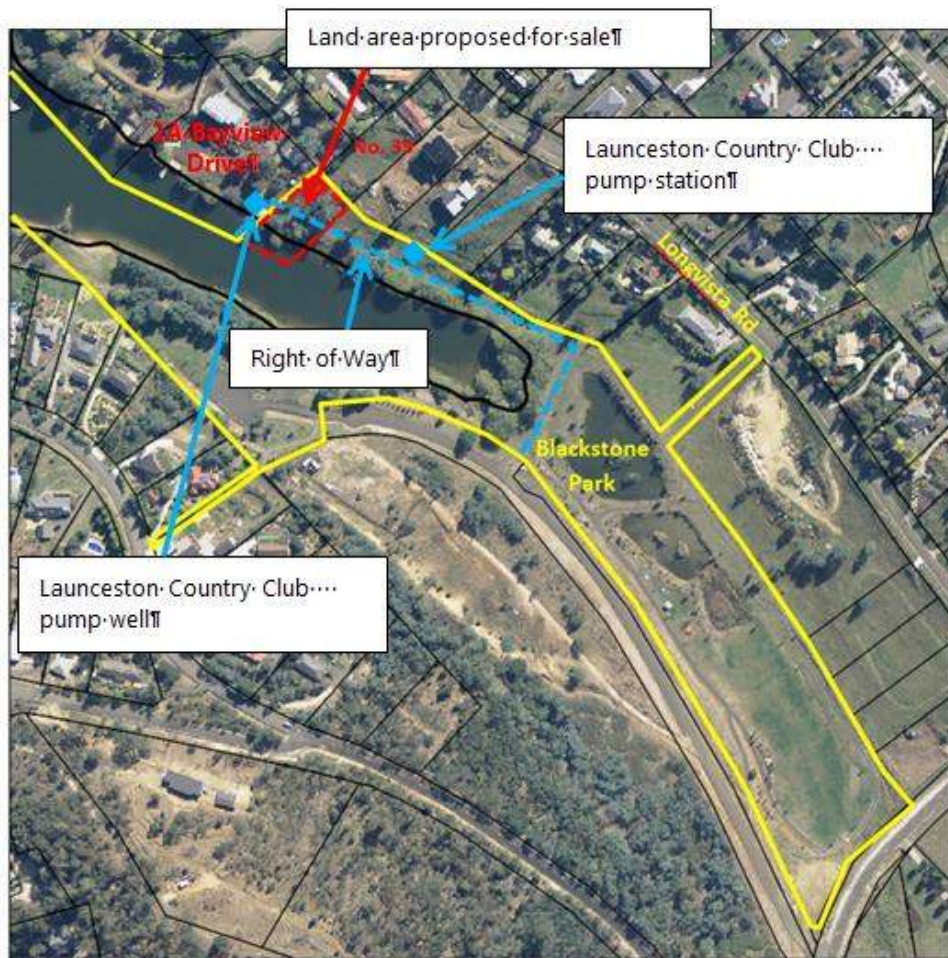


Figure 1 – Aerial photo of Blackstone Park showing area proposed for sale.

The land is subject to a pipeline easement in favour of the Launceston Country Club, and a right of way access, that crosses from Blackstone Park Drive through to 2A Bayview Drive. All easements and rights of way carry through to any future titles.

A representation was submitted by the owners of 2A Bayview Drive that they did not object to the sale of land if their access directly to Blackstone Park is maintained. Currently this is through a gate onto the track contained in the right of way. This is considered a reasonable request given that this property is the only lot that is disadvantaged by the transfer of the subject land into private ownership.

Any contract of sale for the land can stipulate a condition that a right of way in favour of 2A Bayview Drive (CT148949/3) is to be included in the future subdivision that would incorporate the land into No.35 Longvista Road. This will ensure that the owners of 2A Bayview Drive will maintain their access along the same alignment that they have previously enjoyed.

It is considered that it is in the public interest to proceed with the sale of the land subject to the following conditions:

- That a market valuation of the land by a registered land valuer is obtained by the Council at the purchaser's expense and to be paid by the purchaser in the event that a purchase price is not agreed;
- That the sale is subject to the approval of an application for a subdivision to incorporate the land into No.35 Longvista Road (CT29894/12), to be lodged by the purchaser at the purchaser's expense;
- That a right of way in favour of 2A Bayview Drive is included in the future subdivision;
- That a vehicular gate is installed at the boundary across the right of way;
- That all costs associated with the survey, registration and transfer of the land are borne by the purchaser.

The first step is to obtain a market valuation and agree a purchase price for the land.

It is recommended that delegation be provided to the General Manager to negotiate the purchase price on the basis of the market valuation.

AUTHORS: Jo Oliver
SENIOR STRATEGIC PLANNER

Matthew Millwood
DIRECTOR WORKS

12) Recommendation

1. *It is recommended that Council resolve by an absolute majority to proceed to sell a portion of public land located within Blackstone Park, as indicated in Attachment A, pursuant to section 178 of the Local Government Act 1993, subject to the following conditions:*

- a) *That a market valuation of the land by a registered land valuer is obtained by the Council, at the purchaser's expense, and to be paid by the purchaser in the event that a purchase price is not agreed;***

- b) That the sale is subject to the approval of an application for a subdivision to incorporate the land into No.35 Longvista Road (CT29894/12), to be lodged by the purchaser at the purchaser's expense;*
 - c) That a right of way in favour of 2A Bayview Drive is included in the future subdivision;*
 - d) That a vehicular gate is installed at the boundary across the right of way;*
 - e) That all costs associated with the survey, registration and transfer of the land are borne by the purchaser.*
- 2. That delegation is provided to the General Manager to negotiate and agree a purchase price for the land.**

DECISION:

Attachment A

Land Area to be sold for addition to No.35 Longvista Road



From: Paul Goldfinch
Sent: 22 Mar 2017 20:18:03 +0000
To: Meander Valley Council Email
Cc: Martin Gill
Subject: Re: Sale of Public Land Blackstone Park Drive

Hello,

With regards to the sale of Public land located at Blackstone Park Drive. If the council resolves to sell this parcel of land I ask that as part of the conditions of sale that a right of way be created from the shared boundary between 2A Bayview Drive and the land be offered for public sale, along Blackstone Park Drive through to Blackstone Park. This will enable current and future owners of the property at 2A Bayview to maintain access along Blackstone Park Drive to Blackstone Park.

There is already an existing right of way along Blackstone Park Drive and into 2A Bayview Dr for the Federal Country Club Casion to service and maintain a pump located on the property at 2A Bayview Dr.

Regards, Paul

Paul Goldfinch
2A Bayview Drive
Blackstone Heights
Mob: 0418315058

From: Martin Gill <Martin.Gill@mvc.tas.gov.au>
Sent: Wednesday, 22 March 2017 9:08 AM
To: Paul Goldfinch
Subject: RE: Sale of Public Land Blackstone Park Drive

Hello Paul,

If Council does resolve to sell the land it will be at market value. We will have it independently valued and it will be valued on a per square meter rate for residential land in the area. The Valuer will look at recent sales, and the value of having a river frontage.

With regard to the Right of Way, I suggest that you make a formal submission and include a request to create a right of way. That will provide a mechanism for formal consideration by Council, and the creation of a right of way could be included as a condition of sale.

I hope this addresses your further questions.

Regards

Martin

Martin Gill | General Manager
Meander Valley Council
working together

T: 03 6393 5317 | F: 03 6393 1474 | E: martin.gill@mvc.tas.gov.au | W: www.meander.tas.gov.au

2010 Home Page

www.meander.tas.gov.au

Planning Applications Advertised

26 Lyall Street (PO Box 102), Westbury, TAS 7303



Please consider the environment before printing this email.

From: Paul Goldfinch [<mailto:pgoldfinch@live.com>]
Sent: Monday, 20 March 2017 9:20 AM
To: Martin Gill
Subject: Re: Sale of Public Land Blackstone Park Drive

Hello Martin,
Thankyou for taking the time to reply to my email, much appreciated.
I do have a couple more questions

How much is the land being offered at
I still have some concern for what the sale of this land will do the the value of my property, given that I know what I paid for my block, what the other block that has the same waterfront boundary as mine was sold for and what the current owner of the property at 35 Longvista paid for the property as is stands, my fear is that if the proposed section of Public land being offered to the owner of 35 Longvista is being sold too cheap that it then devalues the other properties in the area that have the same waterfront boundary line. The uniqueness of these properties having their boundary into Longbottom is what creates their value. If council now starts offering section of public land for sale(*no doubt the other properties owners backing on to Blackstone Park Drv will now look at this option as well*) at a price that is undervalued as they no longer want the responsibility of the land then it devalues the existing properties with waterfront boundaries.

Continued Access:

INFRA 1

What is the process for me to create a Right Of Way over this section of land should the proposed sale go ahead?

Can a Right Of Way be created right through to Blackstone Park. This would eliminate the need to go through this process again should other residents decide they want to buy the section of land on Blackstone Park Drv adjoining their properties

Looking forward to you reply

Regards, Paul

Paul Goldfinch
2A Bayview Drive
Blackstone Heights
Mob: 0418315058

From: Martin Gill <Martin.Gill@mvc.tas.gov.au>
Sent: Saturday, 18 March 2017 9:43 AM
To: Paul Goldfinch
Cc: Merrilyn Young
Subject: RE: Sale of Public Land Blackstone Park Drive

Hello Paul,

Thank you for your questions. I am not sure if I can answer them all, but hopefully enough of them to help you make your decision about making a submission.

1. The Sale of Public land Act 1993 says
 - a. *"As a general principle, the decision to sell, exchange or dispose of public land should be made in the best interests of the council and the community"*
 - i. **How do you define that selling this land is in the best interest of the community and the council**

This is something the Councillors will have to weigh up following the public notice period. At the moment the Council officers are recommending the land be sold, because it is an underutilised part of the reserve and the funds made through the sale could be utilised to improve the reserve as a whole.

2. **If it is public land is it fair that it's only being offered to one property owner.**

It is not an open 'offer' of sale. Council is going through the formal process in order to consider a request by a member of the public to purchase public land.

3. **What if property owners bordering either side of this section of land were interested in buying it. Would it be offered to them also.**

Other adjoining landowners can request to purchase as well. Council would consider these requests in the same manner as the current request, ensuring that there is a practical outcome. In this case, ensuring that the land could be adhered to an existing private lot.

4. **How much is the land being offered at, is it a market value**

Yes market value

5. **There is a "Right of Way" through this section of land to a pump owned by the Launceston Federal Country Club Casino located on my property. What happens to this ?**

The right of way remains

6. **Has the council considered a lease arrangement on this section of land**

No, Council needs to decide if they want the land or they want to divest it.

With regard to access there is no formal entitlement to privately access Blackstone Park from your property, this should not be included in any valuation of your property because Council can restrict access at any time. Having said that you could work with any new owner and Council to create a right of way for pedestrian access across the land in your favour.

With regard to s. 178A. the counter argument would be that you still have access to the public land (reserve) through the public access points as you have pointed out in your email.

I hope these responses help you decide if you want to make a submission.

Please let me know if you have any further questions.

Regards

Martin

Martin Gill | General Manager
Meander Valley Council
working together

T: 03 6393 5317 | F: 03 6393 1474 | E: martin.gill@mvc.tas.gov.au | W: www.meander.tas.gov.au



Please consider the environment before printing this email.

From: Paul Goldfinch [<mailto:pgoldfinch@live.com>]
Sent: Thursday, 16 March 2017 12:16 PM
To: Martin Gill
Subject: Sale of Public Land Blackstone Park Drive

Hello Martin,

This email is in regards to the sale of Public land (2050m²) located in Blackstone Park Drive. I have several questions with regards to this proposal in considering whether I make a formal representation or not

1. The Sale of Public land Act 1993 says
 - a. *“As a general principle, the decision to sell, exchange or dispose of public land should be made in the best interests of the council and the community”*
 - i. **How do you define that selling this land is in the best interest of the community and the council**
2. **If it is public land is it fair that it's only being offered to one property owner.**
3. **What if property owners bordering either side of this section of land were interested in buying it. Would it be offered to them also.**
4. **How much it the land being offered at, is it a market value**
5. **There is a “Right of Way” through this section of land to a pump owned by the Launceston Federal Country Club Casino located on my property. What happens to this ?**
6. **Has the council considered a lease arrangement on this section of land**

As a resident of the area (I own the property at 2A Bayview Drive) I believe I would be disadvantaged by the possible sale of this land as my property borders this piece of land and provides access to Blackstone Park. I see this access as part of the value of my property, this will be particularly relevant when I sell, this access to the Blackstone Park Public facility would be attractive to a family with young children as it provides a safe alternate access to the park without having to go onto the roads.

I have owned this property for over ~6 years now and greatly value this access, I believe losing this access will put me at a disadvantage when compared to the other residents who back on the Blackstone Park Drive and will potentially devalue my property.

Extracted from the Sale of Public land Act 1993

Furthermore, an appeal under section 178A may only be made on the ground that the decision of the council is not in the public interest in that:

- *the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or*
- *there is no similar facility available to the users of that facility.*

I have no real objection to the sale of this land but I don't want to be disadvantaged either. It would be good to see this area cleaned up.

Looking forward to your reply so I can make a better informed decision at to wether I should make a formal representation

Regards, Paul

Paul Goldfinch
2A Bayview Drive
Blackstone Heights
Mob: 0418315058

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Views and opinions expressed in this transmission are solely those of the author and do not necessarily represent those of Meander Valley Council.

INFRA 2 PROPOSED ROAD NAMING – CHARLIES LANE, CARRICK

1) Introduction

The purpose of this report is to seek Council endorsement of a proposed road name, 'Charlies Lane', for a new unnamed road off Bishopsbourne Road, Carrick, as part of a 20-lot subdivision development at 141 Bishopsbourne Road, Carrick (CT 108465/12).

2) Background

A new minor road will access the 20-lots contained within this subdivision development. The subdivision developer, Tas Developments Pty Ltd has proposed the name of '*Charlies Lane*' for this new road.

As the road is within a proclaimed town boundary, the name needs to be endorsed by Council under Section 20(E) of the Survey Co-ordination Act 1944 before the approved name can be forwarded to the Nomenclature Board for formalisation.

3) Strategic/Annual Plan Conformance

Not applicable

4) Policy Implications

Not applicable

5) Statutory Requirements

Road naming is regulated under the Survey Co-ordination Act 1944.

6) Risk Management

Risk is managed through the formal process of ratifying road names to avoid conflict with road names in other municipalities within Tasmania, thus providing greater clarity for emergency services.

7) Consultation with State Government and other Authorities

Council endorsed road names are to be forwarded to the Nomenclature Board in accordance with Section 20(E) of the Survey Coordination Act 1944.

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Council can choose a name other than that proposed or delegate this responsibility to Council staff.

11) Officers Comments

It is Council's jurisdiction to name urban streets in proclaimed towns. Council is requested to endorse the name of 'Charles Lane' before it can be forwarded to the Nomenclature Board for formalisation.

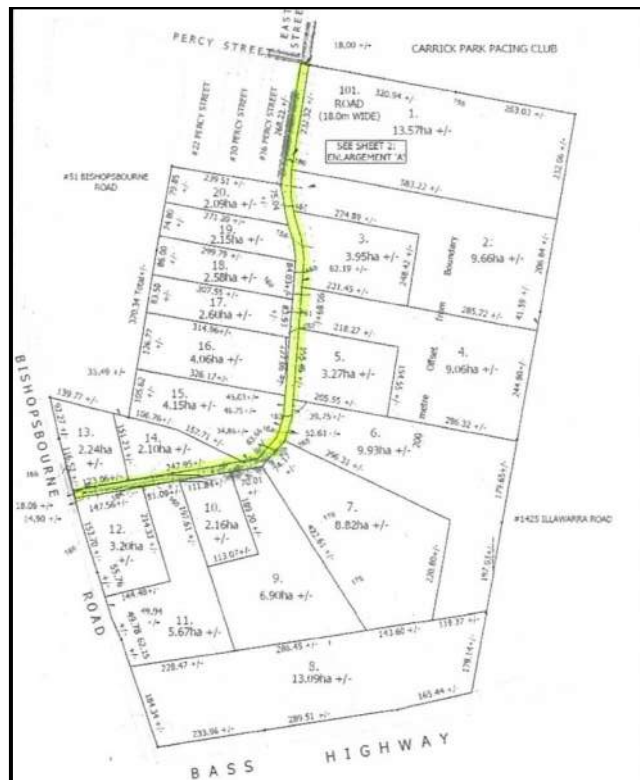


Figure 1: Subject Road Location – Carrick

The subdivider's rationale behind the proposing of the name 'Charlies Lane' is that the property originally had a building on this site that was licenced by John Christie in 1833 as the original Carrick Inn. In 1834, John Christie secured a grant to build the current Carrick Inn on a site closer to the centre of the township.

The Carrick Inn is reputed to be haunted by a ghost, affectionately named 'Charlie', and supposedly the ghost of a man who was murdered at the Inn in the 1900's. Reports by past publicans, staff and visitors to the Inn of strange happenings occurring within the premises have been attributed to Charlie's ghost.

The Inn has now been trading for 183 years and the developer, with an interest in the history of the township of Carrick, has proposed the name as a link with the township's past.

The property for subdivision is also known as 'Hawthorn Park', named after a residence that once existed on the property which was called 'Hawthorn'. Although this name might also be considered suitable for the new road, a search of existing Tasmanian road names has indicated this name is already in multiple use (ie. Hawthorn Drive, Hawthorn Road, Hawthorn Street and Hawthorne Place). 'Hawthorn' must therefore be excluded as a possible contender for the name of the new road.

The Nomenclature Board of Tasmania, Rules for Placenames in Tasmania, Schedule 3, Part 1 of Carriageway Generics defines a 'Lane' as 'a narrow country or city roadway'. The subject road meets this definition.

The subdivider originally suggested the name of 'Charlie's Lane' for the new road, however, the *Nomenclature Board of Tasmania, Rules for Placenames in Tasmania, Division 2, Section 25 – Possessive "s"*, indicates that 'An apostrophe to denote the possessive "s" must not be used in a place-name'. The proposed road name of 'Charlies Lane', without a 's', does conform to the place-name structure principles.

A search of road names through Placenames Tasmania has revealed that the proposed name does not conflict with any other road name within Tasmania. A 'test' proposal with Placenames Tasmania has indicated that the proposed name of 'Charlies Lane' would be considered suitable.

Although Council can elect to choose an alternate name for the road, it is recommended that 'Charlies Lane' be endorsed as the developer has

indicated interest in using this name as soon as possible for marketing and promotional purposes.

AUTHOR: Beth Williams
INFRASTRUCTURE ADMINISTRATION OFFICER

12) Recommendation

It is recommended that Council endorse the proposed road name of 'Charlies Lane' for the new unnamed road off Bishopsbourne Road, Carrick, as part of a 20-lot subdivision development at 141 Bishopsbourne Road, Carrick (CT 108465/12) and forward it to the Nomenclature Board for formalisation.

DECISION:

INFRA 3 CAPITAL WORKS PROGRAM 2017-18

1) Introduction

The purpose of this report is to seek Council approval for the Capital Works Program (CWP) recommended for the 2017-18 financial year.

2) Background

The CWP is developed on an annual basis and allows Council to deliver major projects for the benefit of our community.

Council officers maintain a register of potential projects and the development of the CWP commences with an annual review of this list. Projects for consideration are provided through input from Councillors, the community, Council officers, Special Committees and Council's Asset Management Plans (AMPs).

Project costs have been informed by tendered amounts for specific projects, have been estimated by Council officers by either preparing a detailed breakdown of project cost items or using empirical information from other similar and recent projects. In some instances, project cost estimates will need to be reviewed subject to detailed design and prior to the commencement of work on the project.

Council's Long Term Financial Plan (LTFP) was used as a basis for determining the overall extent of funding available for the CWP. This is an important aspect to setting Council's CWP to ensure Council continues to deliver sustainable, affordable and quality services for our community.

Council discussed the draft CWP at the April workshop and bus tour. Councillors were also provided with a copy of the 2017-18 CWP Project Information Document containing summary background details on each project. This document uses a unique item number to identify each project. Projects in the draft 2017-18 CWP are numbered in this same manner to allow Council to refer to the Project Information Document if further detail is required.

3) Strategic/Annual Plan Conformance

The Annual Plan requires the CWP to be compiled and adopted in the June quarter.

Further the objectives of the Council's Community Strategic Plan 2014 to 2024 as follows:

- Future direction (1) – A sustainable natural and built environment; by delivering projects which have a positive environmental impact
- Future direction (2) – A thriving local economy; by addressing current constraints and supporting development
- Future direction (4) – A healthy and safe community; providing infrastructure to give more opportunity for active living
- Future direction (5) – Innovative leadership and community governance; by working together with our community
- Future direction (6) – Planned infrastructure services; by maintaining current infrastructure and services

4) Policy Implications

Not applicable

5) Statutory Requirements

Not applicable

6) Risk Management

An objective of the CWP is to maintain Council's assets and facilities in a safe and serviceable condition. This mitigates Council's risk as accelerated deterioration of assets can increase the risk to users.

There is also financial risk with the addition of new and increased levels of service. The asset management and long term financial planning that Council is undertaking will allow it to better understand the financial implications of this action.

7) Consultation with State Government and other Authorities

A number of capital projects rely on funding contributions from the Federal and State Government and the contribution for some of these projects has yet to be confirmed, including flood recovery funding.

8) Community Consultation

Throughout the year, Councillors and Council officers receive requests, comments, complaints and queries from members of the community regarding the need for new or improved infrastructure.

9) Financial Impact

The total value of the draft CWP is approximately \$6.781 million which is below the LTFP budget by \$11,000. Following the April Council Workshop two additional projects have been added to the proposed program to increase the budget allocation for existing flood damage projects, these being:

- Gulf Road land slip repairs – project 6172 (\$25,000)
- Liena Road bridge replacement – project 5228 (\$100,000)

Grant funding is anticipated for the following projects:

- CCTV cameras for Deloraine and Westbury (\$50,000)
- \$651,000 additional Roads To Recovery (R2R) projects

Of the \$6.781 million, \$2.179 million is allocated to new or upgraded assets. This is expected to result in an ongoing increase (each and every year) in depreciation, operation and maintenance and opportunity costs (lifecycle costs) estimated at \$216,000 per annum. This is equivalent to approximately 2.68% of the general rate.

This annual increase in costs is required to ensure Council is able to maintain current levels of service. Alternatively, Council would need to look to reducing current services or operational costs in other areas to offset this increase in additional ongoing annual costs.

The estimated write off of assets disposed of as part of the 2017-18 CWP is \$226,000. This is not a direct project cost, but is an additional operational cost to Council.

10) Alternative Options

Council can amend or not approve the recommendation.

11) Officers Comments

An objective of the CWP is to maintain existing infrastructure in an adequate and serviceable condition as well as providing new assets to meet the demand from our community. Asset construction is a long term investment by Council and will become the responsibility of future generations. As such, Council's assets should be managed through the adoption of sustainable principles.

Council's LTFP details budgeted amounts for both renewal and new works projects and is the key to the sustainable provision of services to the community.

Asset renewal and reconstruction work assists Council to continue to deliver services while also minimising risks. The creation of new assets should align to the strategic objectives of Council and should be regarded as discretionary. Discretionary spending needs to be considered in terms of Council being able to continue to adequately maintain existing services.

The additional lifecycle costs associated with new assets or major upgrades is also an important part of the project selection process and this ongoing financial demand needs to be considered. Where applicable, the New and Gifted Assets Policy has been used to review the lifecycle costs and benefit of new projects.

Following receipt of comments provided by Councillors at the April Workshop the scope for the proposed project for the Customer Service Centre Foyer Improvements has been reviewed and is attached for Council's approval.

The documents detailed below assisted in the preparation of the 2017-18 CWP and provide background details for Council on projects. These provide information such as new project demand, renewal forecast and financial considerations and include:

- Strategic objectives of Council (Community Strategic Plan 2014-2024, Outline Development Plans and Structure Plans)
- Asset Management Plans
- Long Term Financial Plan
- 2017/18 CWP Project Information Document
- Item No 006 - Westbury, Council Office Project Information Updated - April 2017 (attached).

AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Council approve the following Capital Works Program for 2017-18:



Capital Works Program

DRAFT

2017/2018



**Meander Valley Council
2017/2018 Capital Works Program**

SUMMARY - RECOMMENDED PROJECTS

1.0 ADMINISTRATION

- 100.1 ADMINISTRATION BUILDINGS
- 100.2 INFORMATION TECHNOLOGY

Renewal	New / Upgrade	Total Estimate
\$80,000	\$0	\$80,000
\$59,000	\$25,000	\$84,000
\$139,000	\$25,000	\$164,000

2.0 ROADS, STREETS & BRIDGES

- 201.1 FOOTPATHS
- 201.2 ROAD RECONSTRUCTION & UPGRADE
- 201.3 ROAD RESURFACING:
 - Asphalt
 - Reseals
 - Gravel Resheeting
- 210 BRIDGE RECONSTRUCTION

\$211,000	\$211,000	\$422,000
\$1,084,000	\$1,077,300	\$2,161,300
\$415,000	\$0	\$415,000
\$780,000	\$0	\$780,000
\$200,000	\$0	\$200,000
\$840,000	\$0	\$840,000
\$3,530,000	\$1,288,300	\$4,818,300

3.0 HEALTH, COMMUNITY & WELFARE

- 310 ANIMAL CONTROL
- 321 TOURISM & AREA PROMOTION
- 335 HOUSEHOLD WASTE DISPOSAL
- 351 URBAN STORMWATER DRAINAGE

\$5,000	\$10,000	\$15,000
\$70,000	\$0	\$70,000
\$30,000	\$225,000	\$255,000
\$52,500	\$207,000	\$259,500
\$157,500	\$442,000	\$599,500

5.0 RECREATION & CULTURE

- 505 PUBLIC HALLS
- 515 SWIMMING POOLS
- 525 RECREATION GROUNDS & SPORTS FACILITIES
- 565 PARKS & RESERVES

\$50,000	\$5,000	\$55,000
\$22,000	\$0	\$22,000
\$164,000	\$185,000	\$349,000
\$110,000	\$176,000	\$286,000
\$346,000	\$366,000	\$712,000

6.0 UNALLOCATED & UNCLASSIFIED

- 655 MAJOR PLANT REPLACEMENT
- 675 LIGHT VEHICLE REPLACEMENT
- 625 MANAGEMENT & INDIRECT OVERHEADS

\$324,000	\$55,000	\$379,000
\$73,000	\$0	\$73,000
\$429,500	\$57,500	\$487,000

TOTALS

\$4,602,000	\$2,178,800	\$6,780,800
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Meander Valley Council 2017/2018 Capital Works Program

INTRODUCTION

As part of the Asset Management Plan it is necessary to separate works into the following categories:

RECONSTRUCT/REPLACE:

Replacing like-with-like or providing a similar level of service, for example reconstructing a road to the same width, or replacing a single lane timber bridge with a single lane concrete bridge. In these cases depreciation rates and other costs of ownership may not significantly change and could possibly reduce.

NEW/UPGRADE WORK:

Improving or constructing additional assets or infrastructure where none previously existed or existed at a lower service level. The creation of new assets has an impact on Council's finances from the point of increasing depreciation, as well as operational and maintenance costs.

Upgrades can reduce the total life cycle costs of an asset in the longer term, e.g. road rehabilitation and widening, or replacing a single lane bridge with a two lane bridge. This type of work will have a component of renewal/replacement and a component of upgrade/new.

Item No - is a unique value that is referred to in the Project Information Document which details additional information on each project

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**Meander Valley Council
2017/2018 Capital Works Program**

1.0 GENERAL ADMINISTRATION

100.1 ADMINISTRATION BUILDINGS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#006	Westbury, Council Office	Customer Service Foyer & Small Meeting Room improvements to address the layout and security concerns indentified by users	\$80,000	\$0	\$80,000

TOTAL ADMINISTRATION BUILDINGS	\$80,000	\$0	\$80,000
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100.2 INFORMATION TECHNOLOGY

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#009	Intangible – Software	Enterprise Cash Receipting System Upgrade	\$32,000	\$0	\$32,000
#010	P&E - Computer Hardware	IT Security Appliance	\$0	\$10,000	\$10,000
#011	P&E - Computer Hardware	PC and Laptop Replacements	\$23,000	\$0	\$23,000
#012	Intangible – Software	MVC website upgrade	\$0	\$15,000	\$15,000
#014	P&E - Audio Visual	New Projector - Council Chambers	\$4,000	\$0	\$4,000

TOTAL INFORMATION TECHNOLOGY	\$59,000	\$25,000	\$84,000
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TOTAL GENERAL ADMINISTRATION	\$139,000	\$25,000	\$164,000
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**Meander Valley Council
2017/2018 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#023	Deloraine, Parsonage Street	Access improvements, Deloraine Citizens Club	\$10,000	\$0	\$10,000
#024	Bracknell, Jane Street	Footpath renewal, Elizabeth St to Harriett St LHS - 215m	\$60,000	\$0	\$60,000
#025	Deloraine, Lansdowne Place	Footpath renewal, East Barrack St to East Church St (LHS) - 70m	\$25,000	\$0	\$25,000
#026	Deloraine, Tower Hill Street	New footpath and kerb, West Goderich St to Moriarty St (RHS) - 250m	\$100,000	\$15,000	\$115,000
#027	Prospect Vale, Jardine Crescent	Upgrade footpath, from existing Jardine Cr shared pathway to Las Vegas Dr, LHS 40m	\$10,000	\$10,000	\$20,000
#028	Deloraine, West Goderich Street	New footpath and kerb, intersection of West Goderich St and Parsonage St	\$6,000	\$11,000	\$17,000
#029	Blackstone Heights	New footpath, Year 3	\$0	\$150,000	\$150,000
#030	Deloraine, East Barrack Street	Footpath safety improvement, Deloraine Primary School	\$0	\$25,000	\$25,000
TOTAL FOOTPATHS			\$211,000	\$211,000	\$422,000

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**Meander Valley Council
2017/2018 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES

201.2 ROAD RECONSTRUCTION & UPGRADE

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#090	Prospect Vale, Westbury Road	Westbury Road Transport Study	\$0	\$622,000	\$622,000
#091	Railton Road	Rehabilitation CH3300 to CH3800 - 500m	\$110,000	\$25,000	\$135,000
#092	Caveside Road	Rehabilitation CH1700 to CH2200 - 500m	\$100,000	\$15,000	\$115,000
#093	Weegena Road	Road Rehabilitation CH10600 to CH10900 - 300m	\$90,000	\$10,000	\$100,000
#094	Dairy Plains Road	Road rehabilitation - CH2700 to CH3900 - 1,200m	\$290,000	\$35,000	\$325,000
#095	Gannons Hill Road	Road Rehabilitation, CH1000 to CH1500 - 500m	\$145,000	\$15,000	\$160,000
#096	Dunorlan Road	Rehabilitation CH0 to CH230 - 230m	\$50,000	\$5,000	\$55,000
#098	Whitemore Road	Road Rehabilitation CH11300 to CH11550 - 250m	\$50,000	\$5,000	\$55,000
#100	Deloraine, Meander Valley Road	Kerb renewal, Alveston Drive to 21 Meander Valley Rd (LHS)	\$80,000	\$0	\$80,000
#101	Deloraine, Emu Bay Road	Beefeater St to Weston St - kerb renewal (135m), sealing of parking bays and new handrail	\$60,000	\$0	\$60,000
#102	Hadspen, Winifred Jane Crescent	Kerb renewal, Veronica Pl to Carmen Ct LHS - 90m	\$24,000	\$0	\$24,000
#103	Westbury, Taylor Street	Realign kerb and renew footpath, Meander Valley Rd intersection	\$30,000	\$0	\$30,000
#104	Carrick, Meander Valley Road	New kerb, Arthur St west 80m	\$0	\$20,000	\$20,000
#105	Westbury, Franklin Street	New kerb & channel and plantings from Meander Valley Rd - South 275m RHS & LHS	\$0	\$70,000	\$70,000
#107	Prospect Vale, Pitcher Parade	Install guardrail - 40m	\$0	\$15,000	\$15,000
#108	Prospect Vale, Bradford Avenue	Installation of traffic calming	\$0	\$20,000	\$20,000
#109	Prospect Vale, Bordin Street	Installation of traffic calming	\$0	\$20,000	\$20,000
#111	Fernbank Road	Safety improvements, Lofthouse Rd intersection (Fernbank Rd priority)	\$20,000	\$0	\$20,000
#112	Meander, Main Road	Traffic island modification, Barbers Rd intersection	\$10,000	\$0	\$10,000
#113	Morrison Street	Additional subdivision contribution	\$0	\$10,300	\$10,300
#114	Nutt Street	Subdivision contribution - (Young)	\$0	\$20,000	\$20,000
#115	Lansdowne Place	Subdivision contribution - (MacLaine)	\$0	\$20,000	\$20,000
#116	Railton Road	Cattle underpass	\$0	\$50,000	\$50,000
#122	Deloraine, Westbury	Install CCTV cameras - (subject to grant funding)	\$0	\$60,000	\$60,000
#132	Birralee, Priestley's Lane	Reconstruction of gravel road and sealing approx 200m	\$0	\$40,000	\$40,000
NA	Liffey, Gulf Road	Additional funding for Project 6172 - Gulf Rd land slip (Council contribution \$25,000, flood recovery funding \$75,000)	\$25,000	\$0	\$25,000

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TOTAL ROAD RECONSTRUCTION & UPGRADE	\$1,084,000	\$1,077,300	\$2,161,300
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**Meander Valley Council
2017/2018 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES

201.3 ROAD RESURFACING

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#217	General	Asphalt	\$415,000	\$0	\$415,000
#218	General	Reseals	\$780,000	\$0	\$780,000
#219	General	Gravel Resheeting	\$200,000	\$0	\$200,000
TOTAL ROAD RESURFACING			\$1,395,000	\$0	\$1,395,000

210 BRIDGE RECONSTRUCTION

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#247	Cubits Creek, Western Creek Road	Reconstruction of Bridge 4826 (List No - 348)	\$80,000	\$0	\$80,000
#248	Allsops Creek, Bankton Road	Reconstruction of Bridge 5325 (List No - 363)	\$180,000	\$0	\$180,000
#249	Western Creek, Fellows Road	Reconstruction of Bridge 1380 (List No - 247)	\$60,000	\$0	\$60,000
#250	Dry Creek, Mayberry Road	Abutment renewal, Bridge 2912 (List No - 279)	\$25,000	\$0	\$25,000
#251	Unnamed Creek, Rosevale Road	Reconstruction of Bridge 2146 (List No - 266)	\$190,000	\$0	\$190,000
#252	Western Creek, Montana Road	Reconstruction of Bridge 2162 (List No - 267)	\$205,000	\$0	\$205,000
NA	Mersey River, Liena Road	Additional funding for Project 5228 - Liena Rd bridge replacement (Council contribution \$100,000, flood recovery funding \$300,000)	\$100,000	\$0	\$100,000
TOTAL BRIDGE RECONSTRUCTION			\$840,000	\$0	\$840,000
TOTAL ROADS, STREETS & BRIDGES			\$3,530,000	\$1,288,300	\$4,818,300

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**Meander Valley Council
2017/2018 Capital Works Program**

3.0 HEALTH, COMMUNITY & WELFARE

310 ANIMAL CONTROL

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#282	Westbury Council Offices	Dog holding pens and parking	\$5,000	\$10,000	\$15,000
TOTAL ANIMAL CONTROL			\$5,000	\$10,000	\$15,000

321 TOURISM & AREA PROMOTION

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#294	Deloraine, GWTVIC	Additional funding for Project 7831 - Install grated air drain around Visitors Centre to address rising damp	\$70,000	\$0	\$70,000
TOTAL TOURISM & AREA PROMOTION			\$70,000	\$0	\$70,000

335 HOUSEHOLD WASTE DISPOSAL

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#297	Household Waste	Replacement bins	\$30,000	\$0	\$30,000
#298	Household Waste	Purchase of bins for organics collection	\$0	\$200,000	\$200,000
#299	Household Waste	Deloraine Landfill - security fence	\$0	\$25,000	\$25,000
TOTAL HOUSEHOLD WASTE DISPOSAL			\$30,000	\$225,000	\$255,000

351 URBAN STORMWATER DRAINAGE

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#311	Various locations	Infrastructure constraints	\$32,500	\$147,000	\$179,500
#312	Joscelyn Street	Drainage improvements inconjunction with road resurfacing	\$10,000	\$30,000	\$40,000
#313	Lonsdale Lane	Drainage improvements	\$10,000	\$30,000	\$40,000
TOTAL URBAN STORMWATER DRAINAGE			\$52,500	\$207,000	\$259,500
TOTAL HEALTH, COMMUNITY & WELFARE			\$157,500	\$442,000	\$599,500

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**Meander Valley Council
2017/2018 Capital Works Program**

5.0 RECREATION & CULTURE

505 PUBLIC HALLS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#348	Selbourne Hall	Re-wiring	\$15,000	\$0	\$15,000
#349	Meander Hall	Partial roof replacement stage 2	\$25,000	\$0	\$25,000
#350	Selbourne Hall	Roofing of entrance	\$10,000	\$5,000	\$15,000

TOTAL PUBLIC HALLS	\$50,000	\$5,000	\$55,000
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515 SWIMMING POOLS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#362	Caveside Swimming Pool	Pool fence	\$22,000	\$0	\$22,000

TOTAL SWIMMING POOLS	\$22,000	\$0	\$22,000
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525 RECREATION GROUNDS & SPORTS FACILITIES

525.1 SPORTSGROUND IMPROVEMENTS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#369	Prospect Vale Park	Ongoing works associated with PVP Development Plan	\$102,000	\$175,000	\$277,000
#370	Westbury, Skate Park	Drinking fountain	\$0	\$10,000	\$10,000

525.2 RECREATION GROUNDS & SPORTS FACILITIES BUILDINGS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#390	Westbury Sports Centre	Electrical upgrade	\$22,000	\$0	\$22,000
#391	Deloraine, Community Complex	Additional funding for Male toilets	\$40,000	\$0	\$40,000

TOTAL RECREATION GROUNDS & SPORTS FACILITIES	\$164,000	\$185,000	\$349,000
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**Meander Valley Council
2017/2018 Capital Works Program**

5.0 RECREATION & CULTURE

565 PARKS & RESERVES

PARK IMPROVEMENTS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#416	Hadspen, Lions Park & South Esk River	Erosion control & associated landscaping of Lions Park	\$50,000	\$0	\$50,000
#417	Deloraine, Train Park	Installation of drinking fountain	\$0	\$12,000	\$12,000
#418	Prospect Vale, Bordin Street Reserve	Park improvements and landscaping	\$0	\$65,000	\$65,000
#419	Deloraine, Rotary Park	Relocate Mountain Man	\$0	\$5,000	\$5,000
#421	West Parade	Install new light and light pole, West Parade Carpark	\$0	\$15,000	\$15,000
#422	Pitcher Parade, Dog Run	Improvements to dog run area	\$0	\$24,000	\$24,000
#441	Prospect Vale, Molecombe Drive Reserve	Renew playground	\$30,000	\$0	\$30,000
#442	Chudleigh, Memorial Hall	Renew playground	\$30,000	\$0	\$30,000
#457	Deloraine, MVPAC Reserve	New handrail, river reserve MVPAC	\$0	\$5,000	\$5,000
#458	Deloraine, River Bank Reserve	Additional funding for River Bank Reserve pathway, Project No 8014	\$0	\$30,000	\$30,000
#459	Prospect Vale, Molecombe Drive Reserve	New walkway Molecombe Dr to Chelsey Cl - 80m x 1.5m (concrete).	\$0	\$20,000	\$20,000

TOTAL PARKS & RESERVES	\$110,000	\$176,000	\$286,000
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TOTAL RECREATION & CULTURE	\$346,000	\$366,000	\$712,000
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**Meander Valley Council
2017/2018 Capital Works Program**

6.0 UNALLOCATED & UNCLASSIFIED

655 MAJOR PLANT REPLACEMENT

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#483.1	P&E, Major Plant	Plant 212 - Ute Nissan Navara ST C72YA	\$29,000	\$0	\$29,000
#483.2	P&E, Major Plant	Plant 236 - Ute Nissan Navara RX C99YE	\$20,000	\$0	\$20,000
#483.3	P&E, Major Plant	Plant 800 - Tractor JD 5620 & 551 FEL FB1944	\$100,000	\$0	\$100,000
#483.4	P&E, Major Plant	New Plant - Reel Mower	\$0	\$25,000	\$25,000
#483.5	P&E, Major Plant	Plant 925 - Truck Mitsubishi Fuso 515 E12SZ	\$60,000	\$0	\$60,000
#483.6	P&E, Major Plant	Plant 930 - Truck Mitsubishi Fuso 515 & trailer E76VL	\$60,000	\$0	\$60,000
#483.7	P&E, Major Plant	Plant 975 - Truck Ford Transit D14FN	\$5,000	\$0	\$5,000
#483.8	P&E, Major Plant	Plant 977 - Truck Ford Transit B68KL	\$45,000	\$0	\$45,000
#483.9	P&E, Major Plant	Plant 975 - Truck Ford Transit B53BJ	\$5,000	\$0	\$5,000
#483.10	P&E, Major Plant	New Plant - Trailer 13t	\$0	\$30,000	\$30,000
TOTAL MAJOR PLANT REPLACEMENT			\$324,000	\$55,000	\$379,000

675 LIGHT VEHICLE REPLACEMENT

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#485	P&E, Light vehicles	Fleet Changeovers	\$73,000	\$0	\$73,000
TOTAL LIGHT VEHICLE REPLACEMENT			\$73,000	\$0	\$73,000

625 MANAGEMENT & INDIRECT OVERHEADS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
#488	Minor Plant Replacement	Replacement of works minor plant	\$30,000	\$0	\$30,000
#489	Buildings, Deloraine Works Depot	Replace vinyl flooring and install new heat pump	\$2,500	\$2,500	\$5,000
TOTAL MANAGEMENT & INDIRECT OVERHEADS			\$32,500	\$2,500	\$35,000
TOTAL UNALLOCATED AND UNCLASSIFIED			\$429,500	\$57,500	\$487,000
TOTAL 2017/2018 CAPITAL WORKS			\$4,602,000	\$2,178,800	\$6,780,800

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General Administration (100)

Other

ID:	#006
Year:	2017/18
Location:	Westbury, Council Office
Description:	Customer Service Centre foyer improvements
Comment:	<p>This project was first requested By Cr White in 2015 and subsequently by Director Corporate Services in Feb 2017.</p> <p>Description of Works: The foyer, reception area and small meeting room at the Westbury Council Offices are in need of renovation. Security issues have been identified by employees utilising the small meeting room and seated at the front reception counter. There are also confidentiality concerns about the office currently occupied by the Human Resources officer in the front office. The reception area is the first point of contact for customers, industry groups and other stakeholders that meet Council employees, it plays an important role in the appearance of Council as well as safety for employees that use the area. The project is proposed to improve security, lighting, furniture and desk structure in an environment that is professional and welcoming to customers.</p> <p>Project Justification: In Feb 2015 and Sept 2015 Councillor White identified a need to reconfigure the front office area at an estimated budget of \$180,000. It has been some time since this area received any attention. Employees have raised security concerns through Council's Workplace Consultative Committee.</p> <p>Estimate: Budget for this project can be accommodated within Council's LTFFP. The cost estimate is an allowance only.</p>



DECISION:

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

GOV 3 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 11 April, 2017.

GOV 4 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

The meeting moved into Closed Session at x.xxpm

The meeting re-opened to the public at x.xxpm

Cr xxx moved and Cr xxx seconded ***“that the following decisions were taken by Council in Closed Session and are to be released for the public’s information.”***

The meeting closed at

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CRAIG PERKINS (MAYOR)