

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 10 October 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 10 October 2017 at 1.30pm.**

A handwritten signature in black ink, appearing to read 'M Gill', with a long, sweeping horizontal line extending to the right.

Martin Gill
GENERAL MANAGER

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Evacuation and Safety:

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

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

Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 10 October 2017 at 1.30pm.

PRESENT:

APOLOGIES: Mayor Craig Perkins

IN ATTENDANCE:

CONFIRMATION OF MINUTES:

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 12 September, 2017, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
26 September 2017	<ul style="list-style-type: none"> • Agfest – Oaks Road – Third Lane • Camping in Council Reserves • Destination Action Plan (DAP) • Tourism & the Great Western Tiers Visitor Information Centre • Proposed Business Support/Economic Development Officer • Prospect Vale Park AFL Lighting Upgrade

ANNOUNCEMENTS BY THE MAYOR:

Sunday 17 September 2017

Deloraine Bowls Club season opening day
Westbury Bowls Club season opening day

Friday 22 September 2017

Announcement of Hydro Tasmania Battery of the Nation (Cethana Dam)
Meeting with Meander Valley Tourism operators

Monday 25 September 2017

Meeting with Sarah Courtney MHA

Tuesday 26 September 2017

Northern Waste Management Group Waste Not Awards
Citizenship Ceremony
Council Workshop
Bracknell Community Forum

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

PUBLIC QUESTION TIME

General Rules for Question Time:

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

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

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

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

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

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

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

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

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.
- The Chairperson may allocate a maximum time for each question, depending on the complexity of the issue, and on how many questions are asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.
- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to local government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

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

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – SEPTEMBER 2017

Nil

2. PUBLIC QUESTIONS WITH NOTICE – OCTOBER 2017

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – OCTOBER 2017

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – SEPTEMBER 2017

Cr John Temple

If the answer to my previous question is “yes”, when the MVC acted under 137. (1) (a) within Part 9 Division 11 of the Local Government Act 1993 where it is to act “as if it were the owner of the land” why was no reserve price set?

Response by Jonathan Harmey, Director Corporate Services

Section 137(1)(a)(i) of the Local Government Act states that if any rates in respect of the land that is not Crown land have been outstanding for 3 years or more, the Council may sell the land or part of the land or part of that land as if it were the owner of the land by public auction. It is taken that this section of the Act indicates Council has the ability to sell the land as opposed to Council applying to the State Government for possession under the Act or applying to the Supreme Court for an order of possession under the Land Titles Act. Council set a reserve to cover Sections 139(1)(a) and 139(1)(b) which has been the practice in previous public auctions for sale of land for unpaid rates.

Cr Bob Richardson

Today, Council is being requested to consider receipt of a report by JMG Engineers and Planners.

- a) It is noted that “that old chestnut” was consulted. What is “that old chestnut”, where does it/they operate? And in what field do they operate?

Response by Martin Gill, General Manager

That Old Chestnut are event caterers that work in Meander Valley and surrounds; including Entally Estate. They have recently rebranded themselves to be “Ash & Brad Bespoke” and they now assist with everything from planning/styling/design for weddings & events.

- b) I was consulted, seemingly as an afterthought. Why were other Councillors not consulted?

Response by Martin Gill, General Manager

As a supplementary response I have been advised that Council’s manager for the project contacted Cr Richardson on two occasions prior to JMG consulting with him. The Project Manager advised Cr Richardson that JMG’s scope of work was based on his own Progress Report from November 2015, and that he would be contacted by

JMG. He was also advised, at the time, of the other stakeholders on the list and the number of stakeholders that would be contacted.

Cr Rodney Synfield

1. Did Council staff take any action to recover the last lot of outstanding rates owed prior to Council taking action at its March 2017 Council meeting to sell up the Beerepoots (other than corresponding with the owners).
If so what?

Response by Jonathan Harmey, Director Corporate Services

Yes, Council officers have been actively pursuing the rates outstanding since a letter was received from the family on 13 June 2012. The last payment of rates was received in July 2010. There has been several letters involved, discussions and meetings. Council staff have issued notices of intention to sell by letter, placed notices on the properties and advertised the intention to sell the property twice in the Examiner in June 2016. The debts have been placed into collection with the Tasmanian Collection Services. A vehicle was seized under a warrant to sell property and sold in early 2013 with the revenue applied to the outstanding debts. Council staff undertook workshops with the Councillors and advised them of the ongoing process in Councillors monthly briefing reports. Council made the decision to sell the property for recovery of unpaid rates under Section 137 of the Local Government Act 1993 on 14 March 2017. Council staff took further steps to implement the decision of Council after this date.

2. The Act talks about what action Council can take if it were unable to sell property on a reasonable basis. What duty of care was there to ensure a price reflective of its true valuation, which was likely known to Council prior to the Auction, was achieved?

Response by Jonathan Harmey, Director Corporate Services

Section 140 of the Act covers the procedure if Council cannot sell the land, it states: if, after a Council has made reasonable attempts to sell the land, it appears that there are no reasonable prospects of selling the land within a reasonable time, the Council may apply to the Minister for an order under this section. Council was able to sell the land on 1 September 2017, in line with Section 137(1)(a)(i) of the Act, in accordance with Council's decision on 14 March 2017. Council was able to sell the land in its first attempt and therefore section 140 would not apply. The property was sold at public auction where all members of the public were able to purchase the property and the property was sold to the person who offered the highest price, the market determined the value of the property at the public auction.

Cr Andrew Connor

There's been increasing reports of dogs roaming urban neighbourhoods of MVC, as well as people walking dogs off-leash in public parks that are not off-leash areas. I have witnessed this myself on multiple occasions. This leads to situations where people feel uncomfortable to walk themselves or their own dogs responsibly in council parks. Can Council undertake to increase patrols and education of dog owners of their responsibilities to keep their dogs on-leash or under effective control as well as improving signage to this effect in our parks?

Response by Lynette While, Director Community and Development Services

We have commenced an initiative to place adhesive "effective control" signs on existing relevant park infrastructure such "doogie do" dispenser bag locations to advise dog walkers to have their dogs under effective control. This is a small sign but it is being located in areas relevant to dog walkers without adding extra signs in parklands that potentially detract from the area. With the summer coming on, we will also place an item in the Gazette reminding people of responsible dog walking and ownership particularly with respect to consideration of other park users. The General Inspector will continue to patrol areas at different periods of the day and respond to all customer service requests.

2. COUNCILLOR QUESTIONS WITH NOTICE – OCTOBER 2017

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – OCTOBER 2017

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

GOV 3 –CITIES POWER PARTNERSHIP - SUSTAINABILITY INITIATIVE – CR DEBORAH
WHITE

CERTIFICATION

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

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



Martin Gill
GENERAL MANAGER

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

COUNCIL MEETING AS A PLANNING AUTHORITY

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

C&DS 1 8 PATEENA ROAD, TRAVELLERS REST – SUBDIVISION (3 LOTS)

1) Introduction

This report considers application PA\17\0208 for Subdivision (3 lots) on land located at 8 Pateena Road, Travellers Rest CT 112696/1.

2) Background

Applicant

Cohen & Associates P/L

Planning Controls

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

Use & Development

The application is for a 3 lot subdivision (see Figure 1). Table 1 (below) outlines the core features of each lot.

Table 1: Features of each lot

Lot Number	Area	Frontage	Features
1	7.4 ha	Meander Valley Road (access via Crown Land)	Vacant land, wayleave easement
2	5.9 ha	Pateena Road	Dwelling and storage business, wayleave easement
3	5.8 ha	Pateena Road	Vacant land, wayleave easement

Site & Surrounds

8 Pateena Road is an irregular shaped 19.19ha lot that is divided into two by the Bass Highway. The property contains a single dwelling and a storage business located near the roundabout with Pateena Road and Meander Valley Road.

A portion of the title, on the western side of the Bass Highway, is located within the Hadspen Specific Area Plan. In addition, this portion of the land contains an

area of Priority Habitat (*Eucalyptus amygdalina* [Black Peppermint] inland forest and woodland on Cainozoic deposits) and is mapped showing an area of landslide hazard.

The Meander Valley Road (to the north of the Bass Highway) and the Bass Highway are both mapped as Scenic Corridors.

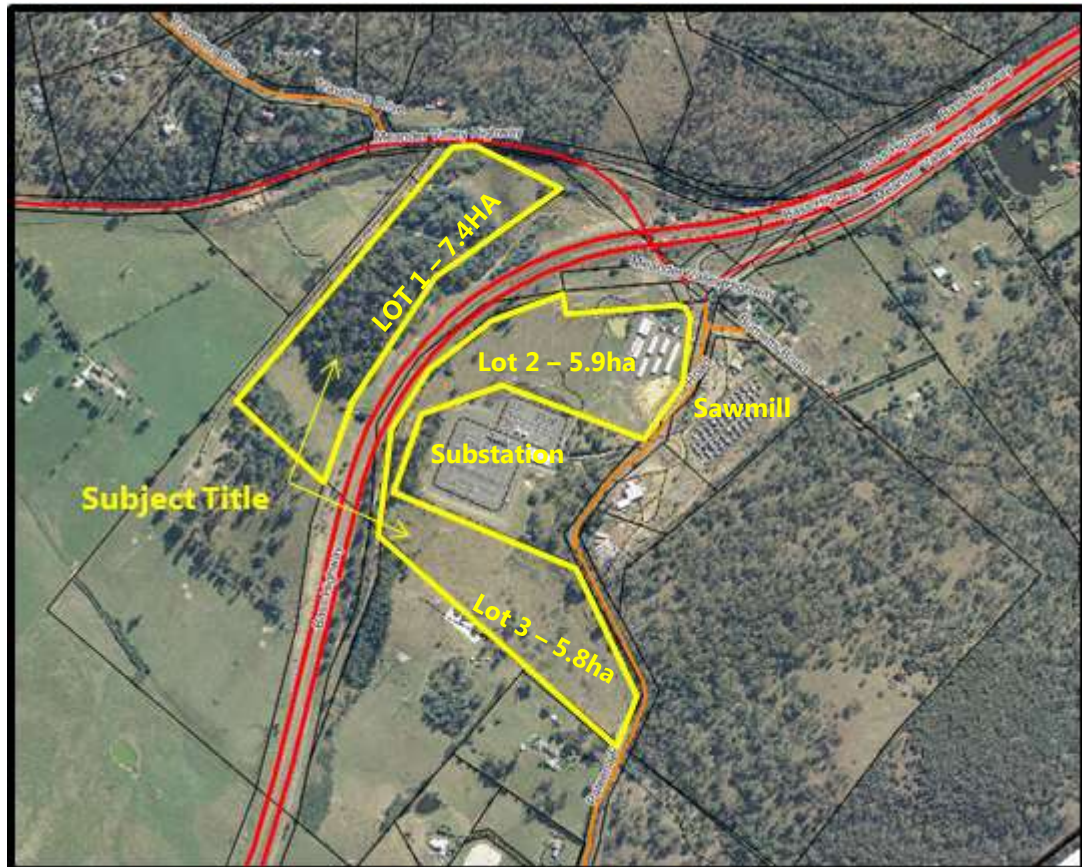


Photo 1: aerial view of subject title and surrounding land

Statutory Timeframes

Date Received:	26 July 2017
Request for further information:	Not applicable.
Information received:	27 July 2017
Advertised:	31 August 2017
Closing date for representations:	Not applicable.
Extension of time granted:	26 September 2017
Extension of time expires:	11 October 2017
Decision due:	10 October 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 State Growth and TasWater.

Written advice from State Growth was received on the 30 May 2017.

A Submission to Planning Authority Notice TWDA 2017/00760-MVC from TasWater was received on the 2 June 2017.

The application included Crown Land consent as per Section 52 of the *Land Use Planning and Approvals Act 1993*. Consent was required for Lot 1 to cross over the Crown Land, before accessing Meander Valley Road.

8) Community Consultation

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

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

9) Financial Impact

Not applicable.

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Rural Living zone. The land surrounding the site is located in the Rural Living, Utilities and Low Density Residential zones.

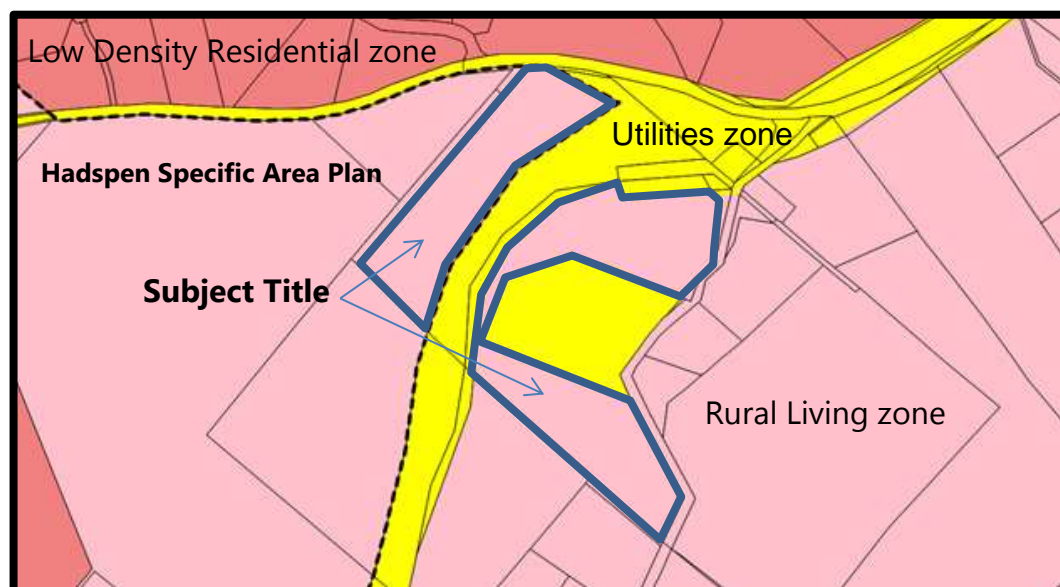


Figure 1: zone mapping

Use Class

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

- Residential

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where use or development relies on performance criteria, discretion is applied for that particular standard only. To determine whether discretion should be used to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the Rural Living 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.

Rural Living Zone			
Scheme Standard		Comment	Assessment
13.3.1 Amenity			
A1	If for permitted or no permit required uses.	The purpose of the subdivision is to create 2 additional residential lots (Lots 1 & 3) Residential is a permitted use class Lot 2 contains the existing dwelling and storage business	Complies
A2	Commercial vehicles for discretionary uses must only operate between 6.00am and 10.00pm.	Not applicable	
13.3.2 Rural Living Character			
A1	Use must: a) be for permitted or no permit required uses; or b) not exceed a combined gross floor area of 250m ² over the site.	The purpose of the subdivision is to create residential lots Residential is a permitted use	Complies

		class	
A2	Commercial vehicles for discretionary uses must be parked within the boundary of the property.	Not applicable	
A3	Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	Not applicable	
13.4.2.1 General Suitability			
A1	No Acceptable Solution	There is no Acceptable Solution	Relies on Performance Criteria
13.4.2.2 Lot Area, Building Envelopes and Frontage			
A1	<p>A1.1</p> <p>Each lot must:</p> <ul style="list-style-type: none"> a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or b) be for the provision of utilities; or c) be for the consolidation of a lot with another lot with no additional titles created; or d) be to align existing titles with zone boundaries and no additional lots are created. <p>A1.2</p> <p>Each lot must have new</p>	<p>Lot 1 is 7.4ha, Lot 2 is 5.9ha & Lot 3 is 5.8ha in size</p> <p>The Acceptable Solution for lot area is 10ha</p> <p>The existing</p>	<p>Relies on Performance Criteria</p> <p>Complies</p>

	boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.	dwelling and storage buildings are contained within Lot 2 The buildings within Lot 2 are located greater than 25m from the proposed shared boundary between Lots 2 & 3	
A2	Each lot must have a frontage of at least 4 metres.	Lot 1 has a frontage of 17m Lot 2 has a frontage of 320m and for Lot 3, the frontage is 302m	Complies

Bushfire-Prone Areas Code

Scheme Standard	Comment	Assessment
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E1.6.1 Subdivision - Provision of hazard management areas

A1	<p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard 	The Bushfire Hazard Management Plan states compliance with (b)	Complies
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	<p>management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and</p> <p>(iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to</p>		
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	enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.		
E1.6.2 Subdivision - Public and fire fighting access			
A1	(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E1, E2 and E3, is included in a bushfire hazard management plan certified by the TFS or accredited person.	The Bushfire Hazard Management Plan states compliance with (b)	Complies
E1.6.3 Subdivision - Provision of water supply for fire fighting purposes			
A1	In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;	Not applicable	

	<p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		
A2	<p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply,</p>	<p>The Bushfire Hazard Management Plan states compliance with (b)</p>	<p>Complies</p>

	<p>dedicated to fire fighting, will be provided and located compliant with Table E5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		
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Environmental Impacts and Attenuation Code			
Scheme Standard		Comment	Assessment
E11.6.1 Attenuation Distances			
A1	No acceptable solution.	No Acceptable Solution Neighbouring sawmill is an attenuated activity	Relies on Performance Criteria
A2	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.	Not applicable	

Urban Salinity Code

Scheme Standard	Comment	Assessment	
E16.6.5 Subdivision			
A1	A Salinity Hazard Assessment demonstrates that the site is located in an area of Low Salinity Risk in accordance with Table E16.1	The environmental assessment recorded salinity levels less than 2dS/m (Low Salinity Risk)	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.	Not applicable	
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%.	Lot 1 has access via Crown Land to the Meander Valley Road There is an existing access to Lot 2 Lot 3 has access to Pateena Road With Lots 1 and 3 being potentially residential lots and new accesses are required; the daily traffic movements from	Relies on Performance Criteria

		these lots will potentially increase by more than 10%	
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways			
A1	<p>The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p> <p>a) new road works, buildings, additions and extensions, earthworks and landscaping works; and</p> <p>b) building envelopes on new lots; and</p> <p>c) outdoor sitting, entertainment and children's play areas</p>	Lot 1 & 3 have potential building envelopes setback greater than 50m to the Bass Highway (Category 1 road)	Complies
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.	Not applicable	
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Lots 1 and 3 require new accesses	Relies on Performance Criteria
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at	Lot 3's access is	Relies on

	<p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with AS1742.7; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>onto Pateena Road (Council maintained road)</p> <p>The sight distance will need to be improved through the clearing of vegetation along the road reserve</p>	<p>Performance Criteria</p>
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Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	<p>The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan.</p>	<p>There is ample space within all Lots for car parking</p>	<p>Complies</p>

Scenic Management Code			
Scheme Standard		Comment	Assessment
E7.6.1 Scenic Management – Tourist Road Corridor			
A1	<p>Development (not including subdivision) must be fully screened by existing vegetation or other features when viewed from the road within the tourist road corridor.</p>	<p>Not applicable</p>	
A2	<p>Subdivision must not alter any boundaries within the areas designated as scenic management – tourist road corridor.</p>	<p>The scenic corridor is 100m wide</p> <p>Parts of the proposed boundaries are</p>	<p>Relies on Performance Criteria</p>

		within the corridor	
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F2 Hadspen Specific Area Plan

Scheme Standard	Comment	Assessment
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F2.8.4.1 General Suitability

A1	No Acceptable Solutions	There is no Acceptable Solution	Relies on Performance Criteria
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F2.8.4.3 Lot Area

A1	<p>A1.1 Each lot must:</p> <p>a) have a minimum area in accordance with Table F2.8.4.3 below; or</p> <p>Table F2.8.4.3</p> <table border="1"> <tr> <td>Local Business Zone</td> <td>No minimum lot size</td> </tr> <tr> <td>Urban Mixed Use Zone</td> <td>450m²</td> </tr> <tr> <td>General Residential Zone</td> <td>700m²</td> </tr> <tr> <td>Low Density Residential Zone</td> <td>5000m²</td> </tr> <tr> <td>Low Density Residential Zone (Area A) (as identified in Fig 2.2.1)</td> <td>1600m² with an average lot density of 1 per 3000m²</td> </tr> <tr> <td>Rural Living Zone</td> <td>2 hectares</td> </tr> <tr> <td>Open</td> <td>No</td> </tr> </table>	Local Business Zone	No minimum lot size	Urban Mixed Use Zone	450m ²	General Residential Zone	700m ²	Low Density Residential Zone	5000m ²	Low Density Residential Zone (Area A) (as identified in Fig 2.2.1)	1600m ² with an average lot density of 1 per 3000m ²	Rural Living Zone	2 hectares	Open	No	Lot 1 is 7.4ha in size	Complies
Local Business Zone	No minimum lot size																
Urban Mixed Use Zone	450m ²																
General Residential Zone	700m ²																
Low Density Residential Zone	5000m ²																
Low Density Residential Zone (Area A) (as identified in Fig 2.2.1)	1600m ² with an average lot density of 1 per 3000m ²																
Rural Living Zone	2 hectares																
Open	No																

	<table border="1"> <tr> <td>Space Zone</td> <td>minimum lot size</td> </tr> </table> <p>a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>b) be for the provision of utilities; or</p> <p>c) be for the consolidation of a lot with another lot with no additional titles created; or</p> <p>d) be to align existing titles with zone boundaries and no additional lots area created.</p> <p>A1.2 Each Lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	Space Zone	minimum lot size		
Space Zone	minimum lot size				
		Lot 1 is capable of containing a house that meets all the setback standards	Complies		
F2.8.4.4 Provision of Water and Sewerage Services					
A1	Each lot must be connected to a reticulated: <p>a) water supply; and</p> <p>b) sewerage system.</p>	Lot 1 is not connected to a reticulated water or sewerage system	Relies on Performance Criteria		

Performance Criteria

Rural Living Zone Hadspen Specific Area Plan
13.4.2.1 General Suitability
Objective
<i>The division and consolidation of estates and interests in land is to create lots</i>

that are consistent with the purpose of the Rural Living Zone.

Performance Criteria P1

Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:

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

Hadspen Specific Area Plan

F2.8.4.1 General Suitability

Objective:

The division and consolidation of estates and interests in land is to create lots that are consistent with the Purpose, Local Area Objectives and Desired Future Character Statements of the Specific Area Plan.

Performance Criteria P1

Each new lot must be suitable for use and development in an arrangement that is consistent with the Specific Area Plan, having regard to the combination of:

- (a) slope, shape, orientation and topography of land;*
- (b) any established pattern of use and development;*
- (c) connection to the road network;*
- (d) availability of or likely requirements for utilities;*
- (e) requirements for public open space and vegetated amenity corridors;*
- (f) hydrology and requirements for drainage;*
- (g) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and*
- (h) potential exposure to natural hazards.*

Comment:

8 Pateena Road is an irregular shaped property. As such, any subdivision would create irregular shaped lots. The shape and size of Lot 1 is logically determined by the location of the Bass Highway. The shape of the remainder of land is produced by the TasNetworks substation property. The logical boundary location between Lots 2 & 3 is the narrow strip of land adjacent to the Bass Highway.

To the south, the western side of Pateena Road is characterised by a number of lifestyle lots. Lot 3 would be in keeping with this feature.

Lot 1 gains access to the Meander Valley Road via Crown Land. Lot 2 has an existing access to Pateena Road. Lot 3 will require a new access to Pateena Road.

All lots are of a size and shape to be able to accommodate wastewater and stormwater management on-site.

Lot 1 contains an area of Priority Habitat and landslide hazard:

- Priority Habitat

The Priority Habitat is represented on Figure 2 by 'T' and the land slide hazard areas are coloured in yellow (low hazard band) and orange (medium hazard band). The Bushfire assessor has stated that the existing internal track is generally in accordance with the Bushfire access requirements and that only a few small wattles would need to be removed for compliance.

In addition, a proposed house site is located within the cleared land to the rear of the property (outside of the Priority Habitat area).

- Landslide Hazard

The proposed house site is located outside of the landslide hazard area. The upgrade to the existing access track to meet Bushfire access requirements does not include any development (earth works) and only a few small wattles need to be removed. Based on the above, and that the internal driveway is existing, no further action is required. However, any future development of the internal driveway may trigger further consideration.



Photo 2: Lot 1's internal driveway

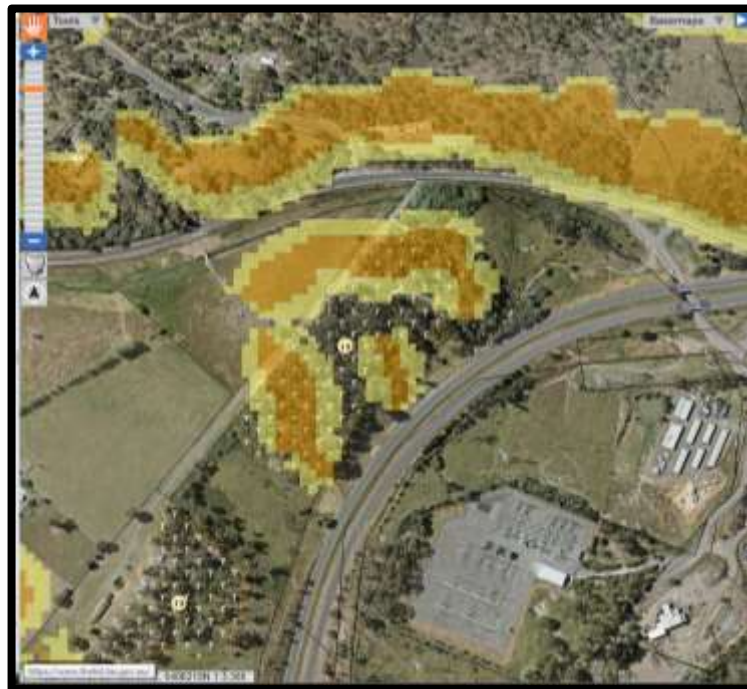


Figure 2: showing area of Priority Habitat and Landslide Hazard.

Lot 1 has a watercourse located to the front of the property and a small watercourse to the rear of the property. The possible building site is located to the rear of the lot, away from these features. The internal driveway will cross the watercourse to access the potential house site. Nothing prohibits a culvert being installed to cross the watercourse.

The property is not heritage listed.

The Zone Purpose statements for the Rural Living zone are:

13.1.1	<i>Zone Purpose Statements</i>
13.1.1.1	<i>To provide for residential use or development on large lots in a rural setting where services are limited.</i>
13.1.1.2	<i>To provide for compatible use and development that does not adversely impact on residential amenity.</i>
13.1.1.3	<i>To provide for rural lifestyle opportunities in strategic locations to maximise efficiencies for services and infrastructure.</i>
13.1.1.4	<i>To provide for a mix of residential and low impact rural uses.</i>

13.1.2 Local Area Objectives

Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, the pattern and visibility of development and potential for conflict with adjoining land uses and higher order road functions.

13.1.3 Desired Future Character Statements

Travellers Rest is characterized by a combination of undulating cleared land with residential development clearly visible and remnant vegetation, obscuring a dispersed pattern of residential development.

Lots 1 and 3 are for residential uses. All lots have adequate space for a house site that meets all the setback standards. In addition, an assessment on environmental impacts concluded:

- That sawmill dust emissions are considered to be controlled
- That there is no risk from potential chemical contaminations from Morgan Timbers sawmill or TasNetworks
- Sawmill noise emissions are negligible when compared to the background noise (e.g. Bass Highway).

Lot 1 is located on the edge of the Hadspen Specific Area Plan. The Zone Purpose of the Hadspen Specific Area Plan states:

F2.1	<i>Purpose of Specific Area Plan</i>
F2.1.1	<i>a) provide for the development of the area consistent with the local area objectives and desired future character statements;</i> <i>b) provide for the co-ordinated subdivision of land;</i>

	<i>and</i>
	<i>c) co-ordinate the provision of infrastructure and public open space.</i>
<p>F2.3 Local Area Objectives</p> <p><i>a) To provide for the standard range of uses in the zone.</i></p> <p><i>b) Commercial uses are not to weaken the function of the town centre by drawing local service activities away from the centre.</i></p>	
<p>F2.4 Desired Future Character Statements</p> <p><i>The zone takes in the periphery of the Specific Area Plan and is to be a very low density to graduate the visual impact of the edge of the settlement toward rural land, the Bass Highway and nearby rural residential areas at Travellers Rest and Pateena Road.</i></p> <p>The portion of the title within the Hadspen Specific Area Plan will retain the shape and size as noted in the Plan (SAP F2). The use of Lot 1 for residential purposes would be in keeping with the surrounding land use. Lot 1 is of sufficient size to cater for on-site management of waste water and stormwater.</p> <p>Based on the above, the development is consistent with the objective and purpose of the Rural Living zone and Hadspen Specific Area Plan.</p>	

Rural Living Zone	
13.4.2.2 Lot Area, Building Envelopes and Frontage	
Objective	
<i>To ensure that subdivision:</i>	
<p><i>a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and</i></p> <p><i>b) Provides area and dimensions of lots that are appropriate for the zone; and</i></p> <p><i>c) Provides frontage to a road at a standard appropriate for the use; and</i></p> <p><i>d) Furthers the local area objectives and desired future character statements for the area, if any.</i></p>	
Performance Criteria P1	
<i>P1 Each lot must:</i>	
<i>a) be to facilitate protection of a place of Aboriginal, natural or cultural</i>	

heritage; or

- b) provide for each lot, sufficient useable area and dimensions to allow for:
 - i) a dwelling to be erected in a convenient, appropriate and hazard free location; and*
 - ii) appropriate disposal of wastewater and stormwater; and*
 - iii) on-site parking and manoeuvrability; and*
 - iv) adequate private open space; and*
 - v) vehicular access from the carriageway of the road to a building area on the lot, if any; and**
- c) be consistent with the Local Area Objectives and Desired Future Character Statements having regard to:
 - i) the topographical or natural features of the site within the context of the area; and*
 - ii) the ability of vegetation to provide buffering; and*
 - iii) any features of natural or cultural significance; and*
 - iv) the presence of any natural hazards; and**
- d) not create additional lots at Kimberley, Red Hills, Ugbrook, Upper Golden Valley, Weegen and Western Creek; and*
- e) not be located on land with frontage to Parkham Road.*

Comment:

Both Lots 1 & 3 are capable of accommodating a dwelling that meets all the setback standards for the zone (including setbacks from the Scenic Corridor).

Lot 1 has a potential house site to the rear of the lot. This location is cleared of vegetation and not mapped as Priority Habitat or having a land slide hazard risk. To meet the bushfire access standards only a few wattle trees need to be removed and no earthworks are necessary. The access crosses a watercourse; however, nothing prohibits a culvert being installed to facilitate accessing the potential house site.

Lot 3 has a potential house site to the front of the lot. This location is cleared of vegetation and located outside of the wayleave easement.

The property is not within Kimberley, Red Hills, Ugbrook, Upper Golden Valley, Weegen and Western Creek; and does not have frontage to Parkham Road.

Environmental Impacts and Attenuation Code

E11.6.1 Attenuation Distances

Objective

To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.

Performance Criteria P1

Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:

- a) degree of encroachment; and*
- b) nature of the emitting operation being protected by the attenuation area; and*
- c) degree of hazard or pollution that may emanate from the emitting operation; and*
- d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.*

Comment:

The proposed subdivision is within 300m of a sawmill (an activity requiring an attenuation separation) and within the Salinity Risk overlay. The application included an environmental assessment by Environmental Service & Design dated August 2017 (attached). In addition to assessing the sawmill and salinity risk, the assessment considered potential contamination from the neighbouring power station.

The reports recommends that:

Given Morgan Timbers' lack of current noise emission limits, and to increase amenity in relation to noise from the highway, engineering solutions such as double glazed windows should be considered for residences constructed on Lots 1 and 3.

Vegetation clearing should be minimised and recommendations given for the Reed HGL for salinity management should be taken into account for development phases of Lot 1 and 3 (refer The Greater Launceston Area Urban Salinity Strategy 2016).

It is noted that only a few wattle trees need to be removed to meet the Bushfire access requirements.

Road and Railway Assets Code
E4.6.1 Use and road or rail infrastructure
<p>Objective</p> <p><i>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.</i></p>
<p>Performance Criteria P3</p> <p><i>For limited access roads and roads with a speed limit of more than 60km/h:</i></p> <ul style="list-style-type: none"> <i>a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and</i> <i>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 resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</i> <i>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.</i>
E4.7.2 Management of Road Accesses and Junctions
<p>Objective</p> <p><i>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.</i></p>
<p>Performance Criteria P2</p> <p><i>For limited access roads and roads with a speed limit of more than 60km/h:</i></p> <ul style="list-style-type: none"> <i>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</i> <i>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</i> <i>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.</i>

<p>Comment for E4.6.1 & A4.7.2:</p> <p>The location of the existing access point to proposed Lot 3 is acceptable. It is considered that traffic to and from this allotment would not adversely impact on the safety or efficiency of the road network.</p> <p>The available sight distance will need to be improved through the clearing of vegetation along the road reserve boundary, to the northern and southern sides of the proposed access point.</p> <p>It is recommended that the existing informal access to the property in this location is upgraded to current design standards, to the satisfaction of Council's Director Infrastructure Services.</p>
<p>E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings</p>
<p>Objective</p> <p><i>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.</i></p>
<p>Performance Criteria P1</p> <p><i>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.</i></p>
<p>Comment:</p> <p>With vegetation trimming, the location of the existing access point to proposed Lot 3 is acceptable and it is not considered that traffic to and from this allotment would adversely impact on the safety or efficiency of the road network.</p> <p>It is recommended that the vegetation within the road reserve be removed and/or trimmed to provide adequate sight distance, to the satisfaction of Council's Director Infrastructure Services.</p>

<p>Scenic Management Code</p>
<p>E7.6.1 Scenic Management – Tourist Road Corridor</p>
<p>Objective</p> <p>a) <i>To enhance the visual amenity of the identified tourist road corridors through appropriate:</i></p> <p>(i) <i>setbacks of development to the road to provide for views that</i></p>

- are significant to the traveller experience and to mitigate the bulk of development; and*
- (ii) location of development to avoid obtrusive visual impacts on skylines, ridgelines and prominent locations within the corridor; and*
 - (iii) design and/or treatment of the form of buildings and earthworks to minimise the visual impact of development in its surroundings; and*
 - (iv) retention or establishment of vegetation (native or exotic) that mitigates the bulk or form of use or development; and*
 - (v) retention of vegetation (native or exotic) that provides amenity value to the road corridor due to being in a natural condition, such as native forest, or of cultural landscape interest such as hedgerows and significant, exotic feature trees; and*
- b) To ensure subdivision provides for a pattern of development that is consistent with the visual amenity objectives described in (a).*

Performance Criteria PC2

Subdivision that alters any boundaries within the areas designated as scenic management – tourist road corridor must have regard to:

- a) site size; and*
- b) density of potential development on sites created; and*
- c) the clearance or retention of vegetation in combination with requirements for hazard management; and*
- d) the extent of works required for roads or to gain access to sites including cut and fill; and*
- e) the physical characteristics of the site and locality; and*
- f) the scenic qualities of the land that require management.*

Comment:

Potential building sites and crossovers can be accommodated outside of the Scenic Corridor. The appearance of the lots within the Scenic Corridor is not expected to alter significantly as a result of the proposed subdivision.

F2 Hadspen Specific Area Plan

F2.8.4.4 Provision of Water and Sewerage Services

Objective

- a) To provide for the connection of lots within the Local Business, Urban Mixed Use and General Residential Zones to a reticulated sewer.*
- b) To provide for the connection of lots within the Local Business, Urban*

Mixed Use and General Residential Zones to a reticulated water supply.

- c) *To provide lots within the Low Density Residential and Rural Living Zones with reticulated water and sewer services where feasible.*

Performance Criteria P1

Each lot created must be:

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

Comment:

Lot 1 is located within an area where services are not available. Lot 1 is considered a suitably size and shape to accommodate a waste water and stormwater system on-site.

Representations

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

- Not consulted
COMMENT: It is not a requirement for the applicant and/or consultants to consult with neighbouring landowners prior to lodging an application. The application process incorporates a public consultation period.
- Access to Lot 1
Access to Lot 1 is via Crown Land off the Meander Valley Road. The application included consent from Crown Land Services for the application to be lodged.



Photo 3: access gate to Lot 1

- Flood waters over access

COMMENT: There is a watercourse along the front boundary of Lot 1. This watercourse continues through culverts under the Crown Land access. This area is not mapped as being within a flood prone area. However, it is acknowledged that the area has been subject to flooding within the recent past. The applicant has provided a photo of recent flooding (see Photo 4). This photo shows the access above the flood water.

It is noted that Lot 1 has sufficient frontage to the Bass Highway for access in an emergency.



Photo 4: watercourse and access over Crown Land. Applicant provided the photo – dated June 2016.

- Telstra infrastructure within Lot 1
COMMENT: The applicant has sought advice from Dial Before You Dig. The response (below) shows no Telstra services within Lot 1.

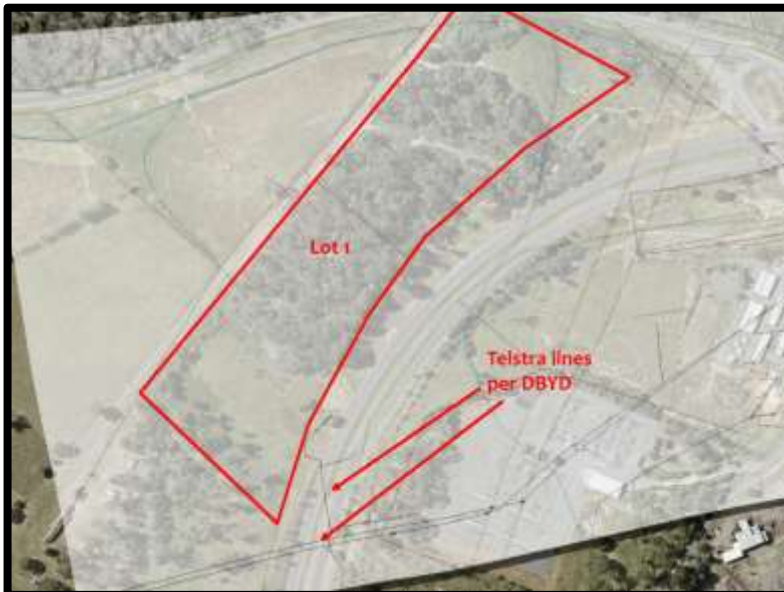


Figure 3: Dial Before You Dig map of Telstra services

- Dam/spring and watercourse about midway of road access

COMMENT: There is a watercourse to the rear of Lot 1 as shown on Figure 4 below. This watercourse empties into the Bass Highway easement. Access to the potential house site would require crossing the watercourse. A culvert could be installed, if/when an application for a dwelling is lodged.



Figure 4: shows location of open watercourse

- Noise and lights from TasNetworks substation

COMMENT: The substation is not an activity listed in the Environmental Impacts and Attenuation Code. As such, noise and light impacts from the substation cannot be considered.

- Security

COMMENT: The need for security fencing is not a planning matter and cannot be considered.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Subdivision (3 lots) is acceptable in the Rural Living Zone.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Subdivision (3 lots) on land located at 8 Pateena Road, Travellers Rest CT 112696/1 by Cohen & Associates P/L, requiring the following discretions:

- 13.4.2.1 General Suitability
- 13.4.2.2 Lot Area, Building Envelopes and Frontage
- E4.6.1 Use and road or rail infrastructure
- E4.7.2 Management of Road and Accesses and Junctions
- E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings
- E11.6.1 Attenuation Distances
- E16.6.5 Subdivision
- E7.6.1 Scenic Management – Tourist Road Corridor

be APPROVED, generally in accordance with the endorsed plans:

- (a) Cohen & Associates P/L – Plan of Subdivision – Ref: 13-10 (7230);***
- (b) ES&D – Environmental assessments – dated: August 2017;***
- (c) Rebecca Green & Associates – Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan – dated 11 May 2017;***
- (d) Cohen & Associates P/L – aerial photo – emailed dated 28 September 2017.***

and subject to the following conditions:

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:**
 - a) Such covenants or controls are expressly authorised by the terms of this permit; or**
 - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.**
 - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.**
- 2. The vehicular crossover servicing proposed Lot 3 must be constructed and sealed in accordance with LGAT standard drawing TSD-RO3-V1 and TSD-R04-V1 (attached) and to the satisfaction of Council’s Director of Infrastructure Services.**

- 3. Road Reserve vegetation to the north and south of Lot 3 access is to be removed and trimmed to provide adequate sight distances to the satisfaction of Council's Director of Infrastructure Services.**
- 4. Prior to the sealing of the final plan of survey, the following must be completed to the satisfaction of Council:**
 - a) The vehicular crossover for Lot 3 must be completed as per Condition 2 (above).**
 - b) Vegetation removal and trimming associated with the crossover for Lot 3 must be completed as per Condition 3 (above).**
- 5. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00760-MVC attached).**

Note:

- 1. Prior to the construction of the crossover for Lot 3, a Driveway Crossover Application Form (enclosed) must be completed and approved by Council's Road Authority. All enquiries should be directed to Council's Technical Officer on 6393 5312.**
- 2. 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.**
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:

Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS. 7303

15 May 2017

Dear Sir/madam,

RE: Planning Application, 3 Lot Subdivision, 8 Pateena Road, Travellers Rest

This letter is prepared in support of a proposal for Cohen & Associates Pty Ltd on behalf of M. & C.A. Palfreyman and H.A. & K.L. Whiffen for a three (3) lot subdivision at land identified in CT 112696/1. An existing self-storage facility is located upon Lot 2. No additional uses are proposed as part of this submission.

One lot currently exists; the subdivision will create additional vacant lots for future residential development. All lots are provided with existing accesses, as demonstrated by the Plan of Subdivision. Access to Lot 1 exists over CT 53754/1, owned by The Crown.

Lot number	Area (ha)
1	~7.4
2	~5.9
3	~5.8

The subject land is zoned Rural Living within the Meander Valley Interim Planning Scheme 2013 (the Scheme), the subject land is subject to the Salinity Risk overlay, with Lot 1 also subject to the Priority Habitat overlay and SAP F2 – Hadspen Specific Area Plan. All lots are located adjacent to a Scenic Corridor.

13.4 Development Standards

13.4.2 Subdivision

13.4.2.1 General Suitability

Objective

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living Zone.

Acceptable Solutions	Performance Criteria	Proposal Response
A1 No Acceptable Solution.	P1 Each new lot on a plan must be suitable for use and development	<i>P1 the proposal complies with the</i>

in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:

- a) Slope, shape, orientation and topography of land;
- b) Any established pattern of use and development;
- c) Connection to the road network;
- d) Availability of or likely requirements for utilities;
- e) Any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and
- f) Potential exposure to natural hazards.

performance criteria. Each lot provides for future residential use and development within the small rural area of Travellers Rest that is in keeping with the established surrounding pattern of use and development. Each lot is provided with existing accesses. The size, dimensions and layout of the proposed lots has regard to the slope, shape, orientation and topography of the land providing as a result saleable residential lots. The lots are capable of containing on-site wastewater management infrastructure. There is no known potential exposure to natural hazards nor any requirement of the subject land to protect ecological, scientific, historic, or cultural values. As the lots proposed are in keeping with the pattern of surrounding development, the aesthetic values have been taken into consideration in terms of streetscape appeal.

13.4.2.2 Lot Area, Building Envelopes and Frontage

Objective

- a) Provides for appropriate wastewater disposal and stormwater management in consideration of the particular characteristics or constraints of the land; and
- b) Provides area and dimensions of lots that are appropriate for the zone; and
- c) Provides frontage to a road at a standard appropriate for the use; and

d) To further the local area objectives and desired future character statements for the area, if any.		
Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1.1 Each lot must:</p> <ul style="list-style-type: none"> a) Have a minimum area of at least 10ha; b) Be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) Be for the provision of public utilities; or d) Be to align existing titles with zone boundaries and no additional lots are created; <p>A1.2 Lots must have new boundaries that satisfy the relevant acceptable solutions for setbacks.</p>	<p>P1 Each lot must:</p> <ul style="list-style-type: none"> a) Be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or b) Provide for each lot, sufficient useable area and dimensions to allow for: <ul style="list-style-type: none"> i) A dwelling to be erected in a convenient, appropriate and hazard free location; and ii) Appropriate disposal of wastewater and stormwater; and iii) On-site parking and manoeuvrability; and iv) Adequate private open space; and v) Vehicular access from the carriageway of the road to a building area on the lot, if any; and c) Be consistent with the Local Area Objectives and Desired Future Character Statements having regard to: <ul style="list-style-type: none"> i) The topographical or natural features of the site within the context of the area; and ii) The ability of vegetation to provide buffering; and iii) Any features of natural or cultural 	<p><i>A1.1 The proposed lots are each less than 10ha.</i></p> <p><i>A1.2 The existing buildings on Lot 2 will not be any closer to the existing boundaries.</i></p> <p><i>P1 Each lot relies upon the performance criteria since the lots are less than 10ha. These three lot areas are larger or similar in size to other surrounding lots, and therefore do provide sufficient useable space for a dwelling in the future to be erected in accordance with the setback standards, provide on-site parking and manoeuvrability and private open space as well as vehicular access from the road. Each of the Lots are in keeping with the pattern of existing development where the area is made up of a range of lot sizes and shapes. No single uniformity is available. The proposal has had regard to the local area objectives and desired future character statements for Travellers Rest. The proposal complies with the performance criteria.</i></p>

	<p>significance; and</p> <p>iv) The presence of any natural hazards; and</p> <p>d) Not create additional lots at Kimberley, Red Hills, Ugbrook, Upper Golden Valley, Weegen a and Western Creek; and</p> <p>e) Not be located on land with frontage to Parkham Road.</p>	
<p>A2 Each lot must have a frontage of at least 15 metres.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a Right of Carriageway, of no less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> a) The width of frontage proposed, if any; b) Whether any other land has a Right of Carriageway as its sole or principle means of access over the frontage; c) The number of immediately adjacent Rights of Carriageway; d) The topography of the site; e) The proposed use of the lot; f) The construction and maintenance of the road; g) The existing pattern of development in the surrounding area; and the advice of the road authority. 	<p>A2 Each lot has a minimum frontage of 15 metres.</p>

E1.0 Bushfire-Prone Areas Code

Please see attached under separate cover, an assessment and certification addressing the relevant Acceptable Solutions by Rebecca Green of Rebecca Green & Associates.

E4 Road and Railway Assets Code

E4.6.1 Use of 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
<p>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%.</p>	<p>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.</p> <p>1.</p>	<p><i>Not applicable. No new access is proposed. Existing accesses are provided to Lot 1 via CT 53754/1, an acquired road. Lots 2 and 3 have existing accesses from Pateena Road.</i></p>
<p>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>	<p>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.</p>	<p><i>A2 No additional use is proposed by the proposal. The use is not expected to generate more than a total of 40 vehicle entry and exit movements per day.</i></p>
<p>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%.</p>	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>a) Access to a category 1 road or limited access road must only be via an existing access or junction or the use of development must provide a significant social and economic benefit to the State or region; and</p> <p>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</p>	<p><i>Not applicable.</i></p>

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.

E4.7.1 Development on and Adjacent to Existing and Future Arterial Roads and Railways

Objective

To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) Ensure the safe and efficient operation of roads and railways; and
- b) Allow for future road and rail widening, realignment and upgrading; and
- c) Avoid undesirable interaction between roads and railways and other use or development.

Acceptable Solution	Performance Criteria	Proposal Response
<p>A1</p> <p>The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) New road works, buildings, additions and extensions, earthworks and landscaping works; and b) Building envelopes on new lots; and c) Outdoor sitting, entertainment and children's play areas. 	<p>P1</p> <p>Development including buildings, road works, earthworks, landscaping works and level crossings 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 be sited, designed and landscaped to:</p> <ul style="list-style-type: none"> a) Maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) Mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations 	<p><i>Not applicable. No new road works, buildings, additions or extension, earthworks or landscaping works are proposed as part of this proposal.</i></p>

	<p>in accordance with a report from a suitably qualified person; and</p> <p>c) Ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</p> <p>d) Ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.</p>
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E4.7.2 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
<p>A1</p> <p>For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1</p> <p>For roads with a speed limit of 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 cyclists.</p>	<p>A1 The existing accesses are to be maintained to an adequate level of safety and efficiency for all road users and can be appropriately conditioned on any approval to ensure that compliance is undertaken.</p>
<p>A2</p> <p>For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>P2</p> <p>For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>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</p> <p>b) Any increase in use of an</p>	<p>A2 The existing accesses are to be maintained to an adequate level of safety and efficiency for all road users and can be appropriately conditioned on any approval to ensure that compliance is undertaken.</p>

- 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.

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

E4.7.4 Sight Distances 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
A1 Sight distances at	P1	A1 The proposal complies with A1. The existing access points will comply with the Safe Intersection Sight Distance shown in Table E4.7.4.
a) An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and	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.	
b) Rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or		
c) If the access is a temporary access, the		

written consent of the relevant authority has been obtained.

E7.0 Water Quality Code

E7.6.1 Scenic Management – Tourist Road Corridor

Objective

- (a) To enhance the visual amenity of the identified tourist road corridors through appropriate:
- i) setbacks of development to the road to provide for views that are significant to the traveller experience and to mitigate the bulk of development; and
 - ii) location of development to avoid obtrusive visual impacts on skylines, ridgelines and prominent locations within the corridor; and
 - iii) design and/or treatment of the form of buildings and earthworks to minimise the visual impact of development in its surroundings; and
 - iv) retention or establishment of vegetation (native or exotic) that mitigates the bulk or form of use or development; and
 - v) retention of vegetation (native or exotic) that provides amenity value to the road corridor due to being in a natural condition, such as native forest, or a cultural landscape interest such as hedgerows and significant, exotic feature trees; and

(b) To ensure subdivision provides for a pattern of development that is consistent with the visual amenity objectives described in (a).

Acceptable Solutions	Performance Criteria	Proposal Response
A1 Development (not including subdivision) must be fully screened by existing vegetation or other features when viewed from the road within the tourist road corridor.	<p>P1 Development (not including subdivision) must be screened when viewed from the road within the tourist road corridor having regard to:</p> <ul style="list-style-type: none"> a) The impact on skylines, ridgelines and prominent locations; and b) The proximity to the road and the impact on views from the road; and c) The need for the development to be prominent to the road; and d) The specific requirements of a resource 	<i>Not applicable.</i>

- development use;
and
- e) The retention or establishment of vegetation to provide screening in combination with other requirements for hazard management; and
 - f) Whether existing native or significant exotic vegetation within the tourist road corridor is managed to retain the visual values of a touring route; and
 - g) Whether development for forestry or plantation forestry is in accordance with the 'Conservation of Natural and Cultural Values – Landscape' section of the *Forest Practices Code*; and
 - h) The design and/or treatment of development including:
 - i) the bulk and form of buildings including materials and finishes;
 - ii) earthworks for cut or fill;
 - iii) complementing the physical (built or natural) characteristics of the site.

A2 Subdivision must not alter any boundaries within the areas designated as scenic management – tourist road corridor.

P2 Subdivision that alters any boundaries within the areas designated as scenic management – tourist road corridor must have regard

P2 No further screening is proposed. No buildings are proposed.

to:

- a) Site size; and
- b) Density of potential development on sites created; and
- c) The clearance or retention of vegetation in combination with requirements for hazard management; and
- d) The extent of works required for roads or to gain access to sites including cut and fill; and
- e) The physical characteristics of the site and locality; and
- f) The scenic qualities of the land that require management.

E7.6.2 Local Scenic Management Areas – Not applicable, the proposal is not within a local scenic management area.

E8.0 Biodiversity Code

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

- a) Vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values; and
- b) The representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development.

Acceptable Solutions	Performance Criteria	Proposal Response
A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan; or	P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development	A1.2 <i>The proposed development does not clear or disturb native vegetation within the area of the site of Lot 1 identified as priority habitat.</i>
A1.2 Development does not clear or disturb native	does not unduly compromise the representation of species or	

vegetation within the area of the site identified as priority habitat.

vegetation communities in the bioregion having regard to the:

- a) Quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and
- b) Means of removal; and
- c) Value of riparian vegetation in protecting habitat values; and
- d) Impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and
- e) Need for and adequacy of proposed vegetation or habitat management; and
- f) Conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.

A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.

P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:

- a) Quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and

A2 *Not applicable, no disturbance or clearance of native vegetation is proposed as part of the proposed subdivision development.*

- b) Means of removal; and
- c) Value of riparian vegetation in protecting habitat values; and
- d) Impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and
- e) Need for and adequacy of proposed vegetation or habitat management; and
- f) Conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.

E9.0 Water Quality Code

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective

To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 Native vegetation is retained within:</p> <ul style="list-style-type: none"> a) 40m of a wetland, watercourse or mean high water mark; and b) A Water catchment area – inner buffer. 	<p>P1 Native vegetation removal must submit a soil and water management plan to demonstrate:</p> <ul style="list-style-type: none"> a) Revegetation and weed control of areas of bare soil; and b) The management of 	<p><i>A1 No native vegetation is to be removed for the proposal.</i></p>

	runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and	
	c) That disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.	
A2 A wetland must not be filled, drained, piped or channelled.	P2 No performance criteria.	A2 The proposal complies.
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	P3 A watercourse may be filled, piped, or channelled: a) Within an urban environment for the extension of an existing reticulated stormwater network; or b) For the construction of a new road where retention of the watercourse is not feasible.	A3 The proposal complies.

E9.6.2 Water Quality Management

Objective

To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.

Acceptable Solutions	Performance Criteria	Proposal Response
A1 All stormwater must be: a) Connected to a reticulated stormwater system; or b) Where ground surface runoff is collected, diverted through a sediment and grease trap	P1 No performance criteria.	A1 Stormwater is to be collected and diverted to Council roadside drains where available, otherwise diverted to an on-site system that contains stormwater within the site.

<p>or artificial wetlands prior to being discharged into a natural wetland or watercourse; or</p> <p>c) Diverted to an on-site system that contains stormwater within the site.</p>	
<p>A2.1 No new point source discharge directly into a wetland or watercourse.</p> <p>A2.2 For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</p>	<p>P2.1 New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:</p> <ul style="list-style-type: none"> a) Do not give rise to pollution as defined under the <i>Environmental Management and Pollution Control Act 1994</i>; and b) Are reduced to the maximum extent that is reasonable and practical having regard to: <ul style="list-style-type: none"> i) best practice environmental management; and ii) accepted modern technology; and c) Meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the <i>State Policy for Water Quality</i> <p><i>Not applicable.</i></p>

<i>Management 1997.</i>		
	P2.2 Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.	
A3 No acceptable solution.	P3 Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.	<i>Not applicable.</i>

E9.6.3 - Not applicable.

E9.6.4 – E9.6.5 – Not applicable, no new access points to wetlands or watercourses are proposed.

E16.0 Urban Salinity Code - Not applicable, as the proposal is for three lot subdivision and exempt from this Code in accordance with E16.4.

F2 Hadspen Specific Area Plan – Lot 1 only

F2.8.4 Subdivision

F2.8.4.1 General Suitability

Objective

- a) The division and consolidation of estates and interests in land is to create lots that are consistent with the Purpose, Local Area Objectives and Desired Future Character Statements of the Specific Area Plan.

Acceptable Solutions	Performance Criteria	Proposal Response
A1 No Acceptable Solution.	<p>P1 Each new lot must be suitable for use and development in an arrangement that is consistent the Specific Area Plan, having regard to the combination of:</p> <ul style="list-style-type: none"> a) Slope, shape, orientation and topography of land; b) Any established pattern of use and development; c) Connection to the road network; 	<p>P1 <i>The proposal provides for Lot 1 to be subdivided from the remainder of the parent title, which is further located outside the Hadspen SAP and to the southeast of the Bass Highway. The proposal allows the physical fragmentation of the existing lot to provide separate title for Lot 1 and exclusive retention within the SAP.</i></p>

d) Availability of or likely requirements for utilities;	<i>The physical appearance within the SAP will remain.</i>
e) Requirements for public open space and vegetated amenity corridors;	
f) Hydrology and requirements for drainage;	
g) Any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and	
h) Potential exposure to natural hazards.	

F2.8.4.2 Infrastructure Contribution – not applicable at this stage of development. As the lot within the SAP is not being divided into additional lots i.e the one lot component within the SAP will remain, there is no requirement at this stage to require infrastructure contributions. Further subdivision of Lot 1 will require this at a later stage and subject to a separate development application.

F2.8.4.3 Lot Area

Objective

- a) To provide for lot sizes that are consistent with the Purpose, Local Area Objectives and Desired Future Character Statements of the Specific Area Plan.

Acceptable Solutions	Performance Criteria	Proposal Response
A1.1 Each lot must:	P1 Each lot must provide sufficient useable area and dimensions, consistent with the Specific Area Plan to allow for:	A1.1 <i>The proposed lot 1 is 7.4ha and will not vary in size from that already contained within the SAP.</i> A1.2 <i>Not applicable, no buildings are contained within Lot 1.</i>
a) Have a minimum area of at least 2ha; or	a) Buildings to be erected in a hazard free location;	
b) Be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or	b) On-site parking and manoeuvrability;	
c) Be for the provision of utilities;	c) Adequate private open space; and	
d) Be for the consolidation of a lot with another lot with no additional titles	d) Reasonable vehicular access	

<p>created; or</p> <p>e) Be to align existing titles with zone boundaries and no additional lots are created;</p> <p>A1.2 Lots must have new boundaries that satisfy the relevant acceptable solutions for setbacks.</p>	<p>from carriageway of the road to a building area on the lot.</p>
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F2.8.4.4 Provision of Water and Sewage Services

Objective

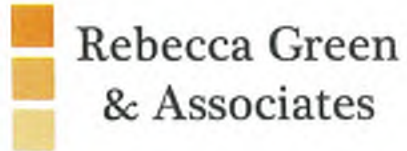
- a) To provide for the connection of lots within the Local Business, Urban Mixed Use and General Residential Zones to a reticulated sewer.
- b) To provide for the connection of lots within the Local Business, Urban Mixed Use and General Residential Zones to a reticulated water supply.
- c) To provide lots within the Low Density Residential and Rural Living Zones with reticulated water and sewer services where feasible.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 Each lot must be connected to a reticulated:</p> <ul style="list-style-type: none"> a) Water supply; and b) Sewerage system. 	<p>P1 Each lot created must be:</p> <ul style="list-style-type: none"> a) In a locality for which reticulated services are not available or capable of being connected; and b) Capable of accommodating an on-site wastewater management system. 	<p><i>P1 Lot 1 is not in a locality for which reticulated services are available or capable of being connected. The lot is capable, of containing on-site wastewater management infrastructure.</i></p>

F2.8.4.5 Provision of Stormwater Services – not applicable, no provision of a stormwater system is provided as part of the proposal. As the lot within the SAP is not being divided into additional lots i.e the one lot component within the SAP will remain, there is no requirement at this stage to require stormwater systems. Further subdivision of Lot 1 will require this at a later stage and subject to a separate development application. Existing on-site stormwater collection and disposal will remain.

F2.8.4.6 Road Network – not applicable, no provision of new roads is provided as part of the proposal. As the lot within the SAP is not being divided into additional lots i.e the one lot component within the SAP will remain, there is no requirement at this stage to require consideration of road network. Further subdivision of Lot 1 will require this at a later stage and subject to a separate development application.

F2.8.4.7 Public Open Space – not applicable, no provision of public open space is provided as part of the proposal. As the lot within the SAP is not being divided into additional lots i.e



the one lot component within the SAP will remain, there is no requirement at this stage to require consideration of public open space.

The proposal is considered to be consistent with the Meander Valley Interim Planning Scheme 2013, and should therefore be considered for approval.

Kind Regards,

Rebecca Green

Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

8 Pateena Road, Travellers Rest



Prepared for (Client)

M. & C.A. Palfreyman & H.A. & K.L. Whiffen

C/- Cohen & Associates P/L

PO Box 990

LAUNCESTON TAS 7250

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

11 May 2017

Job No: RGA-B586

Executive Summary

The proposed development at 8 Pateena Road, Travellers Rest, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Meander Valley Interim Planning Scheme 2013, the Building Code of Australia and Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a 3 Lot Subdivision at 8 Pateena Road, Travellers Rest. One lot currently exists; the proposal is for two additional lots.

Lot 1 will have an area of approximately 7.4ha and will front Meander Valley Road and Bass Highway. Lot 1 will be vacant.

Lot 2 will have an area of approximately 5.9ha and will front Bass Highway and Pateena Road. Lot 2 will contain an existing storage facility.

Lot 3 will have an area of approximately 5.8ha and will front Bass Highway and Pateena Road. Lot 3 will be vacant.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

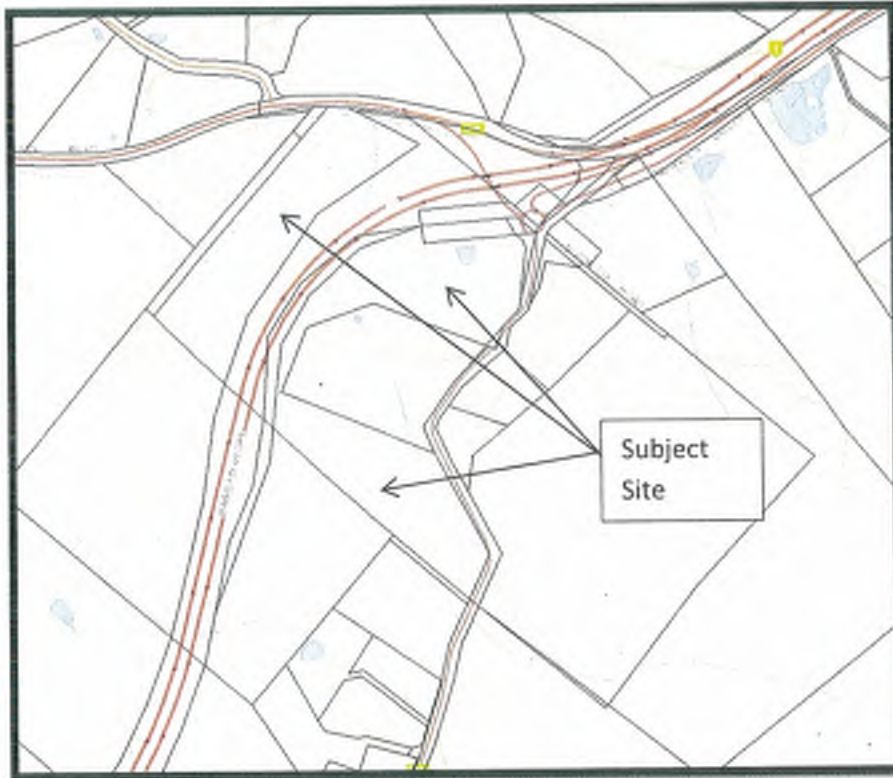


Figure 1: Location Plan of 8 Pateena Road, Travellers Rest

2.2 Site Details

Property Address	8 Pateena Road, Travellers Rest
Certificate of Title	Volume 112696 Folio 1
Owner	Martin Palfreyman, Angela Clair Palfreyman, Harold Austin Whiffen and Kathleen Lorraine Whiffen
Existing Use	Storage Facility and Rural
Type of Proposed Work	3 Lot Subdivision
Existing Structures	Storage sheds
Water Supply	On-site for fire fighting
Road Access	Mary Street and Suburb Road

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
FAG	<ul style="list-style-type: none"> Agricultural land 	Agricultural, urban and exotic vegetation
DAZ	<ul style="list-style-type: none"> Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits 	Dry eucalypt forest and woodland
DVG	<ul style="list-style-type: none"> Eucalyptus viminalis grassy forest and woodland 	Dry eucalypt forest and woodland

3.1.2 Site & Vegetation Photos





3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 1.6.1 of Interim Planning Directive No. 1 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.4.4 of AS3959-2009 Construction of Buildings in Bushfire Prone Areas for **BAL 19**.

Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	23-<32m	23-<32m	10-<14m	11-<16m

Lot 2

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	N/A	N/A	11-<16m

Lot 3

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	23-<32m	10-<14m	23-<32m	11-<16m

BAL – 19	The risk is considered to be MODERATE. There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m ² .
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3.3 Outbuildings

Not applicable - existing.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

<p>All Lots Road Access and Driveways</p>	<p>Access via direct road frontage</p> <p>Private access driveway / roads are to be constructed from the entrance of the property cross over at the public road through to the buildings and on-site dedicated fire fighting water supply (if applicable). Private access roads are to be constructed/maintained to a standard not less than specified in Table E2.</p>
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Table E2: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point):

- (i) All weather construction;
- (ii) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (iii) Minimum carriageway width of 4 metres;
- (iv) Minimum vertical clearance of 4 metres;
- (v) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (vi) Cross falls of less than 3 degrees (1:20 or 5%);
- (vii) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (viii) Curves with a minimum inner radius of 10 metres;
- (ix) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (x) Terminate with a turning area for fire appliances provided by one of the following:
 - a) A turning circle with a minimum inner radius of 10 metres;
 - b) A property access encircling the building; or
 - c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

All Lots On-site Dedicated Fire Fighting Water Supply	On-site water supply is required.
--	-----------------------------------

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

Table E5: Static Water Supply for Fire Fighting

Column 1	Column 2
Element	Requirement
A. Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> (1) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (2) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B. Static Water Supplies	A static water supply: <ul style="list-style-type: none"> (1) May have a remotely located offtake connected to the static water supply; (2) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (3) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS

		3959-2009 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (a) Metal; (b) Non-combustible material; or (c) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) if buried, have a minimum depth of 300mm; (5) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times; (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (8) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (9) If a remote offtake is installed, ensure the offtake is in a position that is: (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450-600mm above ground level; and (d) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (1) Comply with water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) be: (a) marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height; (b) in fade-resistant material with white reflective lettering and circle on a red background; (c) located within 1m of the fire fighting water point in a situation which will not impede access or operation; and (d) no less than 400mm above the ground.
E.	Hardstand	A hardstand area for fire appliances must be provided:

- (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (2) No closer than 6m from the building area to be protected;
- (3) a minimum width of 3m constructed to the same standard as the carriageway; and
- (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

E1.4 – Exemptions – Not applicable.

E1.5 Vulnerable Uses – Not applicable.

E1.6.1 Subdivision

E1.6.1.1 Hazard Management Areas

		Comments
<input checked="" type="checkbox"/>	A1 (b)	Specified distances for Hazard Management Areas for BAL 19 as specified on the plan are in accordance with AS3959. The proposal complies.
<input type="checkbox"/>	P1	
E1.6.2 Public Access		
		Comments
<input type="checkbox"/>	A1 (a)	Not applicable.
<input checked="" type="checkbox"/>	A1 (b)	The private driveway to each lot will be constructed/upgraded in accordance with Table E2. The property access is likely to be greater than 30 metres.
<input type="checkbox"/>	P1	
<input checked="" type="checkbox"/>	A2	Not applicable.
<input type="checkbox"/>	P2 No PC	
E1.6.3 Water supply for fire fighting purposes		
		Comments
<input type="checkbox"/>	A1	Not applicable.
<input type="checkbox"/>	P1 No PC	
<input type="checkbox"/>	A2 (a)	Not applicable.
<input checked="" type="checkbox"/>	A2 (b)	It is proposed that each will need to have its own independent firefighting water supply.
A new dwelling on each lot is to be supplied with a stored water supply in a		

water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table E5.

P2 No PC

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas.

Access

All lots - The driveway is to be constructed of all-weather construction, with a minimum width of access of 4 metres.

Water Supplies

All lots - On-site water storage – 10,000 litre dedicated fire fighting water supply, water tank, swimming pool, dam or the like is to be provided.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

Schedule 2 – Bushfire Hazard Management Plan

Access Road (all lots):

- Private access roads are to be constructed and maintained from the entrance to the property cross-over with the public road through to the dwelling and water storage on the site.
- > All-weather construction (minimum)
- > Minimum carriage way width of 4 metres
- >Vegetation must be cleared for a height of 4 metres above the carriage way and 0.5 metres each side of the carriage way
- >Must terminate with a turning area for fire appliances of either a turning circle with a minimum inner radius of 10 metres, a property access encircling the building, or a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long

Hazard Management- Vegetation Management:

Vegetation in the hazard management area (as dimensioned and shown) is to be managed and maintained in a minimum fuel condition

On-Site Water Storage:

- 10,000 litre dedicated fire fighting water supply tank, Swimming pool, Dam or the like is to be provided as specified below:
- > Tanks above ground pipes and fittings must be made of non-rusting, non-combustible, non-heat-deforming materials
- > Tanks and fittings must be situated more than 6 metres from a building but contained within the hazard management area
- > Tanks must be fitted with a standard compliant forged storz 65mm adaptor fitted with a standard (delivery) washer rated to 1800KPa working pressure and 2400KPa burst pressure
- >The building area to be protected must be located within 90 metres of the water connection point of a static water supply (measured as a hose lay)



BUSHFIRE HAZARD MANAGEMENT PLAN

8 Patena Road, TRAVELLERS REST

3 Lot Subdivision

Bushfire Attack Level - BAL 19

Date: 11 May 2017

Rebecca Green & Associates

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Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent

 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address:
Licence No: Email address:
Phone No:
Fax No:

Qualifications and Insurance details: (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: (description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: Lot No:
Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*
building work, plumbing work or plumbing installation or demolition work:
or
a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 11 May 2017, Job No. RGA-B586)
Relevant	N/A
References:	<i>Interim Planning Directive No 1, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2009</i>

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level to Australian Standard 3959
2. Bushfire Hazard Management Plan showing BAL-19 solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Interim Planning Directive No 1, Bushfire-Prone Areas Code* issued by the Tasmanian Planning Commission, the *Building Act 2016 & Regulations 2016, Building Code of Australia* and *Australian Standard 3959-2009, Construction of buildings in bushfire-prone areas*.

Limitations

The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: 11 May 2017	Date: RG-484/2017
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Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

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:

Meander Valley Interim Planning Scheme 2013

Street address:

8 Pateena Road, Travellers Rest

Certificate of Title / PID:

CT 112696/1

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:

3 Lot Subdivision

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 Hazard 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)
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/> E1.5.1 – Vulnerable Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.1 A2	BHMP	
<input type="checkbox"/>	E1.5.1 A3	Emergency Plan	

<input type="checkbox"/> E1.5.2 – Hazardous Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.2 A2	BHMP	
<input type="checkbox"/>	E1.5.2 A3	Emergency Plan	

<input checked="" type="checkbox"/> E1.6 – Development standards for subdivision			
E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan,

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

			prepared by Rebecca Green, 11 May 2017.
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 11 May 2017.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 11 May 2017.
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner⁶

Name:	<input type="text" value="Rebecca Green"/>	Phone No:	<input type="text" value="0409 284 422"/>
Address:	<input type="text" value="PO Box 2108"/>	Fax No:	<input type="text"/>
	<input type="text"/>	Email Address:	<input type="text" value="admin@rgassociates.com.au"/>
	<input type="text" value="Launceston, Tas"/>		<input type="text" value="7250"/>
Accreditation No:	<input type="text" value="BFP - 116"/>	Scope:	<input type="text" value="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 type="checkbox"/>
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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 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

Signed:
certifier



Date: Certificate No:

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 .

Attachment 3 – Plan of Subdivision – Cohen & Associates P/L



COHEN & ASSOCIATES P/L
 LAND & AERIAL SURVEYORS
 103 CAMERON STREET
 PO BOX 990 LAUNCESTON 7250 TAS
 TELEPHONE : 03 6331 4633
 www.surveyingtas.com.au
 EMAIL : admin@surveyingtas.com.au

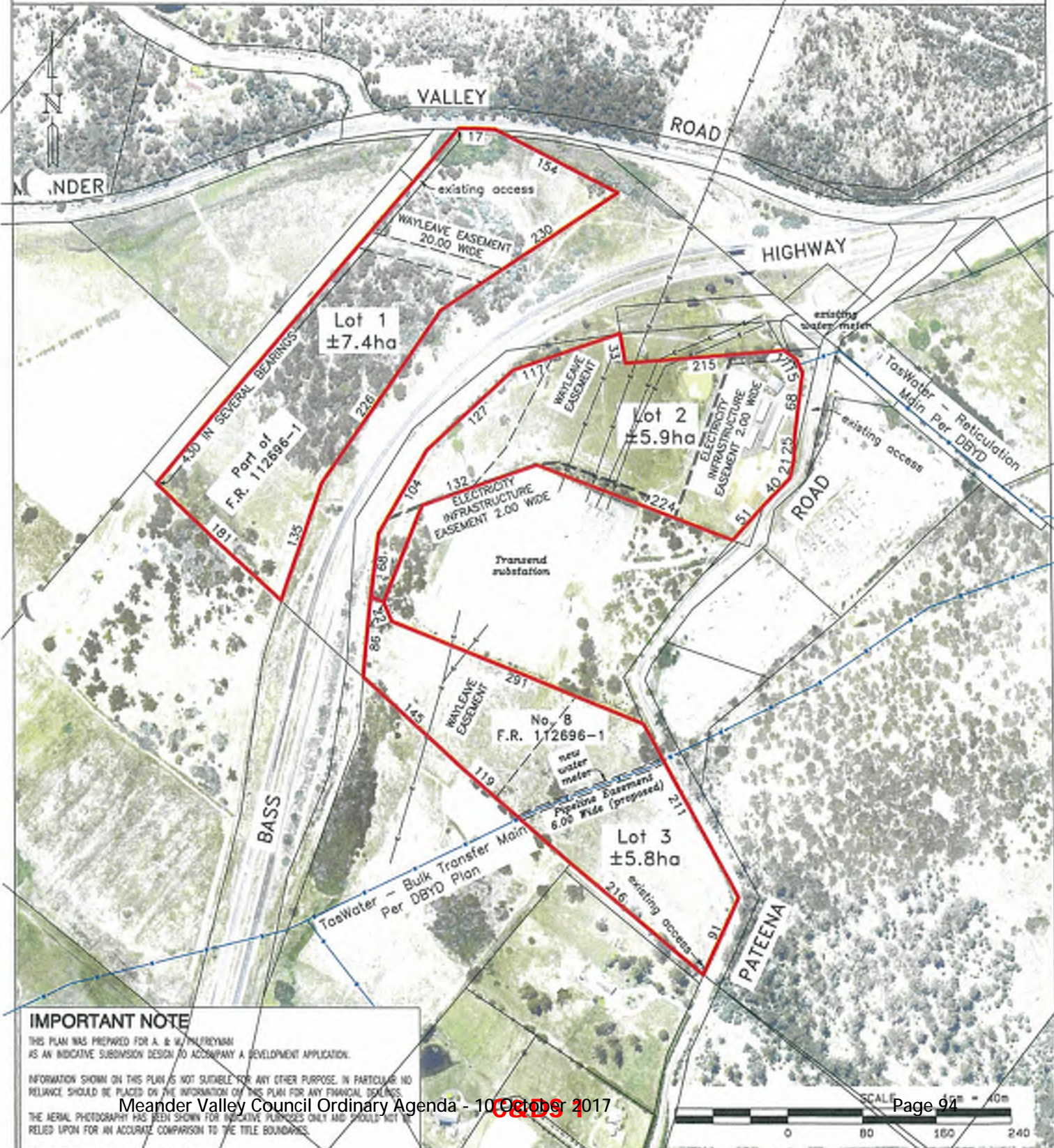
**PLAN OF
 SUBDIVISION
 SHEET 1 OF 1**

REF: 13-10
 (7230)

Municipality: MEANDER VALLEY COUNCIL
 Site Address: 8 PATEENA ROAD TRAVELLERS REST
 Tosmap Sheet: 5042 (PROSPECT)
 Grid Reference: E: 507935 N: 5405561 (MGA)

Owners: M. & C.A. PALFREYMAN & H.A. & K.L. WHIFFEN
 Title Refs: 112696-1
 Dates: Version A: 05-04-2017
 Version B:
 Version C:
 Scale: 1 : 4000 @ A3

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. This plan is not to be copied unless this note is included.



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR A. & K. PALFREYMAN AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.
 INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DECISIONS.
 THE AERIAL PHOTOGRAPH HAS BEEN SHOWN FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

Tasmania Fire Service Water Supply Signage Guideline

Guidelines for the design and
installation of water supply signs &
fire hydrant marking in bushfire-prone
areas

fire.tas.gov.au

Bushfire Planning & Policy

GPO Box 1526 Hobart Tasmania 7001

Phone (03) 6230 8600 | planning@fire.tas.gov.au

Meander Valley Council Ordinary Agenda - 10 October 2017

C&DS 1

Tasmania Fire Service Water Supply Signage Guideline

Version 1.0, February 2017

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This Guideline has been developed in consultation with TasWater.



For further information

Tasmania Fire Service
Bushfire Planning & Policy
GPO Box 1526
HOBART TAS 7001
PH: (03) 6230 8600
Fax: (03) 6234 6647
Email: planning@fire.tas.gov.au
Web: www.fire.tas.gov.au

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**M & CA
Palfreyman
and HA & KL
Whiffen**

**Environmental
assessments
pertaining to an
application for
subdivision of land at
Travellers Rest (CT
reference 112696/1)**

Project No: 5844

Date: August 2017



es&d

environmental service & design

ABN: 97 107 517 144
14 Cattley Street
Burnie TAS 7320
Ph: (03) 6431 2999

ACN: 107 517 144
PO Box 651
Burnie TAS 7320
Fax: (03) 6431 2933

Document Control

Prepared & Published by: ES&D
Version: Final
File: 5844
Contact: Rosemary Jensen / Angela Palfreyman
Phone No: (03) 6431 2999
Prepared For: M & CA Palfreyman and HA & KL Whiffen

Version:			Date:
DRAFT 1	Gillian Rasmussen	ES&D	17/07/2017
REVIEW	Rod Cooper	ES&D	30/08/2017
FINAL	Gillian Rasmussen	ES&D	31/08/2017

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1 Background

An application was submitted to Meander Valley Council for a three lot subdivision of land in Travellers Rest. Council has communicated that further information in relation to Codes E11 and E16.1 of the Meander Valley Interim Planning Scheme is required before the application can be progressed, specifically:

1. A Site Specific Study prepared by a suitably qualified person that demonstrates that there will not be any environmental nuisance or harm from the Sawmill [Morgan Timbers Pty Ltd] located at 35 Pateena Road, Travellers Rest. Code E11 Environmental Impacts and Attenuation Code lists Sawmill as an activity with the potential to create environmental harm or nuisance.
2. Salinity Hazard Assessment prepared by suitably qualified person demonstrating that the site is located in an area of Low Salinity Risk in accordance with Table E16.1 (see Code E16). The property is mapped as being within the Salinity Risk area.

Code E2, Potentially Contaminated Land may also apply. The code applies to use or development of land for a sensitive use to be undertaken on a site previously used for an activity listed in Table E2.1 Potentially Contaminating Activities. The Scheme definition of sensitive use includes residential use.

The report was prepared by Environmental Consultant G. Rasmussen and reviewed by Principal Consultant and Site Contamination Practitioners Australia (SCPA) certified practitioner, R. Cooper of Environmental Service and Design Pty Ltd (ES&D).

Land and aerial surveyors Cohen and Associates are handling the subdivision submission on behalf of the proponent.

1.1 Purpose

This document has been prepared to address the requirements identified by Council. Furthermore, although there is no evidence that the site has previously been used for potentially contaminating activities, because it is located near a power substation (TasNetworks) and sawmill, activities identified in Table E2.1 of the code as potentially contaminating activities, it is possible that chemical sources originating from these properties could migrate to the site's soil or underlying groundwater. Potential risks associated with this were also assessed.

It should be noted that according to NEPM Schedule B2, Section 2.1, that if a thorough preliminary investigation shows a history of non-contaminating activities and there is no other evidence or suspicion of contamination, further investigation is not required.

2 Site Identification, Location, Surrounding Land Use & Zoning

The address of the land proposed for the subdivision is 'Langee', 8 Pateena Road, Travellers Rest. The Land Information System Tasmania Property ID is 7783845 (the site) and the Title Reference 112696/1/4 (Figure 1). Figure 1 also identifies the Morgan Timbers sawmill site, comprising the three titles denoted on the figure, and the TasNetworks power substation.

The site is currently zoned Rural Living. Morgan Timbers is within the Rural Living zone, and the TasNetworks substation is zoned Utilities.

3 Development Proposal

It is proposed to subdivide the site into 3 lots (draft plan as per Figure 2). Proposed Lot 2 contains the existing residence. The proponents occupy Lot 2 and intend to continue to do so. House locations for Lots 1 and 3 have not been finalised, but likely sites are indicated on Figure 2.

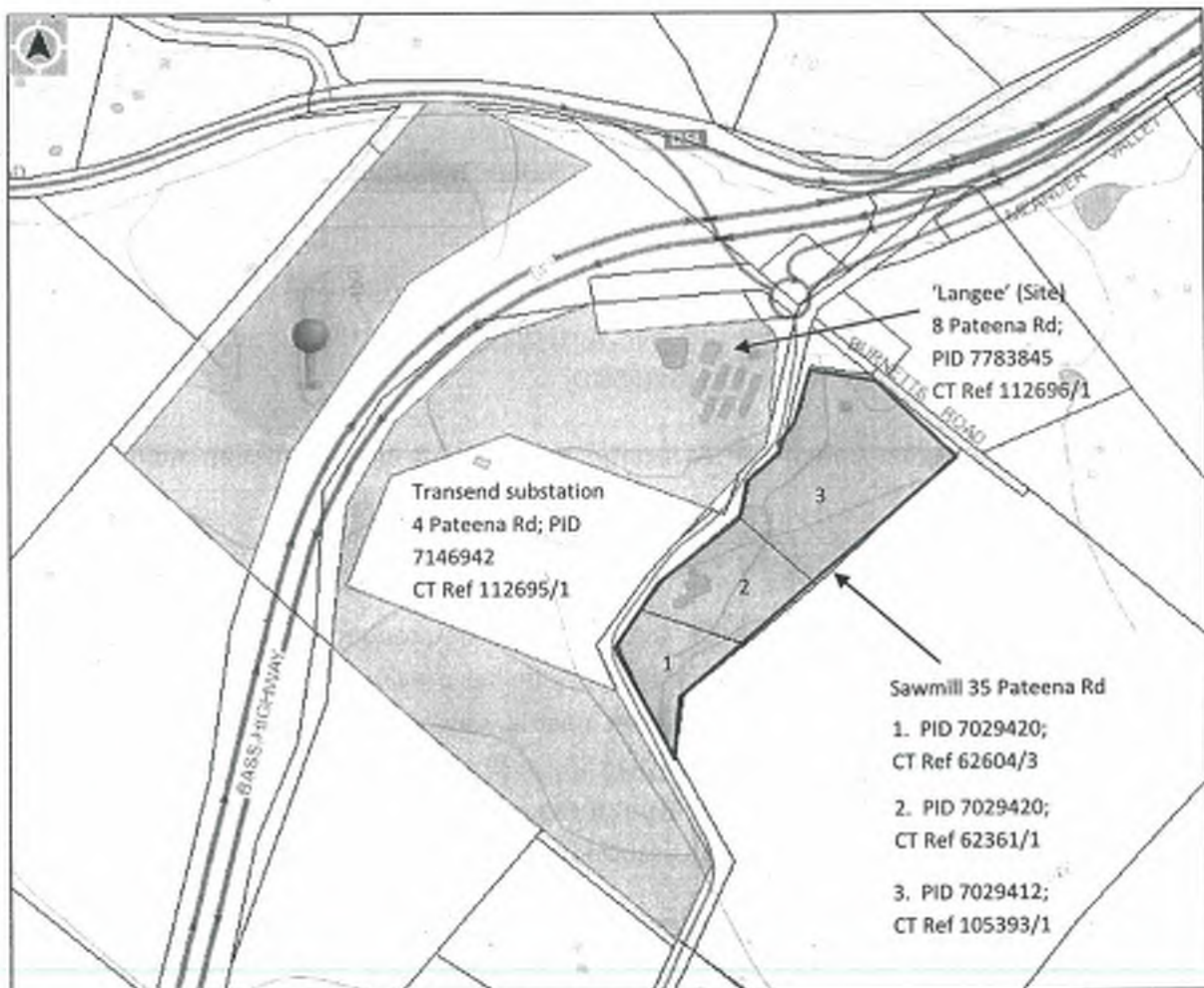


Figure 1 – Location of site, sawmill and Transend substation

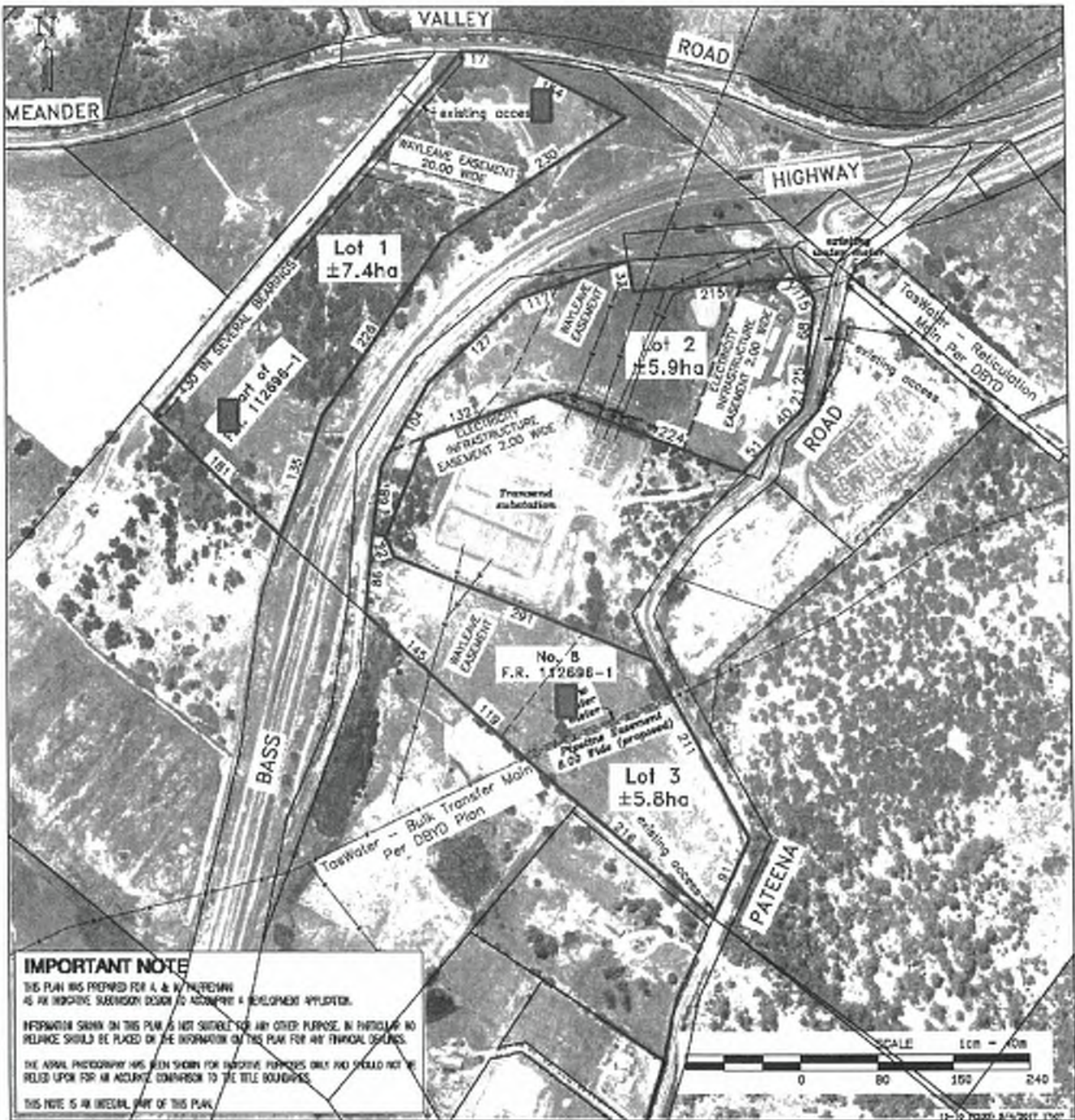


Figure 2 – Excerpt from Draft Plan of Subdivision, Ref: 13-10(7320) Version A, dated 05-04-2017, Cohen & Associates; potential house sites shown as blue rectangles

4 Scope, Scope of Works & Guidance Documents

The investigations considered environmental aspects in relation to sawmill and power substation activities, and natural land salinity. Work was primarily conducted by ES&D. In relation to the salinity assessment, ES&D conducted preliminary water sampling, but the soil salinity assessment was conducted by Tasman Geotechnics and is presented herein.

The assessments primarily focus on risks to proposed Lots 1 and 3. Lot 2 is currently used for residential and commercial purposes (storage units), and risks in relation to that lot are therefore considered to be pre-existing.

The assessment included a review of site history, comprising the site and environmental incidents and aspects associated with the sawmill and power station, site visits, water and soil sampling, collection and review of oral and documentary evidence, including the current sawmill Environment Protection Notice (EPN), and consideration of environmental setting, contaminants of potential concern (CoPC), development of a Conceptual Site Model (CSM) indicating potential receptors and feasible pathways that may provide links between the two, conclusions and recommendations.

4.1 Information Sources including Key Statutes, Regulations, Policies, Guidance Documents, Australian Standards and Databases

Assessment was guided by principles contained in the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM) and the Meander Valley Council Interim Planning Scheme (2013) Part E Codes previously discussed.

Other statutes, regulations, policies, guidance documents, databases and Australian Standards relevant to the project include:

Environmental Management and Pollution Control Act 1994 (EMPCA)

Environmental Management and Pollution Control (Noise) Regulations 2016

Land Use Planning and Approvals Act 1993

Land Use Planning and Approvals Regulations 2004

State Policy on Water Quality Management 1997

Salinity Glove Box Guide Tasmania, © State of New South Wales through Department of Industry and Investment (Industry & Investment NSW) and The State of Tasmania through the Northern Tasmanian Natural Resource Management Association Inc. (NRM North) 2009

Tasmanian Subdivision Guidelines, an engineering design and construction resource, a joint project of Tasmanian Local Government Authorities, October 2013

The Greater Launceston Area Urban Salinity Strategy 2016

Site Investigations for Urban Salinity, Dept. Land and Water Conservation, NSW, 2002

Australian and New Zealand Environment Conservation Council (ANZECC) guidelines and procedures for various areas of environmental protection and management (as relevant to surface, ground and marine waters)

Australian Standard (AS) 4482.1 - Guide to the investigation and sampling of sites with potentially contaminated soil – Non-volatile and semi-volatile compounds 2005 and AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil – Volatile substances

AS/NZS 5667.1 1998 - Water Quality – Sampling Part 1: Guidance on the Design of Sampling Programs, Sampling Techniques and the Preservation and Handling of Samples

AS/NZS 5667.6 1998 - Water Quality – Sampling Part 6: Guidance on the Sampling of Rivers and Streams

Natural Values Atlas (NVA) (www.naturalvalues.atlas.tas.gov.au)

Land Information System Tasmania (the LIST) (www.thelist.tas.gov.au)

Groundwater Information Access portal (<http://dpiipwe.tas.gov.au/water/groundwater-groundwater-information-access-portal>)

Environment Protection Notice (EPN) 7516/1, issued to Kevin Morgan Pty Ltd for the Pateena Road sawmill

Oral evidence was obtained via telephone interviews with TasNetworks environmental advisor the Environment Protection Authority (EPA) regulating officer assigned to Morgan Timbers, Morgan Timbers' site manager, and the proponent.

Property Information Requests (PIRs) were submitted to EPA for the purposes of obtaining any records held in relation to environmental issues pertaining to the substation and sawmill.

WorkSafe Tasmania's Storage of Dangerous Goods files were searched in relation to the sawmill and substation.

5 Assessment

5.1 Setting

The property is located in a semi-rural area. Lot1 is separated from Lots 2 and 3 by the Bass Highway.

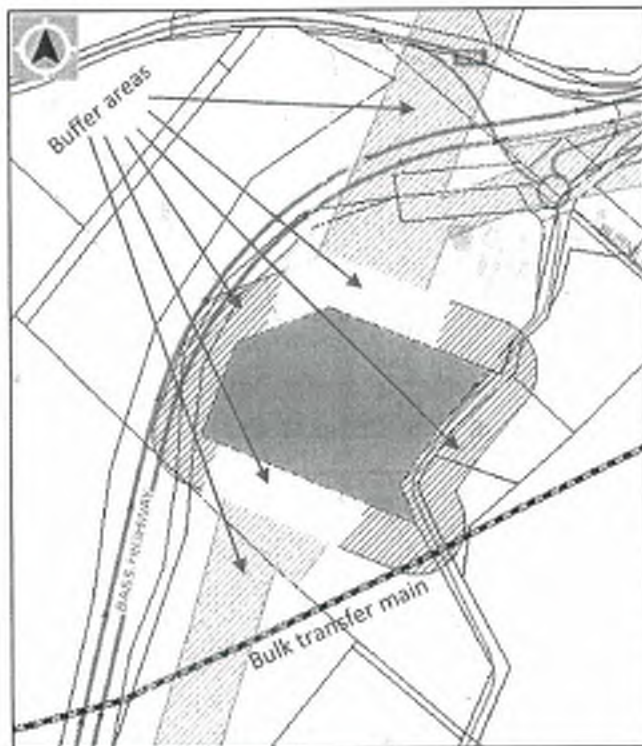


Figure 3 – Bulk transfer main and substation buffer areas

The property is not connected to sewer. According to the LIST, water is provided as a limited service either as untreated water or the site is directly connected to a bulk transfer main or is currently connected but not providing the minimum flow or pressure. There are a number of easements on the site as shown on Figure 2.

Figure 3 shows the bulk transfer water main oriented approximately north-east to south-west traversing the southern portion of proposed Lot 3. It should also be noted that Lots 2 and 3 contain substantial buffer areas in relation to the electrical substation (Figure 3).

Cleared areas on all lots have primarily been used for grazing animals. Lot 1 contains a relatively large area of forest remnant (~4 ha), which is designated Priority Habitat (Figure 4), with two cleared grassy areas to the east (~1 ha) and west (~2 ha) of this. A portion of the western area contains scrubby fernland. Lot 2 contains a residence and commercial storage units and there is a substantial area of excavated land on the southern side of this lot. The remainder is pasture. Lot 3 is mostly pasture, with a small area of scrubby fernland.

The NVA cites the Lot 1 Priority Habitat area as containing a threatened community (*Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits). The area of priority habitat on Lot 1 is not likely to be extensively disturbed as a result of future development if the house site is located in either of the two cleared areas nominated by the proponent and depending on the route and design of the associated access driveway.

Lot 1 falls from an elevation of ~150m in the middle of the lot to ~145m at its north-west corner and 130m to the east. Lot 3 elevation is highest in its south west corner at ~170m, and falls to ~155m to the north-west.

Given the topography and location of water courses in the area, groundwater flow direction is likely to be to the north or north-west.

The LIST describes geology underlying the site as Jurassic dolerite (Lots 2 and 3) and Tertiary sediments composed of non-marine sequences of gravel, sand, silt, clay and regolith (Lot 1).

A search of DPI/PWE Groundwater Information Portal was conducted (accessed 16/8/17). There are no registered bores in the vicinity of Lots 2 and 3, but bores 32084 and 41086 are located on nearby properties on the opposite side of Meander Valley Road to the north and north-west of Lot 1. The records for these bores suggest that the aquifer geology near Lot 1 is likely to be Jurassic dolerite. Total Dissolved Solids (TDS) values given for these two bores were 1283 and 700 mg/L, respectively.

Rainfall summary statistics for all years for the Hadsphen weather station are shown below (BOM, www.bom.gov.au, weather station 91315). The LIST characterises the Hadsphen region as a Low rainfall area.

Summary statistics for all years

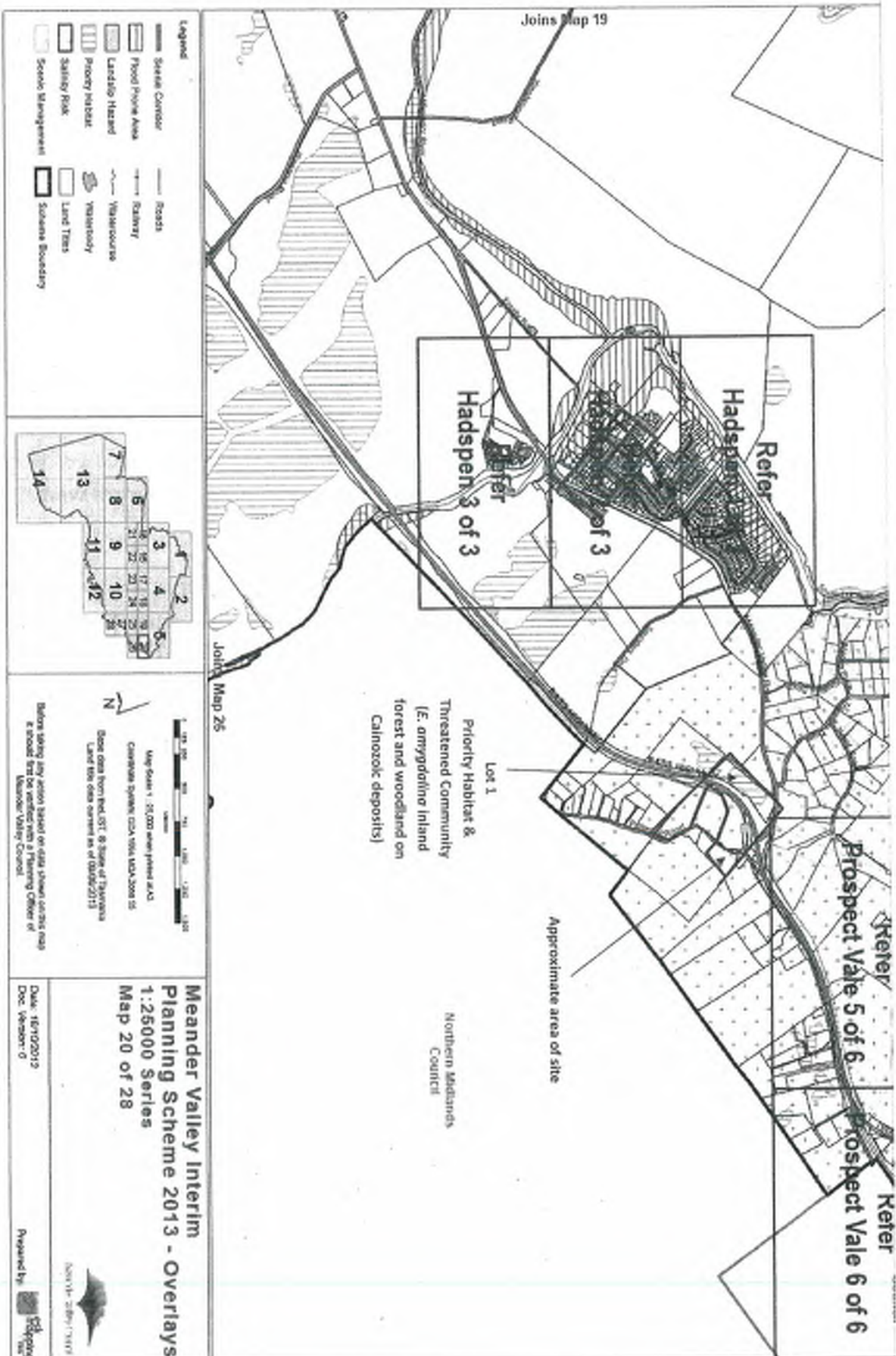
Information about climate statistics

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	46.2	31.3	50.5	43.6	59.1	59.0	73.3	74.0	69.0	47.7	59.9	49.3	731.1
Lowest	5.6	0.0	10.0	15.4	11.0	5.0	33.6	20.5	18.8	3.0	6.5	10.4	408.3
5th %ile	9.1	4.5	11.4	15.5	14.8	5.8	38.8	23.7	28.2	7.8	9.8	13.5	457.9
10th %ile	12.9	7.2	15.3	16.7	26.2	7.1	42.2	26.6	35.5	10.2	13.7	16.5	509.5
Median	38.2	27.3	37.6	44.3	46.5	57.5	67.7	63.8	78.0	41.6	60.5	51.2	766.8
90th %ile	95.1	55.3	95.1	69.7	113.4	105.0	103.1	145.8	96.7	89.0	100.1	75.9	917.1
95th %ile	115.0	62.2	103.5	75.9	127.2	122.4	113.9	173.6	98.5	97.6	107.5	78.9	938.7
Highest	129.4	70.6	110.5	85.4	129.0	144.6	132.8	196.5	100.6	112.2	128.5	86.6	960.3

Data within the table which are in italics represent observations which have not been fully quality controlled, a process which may take a number of months to complete. While these data may be correct, you should exercise caution in their use.

Water courses and drainage from the site are shown in Figures 9 and 10. A walkover of all lots was conducted during the site visit on 4/7/17. With the exception of the dashed line shown in Figure 9, which appeared to be a stormwater drainage channel but which was observed to be dry during the site visit, all are minor unnamed tributaries / minor streams which ultimately drain into the South Esk River to the north west of the site.

Figure 4 – Planning scheme overlay showing that the site comprises areas of salinity risk and priority vegetation



5.2 Preliminary Conceptual Site Model (CSM)

A preliminary CSM was constructed, taking into account *potential* sources, pathways and receptors. Risk to a receptor does not exist if a pathway is not feasible.

Table 1 – Preliminary CSM

Source	Pathway	Receptors	
		Human	Ecological
Noise, dust Sawmill	Air Inhalation, amenity	Residential users	N/A - Source is not the proposed subdivision
Storage and use of hydrocarbons 1. Electrical substation PCBs, TRH, BTEXN Spills, leaking infrastructure 2. Sawmill TRH, BTEXN Spills, leaking infrastructure	Soil Inhalation, dermal contact	Residential users Construction workers Underground services workers Potential off-site receptors (disposal of contaminated soil)	Potential risk if contamination has migrated to proposed subdivision, and contaminated soil is then excavated and proposed for off-site disposal to ecologically sensitive areas
	Groundwater Groundwater discharge to surface water Inhalation, dermal contact	Residential users Construction workers Underground services workers Potential off-site receptors - contaminant migration via groundwater	N/A - Source is not the proposed subdivision
Increase in soil and surface water salinity Increase in water volume discharged to land (wastewater system, watering lawns and gardens)	Soil, surface and ground water Increased saline discharge Water table elevated Water table fluctuation Vegetation clearing	Indirectly via damage to built structures (e.g. foundations) and underground services infrastructure	Terrestrial flora and aquatic flora and fauna (on-site and off-site)

5.3 Salinity Risk

Figure 4 indicates the whole site to be within a salinity risk area. Table E16.1 of the planning scheme defines low salinity risk as all sites that do not support features of land with Moderate or High Salinity Risk. Moderate salinity risk is defined as sites recording a salinity level of 2-4 dS/m and High Salinity Risk as sites having a salinity level of 4 dS/m or greater.

The Greater Launceston Area Urban Salinity Strategy 2016 places the proposed lots near the edge of the defined boundary of the Reed Hydrogeological Landscape (HGL) as per Figure 5. The appendices of that report provide information in relation to each of the HGLs including hazard ratings and management strategies for use and development appropriate to that particular HGL.

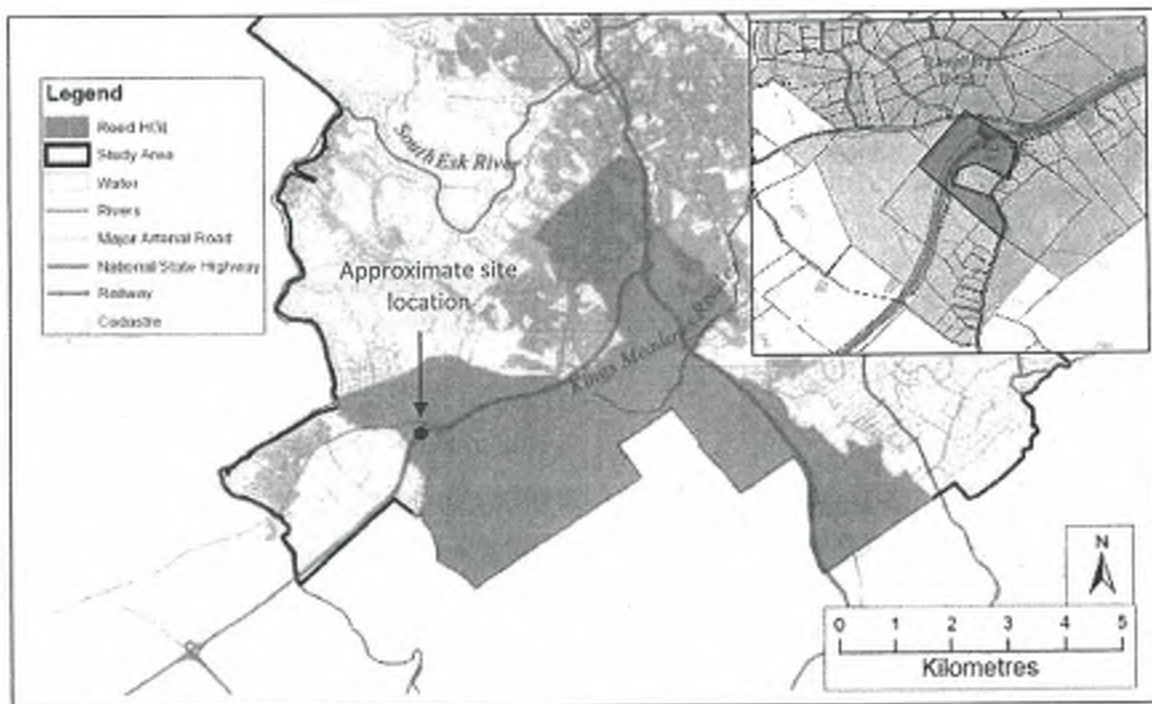


Figure 5 – Location of site within the Reed HGL; inset gives a clearer picture - derived from Tasmanian Planning Scheme Attenuation Area Overlay Map (<http://iplan.tas.gov.au>, accessed 11-8-17)

Salinity adapted vegetation was observed growing on Lot 2 and in the water discharge points located to the north of the substation (Figures 6, 7 & 8).

The current residence on Lot 2 is an old building which has been renovated in the last 10 years. Concrete foundations and paths associated with this structure appeared to be original. These and the more recently laid slabs underlying the storage units, together with the asphalt driveway to Lot 2 were visually assessed for evidence of salt induced deterioration, but none was observed.



Figure 6 – Indicator plant Bucks Horn Plantain in cleared area to the west of the storage units on Lot 2 showing red leaf colouration associated with a saline environment.



Figure 7 – WP 129; North eastern saline seep/discharge (north of substation)



Figure 8 – WP 130; North-western discharge point (north of substation)

5.3.1 Data Gaps and Uncertainties

Site specific soil and water testing in relation to salinity had never been carried out. In an email dated July 26, 2017, from J. Oliver, Senior Town Planner, Meander Valley Council, to Rosemary Jensen, Cohen and Associates, Council advised that the salinity assessment

"in the first instance can be a fairly basic exercise with a soil test on each of the likely house sites (not the existing one) to see if it falls within the 2 dS/m low risk measurement. If it is then it meets the Acceptable Solution".

Based on this advice, a limited water and soil sampling program was effected.

5.3.2 Salinity Sampling

5.3.3 Water Sampling (ES&D)

The ES&D site visit was conducted during a period of wet weather. Water quality was measured on samples taken from informal drainage pathways on Lot 2, from a still backwater on Lot 1, and from saline discharge points and on Lots 1 and 3 as indicated by saline vegetation and shown / described in Figure 9 and Table 2.

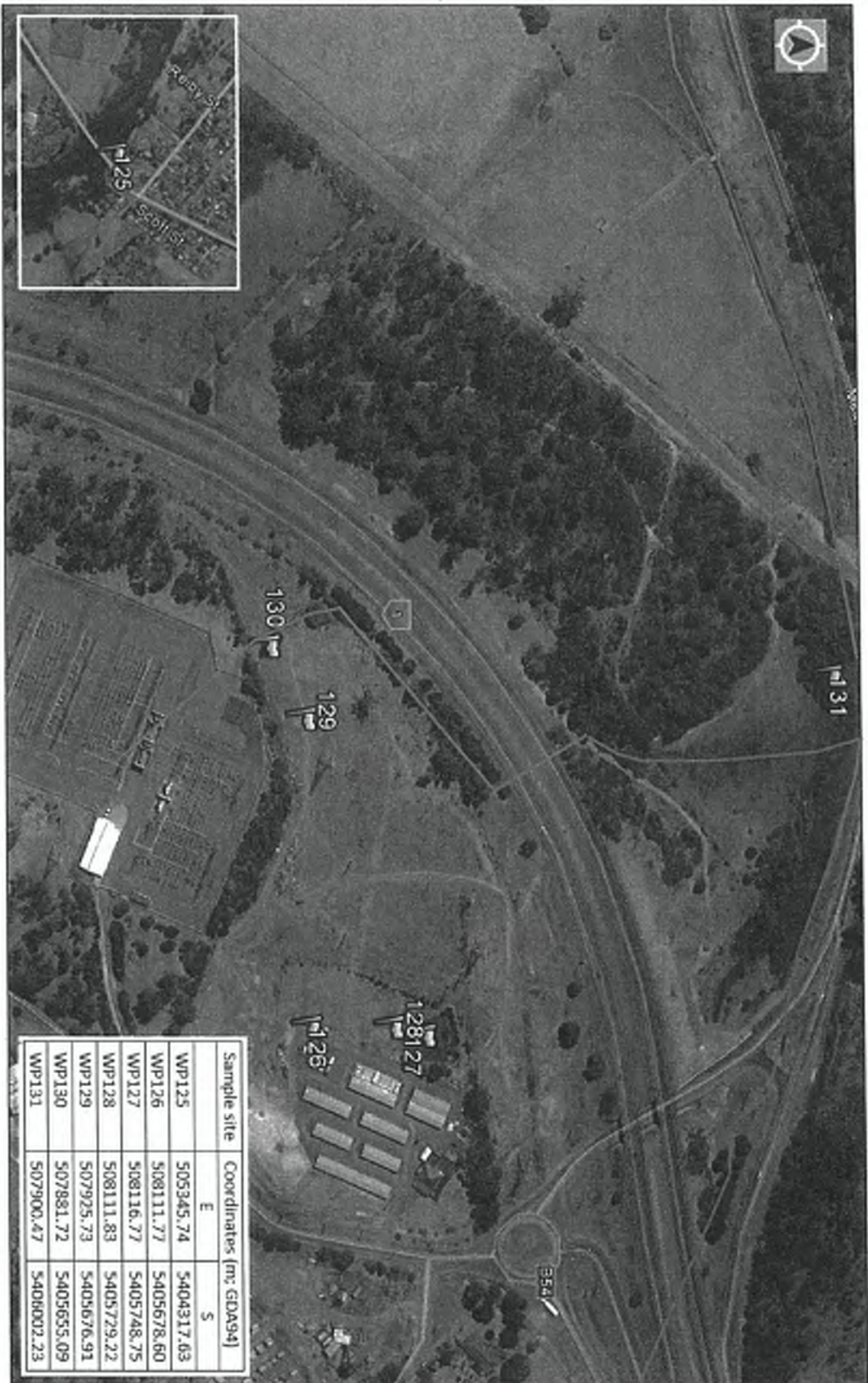


Figure 9 – Water courses / drainage channel and water sampling sites; inset shows background water sample site taken near the bridge over the South Esk River in Hadsphen. Existing tracks through priority vegetation on Lot 1 are also visible.

Field water quality parameters were measured using a calibrated Horiba U-50 series multi-parameter probe according to Australian standards listed above.

As large variations in water quality can occur in the short term, measurements on water samples are not used to infer soil salinities for various reasons:

- the levels of water through flow in the soil;
- the time since rain
- the permeability and porosity of the soil, and
- the location sampled.

For example, still backwaters or pools subject to concentration mechanisms such as evaporation often show higher readings than a flowing creek. However, water sampling is useful to obtain background / preliminary information.

The highest water conductivity measurements (EC_w) were obtained from sites WP 129 and 131 and were quite saline (Table 2), but all measurements taken on this day showed EC_w to be below 2 dS/m.

Table 2 – Water Quality Measurements

<i>Location (Waypoint)</i>	<i>Description</i>	<i>Lot No.</i>	<i>Temp. °C</i>	<i>pH</i>	<i>Redox MeV</i>	<i>EC_w µS/cm</i>	<i>EC_w dS/m</i>	<i>TDS mg/L</i>	<i>DO mg/L</i>
125	South Esk River near bridge		7.04	5.52	240	58	0.058	38	10.73
126	Drainage channel near storage units / main house site	2	12.36	6.08	225	368	0.368	239	8.58
127	Dam, main house site	2	8.48	6.53	200	272	0.272	179	11.57
128	Seep to dam	2	10.67	6.74	188	182	0.182	118	6.79
129	Saline discharge, NW of the site, west of substation; saline veg.	2	11.74	6.72	203	1020	1.02	651	11.06
130	Drain from substation, west of 129; saline veg.	2	9.35	7.09	180	245	0.245	159	7.73
131	Still backwater draining to creek along Meander Valley Road	1	10.3	6.91	-88	1350	1.35	859	4.27

5.3.4 Soil Sampling (Tasman Geotechnics)

Tasman Geotechnics conducted soil sampling on 21/08/2017. Sampling sites are shown in Figure 10. Two soil sampling sites were chosen on Lot 1 (L1.1 and L1.2) and two on Lot 3 (L3.1 and L3.2). An additional water sample (L3.W) was collected from the unnamed tributary that traverses the south eastern section of Lot 3.

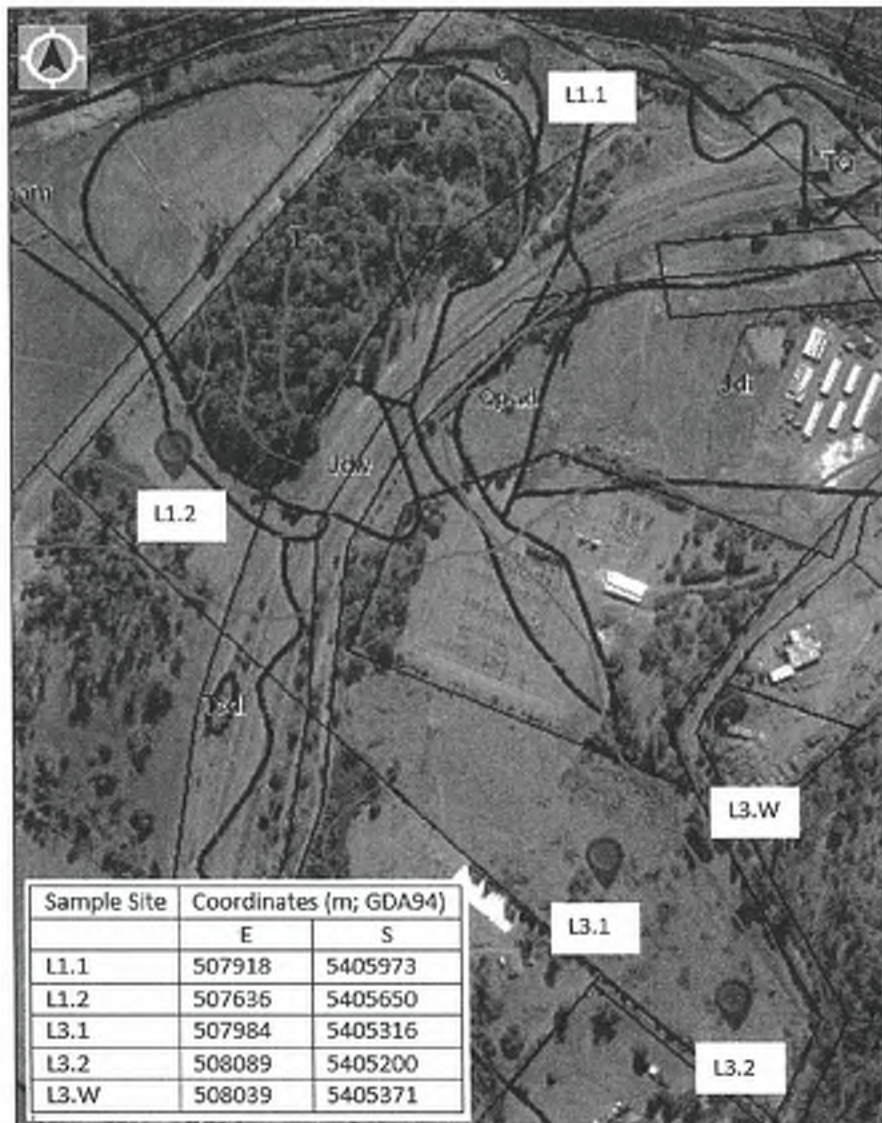


Figure 10 – Soil and water sampling sites 21/08/17

Test pits were dug at each of the soil sampling sites. Test pit logs and depths from which the measured samples were taken from each site are shown in Figure 11.

Test Pit	
1.1	
Coordinates: 507918mE	5405373mN
Profile: 0 to 0.15m	Topsoil, silty SAND, fine grained, black
0.15 to 0.3m	silty SAND, fine to medium grained, brown, trace of rounded gravel
0.3 to 0.45m	Sandy GRAVEL, fine grained, rounded, brown (becoming wet at 0.35m)
0.45 to 0.55m+ CLAY, high plasticity, orange/brown with sand	
1.2	
507636mE	5405650mN
0 to 0.2m	Topsoil, silty SAND, fine grained, wet from 0.15m
0.2 to 0.35m+ SANDY CLAY, high plasticity, mottled yellow/grey	
1.3.1	
507994mE	5405316mN
0 to 0.2m	Topsoil, CLAY, black
0.2 to 0.4m+ CLAY, high plasticity, dark brown	
1.3.2	
508089mE	5405200mN
0 to 0.2m	Topsoil, CLAY, black with cobbles
0.2 to 0.45m+ CLAY, high plasticity, brown	

Key
 Sampling depth

Figure 11 – Soil Test Pit Logs

Soil salinity tests were conducted according to the Salinity Glove Box Guide Tasmania (pp40 and 41) (SGG) at Tasman Geotechnics laboratory. Results are shown in Table 3. Note that values obtained do not give an absolute measure of soil salinity. The test is a guide to determine whether more comprehensive laboratory tests are required.

Electrical conductivity (EC) measurements were taken using a calibrated probe.

Test parameters included $EC_{1.5}$, field texture (FT) and EC_e .

- $EC_{1.5}$ is the EC reading taken from a suspension 1 part soil to 5 parts water, prepared as per SGG.
- FT is a conversion factor for soil-texture groups taken from SGG Table 6. The soil texture group used for calculations was Medium Clay. The relevant conversion factor is 7.
- To convert soil salinity $EC_{1.5}$ to a figure for soil salinity EC_e , the $EC_{1.5}$ result is multiplied by FT:

$$\text{Equation 1} \quad EC_e = EC_{1.5} \times 7$$

5.3.5 Soil and Water Test Results (Tasman Geotechnics)

The measured salinity in all soil samples was <2 dS/cm. The EC_w for the water sample from Lot 3 (L3.W) was 0.259 dS/m.

Table 3 – Results, Soil Salinity

Sample site	L1.1	L1.2	L3.1	L3.2
Depth (mBGS)	0.45-0.55	0.25-0.35	0.3-0.4	0.35-0.45
pH	6.16	5.41	5.88	6.1
$EC_{1.5}$ (dS/m)	0.0471	0.0376	0.0561	0.037
EC_e (dS/m)	0.3297	0.2632	0.3927	0.259
Temperature ranged from 16.6 to 18.2 °C				

5.4 Sawmill

The main sawmill environmental issues with the potential to affect human receptors occupying the subdivision site are noise and chemical contamination, particularly hydrocarbon contamination from fuel spills or improper disposal, which could potentially contaminate soil and groundwater. Theoretically, a contaminating plume could then migrate via groundwater to

downgradient properties. Realistically, given the topography of the area, only Lot 2 and a small portion (south east corner) of Lot 3 could be affected by migrating contaminants.

Table E11.1 of the Scheme gives a sawmill attenuation distance of 300m. Distances from two points on the sawmill site to various points on Lots 2 and 3 were surveyed as per Appendix 1. Noise inducing machinery is located less than 300m to the boundaries of these Lots.

During the site visit machinery was operating, but could only be heard very faintly from the building site locations on Lot 3, and not at all on Lot 1. The Bass Highway intersects the subdivision and was noted to be by far the greatest source of noise with the potential to affect amenity, and was very loud on the established site, proposed Lot 2.

The EPN does not prescribe sawmill noise limits, but noise is attenuated according to the following (excerpt from EPN7516/1):

Noise

- N1 (a) Activities on the land (including truck loading and unloading and deliveries to and from the premises) must not be undertaken outside the following times:
0700 hours - 1800 hours Monday to Friday; and
0700 hours - 1400 hours on Saturday; and
- (b) Notwithstanding condition N1(a) activities on the land must not be undertaken on Sundays or Public Holidays that are observed State-wide
- N2 Chainsaws must not be used on the land before 0900 hours Monday to Saturday
- N3 Logs being unloaded from a vehicle and/or stockpile must not be dropped directly onto the ground

The EPA stated that there have been no recent noise complaints (*pers. comm.* Daniel Bosanquet, EPA regulator for the mill, 2/8/17) but if an application was received to change the activity's permitted operations, the EPN would be varied to include noise limits.

Given the din emanating from the highway, it is debatable whether sawmill noise could be considered an issue, and could be attenuated in any case using construction / engineering solutions such as double glazing on windows.

The EPN prohibits burning on the sawmill site, and requires control of dust emissions. EPA indicated that there was a historical dust issue that was resolved with the installation of a new

hopper. The EPN requires loads on trucks to be covered to prevent wood dust and bark discharging to the environment.

Drainage from the entry roadway is directed down a channel on the eastern side of Pateena Road (i.e., not on the side of the road closest to proposed Lot 2). The channel was observed to be flowing during the site visit and stormwater runoff did not appear to discharge on to proposed Lot 2, the only lot that could feasibly receive runoff from the mill.

EPA indicated that it held no records of incidents pertaining to chemical contamination (*pers. Comm*, refer Appendix 2). Similarly, Workplace Standards did not hold any files related to storage of dangerous goods in relation to the mill (refer Appendix 2). The regulator confirmed that there had never been an underground fuel storage system on the site. The mill site manager said that fuel for forklifts and other small engines is transferred into receptacles at their Launceston site and transported to the Pateena Road mill. Only low quantities of fuel and hydraulic oil are kept at the site; this was confirmed by the regulator. Transfer of fuel into forklifts and small engines at Pateena Road is always conducted on a hard stand.

It is considered that the sawmill is an unlikely source of potential chemical contamination, and that dust emissions are controlled. Since there is no reasonable suspicion of contamination, according to NEPM, no soil or groundwater testing is justified.

5.5 TasNetworks Substation

Information in relation to the substation was obtained from EPA and Workplace Standards records, the site visit and via an interview conducted with TasNetworks' contracted Health, Safety and Environment Advisor (HS&E).

Potential contamination sources associated with power stations include polychlorinated biphenyls (PCBs) and transformer oil. PCBs are amongst a broader group of harmful persistent organic pollutants that are toxic, persist in the environment and animals, bio-accumulate through the food chain and pose a risk of causing adverse effects to human health and the environment.

PCBs have been used as coolants and lubricants in electrical equipment such as transformers and capacitors. Importation of PCBs has been banned in Australia since 1975. Transformers are now insulated with transformer oil.

TasNetworks has ISO 14001 and ISO 9001 management systems certification. Retention of these certifications requires regular internal and external auditing of the organisation's environment and quality control systems. Environmental incidents and spills must be dealt with according to the processes laid down in the management systems; this includes reporting incidents to regulators and managing and remediating pollution according to best practice.

EPA and Workplace Standards hold no records relating to contamination or potentially contaminating activities at the electrical substation (Appendix 2).

PCBs have never been used at the site, and, apart from the oil in the transformers, there are no other chemicals stored at the site.

According to the TasNetworks HS&E advisor, all transformers at the site are held in bunds, and all changes of transformer oil are carried out within the bunds. Exhausted oil is transferred to an oil farm at Rocherlea and is not stored on-site. There has never been any oil in the bunds.

A separator lies beneath the transformer area as a secondary control. Integrity tests are conducted on the separator system annually by an external contractor according to an Australian Standard.

Given the above, it is considered that there is little likelihood that contamination of the subdivision site from the substation has occurred in the past or is likely to occur in the future. Since there is no reasonable suspicion of contamination, no soil or groundwater testing is justified.

6 Discussion and Conclusions

Soil and water samples collected from likely house sites on proposed Lots 1 and 3 returned results for salinity of less than 2 dS/m. This indicates that salinity risk is low, thereby meeting the Acceptable Solution of the planning scheme. It should be remembered that these results represent the status quo, and do not account for increases in salinity which could occur if significant vegetation clearing occurs (particularly in relation to Lot 1), or inappropriate waste water systems are installed on Lots 1 and 3. Given this, vegetation clearing should be minimised, and recommendations given for the Reed HGL for salinity management should be taken into account for the development phase for Lots 1 and 3.

Based on the assessment, it is considered that Morgan Timbers sawmill and TasNetworks electrical substation are an unlikely source of potential chemical contamination. No risk to receptors is likely from either of these sources.

Sawmill dust emissions are considered to be controlled.

Sawmill noise emissions are negligible compared to the considerable and constant noise generated by vehicles using the Bass Highway which can be heard from all three proposed lots. Morgan Timbers' EPN does not currently include noise emissions limits. If Morgan Timbers wishes to increase production or introduce a new piece of equipment likely to result in increased

noise emissions, it will be required apply to EPA for approval to do so. In that event, EPA will impose noise limits on the site. The onus will be on Morgan Timbers to ensure that noise limits will not be or are not breached.

The developer may consider the use of double glazing to prevent any future noise issues, if not from Morgan Timbers, then to minimise impact from the highway.

7 Recommendations

Given Morgan Timbers' lack of current noise emissions limits, and to increase amenity in relation to noise from the highway, engineering solutions such as double glazed windows should be considered for residences constructed on Lots 1 and 3.

Vegetation clearing should be minimised and recommendations given for the Reed HGL for salinity management should be taken into account for development phases of Lots 1 and 3 (refer The Greater Launceston Area Urban Salinity Strategy 2016).



Appendices

Appendix 1 – Surveyed distances between receptors and sawmill



COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS

103 CAMERON STREET

PO BOX 990 LAUNCESTON 7250 TAS

TELEPHONE : 03 6331 4633

www.surveyingtas.com.au

EMAIL : admin@surveyingtas.com.au

PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 13-10
(7230)

Municipality: MEANDER VALLEY COUNCIL
 Site Address: 8 PATEENA ROAD TRAVELLERS REST
 Tasmap Sheet: 5042 (PROSPECT)
 Grid Reference: E: 507935 N: 5405561 (MGA)

Owners: M. & C.A. PALFREYMAN & H.A. & K.L. WHIFFEN
 Title Refs: 112696-1
 Dates: Version A: 20-7-2016
 Version B:
 Version C:
 Scale: 1 : 4000 @ A3

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR A. & M. PALFREYMAN AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DECISIONS.

THE AERIAL PHOTOGRAPH HAS BEEN SHOWN FOR ORIENTATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TRUE BOUNDARIES.



Appendix 2 – Workplace Standards and EPA Search Results

Gillian Rasmussen

From: Case, Lorraine (DoJ) <Lorraine.Case@justice.tas.gov.au>
Sent: Thursday, June 22, 2017 2:07 PM
To: Gillian Rasmussen
Subject: RE: Records of fuel infrastructure at 2 properties

Hi Gillian

In response to your query below I can advise that WorkSafe Tasmania do not appear to hold any information concerning the storage of dangerous goods (past or present) at the two properties listed.

A thorough search of our general records management system, the Dangerous Substances and older Dangerous Goods database as well as the EPA's Environmentally Relevant Land Use Register (ERLUR) and Council database did not identify any relevant files. I searched on street name, town and business/company name.

Regards

Lorraine Case
Administrative Officer
Right to Information & Privacy Unit
Department of Justice

Ph (03) 6166 4680 Fax (03) 6173 0206
PO Box 56 Rosny Park TAS 7018
Lorraine.Case@justice.tas.gov.au

From: Gillian Rasmussen [mailto:grasmussen@esandd.com.au]
Sent: Thursday, 22 June 2017 10:34 AM
To: Case, Lorraine (DoJ)
Subject: Records of fuel infrastructure at 2 properties

Hi Lorraine,

We are doing a site assessment on the "Langee" property shown on the attached map. Is there any info in your system on the following 2 properties in relation to storage of dangerous goods, also shown on the attached – if there isn't could you provide your usual statement please?

1. Sawmill at 35 Pateena Road, Travellers Rest
PID 7029420
Title Ref 62361/1
2. Transend substation at 4 Pateena Road, Travellers Rest
PID 7146942
Title Ref 112695/1

Thanks

Gillian Rasmussen
Environmental Consultant
Mob: 0419517027

Gillian Rasmussen

From: Gillian Rasmussen <grasmussen@esandd.com.au>
Sent: Thursday, June 22, 2017 11:45 AM
To: Lorraine.Case@justice.tas.gov.au
Subject: FW: Records of fuel infrastructure at 2 properties
Attachments: Travellers Rest.docx

Hi Lorraine,

I just realised the sawmill includes the two properties either side of 62361/1. The whole thing is operated at Morgan Timbers Pty Ltd.

From: Gillian Rasmussen [mailto:grasmussen@esandd.com.au]
Sent: Thursday, June 22, 2017 10:34 AM
To: Lorraine.Case@justice.tas.gov.au
Subject: Records of fuel infrastructure at 2 properties

Hi Lorraine,

We are doing a site assessment on the "Langee" property shown on the attached map. Is there any info in your system on the following 2 properties in relation to storage of dangerous goods, also shown on the attached – if there isn't could you provide your usual statement please?

1. Sawmill at 35 Pateena Road, Travellers Rest
PID 7029420
Title Ref 62361/1
2. Transend substation at 4 Pateena Road, Travellers Rest
PID 7146942
Title Ref 112695/1

Thanks

Gillian Rasmussen
Environmental Consultant
Mob: 0419517027





PROPERTY INFORMATION REQUEST FORM

To: Contaminated Sites Unit

Email: contaminatedsites@environment.tas.gov.au
 Post: GPO Box 1550, HOBART TAS 7001

Minimum information required for a database search

Street number & name: 35 PATEENA ROAD	Current site owner: 1 + 2 MORAE PTY LTD; ³ KEVIN MORGAN PTY LTD
Suburb/Town: TRAVELLER'S REST Post code: 7250	Current site use: SAWMILL Current operator: MORGAN-TIMBERS (TAS) PTY LTD

Land title information (please specify Certificate of Title(s) and Property Identification number(s)):
 62604/3, PID 7029420; 62361/1, PID 7029420; 105393/1, PID 7029412

Current Potentially Contaminating Activity on Site: SAWMILL	Current Potentially Contaminating Activity on surrounding land: TRANSEND SUBSTATION
Past Potentially Contaminating Activity on Site: UNKNOWN	Past Potentially Contaminating Activities on surrounding land: UNKNOWN
Past operator(s) of Site: UNKNOWN	Past operator(s) of surrounding Potentially Contaminating Activities: UNKNOWN

Additional notes / comments

conducting ESA for subdivision of property adjacent/opposite "Langee", 8 PATEENA RD.

APPLICANT'S DETAILS

Name of applicant: G. RASMUSSEN	Email address: grasussen@esandd.com.au
Company: ES+D	Mailing address of applicant: P.O. Box 651 BURNIE 7320
Daytime phone number: 0419517027	
Facsimile number:	

Payment

The charge for this service is \$229.50. An invoice will be sent to you on completion of the search.
 Note: Fee increases occur on 1 July every year.

Applicant's Signature.....  Date..... 22.6.17

Level 7, 134 Macquarie Street, Hobart TAS
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Contaminated Sites Unit
Ph: (03) 6165 4599 Fax: (03) 61730254
Email: contaminatedsites@environment.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: (EN-EM-AV-100706_37: H703035) sma



25 July 2017



Ms Gillian Rasmussen
Environmental Services and Design
PO Box 651
BURNIE TAS 7320

Dear Ms Rasmussen

**Property Information Request
35 Pateena Road, Travellers Rest
PID 702420 and 702412**

On 22 June 2017, the Contaminated Sites Unit received your Property Information Request relating to the land referred to above ('the Site'). A search of relevant databases and records has been undertaken.

EPA Tasmania currently regulates the Site as "Travellers Rest Sawmill", which is a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994 (EMPCA)*. There are several volumes of records regarding this long established operation. The conditions of operation are contained in Permit No. 5913 and Environment Protection Notice 7516/1. For further information, please contact the Regulatory Officer, Daniel Bosanquet, on 6777 2063 or email Daniel.Bosanquet@environment.tas.gov.au

No other records relating to contamination or potentially contaminating activities were found at the Site; however, your request form states the adjacent property at 4 Pateena Road currently hosts an electrical substation. Please note that activities associated with this land use have the potential to cause land and groundwater contamination; for further explanation please refer to our website <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/potentially-contaminating-activities-industries-and-land-uses>

The search of records is restricted to those held by EPA Tasmania and includes records relating to: The *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010*; Industrial Sites (which are or have been regulated by EPA Tasmania); historic landfills; and contamination issues reported to the Division. In addition, the Incidents and Complaints database and records relating to the historical storage of dangerous goods (as detailed below) are searched.

If dangerous goods have been stored on the Site or an adjacent site, WorkSafe Tasmania (1300 366 322 or wstinfo@justice.tas.gov.au) may have issued dangerous goods licences and/or may hold relevant records for the Site and adjoining properties. As the storage of dangerous goods/fuels is regarded as an environmentally relevant activity, you may wish to contact them for further information.

The dangerous goods licensing records referred to by EPA Tasmania are only for sites which ceased holding a Dangerous Goods Licence prior to 1993. After this date, WorkSafe Tasmania holds the records for the Licenses.

EPA Tasmania does not hold records on all sites that are, or may be, contaminated. It is recommended that the history of the Sites and adjacent properties be investigated in order to determine the likelihood of contamination. If contamination is considered likely on the Sites or an adjacent property, then further site assessment by a competent environmental assessment practitioner is recommended. Site assessment should be performed in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, National Environment Protection Council or as varied. Additionally, you should note the Director's requirements, from 1 July 2015, regarding the mandatory use of certified practitioners for the preparation of site reports that will be assessed by EPA Tasmania. Further details, including an Information Sheet, are available at: <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/engaging-a-contaminated-site-assessment-consultant>

As local councils are able to issue Environment Protection Notices, Environmental Infringement Notices and record complaints, you may wish to contact them for additional information that may be relevant to the site. Further, if the Site has historically been subject to a permit under the *Land Use Planning and Approvals Act 1993*, the Council would have issued the permit.

Under the *Right to Information Act 2009* (RTI Act), you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further information on how the RTI process works and how to request information under the RTI Act please visit the Department of Primary Industries, Parks, Water and Environment website.

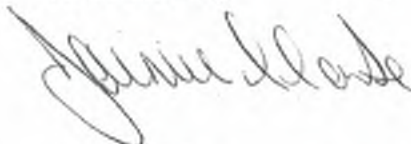
If you are purchasing a property, you should consider Part 5A of EMPCA, which defines and specifies requirements for managing contaminated sites. If there is reason to believe the site is, or is likely to be, contaminated there are certain requirements that you must meet (e.g. notification of a likely contaminated site to the Director, EPA as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage, which may arise from reliance upon this letter, and any person relying on the letter, does so at their own risk absolutely.

As you are aware, property searches incur a charge of \$229.50. An invoice is enclosed.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at www.epa.tas.gov.au and click on 'Regulation to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely



Jaimie Clarke
SECTION HEAD-WASTE MANAGEMENT

Email: grasmussen@esandd.com.au

Attachment: Invoice



PROPERTY INFORMATION REQUEST FORM

To: Contaminated Sites Unit

Email: contaminatedsites@environment.tas.gov.au
Post: GPO Box 1550, HOBART TAS 7001

Minimum information required for a database search

Street number & name: 4 PATEENA ROAD	Current site owner: TRANSEND NETWORKS
Suburb / Town: TRAVELLERS REST Post code: 7250	Current site use: SUBSTATION Current operator:
Land title information (please specify Certificate of Title(s) and Property Identification number(s)): CT REF: 112695/1 PID 7146942	
Current Potentially Contaminating Activity on Site: ELECTRICAL SUBSTATION	Current Potentially Contaminating Activity on surrounding land: SAWMILL
Past Potentially Contaminating Activity on Site: AS ABOVE	Past Potentially Contaminating Activities on surrounding land: AS ABOVE
Past operator(s) of Site: UNKNOWN	Past operator(s) of surrounding Potentially Contaminating Activities: UNKNOWN

Additional notes / comments

conducting ESA for subdivision of property adjacent / opposite "Langee", 8 Pateena Rd

APPLICANT'S DETAILS

Name of applicant: G. RASMUSSEN	Email address: g.rasmussen@esandd.com.au
Company: ES + D	Mailing address of applicant: P.O. Box 657 651 Burnie 7320
Daytime phone number: 049 517 027	
Facsimile number:	

Payment

The charge for this service is \$229.50. An invoice will be sent to you on completion of the search.
Note: Fee increases occur on 1 July every year.

Applicant's Signature.....

Date..... 22.6.17

Level 7, 134 Macquarie Street, Hobart TAS
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Contaminated Sites Unit
Ph: (03) 6165 4599 Fax: (03) 61730254
Email: contaminatedsites@environment.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: (EN-EM-AV-100706_37: H703033) sma



25 July 2017

Ms Gillian Rasmussen
Environmental Services and Design
PO Box 651
BURNIE TAS 7320

Dear Ms Rasmussen

**Property Information Request
4 Pateena Road, Travellers Rest
Certificate of Title: 112695/1**

On 22 June 2017, the Contaminated Sites Unit received your Property Information Request relating to the land referred to above ('the Site'). A search of relevant databases and records has been undertaken.

Whilst no records relating to contamination or potentially contaminating activities at the Site were located, your request form stated that the site is used as an Electrical Substation. The activities associated with that land use has the potential to cause land and groundwater contamination : for further explanation please refer to our website <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/potentially-contaminating-activities-industries-and-land-uses>.

EPA Tasmania holds several volumes of records regarding the adjacent Travellers Rest Sawmilling operation (35 Pateena Road). The sawmill is regulated via Permit No. 5913 and Environment Protection Notice 7516/1 as a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994 (EMPCA)*. For further information, please contact the Regulatory Officer, Daniel Bosanquet on 6777 2063 or email Daniel.Bosanquet@environment.tas.gov.au

No other records relating to contamination or potentially contaminating activities at the Site or adjacent properties were found.

The search of records is restricted to those held by EPA Tasmania and includes records relating to: The *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010*; Industrial Sites (which are or have been regulated by EPA Tasmania); historic landfills; and contamination issues reported to the Division. In addition, the Incidents and Complaints database and records relating to the historical storage of dangerous goods (as detailed below) are searched.

If dangerous goods have been stored on the Site or an adjacent site, WorkSafe Tasmania (1300 366 322 or wstinfo@justice.tas.gov.au) may have issued dangerous goods licences and/or may hold relevant records for the Site and adjoining properties. As the storage of dangerous goods/fuels is regarded as an environmentally relevant activity, you may wish to contact them for further information.

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EPA Tasmania does not hold records on all sites that are, or may be, contaminated. It is recommended that the history of the Sites and adjacent properties be investigated in order to determine the likelihood of contamination. If contamination is considered likely on the Sites or an adjacent property, then further site assessment by a competent environmental assessment practitioner is recommended. Site assessment should be performed in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, National Environment Protection Council or as varied. Additionally, you should note the Director's requirements, from 1 July 2015, regarding the mandatory use of certified practitioners for the preparation of site reports that will be assessed by EPA Tasmania. Further details, including an Information Sheet, are available at <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/engaging-a-contaminated-site-assessment-consultant>

As local councils are able to issue Environment Protection Notices, Environmental Infringement Notices and record complaints, you may wish to contact them for additional information that may be relevant to the site. Further, if the Site has historically been subject to a permit under the *Land Use Planning and Approvals Act 1993*, the Council would have issued the permit.

Under the *Right to Information Act 2009* (RTI Act), you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further information on how the RTI process works and how to request information under the RTI Act please visit the Department of Primary Industries, Parks, Water and Environment website.

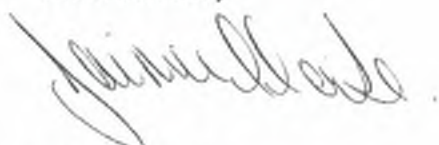
If you are purchasing a property, you should consider Part 5A of the *Environmental Management and Pollution Control Act 1994* (EMPCA) which defines and specifies requirements for managing contaminated sites. If there is reason to believe the site is, or is likely to be, contaminated there are certain requirements that you must meet (e.g. notification of a likely contaminated site to the Director, EPA as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage, which may arise from reliance upon this letter, and any person relying on the letter, does so at their own risk absolutely.

As you are aware, property searches incur a charge of \$229.50. An invoice is enclosed.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at www.epa.tas.gov.au and click on 'Regulation' to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely



Jaimie Clarke
SECTION HEAD-WASTE MANAGEMENT

Email: grasmussen@esandd.com.au

Attachment: Invoice

Leanne Rabjohns

From: Hills, Garry (StateGrowth) <Garry.Hills@stategrowth.tas.gov.au>
Sent: Tuesday, 30 May 2017 11:13 AM
To: Planning @ Meander Valley Council
Subject: RE: PA\17\0208 - 8 Pateena Road, Travellers Rest - Subdivision

Our Ref: D17/139525

Leanne,

Thank you for your referral of the above mentioned Planning Application.

The Department have no objection to the proposal.

I confirm that we do not require a Traffic Impact Assessment for the purposes of the subdivision, noting access to Lot 1 is via the existing shared access point onto Meander Valley Road and no development is proposed that would increase traffic movements.

Meander Valley Road is no longer subject to Limited Access provisions, as such an access licence is not required.

Please contact me if any further information is needed.

Thanks,

Garry Hills | Senior Traffic Engineering Officer
 State Roads Division | Department of State Growth
 GPO Box 536, Hobart TAS 7001
 Phone: (03) 6777 1940
www.stategrowth.tas.gov.au



-----Original Message-----

From: Leanne Rabjohns [<mailto:Leanne.Rabjohns@mvc.tas.gov.au>]
Sent: Wednesday, 24 May 2017 11:06 AM
To: Development (StateGrowth) <Development@stategrowth.tas.gov.au>; Hills, Garry (StateGrowth) <Garry.Hills@stategrowth.tas.gov.au>
Subject: PA\17\0208 - 8 Pateena Road, Travellers Rest - subdivision

PA\17\0208
 18360

24 May 2017

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1.0 Identification

1.1 Guideline Title

1.1.1 This Guideline is called the *Tasmania Fire Service Water Supply Signage Guideline*.

1.2 Composition of this Guideline

1.2.1 This Guideline consists of:

- (a) This document;
- (b) Design drawing TFS-WS01; and
- (c) Design drawing TFS-WS02.

2.0 Purpose

2.1 The purpose of this Guideline is:

- (a) To ensure that fire fighting water points are appropriately identified to reduce the risk to human life and property, and the cost to the community, caused by bushfires; and
- (b) To describe the water supply signage requirements which are referred to in the *Bushfire-Prone Areas Code*¹ and the *Directors Determination Requirements for Building in Bushfire-Prone Areas*².

3.0 Application

3.1 Where referenced by the relevant planning and building regulations, the content of this Guideline forms a statutory requirement for development within bushfire-prone areas.

3.2 This Guideline may be voluntarily adopted as required.

3.3 This Guideline applies to:

- (a) Private and water corporation owned or managed fire fighting water points;
- (b) Fire fighting water points servicing a bushfire-prone area; and
- (c) Fire fighting water points connected to:
 - i. A static water supply; or
 - ii. A reticulated water supply that does not comply with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, and where a single fire fighting water point discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure.

¹ The *Bushfire-Prone Areas Code* can be accessed via www.iplan.tas.gov.au

² The *Directors Determination Requirements for Building in Bushfire-Prone Areas* can be accessed via <http://www.justice.tas.gov.au/building/publications>

4.0 Definition of Terms

In this Guideline:

bushfire-prone area	means: (a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and (b) i. where there is no overlay on a planning scheme map; or ii. where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
fire hydrant	means a fire hydrant as described in <i>AS 2419.1-2005 Fire hydrant installations – System design, installation and commissioning</i> .
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

5.0 Referenced Documents

The following documents are referenced in this guideline:

AS 1743 Road signs—Specifications

AS 1744 Standard alphabets for road signs

AS 2700 Colour Standards for general purposes

AS 2419.1 Fire hydrant installations - System design, installation and commissioning

AS/NZS 1734 Aluminium and aluminium alloys—Flat sheet, coiled sheet and plate

AS/NZ 1906.1 Retroreflective materials and devices for road traffic control purposes
Part 1: Retroreflective Sheeting.

Australian Paint Approval Scheme Specifications AP-S0041, CSIRO

Bushfire-Prone Areas Code, Tasmanian Planning Commission, Department of Justice, Tasmania.

Determination Director of Building Control Requirements for Building in Bushfire-Prone Areas, Building Standards & Occupational Licencing, Department of Justice, Tasmania.

TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA, TasWater, Tasmania.

6.0 Design Standards for Marking Compliant Fire Hydrants

6.1 Compliant Hydrant Markings (General)

A fire hydrant connected to a reticulated water supply that complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code* will be marked in accordance with water corporation specifications³.

Water corporation specified fire hydrant markings include a combination of:

- a) Fire Plug Indicator: a yellow, 250 mm x 450 mm triangle, marked on the pavement, and pointing towards the location of the hydrant;
- b) Fire Plug Kerb Marking: a yellow, 300 mm long rectangle, marked on the carriageway kerb, adjacent to the location of the fire hydrant;
- c) Two-Way Retroreflective Raised Pavement Marker: a blue, square marker, adhered to the pavement, and located perpendicular to the hydrant;
- d) Fire Plug Cover and Surround: a yellow, 400 mm x 400 mm square; surrounding the hydrant cover; and
- e) Marker Post: a yellow post with blue decals, located adjacent to the carriageway.

³ TasWater specifications: <https://www.taswater.com.au/Development/Development-Standards>
Meander Valley Council Ordinary Agenda - 10 October 2017

7.0 Design Standards for Marking Non-Compliant Fire Hydrants

7.1 Marking Criteria

A fire hydrant connected to a reticulated water supply that:

- a) Otherwise complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, except for flow and pressure; and
- b) Discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure;

shall have additional markings to those identified in 6.1, in accordance with the following:

7.2 Pavement Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.2.1 Pavement marking materials shall conform to Australian Paint Approval Scheme Specifications <i>AP-S0041</i> , or similar.	

7.3 Post Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.3.1 Post marking material shall be: (a) Class 1 retroreflective material, compliant with <i>AS/NZS1906.1</i> ; or (b) A suitable outdoor, long-life, UV stabilised coating.	

7.4 Pavement & Post Marking Design

Objective:	Fire fighting water points are clearly visible and identifiable.
7.4.1 Pavement and post marking shall comprise of a legend designed in accordance with design drawing TFS-WS02.	
7.4.2 The legend shall be: (a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour); and (b) Comprised of the letter 'W' within a circular band.	
7.4.3 The letter 'W' in the legend shall be: (a) Uppercase; (b) No less than 44 mm in height;	

- (c) Located in the centre of the circular band; and
- (d) Consistent with the form and dimensions of Series F, as defined in AS1744.

7.4.4 The circular band in the legend shall have:

- (a) An outer diameter of 100 mm; and
- (b) A line thickness of 6.5 mm.

7.5 Pavement & Post Marking

Objective:	Fire fighting water points are clearly visible and identifiable.
7.5.1 Where fire hydrants are of the in-ground type (fire plug), the hydrant cover (lid) shall be marked in accordance with 7.2 and 7.4.	
7.5.2 Where hydrant location is identified using a marker post, the post shall be marked: <ul style="list-style-type: none"> (a) In accordance with 7.3 and 7.4; (b) With legend facing the carriageway; and (c) No less than 400 mm above ground level (where practical). 	

8.0 Design Standards for Signs

Static water supplies shall be identified in accordance with the following:

8.1 Sign Materials

Objective:	Signs that identify fire fighting water points are durable and resilient against the elements.
8.1.1 The signboard material shall be: <ul style="list-style-type: none"> (a) 1.6 mm thick aluminium alloy, type 5251 or 5052, of temper H36 or H38; (b) Free from scratches or other surface blemishes; (c) Have edges that are true and smooth; and (d) Compliant with AS/NZS1734. 	
8.1.2 The sign background material shall be: <ul style="list-style-type: none"> (a) Non-reflective; (b) Of uniform density; (c) Compatible with the material used for the legend both in application and durability; and (d) Applied to the sign face in accordance with AS1743. 	
8.1.3 The sign legend material shall be: <ul style="list-style-type: none"> (a) Class 1 retroreflective material, compliant with AS/NZS1906.1; (b) Of uniform density; 	

- (c) Compatible with the material used for the background in application and durability; and
- (d) Applied to the sign face in accordance with AS1743.

8.2 Sign Design

Objective:	Signs that identify fire fighting water points are clearly visible and identifiable.
8.2.1 The sign shall be designed in accordance with:	
<ul style="list-style-type: none"> (a) Design drawing TFS-WS01. 	
8.2.2 The sign shall:	
<ul style="list-style-type: none"> (a) Be square; (b) Have rounded corners with a radii of 25 mm; and (c) Have a side length of 300 mm. 	
8.2.3 The sign background shall be:	
<ul style="list-style-type: none"> (a) Coloured red, 'Signal Red' (R13) in accordance with AS2700 (or equivalent colour). 	
8.2.4 The legend shall be:	
<ul style="list-style-type: none"> (a) Coloured white (N14) in accordance with AS2700 (or equivalent colour); (b) Comprised of the letter 'W' within a circular band; and (c) Visually centred on the sign. 	
8.2.5 The letter 'W' in the legend shall be:	
<ul style="list-style-type: none"> (a) Uppercase; (b) No less than 100 mm in height; (c) Located in the centre of the circular band; and (d) Consistent with the form and dimensions of Series F, as defined in AS1744. 	
8.2.6 The circular band in the legend shall have:	
<ul style="list-style-type: none"> (a) An outer diameter of 230 mm; and (b) A line thickness of 15 mm. 	
8.2.7 The rear surface of the signboard shall be stamped or engraved with:	
<ul style="list-style-type: none"> (a) The designation of the sign manufacturer; (b) Four numerals indicating the month and year of manufacture (e.g. 01/17); (c) The design drawing identification (e.g. TFS-WS01); and (d) Letters & numerals no less than 5 mm high. 	

8.3 Sign Mounting

Objective:	Signs that identify fire fighting water points are, and will remain, clearly visible.
------------	---

8.3.1 The sign shall be permanently mounted to:

- (a) A vertical surface;
- (b) A surface that cannot change orientation or position; and
- (c) A surface that is:
 - i. Non-flammable; and
 - ii. Non-heat deforming.

8.4 Sign Location

Objective:	Signs that identify fire fighting water points are located adjacent to the fire fighting water point, and are clearly visible.
8.4.1 The sign shall be mounted in a location: <ul style="list-style-type: none">(a) No further than 2 m vertically and 1 m horizontally from the fire fighting water point;(b) No less than 400 mm above ground level;(c) That will not impede access or operation of the fire fighting water point;(d) That will not become obscured by visual obstructions; and(e) That is visible from the property access on approach from a public road.	

9.0 Design & Manufacture Tolerances of Sign & Legend

9.1 Dimensional tolerances of the signboard

- (a) Overall dimensions of signboard: ± 5 mm;
- (b) Maximum allowable warp, twist or departure from flatness: 1.5 mm; and
- (c) Squareness: corners < 2 mm from theoretical position relative to other corners.

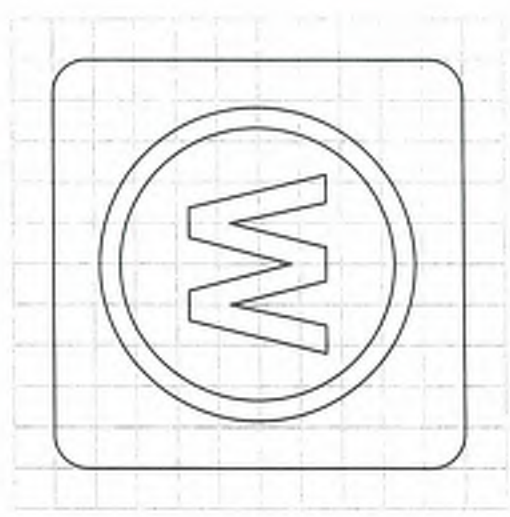
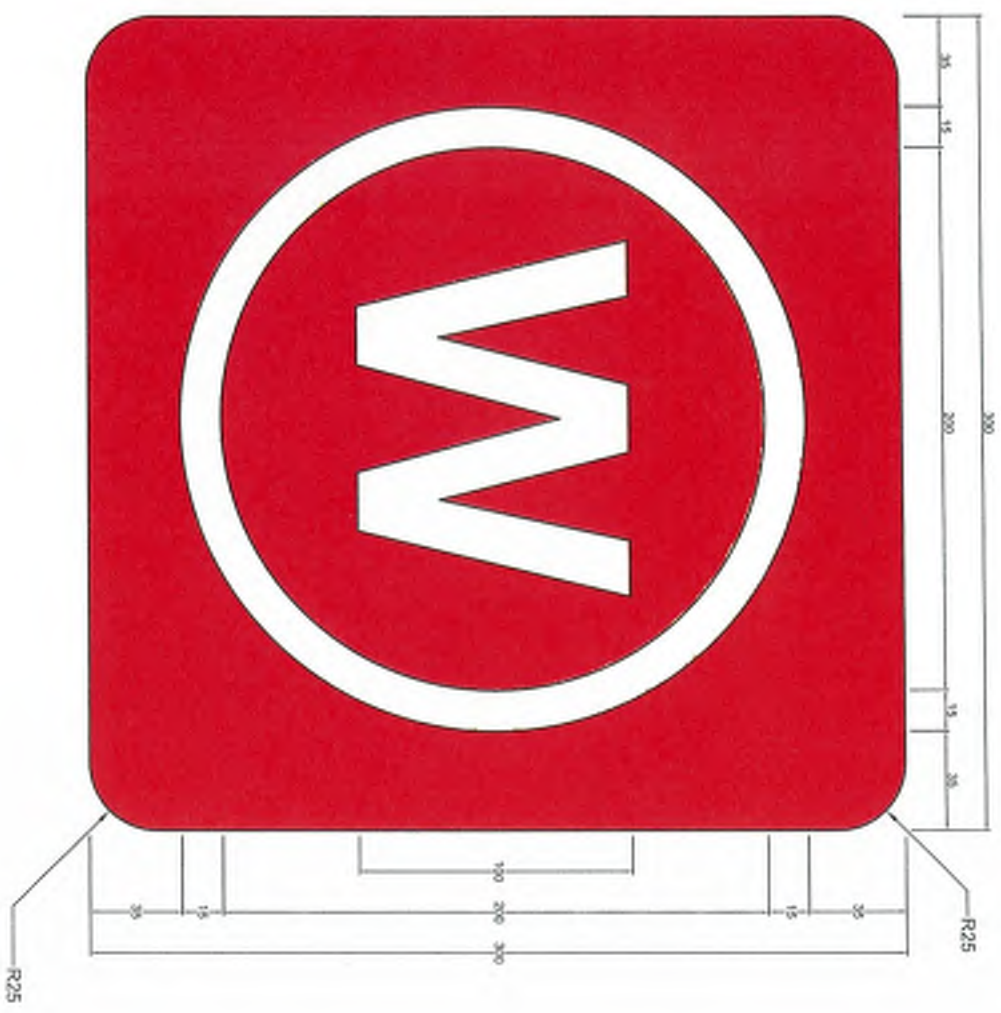
9.2 Dimensional tolerances of the legend

- (a) Shape, size and alignment of legend elements: ± 2 mm; and
- (b) Legend position: ± 2 mm.

ISSUE	APPROD	DATE	AMENDMENT
A			
B			
C			
D			

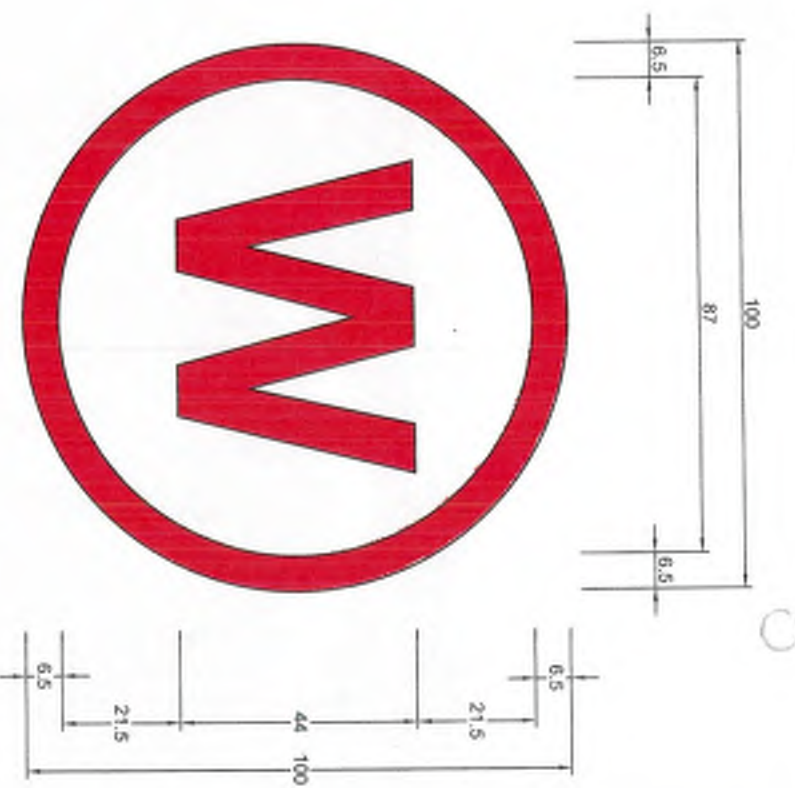
NOTES
 - all dimensions are in mm
 - within dimensions take precedence over scaled measurements

DRAWN	WH	APPROD	CC	DATE	2/2/2017	FILE	BPP	DWG NO.	TFS-WS01	SCALE	1:2
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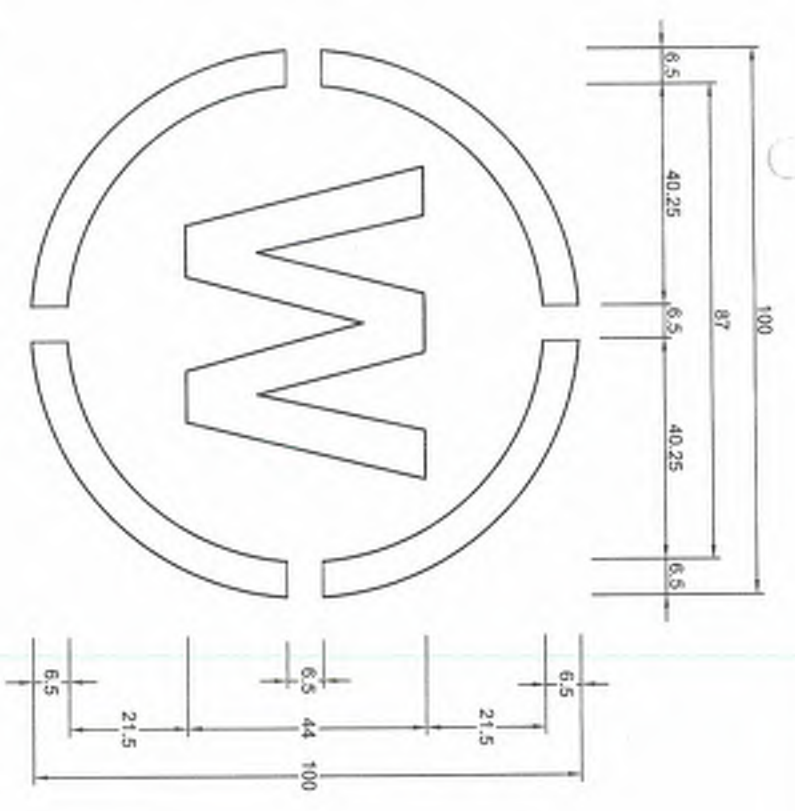
OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
 SURFACE AREA OF SIGN (sq m) : 0.0895
 LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700.
 WITH A RETROREFLECTIVE SURFACE FINISH
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700
 FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES
 FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

TITLE
 TASMANIA FIRE SERVICE
 WATER SUPPLY SIGN



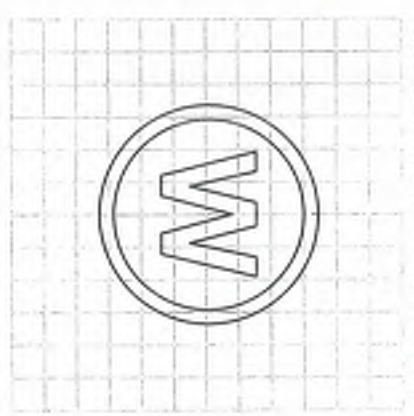
POST AND PAVEMENT DESIGN

OVERALL LEGEND DIMENSIONS (mm): 100 x 100, +/- 5
 FOR TEMPLATE APPLICATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES
 FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES




TEMPLATE

WHERE A TEMPLATE IS USED, THE CIRCULAR BAND MAY HAVE
 UP TO FOUR BREAKS OF UP TO 6.5MM IN WIDTH



GRID MODULE X = 15mm Y = 15mm

		ISSUE APPROD DATE AMENDMENT		NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements		TITLE TASMANIA FIRE SERVICE NON-COMPLIANT FIRE HYDRANT MARKING	
A							
B							
C							
D							
Tasmania Fire Service		DRAWN WH	APPROD CC	DATE 7/2/2017	FILE BPP	DWG NO. TFS-MS02	SCALE 1:1

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Tasmania Fire Service



Tasmanian
Government

fire.tas.gov.au

Bushfire Planning & Policy GPO Box 1526 Hobart Tasmania 7001
Phone (03) 6230 8600 | Fax (03) 6231 6647 | planning@fire.tas.gov.au

References

- (a) Tasmanian Planning Commission 2017, *Tasmanian Interim Planning Directive No. 1.1, Bushfire-Prone Areas Code*, Tasmania.
- (b) Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

Leanne Rabjohns

From: Dino De Paoli
Sent: Friday, 8 September 2017 10:28 AM
To: Leanne Rabjohns
Cc: Natasha Whiteley; Sandi Scott
Subject: PA\17\0208 - 8 Pateena Road, Travellers Rest - Subdivision - Access to Proposed Lot 3

The location of the existing access point to proposed Lot 3 is acceptable and it is not considered that traffic to and from this allotment would adversely impact on the safety or efficiency of the road network.

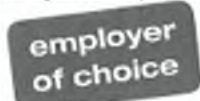
Sight distance will need to be improved through the clearing of vegetation along the boundary of the lot to the north side of the access point.

It is noted that the requirement to construct a new access may be required as a planning approval condition subject to the access arrangements currently in place for the existing lane.

Kind regards

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

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



Please consider the environment before printing this email.



Cohen and Associates Pty Ltd obo M & CA Palfreyman & H & K Whiffen
PO Box 990 Launceston TAS 7250

By email:

To: admin@surveyingtas.com.au

Cc: mail@mvc.tas.gov.au

Dear Sir/Madam

Landowner Consent
8 Pateena Road, Travellers Rest – Proposed Subdivision Development Application

I, Andrew Hargrave, Manager Asset Management, State Roads, the Department of State Growth, having been duly delegated by the Minister under Section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of Section 52 (1B) (b) of the Act, hereby give my permission to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter **is for the making of the application** only and is with reference to the following documents:

	Title	Reference number	Dated
1.	Council planning application form	-	10/5/2017
2.	Crown consent application form	-	8/6/2017
3.	Plan of subdivision	13-10 (7230)	5/4/2017
4.	Bushfire Report and BHMP	RGA-B586	11/5/2017
5.	Title	112696/1	6/6/2016

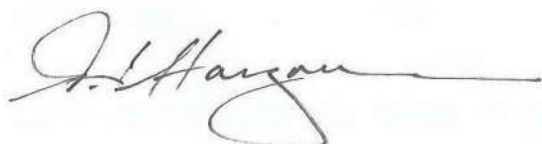
The proposed development is adjacent to the Bass Highway and Meander Valley Road and includes access to Meander Valley Road over Certificate of Title Volume 53754 Folio 1.

The Department reserves the right to make a representation to Meander Valley Council in relation to any aspect of the proposed development relating to its road network and/or property.

Please be advised that it is preferable that any future dwelling/s on any of the proposed lots be set back a minimum of 50 m from a highway boundary.

Please contact the officer indicated at the top of this letter if you have any further queries.

Yours sincerely



Andrew Hargrave
Manager Asset Management

26 July 2017

M & CA Palfreyman and HA & KL Whiffen

**Environmental
assessments
pertaining to an
application for
subdivision of land at
Travellers Rest (CT
reference 112696/1)**

Project No: 5844

Date: August 2017



ABN: 97 107 517 144
14 Cattley Street
Burnie TAS 7320
Ph: (03) 6431 2999

ACN: 107 517 144
PO Box 651
Burnie TAS 7320
Fax: (03) 6431 2933

Document Control

Prepared & Published by:	ES&D
Version:	Final
File:	5844
Contact:	Rosemary Jensen / Angela Palfreyman
Phone No:	(03) 6431 2999
Prepared For:	M & CA Palfreyman and HA & KL Whiffen

Version:		Date:	
DRAFT 1	Gillian Rasmussen	ES&D	17/07/2017
REVIEW	Rod Cooper	ES&D	30/08/2017
FINAL	Gillian Rasmussen	ES&D	31/08/2017

This report has been prepared, based on information generated by Environmental Service and Design Pty Ltd from a wide range of sources. If you believe that Environmental Service and Design Pty Ltd has misrepresented or overlooked any relevant information, it is your responsibility to bring this to the attention of Environmental Service and Design Pty Ltd before implementing any of the report's recommendations. In preparing this report, we have relied on information supplied to Environmental Service and Design Pty Ltd, which, where reasonable, Environmental Service and Design Pty Ltd has assumed to be correct. Whilst all reasonable efforts have been made to substantiate such information, no responsibility will be accepted if the information is incorrect or inaccurate.

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1 Background

An application was submitted to Meander Valley Council for a three lot subdivision of land in Travellers Rest. Council has communicated that further information in relation to Codes E11 and E16.1 of the Meander Valley Interim Planning Scheme is required before the application can be progressed, specifically:

1. A Site Specific Study prepared by a suitably qualified person that demonstrates that there will not be any environmental nuisance or harm from the Sawmill [Morgan Timbers Pty Ltd] located at 35 Pateena Road, Travellers Rest. Code E11 Environmental Impacts and Attenuation Code lists Sawmill as an activity with the potential to create environmental harm or nuisance.
2. Salinity Hazard Assessment prepared by suitability qualified person demonstrating that the site is located in an area of Low Salinity Risk in accordance with Table E16.1 (see Code E16). The property is mapped as being within the Salinity Risk area.

Code E2, Potentially Contaminated Land may also apply. The code applies to use or development of land for a sensitive use to be undertaken on a site previously used for an activity listed in Table E2.1 Potentially Contaminating Activities. The Scheme definition of sensitive use includes residential use.

The report was prepared by Environmental Consultant G. Rasmussen and reviewed by Principal Consultant and Site Contamination Practitioners Australia (SCPA) certified practitioner, R. Cooper of Environmental Service and Design Pty Ltd (ES&D).

Land and aerial surveyors Cohen and Associates are handling the subdivision submission on behalf of the proponent.

1.1 Purpose

This document has been prepared to address the requirements identified by Council. Furthermore, although there is no evidence that the site has previously been used for potentially contaminating activities, because it is located near a power substation (TasNetworks) and sawmill, activities identified in Table E2.1 of the code as potentially contaminating activities, it is possible that chemical sources originating from these properties could migrate to the site's soil or underlying groundwater. Potential risks associated with this were also assessed.

It should be noted that according to NEPM Schedule B2, Section 2.1, that if a thorough preliminary investigation shows a history of non-contaminating activities and there is no other evidence or suspicion of contamination, further investigation is not required.

2 Site Identification, Location, Surrounding Land Use & Zoning

The address of the land proposed for the subdivision is 'Langee', 8 Pateena Road, Travellers Rest. The Land Information System Tasmania Property ID is 7783845 (the site) and the Title Reference 112696/1/4 (Figure 1). Figure 1 also identifies the Morgan Timbers sawmill site, comprising the three titles denoted on the figure, and the TasNetworks power substation.

The site is currently zoned Rural Living. Morgan Timbers is within the Rural Living zone, and the TasNetworks substation is zoned Utilities.

3 Development Proposal

It is proposed to subdivide the site into 3 lots (draft plan as per Figure 2). Proposed Lot 2 contains the existing residence. The proponents occupy Lot 2 and intend to continue to do so. House locations for Lots 1 and 3 have not been finalised, but likely sites are indicated on Figure 2.

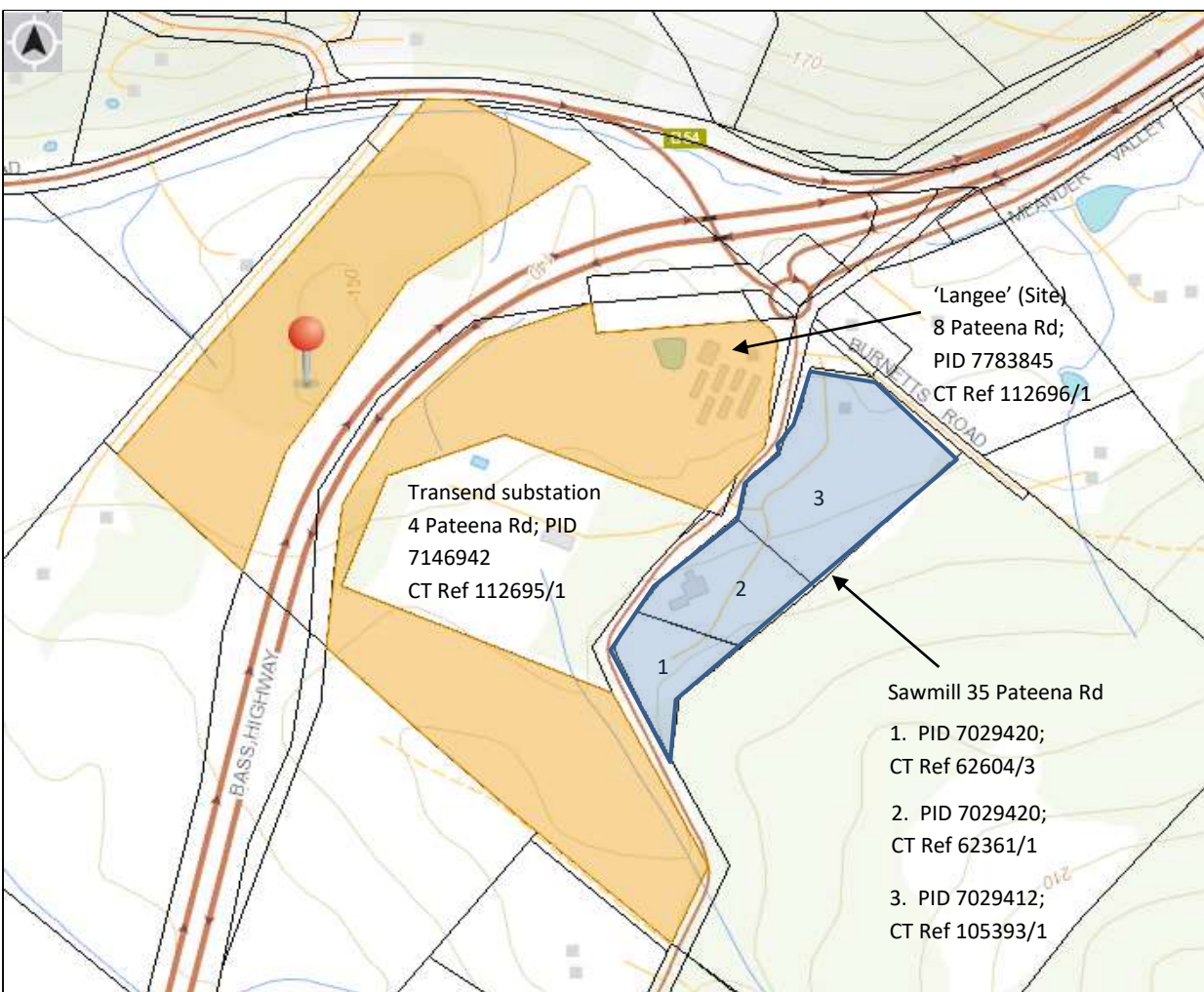


Figure 1 – Location of site, sawmill and Transend substation

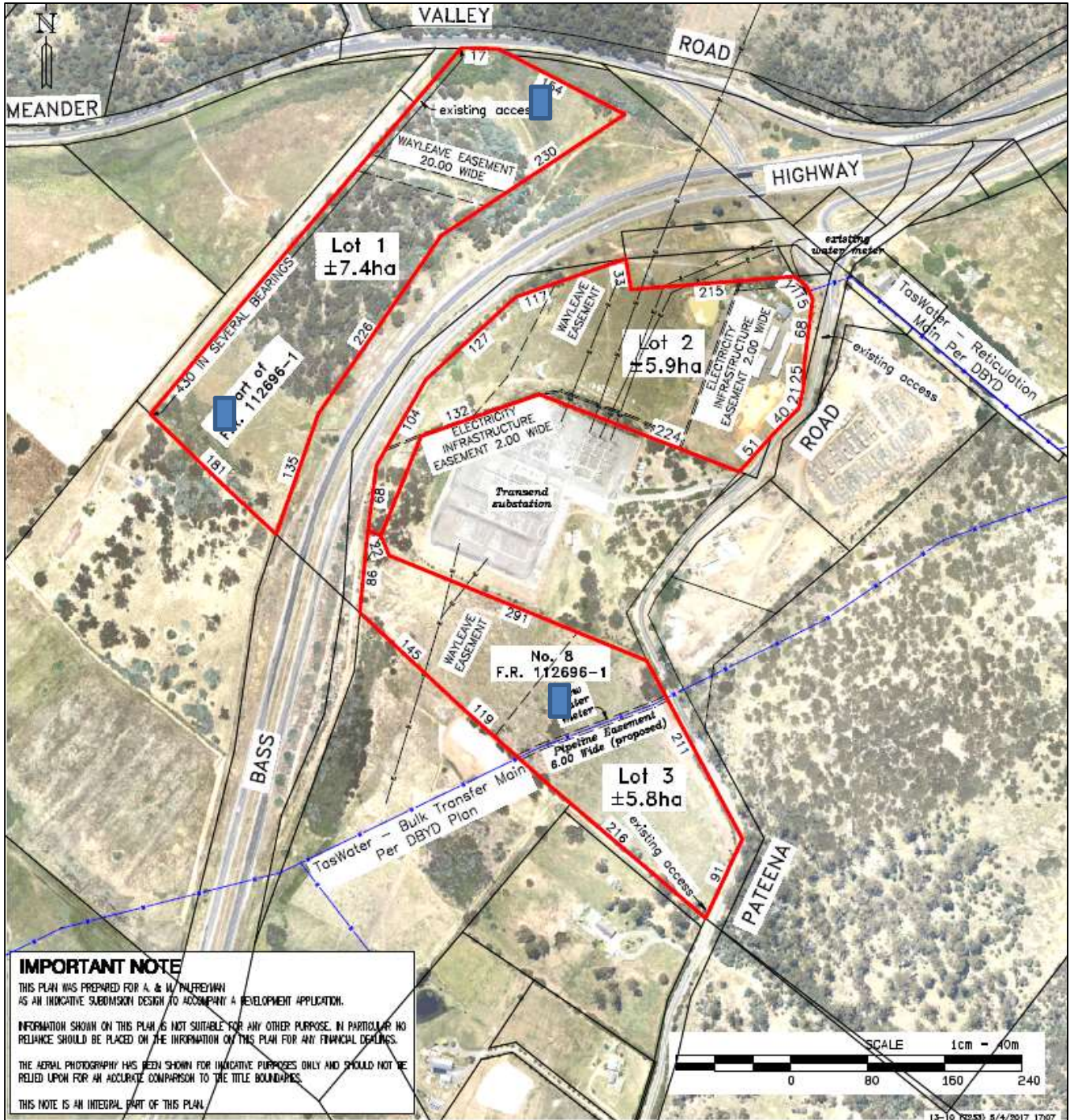


Figure 2 – Excerpt from Draft Plan of Subdivision, Ref: 13-10(7320) Version A, dated 05-04-2017, Cohen & Associates; potential house sites shown as blue rectangles

4 Scope, Scope of Works & Guidance Documents

The investigations considered environmental aspects in relation to sawmill and power substation activities, and natural land salinity. Work was primarily conducted by ES&D. In relation to the salinity assessment, ES&D conducted preliminary water sampling, but the soil salinity assessment was conducted by Tasman Geotechnics and is presented herein.

The assessments primarily focus on risks to proposed Lots 1 and 3. Lot 2 is currently used for residential and commercial purposes (storage units), and risks in relation to that lot are therefore considered to be pre-existing.

The assessment included a review of site history, comprising the site and environmental incidents and aspects associated with the sawmill and power station, site visits, water and soil sampling, collection and review of oral and documentary evidence, including the current sawmill Environment Protection Notice (EPN), and consideration of environmental setting, contaminants of potential concern (CoPC), development of a Conceptual Site Model (CSM) indicating potential receptors and feasible pathways that may provide links between the two, conclusions and recommendations.

4.1 Information Sources including Key Statutes, Regulations, Policies, Guidance Documents, Australian Standards and Databases

Assessment was guided by principles contained in the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM) and the Meander Valley Council Interim Planning Scheme (2013) Part E Codes previously discussed.

Other statutes, regulations, policies, guidance documents, databases and Australian Standards relevant to the project include:

Environmental Management and Pollution Control Act 1994 (EMPCA)

Environmental Management and Pollution Control (Noise) Regulations 2016

Land Use Planning and Approvals Act 1993

Land Use Planning and Approvals Regulations 2004

State Policy on Water Quality Management 1997

Salinity Glove Box Guide Tasmania, © State of New South Wales through Department of Industry and Investment (Industry & Investment NSW) and The State of Tasmania through the Northern Tasmanian Natural Resource Management Association Inc. (NRM North) 2009

Tasmanian Subdivision Guidelines, an engineering design and construction resource, a joint project of Tasmanian Local Government Authorities, October 2013

The Greater Launceston Area Urban Salinity Strategy 2016

Site Investigations for Urban Salinity, Dept. Land and Water Conservation, NSW, 2002

Australian and New Zealand Environment Conservation Council (ANZECC) guidelines and procedures for various areas of environmental protection and management (as relevant to surface, ground and marine waters)

Australian Standard (AS) 4482.1 - Guide to the investigation and sampling of sites with potentially contaminated soil – Non-volatile and semi-volatile compounds 2005 and AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil – Volatile substances

AS/NZS 5667.1 1998 - Water Quality – Sampling Part 1: Guidance on the Design of Sampling Programs, Sampling Techniques and the Preservation and Handling of Samples

AS/NZS 5667.6 1998 - Water Quality – Sampling Part 6: Guidance on the Sampling of Rivers and Streams

Natural Values Atlas (NVA) (www.naturalvaluesatlas.tas.gov.au)

Land Information System Tasmania (the LIST) (www.thelist.tas.gov.au)

Groundwater Information Access portal (<http://dpiwwe.tas.gov.au/water/groundwater-groundwater-information-access-portal>)

Environment Protection Notice (EPN) 7516/1, issued to Kevin Morgan Pty Ltd for the Pateena Road sawmill

Oral evidence was obtained via telephone interviews with TasNetworks environmental advisor the Environment Protection Authority (EPA) regulating officer assigned to Morgan Timbers, Morgan Timbers' site manager, and the proponent.

Property Information Requests (PIRs) were submitted to EPA for the purposes of obtaining any records held in relation to environmental issues pertaining to the substation and sawmill.

WorkSafe Tasmania's Storage of Dangerous Goods files were searched in relation to the sawmill and substation.

5 Assessment

5.1 Setting

The property is located in a semi-rural area. Lot1 is separated from Lots 2 and 3 by the Bass Highway.

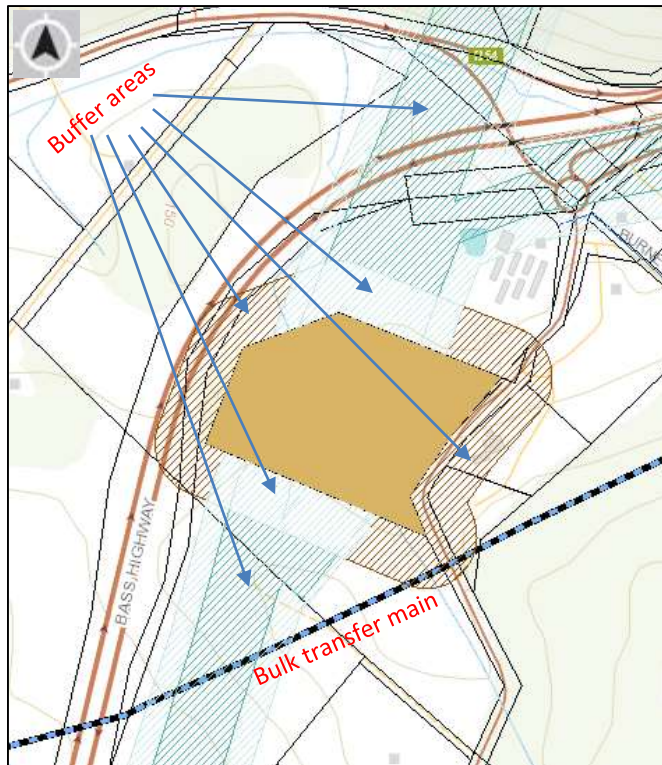


Figure 3 – Bulk transfer main and substation buffer areas

The property is not connected to sewer. According to the LIST, water is provided as a limited service either as untreated water or the site is directly connected to a bulk transfer main or is currently connected but not providing the minimum flow or pressure. There are a number of easements on the site as shown on Figure 2.

Figure 3 shows the bulk transfer water main oriented approximately north-east to south-west traversing the southern portion of proposed Lot 3. It should also be noted that Lots 2 and 3 contain substantial buffer areas in relation to the electrical substation (Figure 3).

Cleared areas on all lots have primarily been used for grazing animals. Lot 1 contains a relatively large area of forest remnant (~4 ha), which is designated Priority Habitat (Figure 4), with two cleared grassy areas to the east (~1 ha) and west (~2 ha) of this. A portion of the western area contains scrubby fernland. Lot 2 contains a residence and commercial storage units and there is a substantial area of excavated land on the southern side of this lot. The remainder is pasture. Lot 3 is mostly pasture, with a small area of scrubby fernland.

The NVA cites the Lot 1 Priority Habitat area as containing a threatened community (*Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits). The area of priority habitat on Lot 1 is not likely to be extensively disturbed as a result of future development if the house site is located in either of the two cleared areas nominated by the proponent and depending on the route and design of the associated access driveway.

Lot 1 falls from an elevation of ~150m in the middle of the lot to ~145m at its north-west corner and 130m to the east. Lot 3 elevation is highest in its south west corner at ~170m, and falls to ~155m to the north-west.

Given the topography and location of water courses in the area, groundwater flow direction is likely to be to the north or north-west.

The LIST describes geology underlying the site as Jurassic dolerite (Lots 2 and 3) and Tertiary sediments composed of non-marine sequences of gravel, sand, silt, clay and regolith (Lot 1).

A search of DPIPW Groundwater Information Portal was conducted (accessed 16/8/17). There are no registered bores in the vicinity of Lots 2 and 3, but bores 32084 and 41086 are located on nearby properties on the opposite side of Meander Valley Road to the north and north-west of Lot 1. The records for these bores suggest that the aquifer geology near Lot 1 is likely to be Jurassic dolerite. Total Dissolved Solids (TDS) values given for these two bores were 1283 and 700 mg/L, respectively.

Rainfall summary statistics for all years for the Hadspen weather station are shown below (BOM, www.bom.gov.au, weather station 91315). The LIST characterises the Hadspen region as a Low rainfall area.

Summary statistics for all years

[Information about climate statistics](#)

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	46.2	31.3	50.5	43.6	59.1	59.0	73.3	74.0	69.0	47.7	59.9	49.3	731.1
Lowest	5.6	0.0	10.0	15.4	11.0	5.0	33.6	20.5	18.8	3.0	6.5	10.4	406.3
5th %ile	9.1	4.5	11.4	15.5	14.8	5.8	38.8	23.7	28.2	7.8	9.8	13.5	457.9
10th %ile	12.9	7.2	15.3	16.7	26.2	7.1	42.2	26.6	35.5	10.2	13.7	16.5	509.5
Median	38.2	27.3	37.6	44.3	46.5	57.5	67.7	63.8	78.0	41.6	60.5	51.2	766.8
90th %ile	95.1	55.3	95.1	69.7	113.4	105.0	103.1	145.8	98.7	89.0	100.1	75.9	917.1
95th %ile	115.0	62.2	103.5	75.9	127.2	122.4	113.9	173.6	99.5	97.6	107.5	78.9	938.7
Highest	129.4	70.6	110.5	85.4	129.0	144.6	132.8	196.5	100.6	112.2	128.5	86.6	960.3

Data within the table which are in italics represent observations which have not been fully quality controlled, a process which may take a number of months to complete. While these data may be correct, you should exercise caution in their use.

Water courses and drainage from the site are shown in Figures 9 and 10. A walkover of all lots was conducted during the site visit on 4/7/17. With the exception of the dashed line shown in Figure 9, which appeared to be a stormwater drainage channel but which was observed to be dry during the site visit, all are minor unnamed tributaries / minor streams which ultimately drain into the South Esk River to the north west of the site.

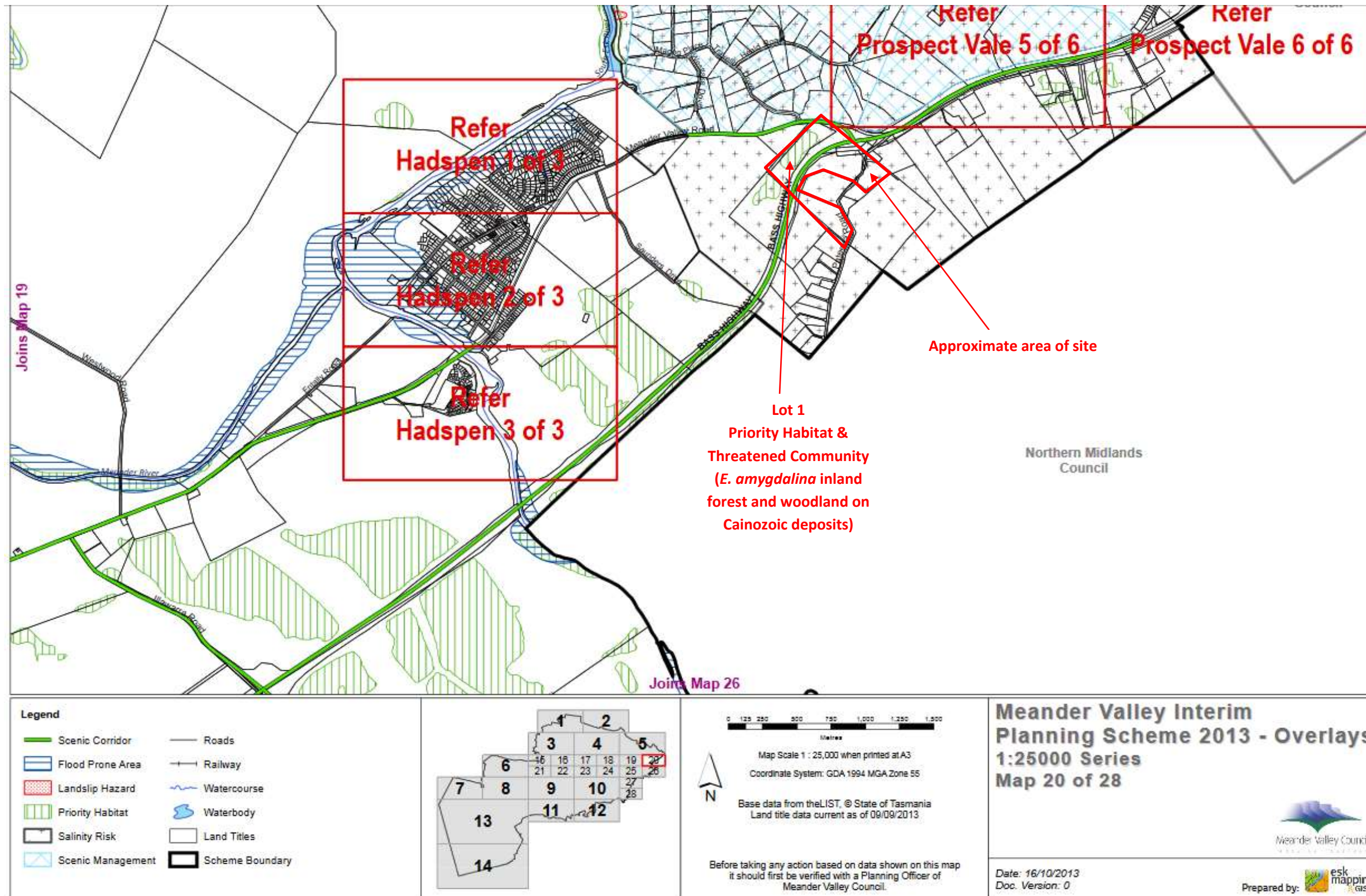


Figure 4 – Planning scheme overlay showing that the site comprises areas of salinity risk and priority vegetation

5.2 Preliminary Conceptual Site Model (CSM)

A preliminary CSM was constructed, taking into account *potential* sources, pathways and receptors. Risk to a receptor does not exist if a pathway is not feasible.

Table 1 – Preliminary CSM

Source	Pathway	Receptors	
		Human	Ecological
Noise, dust Sawmill	Air Inhalation, amenity	Residential users	N/A - Source is not the proposed subdivision
Storage and use of hydrocarbons 1. Electrical substation PCBs, TRH, BTEXN Spills, leaking infrastructure 2. Sawmill TRH, BTEXN Spills, leaking infrastructure	Soil Inhalation, dermal contact	Residential users Construction workers Underground services workers Potential off-site receptors (disposal of contaminated soil)	Potential risk if contamination has migrated to proposed subdivision, and contaminated soil is then excavated and proposed for off-site disposal to ecologically sensitive areas
	Groundwater Groundwater discharge to surface water Inhalation, dermal contact	Residential users Construction workers Underground services workers Potential off-site receptors - contaminant migration via groundwater	N/A - Source is not the proposed subdivision
Increase in soil and surface water salinity Increase in water volume discharged to land (wastewater system, watering lawns and gardens)	Soil, surface and ground water Increased saline discharge Water table elevated Water table fluctuation Vegetation clearing	Indirectly via damage to built structures (e.g. foundations) and underground services infrastructure	Terrestrial flora and aquatic flora and fauna (on-site and off-site)

5.3 Salinity Risk

Figure 4 indicates the whole site to be within a salinity risk area. Table E16.1 of the planning scheme defines low salinity risk as all sites that do not support features of land with Moderate or High Salinity Risk. Moderate salinity risk is defined as sites recording a salinity level of 2-4 dS/m and High Salinity Risk as sites having a salinity level of 4 dS/m or greater.

The Greater Launceston Area Urban Salinity Strategy 2016 places the proposed lots near the edge of the defined boundary of the Reed Hydrogeological Landscape (HGL) as per Figure 5. The appendices of that report provide information in relation to each of the HGLs including hazard ratings and management strategies for use and development appropriate to that particular HGL.

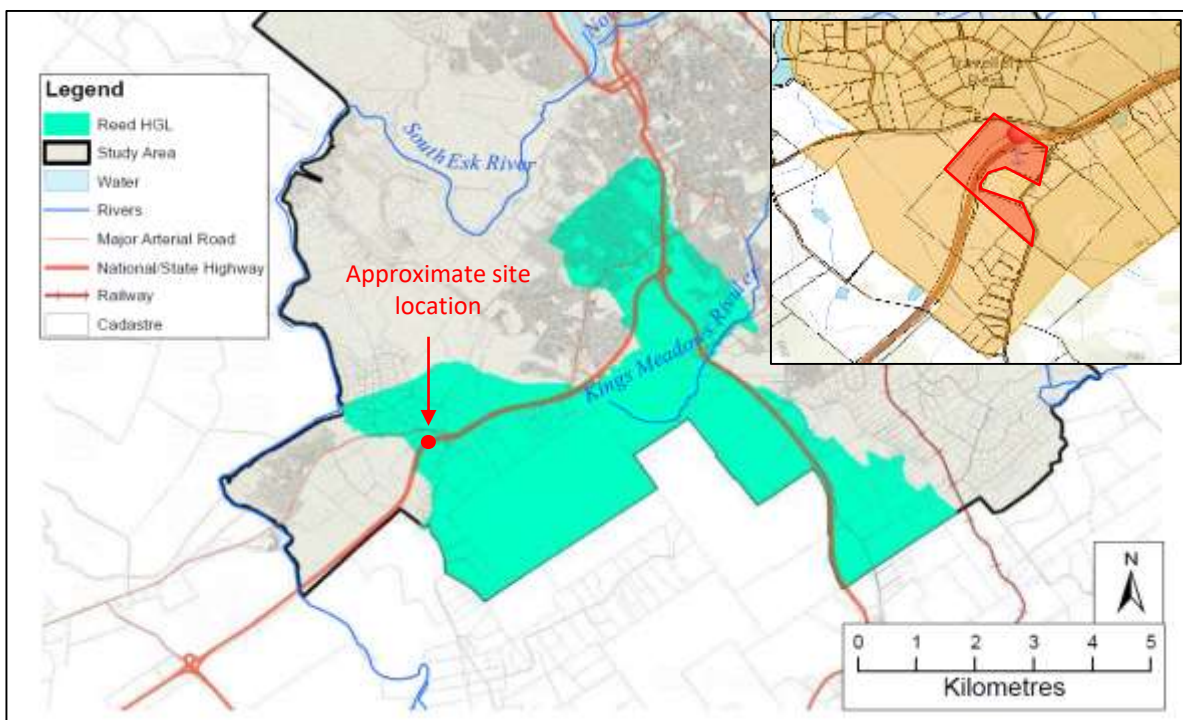


Figure 5 – Location of site within the Reed HGL; inset gives a clearer picture - derived from Tasmanian Planning Scheme Attenuation Area Overlay Map (<http://iplan.tas.gov.au>, accessed 11-8-17)

Salinity adapted vegetation was observed growing on Lot 2 and in the water discharge points located to the north of the substation (Figures 6, 7 & 8).

The current residence on Lot 2 is an old building which has been renovated in the last 10 years. Concrete foundations and paths associated with this structure appeared to be original. These and the more recently laid slabs underlying the storage units, together with the asphalt driveway to Lot 2 were visually assessed for evidence of salt induced deterioration, but none was observed.



Figure 6 – Indicator plant Bucks Horn Plantain in cleared area to the west of the storage units on Lot 2 showing red leaf colouration associated with a saline environment.



Figure 7 – WP 129; North eastern saline seep/discharge (north of substation)



Figure 8 – WP 130; North-western discharge point (north of substation)

5.3.1 Data Gaps and Uncertainties

Site specific soil and water testing in relation to salinity had never been carried out. In an email dated July 26, 2017, from J. Oliver, Senior Town Planner, Meander Valley Council, to Rosemary Jensen, Cohen and Associates, Council advised that the salinity assessment

“in the first instance can be a fairly basic exercise with a soil test on each of the likely house sites (not the existing one) to see if it falls within the 2 dS/m low risk measurement. If it is then it meets the Acceptable Solution”.

Based on this advice, a limited water and soil sampling program was effected.

5.3.2 Salinity Sampling

5.3.3 Water Sampling (ES&D)

The ES&D site visit was conducted during a period of wet weather. Water quality was measured on samples taken from informal drainage pathways on Lot 2, from a still backwater on Lot 1, and from saline discharge points and on Lots 1 and 3 as indicated by saline vegetation and shown / described in Figure 9 and Table 2.

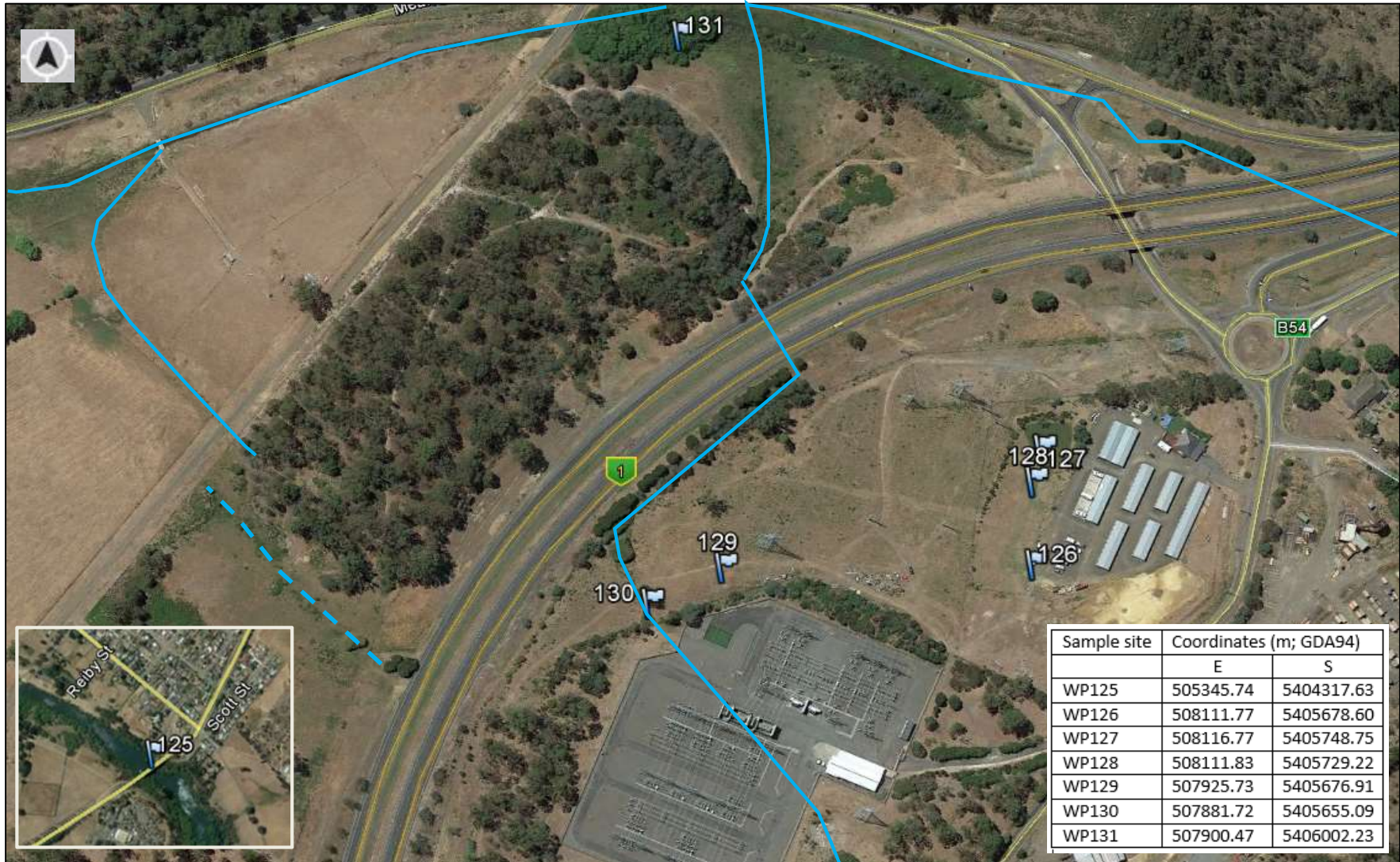


Figure 9 – Water courses / drainage channel and water sampling sites; inset shows background water sample site taken near the bridge over the South Esk River in Hadspen. Existing tracks through priority vegetation on Lot 1 are also visible.

Field water quality parameters were measured using a calibrated Horiba U-50 series multi-parameter probe according to Australian standards listed above.

As large variations in water quality can occur in the short term, measurements on water samples are not used to infer soil salinities for various reasons:

- the levels of water through flow in the soil;
- the time since rain
- the permeability and porosity of the soil, and
- the location sampled.

For example, still backwaters or pools subject to concentration mechanisms such as evaporation often show higher readings than a flowing creek. However, water sampling is useful to obtain background / preliminary information.

The highest water conductivity measurements (EC_w) were obtained from sites WP 129 and 131 and were quite saline (Table 2), but all measurements taken on this day showed EC_w to be below 2 dS/m.

Table 2 – Water Quality Measurements

<i>Location (Waypoint)</i>	<i>Description</i>	<i>Lot No.</i>	<i>Temp. °C</i>	<i>pH</i>	<i>Redox MeV</i>	<i>EC_w μS/cm</i>	<i>EC_w dS/m</i>	<i>TDS mg/L</i>	<i>DO mg/L</i>
125	South Esk River near bridge		7.04	5.52	240	58	0.058	38	10.73
126	Drainage channel near storage units / main house site	2	12.36	6.08	225	368	0.368	239	8.58
127	Dam, main house site	2	8.48	6.53	200	272	0.272	179	11.57
128	Seep to dam	2	10.67	6.74	188	182	0.182	118	6.79
129	Saline discharge, NW of the site, west of substation; saline veg.	2	11.74	6.72	203	1020	1.02	651	11.06
130	Drain from substation, west of 129; saline veg.	2	9.35	7.09	180	245	0.245	159	7.73
131	Still backwater draining to creek along Meander Valley Road	1	10.3	6.91	-88	1350	1.35	859	4.27

5.3.4 Soil Sampling (Tasman Geotechnics)

Tasman Geotechnics conducted soil sampling on 21/08/2017. Sampling sites are shown in Figure 10. Two soil sampling sites were chosen on Lot 1 (L1.1 and L1.2) and two on Lot 3 (L3.1 and L3.2). An additional water sample (L3.W) was collected from the unnamed tributary that traverses the south eastern section of Lot 3.

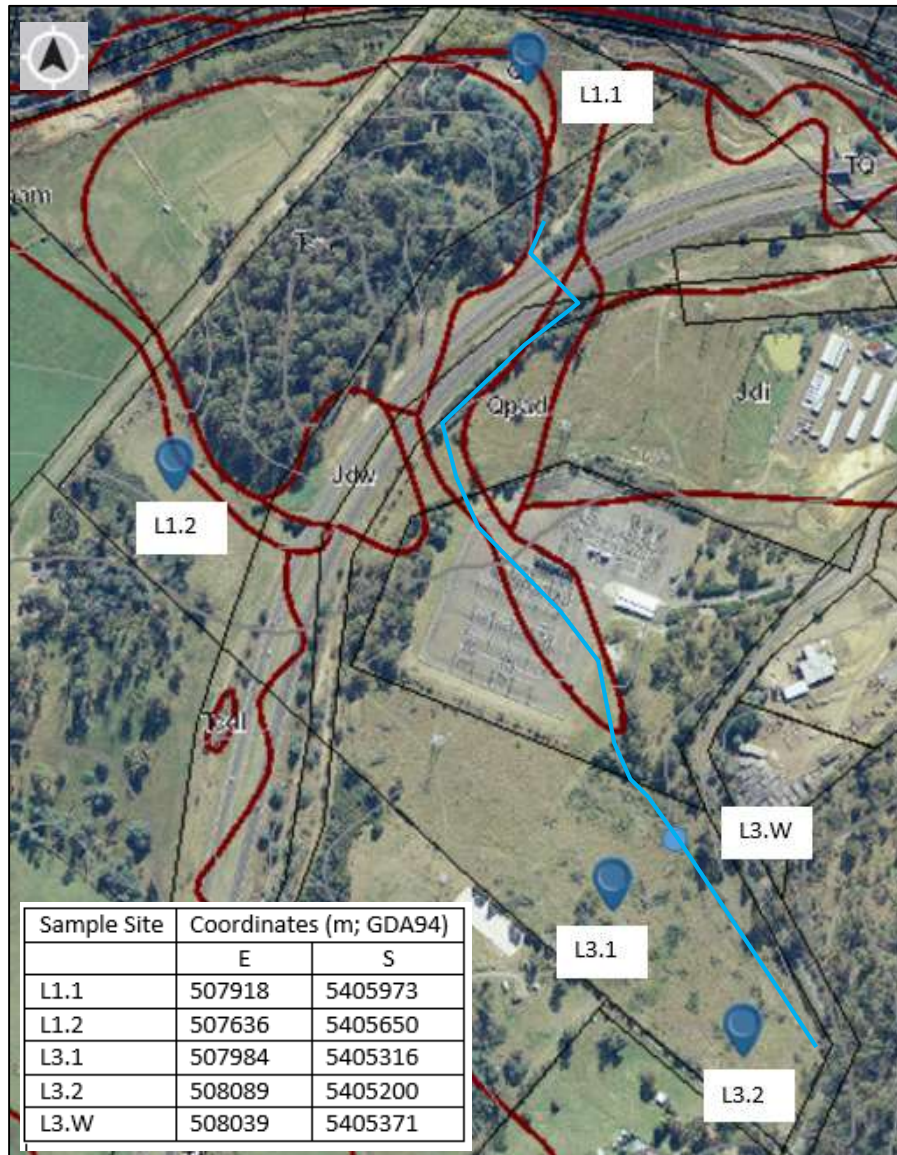


Figure 10 – Soil and water sampling sites 21/08/17

Test pits were dug at each of the soil sampling sites. Test pit logs and depths from which the measured samples were taken from each site are shown in Figure 11.

Soil salinity tests were conducted according to the Salinity Glove Box Guide Tasmania (pp40 and 41) (SGG) at Tasman Geotechnics laboratory. Results are shown in Table 3. Note that values obtained do not give an absolute measure of soil salinity. The test is a guide to determine whether more comprehensive laboratory tests are required.

Electrical conductivity (EC) measurements were taken using a calibrated probe.

Test parameters included EC_{1.5}, field texture (FT) and EC_e.

- EC_{1.5} is the EC reading taken from a suspension 1 part soil to 5 parts water, prepared as per SGG.
- FT is a conversion factor for soil-texture groups taken from SGG Table 6. The soil texture group used for calculations was Medium Clay. The relevant conversion factor is 7.
- To convert soil salinity EC_{1.5} to a figure for soil salinity EC_e, the EC_{1.5} result is multiplied by FT:

$$\text{Equation 1} \quad EC_e = EC_{1.5} \times 7$$

5.3.5 Soil and Water Test Results (Tasman Geotechnics)

The measured salinity in all soil samples was <2 dS/cm. The EC_w for the water sample from Lot 3 (L3.W) was 0.259 dS/m.

Table 3 – Results, Soil Salinity

<i>Sample site</i>	<i>L1.1</i>	<i>L1.2</i>	<i>L3.1</i>	<i>L3.2</i>
Depth (mBGSL)	0.45-0.55	0.25-0.35	0.3-0.4	0.35-0.45
pH	6.16	5.41	5.88	6.1
EC _{1.5} (dS/m)	0.0471	0.0376	0.0561	0.037
EC _e (dS/m)	0.3297	0.2632	0.3927	0.259
Temperature ranged from 16.6 to 18.2 °C				

5.4 Sawmill

The main sawmill environmental issues with the potential to affect human receptors occupying the subdivision site are noise and chemical contamination, particularly hydrocarbon contamination from fuel spills or improper disposal, which could potentially contaminate soil and groundwater. Theoretically, a contaminating plume could then migrate via groundwater to

downgradient properties. Realistically, given the topography of the area, only Lot 2 and a small portion (south east corner) of Lot 3 could be affected by migrating contaminants.

Table E11.1 of the Scheme gives a sawmill attenuation distance of 300m. Distances from two points on the sawmill site to various points on Lots 2 and 3 were surveyed as per Appendix 1. Noise inducing machinery is located less than 300m to the boundaries of these Lots.

During the site visit machinery was operating, but could only be heard very faintly from the building site locations on Lot 3, and not at all on Lot 1. The Bass Highway intersects the subdivision and was noted to be by far the greatest source of noise with the potential to affect amenity, and was very loud on the established site, proposed Lot 2.

The EPN does not prescribe sawmill noise limits, but noise is attenuated according to the following (excerpt from EPN7516/1):

Noise

- N1 (a) Activities on the land (including truck loading and unloading and deliveries to and from the premises) must not be undertaken outside the following times:
0700 hours - 1800 hours Monday to Friday; and
0700 hours – 1400 hours on Saturday; and
- (b) Notwithstanding condition N1(a) activities on the land must not be undertaken on Sundays or Public Holidays that are observed State-wide.
- N2 Chainsaws must not be used on the land before 0900 hours Monday to Saturday.
- N3 Logs being unloaded from a vehicle and/or stockpile must not be dropped directly onto the ground.

The EPA stated that there have been no recent noise complaints (*pers. comm.* Daniel Bosanquet, EPA regulator for the mill, 2/8/17) but if an application was received to change the activity's permitted operations, the EPN would be varied to include noise limits.

Given the din emanating from the highway, it is debatable whether sawmill noise could be considered an issue, and could be attenuated in any case using construction / engineering solutions such as double glazing on windows.

The EPN prohibits burning on the sawmill site, and requires control of dust emissions. EPA indicated that there was a historical dust issue that was resolved with the installation of a new

hopper. The EPN requires loads on trucks to be covered to prevent wood dust and bark discharging to the environment.

Drainage from the entry roadway is directed down a channel on the eastern side of Pateena Road (i.e., not on the side of the road closest to proposed Lot 2). The channel was observed to be flowing during the site visit and stormwater runoff did not appear to discharge on to proposed Lot 2, the only lot that could feasibly receive runoff from the mill.

EPA indicated that it held no records of incidents pertaining to chemical contamination (*pers. Comm*, refer Appendix 2). Similarly, Workplace Standards did not hold any files related to storage of dangerous goods in relation to the mill (refer Appendix 2). The regulator confirmed that there had never been an underground fuel storage system on the site. The mill site manager said that fuel for forklifts and other small engines is transferred into receptacles at their Launceston site and transported to the Pateena Road mill. Only low quantities of fuel and hydraulic oil are kept at the site; this was confirmed by the regulator. Transfer of fuel into forklifts and small engines at Pateena Road is always conducted on a hard stand.

It is considered that the sawmill is an unlikely source of potential chemical contamination, and that dust emissions are controlled. Since there is no reasonable suspicion of contamination, according to NEPM, no soil or groundwater testing is justified.

5.5 TasNetworks Substation

Information in relation to the substation was obtained from EPA and Workplace Standards records, the site visit and via an interview conducted with TasNetworks' contracted Health, Safety and Environment Advisor (HS&E).

Potential contamination sources associated with power stations include polychlorinated biphenyls (PCBs) and transformer oil. PCBs are amongst a broader group of harmful persistent organic pollutants that are toxic, persist in the environment and animals, bio-accumulate through the food chain and pose a risk of causing adverse effects to human health and the environment.

PCBs have been used as coolants and lubricants in electrical equipment such as transformers and capacitors. Importation of PCBs has been banned in Australia since 1975. Transformers are now insulated with transformer oil.

TasNetworks has ISO 14001 and ISO 9001 management systems certification. Retention of these certifications requires regular internal and external auditing of the organisation's environment and quality control systems. Environmental incidents and spills must be dealt with according to the processes laid down in the management systems; this includes reporting incidents to regulators and managing and remediating pollution according to best practice.

EPA and Workplace Standards hold no records relating to contamination or potentially contaminating activities at the electrical substation (Appendix 2).

PCBs have never been used at the site, and, apart from the oil in the transformers, there are no other chemicals stored at the site.

According to the TasNetworks HS&E advisor, all transformers at the site are held in bunds, and all changes of transformer oil are carried out within the bunds. Exhausted oil is transferred to an oil farm at Rocherlea and is not stored on-site. There has never been any oil in the bunds.

A separator lies beneath the transformer area as a secondary control. Integrity tests are conducted on the separator system annually by an external contractor according to an Australian Standard.

Given the above, it is considered that there is little likelihood that contamination of the subdivision site from the substation has occurred in the past or is likely to occur in the future. Since there is no reasonable suspicion of contamination, no soil or groundwater testing is justified.

6 Discussion and Conclusions

Soil and water samples collected from likely house sites on proposed Lots 1 and 3 returned results for salinity of less than 2 dS/m. This indicates that salinity risk is low, thereby meeting the Acceptable Solution of the planning scheme. It should be remembered that these results represent the status quo, and do not account for increases in salinity which could occur if significant vegetation clearing occurs (particularly in relation to Lot 1), or inappropriate waste water systems are installed on Lots 1 and 3. Given this, vegetation clearing should be minimised, and recommendations given for the Reed HGL for salinity management should be taken into account for the development phase for Lots 1 and 3.

Based on the assessment, it is considered that Morgan Timbers sawmill and TasNetworks electrical substation are an unlikely source of potential chemical contamination. No risk to receptors is likely from either of these sources.

Sawmill dust emissions are considered to be controlled.

Sawmill noise emissions are negligible compared to the considerable and constant noise generated by vehicles using the Bass Highway which can be heard from all three proposed lots. Morgan Timbers' EPN does not currently include noise emissions limits. If Morgan Timbers wishes to increase production or introduce a new piece of equipment likely to result in increased

noise emissions, it will be required apply to EPA for approval to do so. In that event, EPA will impose noise limits on the site. The onus will be on Morgan Timbers to ensure that noise limits will not be or are not breached.

The developer may consider the use of double glazing to prevent any future noise issues, if not from Morgan Timbers, then to minimise impact from the highway.

7 Recommendations

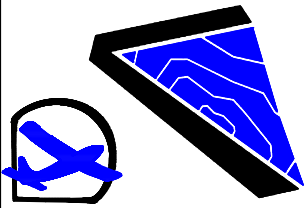
Given Morgan Timbers' lack of current noise emissions limits, and to increase amenity in relation to noise from the highway, engineering solutions such as double glazed windows should be considered for residences constructed on Lots 1 and 3.

Vegetation clearing should be minimised and recommendations given for the Reed HGL for salinity management should be taken into account for development phases of Lots 1 and 3 (refer The Greater Launceston Area Urban Salinity Strategy 2016).



Appendices

Appendix 1 – Surveyed distances between receptors and sawmill



COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS

ABN 70 689 298 535

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633

www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

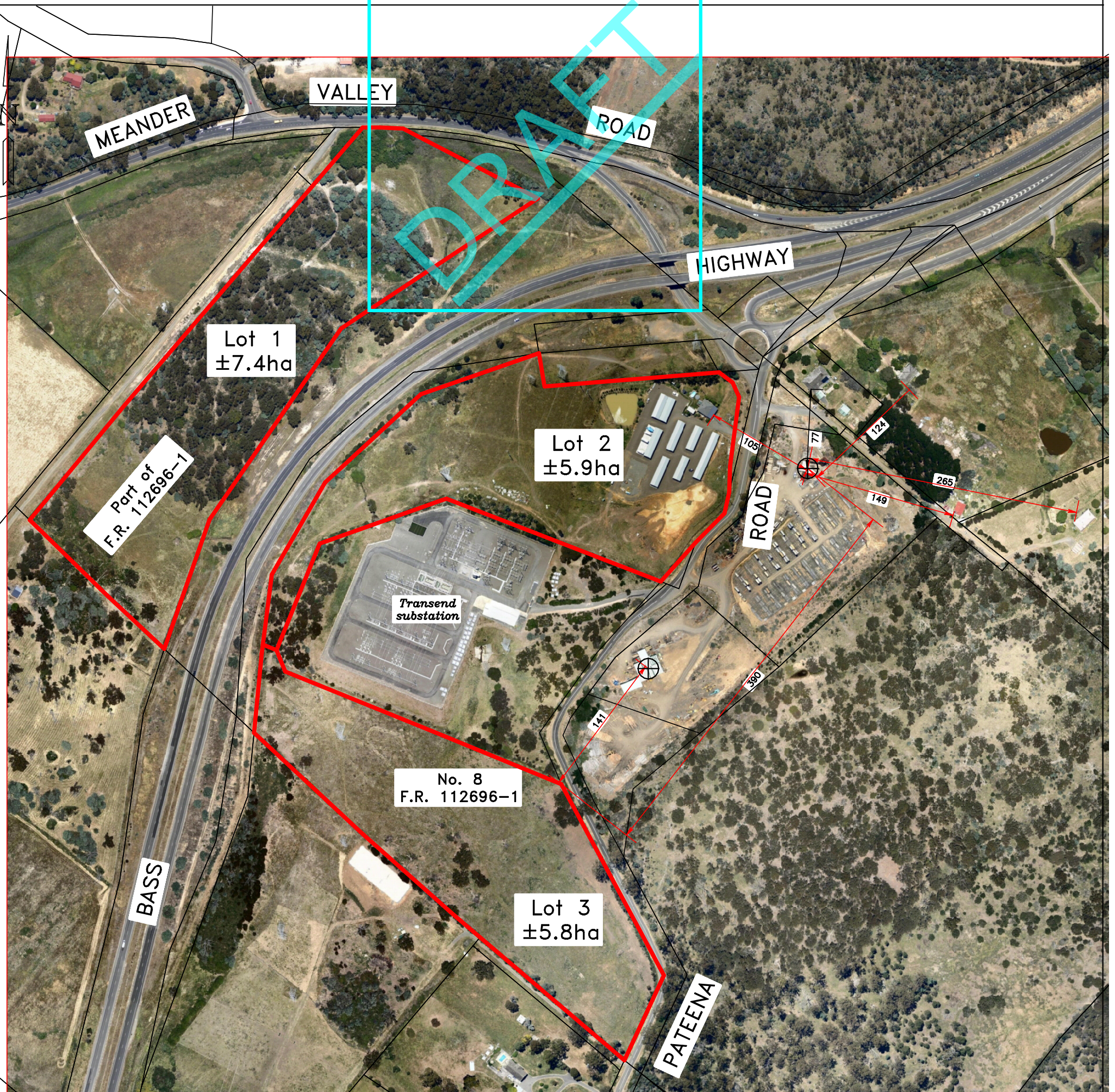
PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 13-10
(7230)

Municipality: MEANDER VALLEY COUNCIL
Site Address: 8 PATEENA ROAD TRAVELLERS REST
Tasmap Sheet: 5042 (PROSPECT)
Grid Reference: E: 507935 N: 5405561 (MGA)

Owners: M. & C.A. PALFREYMAN &
H.A. & K.L. WHIFFEN
Title Refs: 112696-1
Dates: Version A: 20-7-2016
Version B:
Version C:
Scale: 1 : 4000 @ A3

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



IMPORTANT NOTE

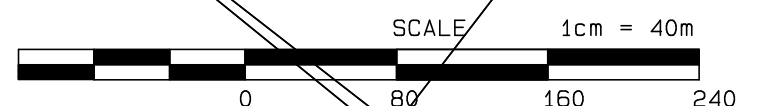
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THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN
Meander Valley Council Ordinary Agenda - 10 October 2017

C&DS 1



Appendix 2 – Workplace Standards and EPA Search Results

Gillian Rasmussen

From: Case, Lorraine (DoJ) <Lorraine.Case@justice.tas.gov.au>
Sent: Thursday, June 22, 2017 2:07 PM
To: Gillian Rasmussen
Subject: RE: Records of fuel infrastructure at 2 properties

Hi Gillian

In response to your query below I can advise that WorkSafe Tasmania do not appear to hold any information concerning the storage of dangerous goods (past or present) at the two properties listed.

A thorough search of our general records management system, the Dangerous Substances and older Dangerous Goods database as well as the EPA's Environmentally Relevant Land Use Register (ERLUR) and Council database did not identify any relevant files. I searched on street name, town and business/company name.

Regards

Lorraine Case
Administrative Officer
Right to Information & Privacy Unit
Department of Justice

Ph (03) 6166 4680 Fax (03) 6173 0206
PO Box 56 Rosny Park TAS 7018
Lorraine.Case@justice.tas.gov.au

From: Gillian Rasmussen [mailto:grasmussen@esandd.com.au]
Sent: Thursday, 22 June 2017 10:34 AM
To: Case, Lorraine (DoJ)
Subject: Records of fuel infrastructure at 2 properties

Hi Lorraine,

We are doing a site assessment on the "Langee" property shown on the attached map. Is there any info in your system on the following 2 properties in relation to storage of dangerous goods, also shown on the attached – if there isn't could you provide your usual statement please?

1. Sawmill at 35 Pateena Road, Travellers Rest
PID 7029420
Title Ref 62361/1
2. Transend substation at 4 Pateena Road, Travellers Rest
PID 7146942
Title Ref 112695/1

Thanks

Gillian Rasmussen
Environmental Consultant
Mob: 0419517027

Gillian Rasmussen

From: Gillian Rasmussen <grasmussen@esandd.com.au>
Sent: Thursday, June 22, 2017 11:45 AM
To: Lorraine.Case@justice.tas.gov.au
Subject: FW: Records of fuel infrastructure at 2 properties
Attachments: Travellers Rest.docx

Hi Lorraine,

I just realised the sawmill includes the two properties either side of 62361/1. The whole thing is operated at Morgan Timbers Pty Ltd.

From: Gillian Rasmussen [mailto:grasmussen@esandd.com.au]
Sent: Thursday, June 22, 2017 10:34 AM
To: Lorraine.Case@justice.tas.gov.au
Subject: Records of fuel infrastructure at 2 properties

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2. Transend substation at 4 Pateena Road, Travellers Rest
PID 7146942
Title Ref 112695/1

Thanks

Gillian Rasmussen
Environmental Consultant
Mob: 0419517027





PROPERTY INFORMATION REQUEST FORM

To: Contaminated Sites Unit

Email: contaminatedsites@environment.tas.gov.au

Post: GPO Box 1550, HOBART TAS 7001

Minimum information required for a database search

Street number & name: 35 PATEENA ROAD	Current site owner: ¹⁺² MORAE PTY LTD; ³ KEVIN MORGAN PTY LTD
Suburb / Town: TRAVELLER'S REST Post code: 7250	Current site use SAWMILL Current operator: MORGAN TIMBERS (TAS) PTY LTD
Land title information (please specify Certificate of Title(s) and Property Identification number(s)): ¹ 62604/3, PID 7029420; ² 62361/1, PID 7029420; ³ 105393/1, PID 7029412	

Current Potentially Contaminating Activity on Site: SAWMILL	Current Potentially Contaminating Activity on surrounding land: TRANSEND SUBSTATION
Past Potentially Contaminating Activity on Site: UNKNOWN	Past Potentially Contaminating Activities on surrounding land: UNKNOWN
Past operator(s) of Site: UNKNOWN	Past operator(s) of surrounding Potentially Contaminating Activities: UNKNOWN

Additional notes / comments
 Conducting ESA for subdivision of property adjacent/opposite "Langee", 8 PATEENA RD.

APPLICANT'S DETAILS

Name of applicant: G. RASMUSSEN Company: ES+D Daytime phone number: 0419517027 Facsimile number:	Email address: grasmussen@esandd.com.au Mailing address of applicant: P.O. Box 651 BURNIE 7320
--	--

Payment

The charge for this service is \$229.50. An invoice will be sent to you on completion of the search.
 Note: Fee increases occur on 1 July every year.

Applicant's Signature..... Date..... **22.6.17**

Level 7, 134 Macquarie Street, Hobart TAS
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Contaminated Sites Unit
Ph: (03) 6165 4599 Fax: (03) 61730254
Email: contaminatedsites@environment.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: (EN-EM-AV-100706_37: H703035) sma



25 July 2017



Ms Gillian Rasmussen
Environmental Services and Design
PO Box 651
BURNIE TAS 7320

Dear Ms Rasmussen

**Property Information Request
35 Pateena Road, Travellers Rest
PID 702420 and 702412**

On 22 June 2017, the Contaminated Sites Unit received your Property Information Request relating to the land referred to above ('the Site'). A search of relevant databases and records has been undertaken.

EPA Tasmania currently regulates the Site as "Travellers Rest Sawmill", which is a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994 (EMPCA)*. There are several volumes of records regarding this long established operation. The conditions of operation are contained in Permit No. 5913 and Environment Protection Notice 7516/1. For further information, please contact the Regulatory Officer, Daniel Bosanquet, on 6777 2063 or email Daniel.Bosanquet@environment.tas.gov.au

No other records relating to contamination or potentially contaminating activities were found at the Site; however, your request form states the adjacent property at 4 Pateena Road currently hosts an electrical substation. Please note that activities associated with this land use have the potential to cause land and groundwater contamination; for further explanation please refer to our website <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/potentially-contaminating-activities-industries-and-land-uses>

The search of records is restricted to those held by EPA Tasmania and includes records relating to: The *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010*; Industrial Sites (which are or have been regulated by EPA Tasmania); historic landfills; and contamination issues reported to the Division. In addition, the Incidents and Complaints database and records relating to the historical storage of dangerous goods (as detailed below) are searched.

If dangerous goods have been stored on the Site or an adjacent site, WorkSafe Tasmania (1300 366 322 or wstinfo@justice.tas.gov.au) may have issued dangerous goods licences and/or may hold relevant records for the Site and adjoining properties. As the storage of dangerous goods/fuels is regarded as an environmentally relevant activity, you may wish to contact them for further information.

The dangerous goods licensing records referred to by EPA Tasmania are only for sites which ceased holding a Dangerous Goods Licence prior to 1993. After this date, WorkSafe Tasmania holds the records for the Licenses.

EPA Tasmania does not hold records on all sites that are, or may be, contaminated. It is recommended that the history of the Sites and adjacent properties be investigated in order to determine the likelihood of contamination. If contamination is considered likely on the Sites or an adjacent property, then further site assessment by a competent environmental assessment practitioner is recommended. Site assessment should be performed in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, National Environment Protection Council or as varied. Additionally, you should note the Director's requirements, from 1 July 2015, regarding the mandatory use of certified practitioners for the preparation of site reports that will be assessed by EPA Tasmania. Further details, including an Information Sheet, are available at: <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/engaging-a-contaminated-site-assessment-consultant>

As local councils are able to issue Environment Protection Notices, Environmental Infringement Notices and record complaints, you may wish to contact them for additional information that may be relevant to the site. Further, if the Site has historically been subject to a permit under the *Land Use Planning and Approvals Act 1993*, the Council would have issued the permit.

Under the *Right to Information Act 2009* (RTI Act), you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further information on how the RTI process works and how to request information under the RTI Act please visit the Department of Primary Industries, Parks, Water and Environment website.

If you are purchasing a property, you should consider Part 5A of EMPCA, which defines and specifies requirements for managing contaminated sites. If there is reason to believe the site is, or is likely to be, contaminated there are certain requirements that you must meet (e.g. notification of a likely contaminated site to the Director, EPA as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage, which may arise from reliance upon this letter, and any person relying on the letter, does so at their own risk absolutely.

As you are aware, property searches incur a charge of \$229.50. An invoice is enclosed.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at www.epa.tas.gov.au and click on 'Regulation to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely



Jaimie Clarke
SECTION HEAD-WASTE MANAGEMENT

Email: grasmussen@esandd.com.au

Attachment: Invoice



PROPERTY INFORMATION REQUEST FORM

To: Contaminated Sites Unit

Email: contaminatedsites@environment.tas.gov.au
 Post: GPO Box 1550, HOBART TAS 7001

Minimum information required for a database search

Street number & name: 4 PATEENA ROAD	Current site owner: TRANSEND NETWORKS
Suburb / Town: TRAVELLERS REST Post code: 7250	Current site use SUBSTATION Current operator:
Land title information (please specify Certificate of Title(s) and Property Identification number(s)): CT REF: 112695/1 PID 7146942	
Current Potentially Contaminating Activity on Site: ELECTRICAL SUBSTATION	Current Potentially Contaminating Activity on surrounding land: SANMILL
Past Potentially Contaminating Activity on Site: AS ABOVE	Past Potentially Contaminating Activities on surrounding land: AS ABOVE
Past operator(s) of Site: UNKNOWN	Past operator(s) of surrounding Potentially Contaminating Activities: UNKNOWN

Additional notes / comments


conducting ESA for subdivision of property adjacent/opposite "Langee", 8 Pateena Rd.

APPLICANT'S DETAILS

Name of applicant: G RASMUSSEN	Email address: g.rasmussen@esandol.com.au
Company: ES + D	Mailing address of applicant: P.O. Box 657 651 Burnie 7320
Daytime phone number: 0419 517 027	
Facsimile number:	

Payment

The charge for this service is \$229.50. An invoice will be sent to you on completion of the search.
 Note: Fee increases occur on 1 July every year.

Applicant's Signature.....  Date..... **22.6.17**

Level 7, 134 Macquarie Street, Hobart TAS
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Contaminated Sites Unit
Ph: (03) 6165 4599 Fax: (03) 61730254
Email: contaminatedsites@environment.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: (EN-EM-AV-100706_37: H703033) sma



25 July 2017



RECEIVED

28.7.17

Ms Gillian Rasmussen
Environmental Services and Design
PO Box 651
BURNIE TAS 7320

Dear Ms Rasmussen

**Property Information Request
4 Pateena Road, Travellers Rest
Certificate of Title: 112695/1**

On 22 June 2017, the Contaminated Sites Unit received your Property Information Request relating to the land referred to above ('the Site'). A search of relevant databases and records has been undertaken.

Whilst no records relating to contamination or potentially contaminating activities at the Site were located, your request form stated that the site is used as an Electrical Substation. The activities associated with that land use has the potential to cause land and groundwater contamination : for further explanation please refer to our website <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/potentially-contaminating-activities-industries-and-land-uses>.

EPA Tasmania holds several volumes of records regarding the adjacent Travellers Rest Sawmilling operation (35 Pateena Road). The sawmill is regulated via Permit No. 5913 and Environment Protection Notice 7516/1 as a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994 (EMPCA)*. For further information, please contact the Regulatory Officer, Daniel Bosanquet on 6777 2063 or email Daniel.Bosanquet@environment.tas.gov.au

No other records relating to contamination or potentially contaminating activities at the Site or adjacent properties were found.

The search of records is restricted to those held by EPA Tasmania and includes records relating to: The *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010*; Industrial Sites (which are or have been regulated by EPA Tasmania); historic landfills; and contamination issues reported to the Division. In addition, the Incidents and Complaints database and records relating to the historical storage of dangerous goods (as detailed below) are searched.

If dangerous goods have been stored on the Site or an adjacent site, WorkSafe Tasmania (1300 366 322 or wstinfo@justice.tas.gov.au) may have issued dangerous goods licences and/or may hold relevant records for the Site and adjoining properties. As the storage of dangerous goods/fuels is regarded as an environmentally relevant activity, you may wish to contact them for further information.

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Under the *Right to Information Act 2009* (RTI Act), you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further information on how the RTI process works and how to request information under the RTI Act please visit the Department of Primary Industries, Parks, Water and Environment website.

If you are purchasing a property, you should consider Part 5A of the *Environmental Management and Pollution Control Act 1994* (EMPCA) which defines and specifies requirements for managing contaminated sites. If there is reason to believe the site is, or is likely to be, contaminated there are certain requirements that you must meet (e.g. notification of a likely contaminated site to the Director, EPA as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage, which may arise from reliance upon this letter, and any person relying on the letter, does so at their own risk absolutely.

As you are aware, property searches incur a charge of \$229.50. An invoice is enclosed.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at www.epa.tas.gov.au and click on 'Regulation to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely



Jaimie Clarke
SECTION HEAD-WASTE MANAGEMENT

Email: grasmussen@esandd.com.au

Attachment: Invoice



*Instrument Setting Forth Easements
affecting the land comprised in Certificate
of Title Volume 4070 Folio 97.*

SUBJECT TO (appurtenant to Lot 1 on D. 20438) the full and free right and liberty for the Hydro-Electric Commission and its successors and its and their servants agents and workmen at all times hereafter:-

- (a) to clear the lands ^{marked} ~~shown~~ as "Wayleave Easement" ~~marked A.D.C.D.E.F.G.H. J.K.L.M.N.O. and P.Q.R.S. hereon~~ ^{plotted} (hereinafter called "the servient land") and to erect construct place inspect alter repair renew maintain and use in upon over and along and remove from the servient land towers poles wires cables apparatus and other ancillary works (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- (b) to cause or permit electrical energy to flow or be transmitted through and along the said lines;
- (c) to cut away remove and keep clear of the said lines all trees buildings and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and
- (d) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.

Michael Dixon

(sgd) Michael Dixon

(Recorder of Titles)

(2 NOV 1992)

The duty payable hereon was this day assessed by
 me at : :
 Assessor/Commissioner of Stamp Duties.
 Date.....

This is to certify that this instrument was produced
 to me pursuant to section 11 of the Stamp Duties Act
 1931 on the day
 of 19 , and that upon being
 so produced the full amount of duty (namely
 : :) was duly denoted thereon.

Certified that the within dealing was registered on
 the day of
 19 at

Assessor/Commissioner of Stamp Duties.
 Date.....



Caveats etc:

Marked up on Folio:

Passed for Regn.:

New C. T. Drafted:

Directions re Memorial;

MW

✓	Direct as shown below	Re:
	Solicitor	Power of Attorney
	Solicitor	
	Senior Reg. Clerk	
	Part dealings	
	Reg. Clerk	Draft C. T. required
	Reg. Clerk	Check C.T. Refs. D.M. or P/Sale

Merrilyn Young

From: Adrian Fairfield <adrian@surveyingtas.com.au>
Sent: Thursday, 28 September 2017 2:17 PM
To: Leanne Rabjohns
Subject: Fwd: 8 Pateena Road, Travellers Rest - Bushfire Advice
Attachments: track to rear of lot 1 c.jpg; track to rear of lot 1 b.jpg; track to rear of lot 1.jpg; possible house site lot 1.jpg; june 2016 flood access not flooded.JPG; june 2016 flood.JPG; lot access and bld area.pdf

Hi Leanne,

See below from Rebecca.

Let me know if there is anything else required.

Adrian Fairfield
Director & Registered Land Surveyor
0408314633 03 6331 4633



COHEN & Associates
Land & Aerial Surveyors



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

From: Rebecca Green <admin@rgassociates.com.au>
Date: 28 September 2017 at 14:10
Subject: 8 Pateena Road, Travellers Rest - Bushfire Advice
To: Adrian Fairfield <adrian@surveyingtas.com.au>

To whom it may concern,

Please see attached a plan further to the BHMP dated 11 May 2017, demonstrating an indicative dwelling area that is 100m from closest traffic path on the Bass Highway and having a 25m offset from boundaries and a swale drain (meeting the BAL-19 setbacks as per BHMP). The plan attached shows the existing access track which is also visible on the aerial image.

I provide further clarification and advice in relation to this existing access track. The track is considered to be generally in accordance with the access requirements as stipulated within the Bushfire Assessment I undertook for the subject site in May 2017, minimum 5m width clear of trees, including several wider cleared sections that can be utilised for passing bays. As far as any future works to upgrade to satisfy the bushfire requirements, I see that there is only the need to remove some ferns and a few small wattles to tidy the track up. Attached also are some photos of the present condition of the track as well as some pictures from the owners showing that the access to Lot 1 was still fine even during the major floods in June 2016

Therefore, given the existing track condition and width and clearings the bushfire access requirements to a possible dwelling site on lot 1 would not require any additional clearing within the priority habitat mapped area.

Kind regards

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

m. [0409 284422](tel:0409284422)

P.O. Box 2108, Launceston, 7250



Virus-free. www.avg.com

Merrilyn Young

From: Hills, Garry (StateGrowth) <Garry.Hills@stategrowth.tas.gov.au>
Sent: Tuesday, 30 May 2017 11:13 AM
To: Planning @ Meander Valley Council
Subject: RE: PA\17\0208 - 8 Pateena Road, Travellers Rest - Subdivision

Our Ref: D17/139525

Leanne,

Thank you for your referral of the above mentioned Planning Application.

The Department have no objection to the proposal.

I confirm that we do not require a Traffic Impact Assessment for the purposes of the subdivision, noting access to Lot 1 is via the existing shared access point onto Meander Valley Road and no development is proposed that would increase traffic movements.

Meander Valley Road is no longer subject to Limited Access provisions, as such an access licence is not required.

Please contact me if any further information is needed.

Thanks,

Garry Hills | Senior Traffic Engineering Officer
State Roads Division | Department of State Growth
GPO Box 536, Hobart TAS 7001
Phone: (03) 6777 1940
www.stategrowth.tas.gov.au



-----Original Message-----

From: Leanne Rabjohns [<mailto:Leanne.Rabjohns@mvc.tas.gov.au>]
Sent: Wednesday, 24 May 2017 11:06 AM
To: Development (StateGrowth) <Development@stategrowth.tas.gov.au>; Hills, Garry (StateGrowth) <Garry.Hills@stategrowth.tas.gov.au>
Subject: PA\17\0208 - 8 Pateena Road, Travellers Rest - subdivision

PA\17\0208
18360

24 May 2017

Dear Sir/Madam

Council has received an application for a 3 lot subdivision. The access to Lot 3 is via a road reserve to Meander Valley Road (a State road). As such, it triggers the requirement for a TIA based on an increase in traffic movements at a junction.

Could you please provide a TIA for this application.

An Access Licence was not submitted as part of the application; an Access Licence shall be requested.

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

Leanne Rabjohns | Town Planner

Meander Valley Council

working together

T: 03 +61 3 6393 5326 | F: 03 6393 1474 | E: leanne.rabjohns@mvc.tas.gov.au | W: www.meander.tas.gov.au

26 Lyall Street (PO Box 102), Westbury, TAS 7303

Please consider the environment before printing this email.-----Original Message-----

From: ApeosPort-VI C6671 [<mailto:xerox@mvc.tas.gov.au>]

Sent: Wednesday, 24 May 2017 10:53 AM

To: Leanne Rabjohns

Subject: Scan data from FujiXerox MFD #32673

Number of Images: 5

Attachment File Type: PDF

Device Name: ApeosPort-VI C6671

Device Location: Meander Valley Council #32673

Notice of confidential information

This e-mail is intended only for the use of the addressee. If you are not the addressee, you are requested not to distribute or photocopy this message. If you have received this message in error, please immediately notify the sender and destroy the original message. Views and opinions expressed in this transmission are solely those of the author and do not necessarily represent those of Meander Valley Council.

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

Submission to Planning Authority Notice

Council Planning Permit No.	PA\17\0208	Council notice date	24/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00760-MVC	Date of response	
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	8 PATEENA RD, TRAVELLERS REST	Property ID (PID)	7783845
Description of development	Subdivision		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Cohen and Assoc	Plan of Subdivision	A
			Date of Issue
			05-04-2017
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 1. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made. 2. Pipeline easements, to TasWater’s satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement conditions. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 3. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document 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. \$246.00 for development assessment; and b. \$133.25 for Consent to Register a Legal Document <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> 			
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>			

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

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

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

Index No. 18360			
Doc No.			
RCVD	20 SEP 2017	MVC	
Action Officer	LR	Dept.	CDS
EO		OD	✓

September 19, 2017
361 Meander Valley Road
Telephone: 63936565

Representation on subdivision 8 Pateena Road, Travellers Rest

We wish to raise issues in relation to Lot 1 of the subdivision listed as 8 Pateena Road, Travellers Rest.

Despite the land adjoining our property on two sides we have not been contacted by the proponents or any of the lengthy list of consultants involved.

Apart from our property, Lot 1 is also bounded by Meander Valley Road and the Bass Highway.

We would have thought an on-site meeting in relation to access issues should have been arranged before State Growth gave its written response as the access to Lot 1 is about 90 degrees to that entering our property. We question whether this was done off a map viewed in Hobart, although we note it appears to deal with Meander Valley Road access rather than the property accesses.

Heavy vehicles and trucks accessing Lot 1 have in the past had to open our double gates (without requesting permission and at times not closing them after use) in order to negotiate entering the single gate access to Lot 1. Almost any vehicle would need to cross to the incorrect side of the road and we are surprised at State Growth's dismissive response to Lot 1 access.

We would imagine that, for example, fire trucks could struggle to enter the property unless this access was widened and raised. Floodwaters in the past have also covered the access to Lot 1.

During the Bass Highway construction in the 1990s a written agreement was reached with the then Department of Main Roads that we would have access to Meander Valley Road free of encumbrances. Although the Crown then moved to hold a section of land to Meander Valley Road to allow for access to Lot 1 (panicked DMR staff realised they had overlooked this), no document was signed or forwarded to us in order to rescind that original agreement.

In fact, State Government officials at the time made a point of telling us that Lot 1 was part of a single title and could not be subdivided meaning that access would always be limited and as a consequence we would not find access to our property blocked or restricted by vehicle movements.

We also draw attention to the proposed southern house site on Lot 1. We do not see any mention by consultants of Telstra infrastructure that exists underground in the area of this site. As we recall, Bass Highway engineers redesigned an early road plan because of its location.

There was also a dam/spring present in that area and this watercourse flows (after rain) through a culvert about the midway point of our access road. We would be concerned that development approval without consideration to this issue could lead to flow problems when water reached our access. Again, this is not covered in the application reports.

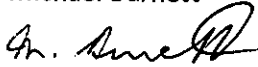
We note that the environmental report (presumably prepared after day visits) does not take into account noise on cold nights from the TasNetworks substation. This is in the form of an annoying hum on no doubt heavy load nights. This could be a significant issue for anyone living in the proposed southern house site of Lot 2 as it is close to the substation. We note consultants examined noise from the sawmill but ignored the substation.

Another night issue is TasNetworks leaving on bright lights at the substation. Our home is well screened from this, but would resemble night sport at the MCG from the referenced Lot 1 house site, without the lights-out time that exists for sport.

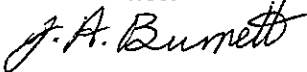
Another issue is security for our property. This was recognised by the State Government during construction of the Bass Highway with a high security fence constructed to deter people entering our property. We believe fencing of a similar height would need to be provided by the developer and continued from its existing point along the southern boundary of Lot 1 and for a distance on the eastern boundary of our access to preserve our existing security.

We would have been happy to have provided information on these matters with the consultants had they approached us. Fifty years of local knowledge might have been of value.

Michael Burnett



Judith Burnett



C&DS 2 PRELIMINARY COMMUNITY CONSULTATION FOR THE MEANDER VALLEY LOCAL PROVISIONS SCHEDULE

1) Introduction

The purpose of this report is to seek Council's endorsement to conduct preliminary and informal community consultation for the draft Meander Valley Local Provisions Schedule of the Tasmanian Planning Scheme.

2) Background

Amendments to the Land Use Planning and Approvals Act (LUPAA) 1993 to establish the Tasmanian Planning Scheme (TPS) were gazetted on 17 December 2015. The TPS is made up of two components; the State Planning Provisions (SPP's) and the Local Provisions Schedule (LPS).

The SPP's were made by the Minister on 22 February 2017 and generally comprise the range of zones that can be applied to land, codes relating to matters that occur across different zones, the use and development provisions within those zones and codes and exemptions. The SPP's apply across the State and Councils cannot amend those provisions.

The LPS is the component whereby Councils apply the available zones to land and can also include localised provisions that vary from the SPP's through Local Area Objectives, Particular Purpose Zones, Specific Area Plans or Site Specific Qualifications.

Variation to the SPP's however, must demonstrate that the variation:

- is of significant social, economic or environmental benefit to the State, region or municipal area; or
- applies to an area that has particular environmental, economic, social or spatial qualities that require unique provisions.

The final version of Council's draft LPS that will be submitted to the Tasmanian Planning Commission (TPC) may be informed by early community input.

3) Strategic/Annual Plan Conformance

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

- Future Direction (1): A sustainable natural and built environment
- Future Direction (2): A thriving local economy
- Future Direction (5): Innovative leadership and community governance

4) Policy Implications

Not applicable.

5) Statutory Requirements

Not applicable.

6) Risk Management

As the statutory process and requirements for the content of the planning scheme are complex, early consultation with the Meander Valley community reduces the risk of future misunderstandings and community dissatisfaction.

7) Consultation with State Government and Other Authorities

Not applicable.

8) Community Consultation

The recommendation seeks endorsement to conduct informal community consultation.

9) Financial Impact

Costs are accommodated within the 2017-2018 operating budget.

10) Alternative Options

Council can choose not to proceed with informal community consultation.

11) Officers Comments

The Tasmanian Planning Scheme represents a significant departure from the practice and content of the current Meander Valley Interim Planning Scheme

2013, which was the product of a long process of consultation within the Northern Region and the Meander Valley community.

A similar situation existed in 2011 when informal community consultation was undertaken for the Interim Planning Scheme. Early consultation at that time provided an opportunity for face to face discussions with Meander Valley residents about the nature of the changes to the planning scheme and how it affected their properties. In addition, the process was informative for Council as residents provided valuable input into the development of the final draft of the planning scheme.

This type of conversation with the community is more complicated during the statutory notification, whereby the draft planning scheme being exhibited is fixed and the formal hearings of the TPC do not provide the flexibility for open conversation.

The informal consultation process undertaken in 2011 for the Interim Planning Scheme was well received by the community and enabled informed representations. It is recommended that Council again undertake a similar process for its Local Provisions Schedule, holding face to face, 'drop in' sessions over 4 days in the townships of Westbury, Deloraine, Prospect Vale and Mole Creek. The draft planning scheme maps and ordinance document would also be available for viewing (with supporting explanatory information) on Council's website and hard copy display.

A consultation period of four weeks is considered sufficient at this stage to enable early consideration of the draft LPS and proposed zoning allocation before Council proceeds to the formal submission stage.

The advertisements will be placed and documents will be available for viewing on Saturday 14 October 2017, with the face to face sessions held week beginning 23 October 2017.

AUTHOR: Jo Oliver
SENIOR STRATEGIC PLANNER

12) Recommendation

It is recommended that Council endorse an informal community consultation program for the preliminary draft of the Meander Valley Local Provisions Schedule for the Tasmanian Planning Scheme as follows:

- 1. Notify the preliminary draft on Saturday 14 October 2017 in the Examiner and Advocate newspapers;**
- 2. Make the draft Local Provisions Schedule documentation and supporting explanatory documentation available on Council's website and in hard copy at Council's offices at Westbury and Service Tasmania at Deloraine;**
- 3. Conduct evening community consultation sessions at Westbury, Deloraine, Prospect Vale and Mole Creek; and**
- 4. Provide a period of four weeks for submission of comments for Council consideration, concluding on Friday 10 November 2017.**

DECISION:

C&DS 3 2017-2018 COMMUNITY INCENTIVE GRANTS APPLICATION ASSESSMENTS - ROUND 2

1) Introduction

The purpose of this report is to present for Council approval, the recommendations of the Community Grants Committee for Community Grants Round 2.

2) Background

The total Grants allocation for the year is \$93,200 (1% of the General Rate) \$10,000 of this sum is reserved for Council's policy for refunding regulatory fees to community groups and \$8,000 is earmarked for individual sponsorships and establishment grants leaving a balance of \$75,200 for community grants. With four rounds each year, the Committee aims to work around an amount of 25% of the balance, each quarter. For 2017-18, this is \$18,800.

Crs Tanya King and John Temple and Jonathan Harmey (Director Corporate Services) and Neville Scott (General Inspector) met on 26 September 2017 to consider the applications received. They were supported by Patrick Gambles (Community Development Manager) and Merrilyn Young (Grants Administrator). Cr Temple stood in for Cr Ian Mackenzie who was an apology.

3) Strategic/Annual Plan Conformance

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

- Future Direction (3): Vibrant and engaged communities

4) Policy Implications

The Grants assessment process was undertaken in accordance with the guidelines attached to the Community Incentive Grants Policy No 82.

5) Statutory Requirements

Section 77 of the Local Government Act 1993 – *'Details of any grant made are to be included in the Annual Report of the Council'*.

6) Risk Management

Liability and public risk issues are considered in evaluating grant applications.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Advice and assistance is provided to applicants on request. The Community Incentive Grants program is communicated through community networks and the media. An Information and Guidelines Kit is available from the Council website with hard copies on hand at Council reception. A Grants Information Forum is held annually in May.

9) Financial Impact

The awarding of grants is made within the limits of the annual budget allocation which is spread over four rounds throughout the year.

10) Alternative Options

Council can amend or elect not to approve the Committee's recommendations.

11) Officers Comments

Individual Sponsorship Requests

The following requests have been approved by the General Manager during the period July - September 2017:

Applicant	Area	Purpose	\$
Rosemary Collins	Whitemore	Masters Women's Hockey Aus Champs - NSW	150
Amelia Duffy	Prospect Vale	Australian Hockey Championships - WA	150
Dylan Evans	Prospect Vale	World University Games - TAIWAN	300
Joshua Gillow	Prospect Vale	Touch National Club Championships - NSW	150
Connor Leeflong	Quamby Bend	Australian National Basketball Club Champs - NSW	150
Jade Marquis	Blackstone Hts	Touch National Youth Championships - QLD	150
Monique Pinkiewicz	Prospect Vale	FFA National Youth Championships - NSW	150
Meg Sauerwald	Prospect Vale	National Youth Championships - QLD	150
Benjamin Scott	Westbury	Darts Australia Inc Championships - TAS	150
Haydn Scott	Westbury	Darts Australia Inc Championships - TAS	150
Stefan Tantari	Prospect Vale	FFA National Youth Championships - NSW	150
			<u>1,800</u>

Regulatory Fees Refund Scheme

The following fee refunds have been approved by the Community Grants Committee during the period July-September 2017:

Applicant	Purpose	\$
Mountain Huts Preservation Society	Extension of permit - Bushwalkers Hut	100.00
Westbury Shamrocks Cricket Club	Container - Westbury Recreation Ground	490.00
		590.00

Thirteen allocations equalling \$21,000 are recommended for approval by Council. These have a total project cost of \$63,192 plus voluntary labour estimated in excess of \$32,000 (calculated @ \$20 per hour).

Organisation	Project	Project Cost \$	Grant Requested \$	Grant Recommended \$
Chudleigh Ag. & H. Soc.	Circus Workshops	5,480	3,000	3,000
Crime Stoppers Tasmania	Schools Program	6,000	3,000	-
Deloraine Jun. Basketball Club	Shot Clock Upgrades	5,000	3,000	1,500
Goodstart Early Learning	Community Garden	2,200	1,750	-
Hadspen Chieftains 8-Ball Club	Indoor Tables	392	392	392
Hadspen Cricket Club	Ground Fencing	2,948	2,948	2,948
MV Community Radio	Summer Public Concert	3,500	3,000	1,500
MV Netball Association	Junior Uniforms	3,101	2,000	2,000
Northern Tas Eventing Club	Mobile PA System	4,089	3,000	2,000
Prospect Hawks JFC	10 Years of Jun. Footballs	11,928	3,000	1,500
Rotary Club of Central Laun.	Circus Quirkus - 4 tickets	240	240	240
Rotary Club of Westbury	Library Planter Boxes	2,520	2,520	1,500
Vet Car Club of Australia (Tas)	National Veteran Car Tour	18,270.	870	870
Westbury Ladies Probus	Silver Probus Celebrations	550	550	550
Westbury RSL Sub Branch	Public Artwork	5,174	3,000	3,000
		71,392	32,270	21,000

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

Organisation	Project	Grant Requested	Reason (s)
Crime Stoppers Tasmania	Schools Program	3,000.00	Invited to resubmit following school liaison
Goodstart Early Learning	Community Garden	1,750.00	This project received funding in Round 1

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation

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

Organisation	Project	Grant Recommended \$
Chudleigh Ag. & H. Soc.	Circus Workshops	3,000
Deloraine Junior. Basketball Club	Shot Clock Upgrades	1,500
Hadspen Chieftains 8-Ball Club	Indoor Tables	392
Hadspen Cricket Club	Ground Fencing	2,948
MV Community Radio	Summer Public Concert	1,500
MV Netball Association	Junior Uniforms	2,000
Northern Tas Eventing Club	Mobile PA System	2,000
Prospect Hawks JFC	10 Years of Junior. Footballs	1,500
Rotary Club of Central Launceston	Circus Quirkus - 4 tickets	240
Rotary Club of Westbury	Library Planter Boxes	1,500
Vet Car Club of Australia (Tas)	National Veteran Car Tour	870
Westbury Ladies Probus	Silver Probus Celebrations	550
Westbury RSL Sub Branch	Public Artwork	3,000
		21,000

DECISION:

GOV 1 CODE OF CONDUCT PANEL DETERMINATION

1) Introduction

The purpose of this report is to table a copy of a Code of Conduct Panel Determination in response to a complaint made against Cr Tanya King submitted by Meander Area Residents and Ratepayers Association Inc (MARRA Inc).

2) Background

On 27 March 2017 MARRA Inc submitted a code of conduct complaint alleging that Cr Tanya King had breached parts of the following standards in the Meander Valley Councillor Code of Conduct 2016:

- **Standard 7**
Relationships with community, Councillors and Council employees
- **Standard 8**
Representation

The breaches were alleged to have occurred at the Ordinary Council Meeting 15 November 2016 and in an article in which statements had been attributed to Cr King, in the Examiner newspaper on 21 November 2016.

The Code of Conduct Panel investigated the allegation and upheld the allegations in relation to Standard 7, in particular:

- **1a** - A Councillor must treat all persons with courtesy, fairness, dignity and respect; and
- **1b** – A Councillor must not cause any reasonable person offence or embarrassment.

The Code of Conduct Panel has determined the following sanction in accordance with Section 28ZI (2) of the Local Government Act 1959:

- Cr King be cautioned against making inappropriate public statements which may cause offence or embarrassment to any individual or community group; and
- Cr King be required to make the an apology to MARRA Inc members at the first available Meander Valley Council meeting

The apology will be recorded in the minutes of the Ordinary Council meeting.

A copy of the determination report is attached.

3) Strategic/Annual Plan Conformance

Not applicable.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Section 28Z Local Government Act 1993

Under section 28ZK (4) of the Act, you must ensure that a copy of the determination report is tabled at the first open meeting of Council at which it is practicable to do so.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Section 28ZN of the Local Government Act 1993 sets out the requirements for costs of parties relating to code of conduct complaint:

The complainant in a code of conduct complaint and the councillor against whom the complaint is made are to bear their own costs relating to the investigation and determination of the complaint.

Under section 28ZO of the Act, as the code of conduct complaint has been upheld, the complainant is entitled to a refund of the lodgement fee.

10) Alternative Options

Not applicable.

11) Officers Comments

It is recommended that Council receive the Code of Conduct Panel Determination report in accordance with the requirements of Section 28ZK (4) of the Local Government Act 1993.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive the Code of Conduct Panel Determination report

DECISION:

CODE OF CONDUCT PANEL

MEANDER VALLEY COUNCIL CODE OF CONDUCT

Complaint by Ms Bodhi McSweeney against Councillor (Cr) Tanya King

Determination made 5 July 2017

Local Government Act 1993

Code of Conduct Panel: Jill Taylor, (Chairperson), Gretel Chen, (Legal Member) and Lynn Mason (Member).

1. Summary of the complaint

The Meander Area Residents and Ratepayers Association (MARRA) Inc, through its President Ms Bodhi McSweeney, lodged a Code of Conduct complaint dated 27 March 2017 against Cr Tanya King (the Complaint).

MARRA Inc is an incorporated association, having been registered on 7 September 2016. It has a membership of around 70 people, with members paying an annual membership fee of \$10.00. The Panel and Cr King were provided with details of MARRA Inc's office bearers and a list of MARRA Inc's current members.

The Complaint alleges that Cr King contravened Parts 7.1(a) 7.1(b) and Part 8.6 of the Meander Valley Council's Code of Conduct, which was adopted on 21 June 2016. Specifically, the Complaint alleges that at a Meander Valley Council (the Council) meeting held on 15 November 2016, Cr King did not treat the members of MARRA Inc. with courtesy, fairness, dignity and respect caused them offence or embarrassment when she made the following comments which were recorded in the minutes:

Further to my Questions from the last meeting of Council with regard to the Code of Conduct complaint against myself lodged by Mr Bronte Booth, and letters to Council, received from Bleyer Lawyers on behalf of the Meander Area Residents and Ratepayers Association, it seems the false allegations, and demands made by their legal representation have cost Council, and in turn ratepayers in the vicinity of \$6,500.00.

Many constituents have asked will Mr Booth, and the MARRA group, be made accountable for the costs incurred by the ratepayers, for their behaviour?

Is it possible that Mr Booth, and representatives from the MARRA group could perhaps do some Community Service work, in order to make right their time and money wasting antics?

I have had constituents indicate that they would be interested in purchasing tickets to view said people conducting community work, which could be another way to recover the wasted funds. In the event that such community service work eventuates, could Council advise if it would be feasible to sell such tickets?

The Complaint further alleges that Cr King made comments about MARRA Inc members which were "discourteous, disrespectful, offensive and embarrassing" and which were quoted in the Examiner Newspaper's 21 November 2016 edition. The newspaper report

was annexed to the Complaint. It referred to Cr King's comments at the 15 November 2016 Council meeting and included the following quotes from Cr King:

"The reason for asking the question was to alert the ratepayers to the fact that the actions of the MARRA group and Bronte Booth have cost ratepayers \$6,500.00 for what has turned out to be vexatious and nuisance type complaints. Obviously at the time they were trying to stop council from progressing the Teen Challenge's lease at the school."

And

"They're very closely aligned with the Greens party and while I definitely don't want to bring politics into local government issues because I don't believe it's got any part, I've never seen anyone associated with those groups do anything to benefit the community."

The Examiner report further noted that Cr King had:

- asked council if community service work would help to cover the cost incurred to ratepayers as a result of the MARRA group's actions;
- reported that constituents had expressed interest in paying to watch the proposed community service work, which she suggested could help cover the debt; and
- said it was disappointing that the MARRA group had pursued the matter in the way it had.

The Complainant alleges that Cr King's conduct as detailed is in contravention of the Code of Conduct.

The following is the relevant extract from the Code of Conduct:

Part 7 – RELATIONSHIPS WITH COMMUNITY, COUNCILLORS AND COUNCIL EMPLOYEES

1 A Councillor: -

- a. must treat all persons with courtesy, fairness, dignity and respect; and*
- b. must not cause any reasonable person offence or embarrassment'; and*

Part 8 – REPRESENTATION

8.6 –A councillor must show respect when expressing personal views publicly.

2. Investigation

The Chairperson of the Code of Conduct Panel (the Chairperson) conducted an initial assessment of the Complaint and determined on 12 April 2017 that it was to be investigated and determined by a Code of Conduct Panel (the Panel) in accordance with section 28ZA(1)(e) of the *Local Government Act 1993* (the Act).

The Panel determined that it would hold a hearing on the matter.

The Panel received and considered the following documents prior to the hearing:

- The Complaint, including 3 attachments – 1 - details of the alleged contravention; 2 - excerpt from the November 2016 Council minutes; and 3 - copy of an article from the 21 November 2016 edition of the *Examiner*.
- The Code of Conduct; and
- Cr King's written response to the complaint dated 3 May 2017, together with attachments including a letter from Bleyer Lawyers dated 12 July 2016 and 8 August 2016.

Summary of Hearing

The hearing was convened on 5 July 2017 at the Westbury Community Health Centre, Meander Valley Road, Westbury. Both Ms McSweeney and Cr King attended and took an oath/affirmation prior to giving evidence. The Chairperson outlined the substance of the complaint and the procedure the Panel would follow, including options available to the Panel if the Complaint was upheld.

Ms McSweeney advised that her given name was Denise Margaret McSweeney but that her chosen name was Bodhi McSweeney.

Ms McSweeney told the Panel that members of MARRA Inc were deeply offended and shocked by Cr King's reference to them at the Council meeting of 15 November 2016 and the article in the 21 November 2016 edition of the Examiner Newspaper. She added that some MARRA Inc members did not understand why Cr King made the statements, and that she considered the comments to be outrageous and humiliating. Ms McSweeney told the Panel that she did not believe any members of MARRA Inc were at the Council meeting in November 2016, but they had accessed the minutes from the Council website and through the Examiner newspaper of 21 November 2016. Some were shocked that Cr King would treat constituents in that way.

Ms McSweeney advised the Panel that MARRA Inc was formed because some residents were concerned about proposed actions by Council that they did not support and what they considered to be inadequate processes undertaken by the Council.

Cr King questioned Ms McSweeney about a forerunner to MARRA Inc called "Concerned Residents". Ms McSweeney confirmed that this group formed MARRA Inc. but had never been incorporated under any other name.

When asked for her response to the Complaint, Cr King told the Panel that her comments needed to be put into context. She told the Panel that a previous Code of Conduct complaint lodged by Bronte Booth, a member of MARRA, against her was based on lies and false accusations and was dismissed on the basis that it was frivolous and vexatious. She said her comments about MARRA Inc that form the basis of the current Complaint, go back to this previous Code of Conduct complaint.

Cr King said it was her intention to alert ratepayers to the waste of time and funds that the former complaint had caused Council. Cr King told the Panel that approximately two hours before the July 2016 Council meeting she had received a letter from Bleyer Lawyers dated 12 July 2016 and which was sent on behalf of MARRA Inc. Cr King described the letter as threatening and an attempt to deliberately bully her. She considered that she was being threatened by some people in the community who were linked to MARRA Inc and the Greens. The letter referred to possible legal action against Council.

Cr King confirmed that the extract of minutes before the Panel was an accurate record of what she said at the November 2016 Council meeting. When asked by the Panel about the accuracy of the comments attributed to her in the Examiner Newspaper article of 21 November 2016, Cr King said that the context was correct but she believed she may have been misquoted. Cr King said she did not recall what she said to the Examiner reporter, and could not remember if the Examiner reporter was present at the Council meeting or contacted her afterwards.

Cr King said in hindsight she should have chosen her words at the Council meeting more carefully. She described her comments as “cheeky”.

Cr King agreed that people are entitled to lodge a Code of Conduct complaint if they feel the Code has been breached, she believed the previous complaint against her was based on lies and had wasted Council time and money.

Cr King advised the Panel that she had been elected in November 2014 and that both new and re-elected Councillors had attended a training workshop in Launceston. She advised that she had also received training in good governance but had had no specific training in the Code of Conduct.

Ms McSweeney asked Cr King why she made remarks about the waste of Council time and money on Mr Booth’s complaint when she had not made similar remarks about other matters relating to Teen Challenge which had also cost Council. Cr King responded that the other matters had not been based on lies.

The Panel was informed that of the \$6,500.00 cost to Council referred to by Cr King, around \$4,000.00 related to Council’s own legal costs and expenses in connection with the former Code of Council complaint and the matters raised in the letters from Bleyer Lawyers.

Cr King told the Panel that the Booth complaint had had a personal impact on her and her family and that she wanted to communicate that to the broader community. She acknowledged that it was a matter of public record that the Booth complaint had been dismissed.

3. Determination

The Panel determines the following:

Part 7 – RELATIONSHIPS WITH COMMUNITY, COUNCILLORS AND COUNCIL EMPLOYEES

1 A Councillor: -

- a. must treat all persons with courtesy, fairness, dignity and respect; and*
- b. must not cause any reasonable person offence or embarrassment; ...*

The Panel upholds the Complaint in relation to Part 7.1(a) and 7.1(b).

The Panel considers that Cr King’s comments recorded in the excerpt of minutes from the November 2016 meeting, and which she admits making, were gratuitous and sarcastic. The comments demonstrated an absence of respect for the right of individuals to lodge a complaint if they considered the Code had been breached. Further, Cr King’s comments inferred that Mr Booth had cost the ratepayers approximately \$6,500 by lodging a Code of Conduct complaint, when, in fact, Council’s decision to seek its own legal advice accounted for around \$4000 of that amount.

For these reasons, the Panel finds that Cr King has failed to treat Mr Booth and the members of MARRA Inc with courtesy, fairness, dignity or respect. The Panel also finds that the comments caused a reasonable person, namely Mr Booth and one or more of the MARRA Inc members, offence or embarrassment.

Cr King disputed the accuracy of the Examiner Newspaper report of 21 November 2016 and believed she had been misquoted. The Examiner article does, however, accord

with the general tenor of Cr King's comments as recorded in the Council minutes for the 15 November 2016 meeting. To the extent that the Examiner article is consistent with the Council minutes, the Panel has already determined that the comments made amount to a contravention of paragraph 7.1(a) and 7.2(b) of the Code of Conduct. To the extent that the Examiner article contains novel quotes attributed to Cr King, the Panel is not satisfied that Cr King made the comments attributed to her.

Part 8 – REPRESENTATION

4. A councillor must show respect when expressing personal views publicly

The Panel dismisses the Complaint in relation to Part 8.6.

Part 8 – Representation of the Meander Valley Code of Conduct deals with Councillors obligations in relation to a range of communications. Part 8.6 deals with the public expression of a Councillor's views. "View" in this context is defined in the Oxford Dictionary as *manner of considering a subject, opinion, mental attitude*.

Whilst some of the comments attributed to Cr King were made in the context of a Council meeting and were therefore public, the Panel does not consider that the comments amounted to the expression of a personal view.

The second, third and fourth paragraphs of the excerpt of minutes refer to comments and questions by constituents rather than the personal views of Cr King.

The first paragraph is largely factual save for the reference to the "false allegations" costing Council in the vicinity of \$6,500.00. The description "false allegations" was used to describe the former Code of Conduct complaint against Cr King that was dismissed. On a strict reading of Cr King's words, the description "false allegations" was an inaccurate way to describe a complaint which was in fact dismissed and not found to be "false". On balance, however, the Panel considers that it is reasonable to expect that a lay person in Cr King's position would not appreciate the distinction between allegations being dismissed as frivolous and vexatious and allegations being "false". On that basis, the Panel considers that the use of the words "false allegations" did not amount to the expression of a personal "view" of the matter by Cr King.

For those reasons, the Panel does not consider that the comments made by Cr King in the November 2016 Council meeting amounted to a contravention of paragraph 8.6 of the Code.

The Panel is not satisfied that the comments attributed to Cr King and reported in the 21 November 2016 edition of the Examiner newspaper were an accurate depiction of Cr King's words. Cr King considered the context of the comments to be accurate but not the quotes themselves. She believed she had been misquoted. The tenor of the Examiner article accords with the minutes of the 15 November meeting minutes; however, the Panel has determined that the comments at the Council meeting did not amount to a contravention of paragraph 8.6 of the Code of Conduct. Accordingly, the Panel finds that a contravention of paragraph 8.6 of the Code of Conduct is not made out.

5. Sanction

Following the Panel's determination that Cr King had breached Parts 7 1(a) and 7 1 (b) of the Meander Valley Council's Code of Conduct, the Chairperson wrote to Cr King providing her with an opportunity to comment in relation to an appropriate sanction to be

imposed. Cr King responded by saying she was pleased that the Panel had found that she had not breached Part 8.6.

However, in relation to the Panel's determination in relation to 7 1(a) and 7 1 (b), Cr King indicated that she found difficulty in responding to the question of appropriateness of a sanction when she was unaware of the rationale for the determination.

In her response, Cr King continued to focus on the previous complaint against her by Mr Bronte Booth rather than acknowledging the appropriateness of her conduct in relation to the complaint lodged by Ms McSweeney on behalf of MARRA Inc.

In concluding, Cr King stated that she felt a caution was a suitable sanction.

Having considered Cr King's response to the question of sanction, the Panel reconvened to discuss a suitable sanction for this specific breach of the Code of Conduct, having regard to other sanctions that have been determined under the current Code of Conduct arrangements. The Panel acknowledged it was the first time that Cr King had been found to have breached the Code. However, Cr King made inappropriate comments that are now part of the public record in the Meander Valley Council which may have caused embarrassment to members of MARRA Inc.

6. Therefore, the Panel has determined the following sanction in accordance with Section 28ZI (2) of the Local Government Act 1959:

- Cr King be cautioned against making inappropriate public statements which may cause offence or embarrassment to any individual or community group; and
- Cr King be required to make the following apology at the first available Meander Valley Council meeting, which should be written into the Council minutes:

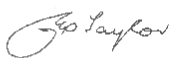
"To members of MARRA Inc

I sincerely and unreservedly apologise to members of MARRA Inc for any offence or embarrassment that my comments at the Meander Valley Council meeting held on 15 November 2016, may have caused them.

Cr King"

7. Right to Review

A person aggrieved by the determination of the Code of Conduct Panel is entitled under section 28ZP of the Act to apply to the Magistrates Court (Administrative Appeals Division) for a review of that determination on the grounds that the Code of Conduct Panel has failed to comply with the rules of natural justice.



Jill Taylor
Chairperson



Gretel Chen
Legal Member



Lynn Mason
Member

ADDENDUM

MEANDER VALLEY COUNCIL CODE OF CONDUCT

Complaint by Ms Bodhi McSweeney against Councillor (Cr) Tanya King

Determination made 5 July 2017

Local Government Act 1993

This addendum contains reason for the Code of Conduct Panel's final determination exceeding the 90-day statutory period.

On 12 April 2017, the Chairperson advised that the complaint by Bhodi McSweeney against Cr King will be investigated.

The Panel to hear this complaint met initially on 16 May 2017 and after discussion it was decided that the Panel should seek advice from the Solicitor-General as to whether an incorporated body could be party to a complaint. A letter was sent to the SG on 23 May 2017.

The SG's response was received on 15 June 2017 and confirmed that the Hearing could proceed. The Hearing was held in Westbury on 5 July 2017. The Panel upheld the complaint.

On 11 July 2017, C r King was sent advice indicating that the complaint had been upheld and asking her if she wished to make comment on which sanction should be imposed.

Cr King provided her response on 21 July 2017.

Attempts were made for the Panel to meet electronically which was made difficult as one Panel Member was overseas and I was interstate in isolated areas of central and northern Australia without reliable Internet access.

An initial draft determination was completed in late July 2017 and circulated to other members of the Panel for comment. Following Cr King's response of 21 July 2017, the Panel sought information relating to sanctions that had been imposed in other matters to ensure consistency. This information was received on 31 August 2017.

The draft determination was circulated for comment once the sanction section had been completed on 31 August 2017 and the final copy was forwarded to the Executive Officer on 14 September 2017.

Jill Taylor
Chairperson
Code of Conduct Panel
21 September 2017

GOV 2 NOTICE OF MOTION - CITIES POWER PARTNERSHIP - SUSTAINABILITY INITIATIVE – CR DEBORAH WHITE

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Deborah White seeking Council support to register interest in the second round of the Cities Power Partnership program.

2) Background (Cr Deborah White)

Meander Valley Council have been invited to partner with the Climate Council in the second round of the Cities Power Partnership (CPP) national local government program.

The CPP was launched on 19 July 2017 to focus on supporting and celebrating the emissions reduction successes of local councils across the country. The program aims to connect local councils with shared interests across the areas of renewable energy, energy efficiency, sustainable transport and community advocacy.

To support councils in their work, the Climate Council offer the following:

- Access to an online knowledge hub, including regular webinars for e-learning;
- Energy/emissions accounting and other analytical project tools;
- Access to funding opportunities;
- Increased connectivity with similar or larger councils for mentoring and shared learnings;
- National award and networking opportunities;
- Assistance to set priorities;
- Guidance on milestone setting; and
- Media assistance to help raise the profile our success stories.

Once registered, Councils have 6 months to confirm five key actions they will nominate as part of their pledge, then report on progress every 6 months. The Sustainable Environment Committee is supportive of Council participating and suggested five actions from a comprehensive list of CPP initiatives; refer table below:

Suggested Action	Comments
1. Renewable Energy 3: Install renewable energy (solar PV and battery storage) on council buildings for example childcare facilities, libraries, street lighting, recreation centres, sporting grounds, and Council offices.	Potential Capital Works projects
2. Renewable Energy 5: Power council operations by renewables, directly (with solar PV or wind), or by purchasing Green power (from electricity retailers). Set targets to increase the level of renewable power for council operations over time.	Potential project is installation of solar PV on Westbury Offices, Deloraine Visitor Centre and possibly other facilities
3. Renewable Energy 9: Facilitate large energy users collectively tendering and purchasing renewable energy at a low cost.	Aligns with SEC Action Plan priority 1.1.8 – links to Bioenergy Project
4. Transport 2: Provide fast-charging infrastructure throughout the city at key locations for electric vehicles.	Relatively small scale i.e. 1 to 3 chargers, partner with business
5. Work Together and Influence 3: Set up meetings and attend events, such as the Community Energy Congress or Ready for 100 Summit, where like-minded cities can address common concerns and learn from others' experience.	Opportunity for Council representative to achieve sustainable local government conference, very easy to achieve

There is no cost to join the program. Council are asked to submit a letter from our Mayor to express our interest in participating. The second round of program will open to accept a further 35 Councils from mid-October until late-November 2017.

3) Strategic/Annual Plan Conformance

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

- 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 cost to Council to register and become a partner in the CPP. Initiatives or suggested actions outlined in the table above are not currently included in Council's operational or capital budgets nor the Long Term Financial Plan.

10) Alternative Options

Council can elect to not support the recommendation.

11) Officers Comments

Council officers support participation in the CPP program. Participation demonstrates Council's commitment to good governance, innovative leadership and sustainable energy use and provision.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation (Cr Deborah White)

It is recommended that Council submits and expression of interest to partner with the Climate Council on the second round of the Cities Power Partnership program.

DECISION:

CORP 1 FINANCIAL REPORTS TO 30 SEPTEMBER 2017

1) Introduction

The purpose of this report is to present Council's financial reports to 30 September 2017.

2) Background

The financial reports to 30 September 2017 are presented for Council's attention and include:

1. Consolidated operating statement with accompanying operating statements for the key operational areas of Council, these compare actual results with budget
2. A detailed list of capital works project expenditure to date
3. A detailed list of capital resealing project expenditure to date
4. A detailed list of capital gravelling project expenditure to date
5. A summary of rates outstanding, including a comparison with the level of outstanding rates for the same period last year
6. Cash reconciliation & investments summary

3) Strategic/Annual Plan Conformance

The Annual Plan requires the financial reports to September 2017 be presented at the October 2017 Council meeting.

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

- Future direction (5): Innovative leadership and community governance

4) Policy Implications

Not applicable.

5) Statutory Requirements

Not applicable.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Not applicable.

10) Alternative Options

Not applicable.

11) Officers Comments

An analysis of exceptions and developing trends in the financial performance has not been provided for the first quarter of the financial year. The first three months are not considered a long enough period to recognise trends that will provide meaningful information for the full year.

AUTHOR: Justin Marshall
SENIOR ACCOUNTANT

12) Recommendation

It is recommended that Council receive the following financial reports for the period ended 30 September 2017:

- 1. Consolidated operating statement with accompanying operating statements for the key operational areas of Council**
- 2. A detailed list of capital works project expenditure to date**
- 3. A detailed list of capital resealing project expenditure to date**
- 4. A detailed list of capital gravelling project expenditure to date**
- 5. A summary of rates outstanding**
- 6. Cash reconciliation & investments summary**

DECISION:



Meander Valley Council

2018 Operating Statement as at 30-Sep-2017

	Actual 2018	Budget 2018	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	11,818,239	11,890,600	99.39%
Fees & User Charges	288,793	1,126,500	25.64%
Contributions & Donations	31,452	420,000	7.49%
Interest	188,184	751,000	25.06%
Grants & Subsidies	611,699	6,272,600	9.75%
Other Revenue	170,653	1,023,300	16.68%
Total Operating Revenue	\$ 13,109,021	\$ 21,484,000	61.02%
Operating Expenditure			
Departments			
Governance	374,404	1,203,800	31.10%
Corporate Services	529,862	2,006,200	26.41%
Infrastructure Services	608,436	3,363,100	18.09%
Works	939,116	3,682,300	25.50%
Community & Development Services	554,424	2,661,300	20.83%
Maintenance & Working Expenses	\$ 3,006,242	\$ 12,916,700	23.27%
Interest	52,830	241,300	21.89%
Depreciation	1,263,000	5,052,000	25.00%
Payments to Government Authorities	-	1,136,200	0.00%
Administration Allocated	-	-	
Other Payments	16,339	250,200	6.53%
Total Operating Expenditure	\$ 4,338,412	\$ 19,596,400	22.14%
Operating Surplus/(Deficit)	\$ 8,770,609	\$ 1,887,600	



Meander Valley Council

2018 Operating Statement as at 30-Sep-2017

	Actual 2018	Budget 2018	% of Budget
General Administration			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	54,475	172,500	31.58%
Contributions & Donations	82	2,000	4.09%
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	2,966	1,500	197.71%
Total Operating Revenue	\$ 57,522	\$ 176,000	32.68%
Operating Expenditure			
Departments			
Governance	283,358	987,300	28.70%
Corporate Services	429,340	1,597,700	26.87%
Infrastructure Services	34,520	244,800	14.10%
Works	1,817	5,200	34.95%
Community & Development Services	27,446	90,100	30.46%
Maintenance & Working Expenses	\$ 776,481	\$ 2,925,100	26.55%
Interest	-	-	
Depreciation	49,900	199,600	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	(8,570)	(80,200)	10.69%
Other Payments	(14,200)	30,000	-47.33%
Total Operating Expenditure	\$ 803,611	\$ 3,074,500	26.14%
Operating Surplus/(Deficit)	(\$ 746,089)	(\$ 2,898,500)	25.74%



Meander Valley Council

2018 Operating Statement as at 30-Sep-2017

	Actual 2018	Budget 2018	% of Budget
Roads Streets and Bridges			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	-	64,500	0.00%
Contributions & Donations	-	200,000	0.00%
Interest	-	-	
Grants & Subsidies	301,550	2,813,300	10.72%
Other Revenue	2,250	-	
Total Operating Revenue	\$ 303,800	\$ 3,077,800	9.87%
Operating Expenditure			
Departments			
Governance	-	-	
Corporate Services	-	-	
Infrastructure Services	30,264	192,400	15.73%
Works	648,068	2,177,700	29.76%
Community & Development Services	-	-	
Maintenance & Working Expenses	\$ 678,332	\$ 2,370,100	28.62%
Interest	-	-	
Depreciation	798,350	3,193,400	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	100,000	0.00%
Total Operating Expenditure	\$ 1,476,682	\$ 5,663,500	26.07%
Operating Surplus/(Deficit)	(\$ 1,172,882)	(\$ 2,585,700)	45.36%



Meander Valley Council

2018 Operating Statement as at 30-Sep-2017

	Actual 2018	Budget 2018	% of Budget
Health and Community and Welfare			
Operating Revenue			
Rate Revenue	2,564,265	2,572,900	99.66%
Fees & User Charges	109,730	424,600	25.84%
Contributions & Donations	10,000	164,000	6.10%
Interest	52,904	211,300	25.04%
Grants & Subsidies	1,223	2,006,500	0.06%
Other Revenue	47,769	86,200	55.42%
Total Operating Revenue	\$ 2,785,891	\$ 5,465,500	50.97%
Operating Expenditure			
Departments			
Governance	78,411	216,500	36.22%
Corporate Services	81,120	368,000	22.04%
Infrastructure Services	421,898	2,291,800	18.41%
Works	126,851	992,500	12.78%
Community & Development Services	178,639	1,025,500	17.42%
Maintenance & Working Expenses	\$ 886,919	\$ 4,894,300	18.12%
Interest	52,830	241,300	21.89%
Depreciation	132,350	529,400	25.00%
Payments to Government Authorities	-	1,136,200	0.00%
Administration Allocated	8,550	79,600	10.74%
Other Payments	23,737	77,600	30.59%
Total Operating Expenditure	\$ 1,104,386	\$ 6,958,400	15.87%
Operating Surplus/(Deficit)	\$ 1,681,505	(\$ 1,492,900)	-112.63%



Meander Valley Council

2018 Operating Statement as at 30-Sep-2017

	Actual 2018	Budget 2018	% of Budget
Land Use Planning and Building			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	81,607	280,400	29.10%
Contributions & Donations	-	-	
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	14,909	37,000	40.30%
Total Operating Revenue	\$ 96,516	\$ 317,400	30.41%
Operating Expenditure			
Departments			
Governance	-	-	
Corporate Services	-	-	
Infrastructure Services	56,452	229,300	24.62%
Works	-	-	
Community & Development Services	240,284	1,076,300	22.33%
Maintenance & Working Expenses	\$ 296,736	\$ 1,305,600	22.73%
Interest	-	-	
Depreciation	4,700	18,800	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	-	
Total Operating Expenditure	\$ 301,436	\$ 1,324,400	22.76%
Operating Surplus/(Deficit)	(\$ 204,919)	(\$ 1,007,000)	20.35%



Meander Valley Council

2018 Operating Statement as at 30-Sep-2017

	Actual 2018	Budget 2018	% of Budget
Recreation and Culture			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	42,981	184,500	23.30%
Contributions & Donations	21,371	54,000	39.58%
Interest	-	-	
Grants & Subsidies	41,000	348,000	11.78%
Other Revenue	13,942	16,000	87.14%
Total Operating Revenue	\$ 119,294	\$ 602,500	19.80%
Operating Expenditure			
Departments			
Governance	12,635	-	
Corporate Services	19,401	33,500	57.91%
Infrastructure Services	54,836	401,400	13.66%
Works	211,036	892,600	23.64%
Community & Development Services	108,055	475,900	22.71%
Maintenance & Working Expenses	\$ 405,964	\$ 1,803,400	22.51%
Interest	-	-	
Depreciation	182,775	731,100	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	6,800	41,600	16.35%
Total Operating Expenditure	\$ 595,539	\$ 2,576,100	23.12%
Operating Surplus/(Deficit)	(\$ 476,245)	(\$ 1,973,600)	24.13%



Meander Valley Council

2018 Operating Statement as at 30-Sep-2017

	Actual 2018	Budget 2018	% of Budget
Unallocated and Unclassified			
Operating Revenue			
Rate Revenue	9,253,975	9,317,700	99.32%
Fees & User Charges	-	-	
Contributions & Donations	-	-	
Interest	135,280	539,700	25.07%
Grants & Subsidies	267,926	1,104,800	24.25%
Other Revenue	88,817	882,600	10.06%
Total Operating Revenue	\$ 9,745,997	\$ 11,844,800	82.28%
Operating Expenditure			
Departments			
Governance	-	-	
Corporate Services	1	7,000	0.02%
Infrastructure Services	10,467	3,400	307.84%
Works	(48,657)	(385,700)	12.62%
Community & Development Services	-	(6,500)	0.00%
Maintenance & Working Expenses	(\$ 38,189)	(\$ 381,800)	10.00%
Interest	-	-	
Depreciation	94,925	379,700	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	20	600	3.39%
Other Payments	2	1,000	0.20%
Total Operating Expenditure	\$ 56,758	(\$ 500)	-11351.64%
Operating Surplus/(Deficit)	\$ 9,689,239	\$ 11,845,300	81.80%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Administration						
100 - Administration						
5039 Deloraine Office/Serv Tas Building - Costs of Sale 10/11	\$9,950.01	\$0.00	\$9,950.01	\$0.00	-\$9,950.01	0.00%
5041 Council Chambers - Foyer Doors 16/17	\$1,384.20	\$246.26	\$1,630.46	\$7,500.00	\$5,869.54	21.74%
5101 Workstations and Peripherals	\$0.00	\$0.00	\$0.00	\$23,000.00	\$23,000.00	0.00%
5102 Network Infrastructure	\$0.00	\$3,916.43	\$3,916.43	\$36,800.00	\$32,883.57	10.64%
5111 Software and Upgrades	\$14,900.00	\$0.00	\$14,900.00	\$88,200.00	\$73,300.00	16.89%
5115 Conquest Software Upgrade 14/15	\$5,059.71	\$0.00	\$5,059.71	\$45,000.00	\$39,940.29	11.24%
5116 Mobile Inspection Software 16/17	\$14,186.78	\$7,146.44	\$21,333.22	\$34,000.00	\$12,666.78	62.74%
5127 MVC Website Upgrade	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
5128 New Projector - Council Chambers	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	0.00%
100 - Administration Sub Total	\$45,480.70	\$11,309.13	\$56,789.83	\$253,500.00	\$196,710.17	22.40%
100 - Administration Sub Total	\$45,480.70	\$11,309.13	\$56,789.83	\$253,500.00	\$196,710.17	22.40%

Roads Streets and Bridges

201 - Roads and Streets						
5506 Priestleys Lane - Birralee	\$0.00	\$6,099.97	\$6,099.97	\$40,000.00	\$33,900.03	15.25%
5660 Fern Bank Rd - Osmaston	\$0.00	\$2,308.21	\$2,308.21	\$20,000.00	\$17,691.79	11.54%
5722 Franklin St - Westbury	\$0.00	\$144.25	\$144.25	\$70,000.00	\$69,855.75	0.21%
5779 Mond's Lne - Carrick 15/16	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	0.00%
5813 Jane St - Bracknell	\$16,466.23	\$0.00	\$16,466.23	\$80,000.00	\$63,533.77	20.58%
5825 Emu Bay Rd - Deloraine	\$0.00	\$114.71	\$114.71	\$60,000.00	\$59,885.29	0.19%
5829 Morrison St - Deloraine	\$0.00	\$0.00	\$0.00	\$45,600.00	\$45,600.00	0.00%
5852 Goderick East - Deloraine 12/13	\$0.00	\$0.00	\$0.00	\$54,000.00	\$54,000.00	0.00%
5856 Towerhill St - Deloraine	\$0.00	\$0.00	\$0.00	\$115,000.00	\$115,000.00	0.00%
5859 Parsonage St - Deloraine	\$0.00	\$19,438.80	\$19,438.80	\$12,250.00	-\$7,188.80	158.68%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
5863 Goderick West - Deloraine	\$0.00	\$0.00	\$0.00	\$17,000.00	\$17,000.00	0.00%
5888 Winifred Jane Cres - Hadspen	\$0.00	\$0.00	\$0.00	\$24,000.00	\$24,000.00	0.00%
5893 Pitcher Pd - Prospect Vale	\$0.00	\$6,252.37	\$6,252.37	\$15,000.00	\$8,747.63	41.68%
5898 Willow Lane - Prospect Vale	\$0.00	\$454.86	\$454.86	\$0.00	-\$454.86	0.00%
5942 Bordin St - Prospect Vale	\$0.00	\$510.71	\$510.71	\$20,000.00	\$19,489.29	2.55%
5952 Jardine Cr - Prospect Vale	\$0.00	\$13,528.27	\$13,528.27	\$20,000.00	\$6,471.73	67.64%
5956 Bradford Av - Prospect Vale	\$0.00	\$49.59	\$49.59	\$20,000.00	\$19,950.41	0.25%
5976 Taylor St - Westbury	\$0.00	\$19,275.45	\$19,275.45	\$30,000.00	\$10,724.55	64.25%
5980 Dexter St Footpath, Adelaide St to William St - Westbury	\$641.66	\$31,847.93	\$32,489.59	\$35,000.00	\$2,510.41	92.83%
5983 Old Bass Highway, Westbury 16/17	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	0.00%
5984 Old Bass Highway - Carrick	\$0.00	\$5,643.17	\$5,643.17	\$20,000.00	\$14,356.83	28.22%
5990 Meander Valley Road - Deloraine	\$0.00	\$282.90	\$282.90	\$80,000.00	\$79,717.10	0.35%
6102 Blackstone Rd - Blackstone Heights 16/17	\$494.81	\$49.59	\$544.40	\$110,000.00	\$109,455.60	0.49%
6113 Caveside Rd - Caveside	\$0.00	\$16,398.06	\$16,398.06	\$115,000.00	\$98,601.94	14.26%
6125 R2R 2018 Dairy Plains Rd - Western Creek	\$0.00	\$40,443.11	\$40,443.11	\$325,000.00	\$284,556.89	12.44%
6134 Racecourse Dr - Deloraine 16/17	\$0.00	\$0.00	\$0.00	\$11,000.00	\$11,000.00	0.00%
6138 Lansdowne Pl - Deloraine	\$0.00	\$12,740.04	\$12,740.04	\$45,000.00	\$32,259.96	28.31%
6141 Dunorlan Rd - Dunorlan	\$0.00	\$0.00	\$0.00	\$55,000.00	\$55,000.00	0.00%
6171 Liena Rd - Liena	\$11,614.47	\$0.00	\$11,614.47	\$40,000.00	\$28,385.53	29.04%
6172 Gulf Rd - Liffey	\$298,007.65	\$490,941.77	\$788,949.42	\$600,000.00	-\$188,949.42	131.49%
6176 Meander Main Rd - Meander	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	0.00%
6195 Gannons Hill Rd - Moltema	\$0.00	\$12,390.04	\$12,390.04	\$160,000.00	\$147,609.96	7.74%
6223 Dynans Bridge Rd - Weegen	\$1,533.25	\$0.00	\$1,533.25	\$6,000.00	\$4,466.75	25.55%
6224 Weegen Rd - Weegen	\$0.00	\$8,245.60	\$8,245.60	\$100,000.00	\$91,754.40	8.25%
6247 Whitemore Rd - Whitemore	\$0.00	\$4,546.75	\$4,546.75	\$55,000.00	\$50,453.25	8.27%
6259 Blackspot Railton Rd, Kimberley	\$16,272.68	\$1,484.33	\$17,757.01	\$285,000.00	\$267,242.99	6.23%
6272 East Barrack St - Deloraine	\$0.00	\$30.71	\$30.71	\$25,000.00	\$24,969.29	0.12%
6276 Westbury Rd - Prospect: Transport Study Projects	\$0.00	\$0.00	\$0.00	\$1,609,500.00	\$1,609,100.85	0.02%
6283 Westbury Rd - Cycling Lanes 13/14	\$15,873.50	\$0.00	\$15,873.50	\$50,000.00	\$34,126.50	31.75%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
6284 New Footpath Developments - Westbury 15/16	\$0.00	\$0.00	\$0.00	\$165,668.00	\$165,668.00	0.00%
6285 New Footpath Developments - Blackstone	\$0.00	\$6,742.93	\$6,742.93	\$393,500.00	\$386,757.07	1.71%
6288 Westbury Rd - PVP Entrance Roundabout 15/16	\$38,214.17	\$1,413.86	\$39,628.03	\$50,000.00	\$10,371.97	79.26%
6289 Mt Leslie Rd - St Patricks Parking Improvements 16/17	\$45,116.07	\$0.00	\$45,116.07	\$215,000.00	\$169,883.93	20.98%
6294 Westbury Roads Connectivity Program 16/17	\$0.00	\$0.00	\$0.00	\$258,500.00	\$258,500.00	0.00%
6295 Railton Road - Underpass	\$0.00	\$12.39	\$12.39	\$50,000.00	\$49,987.61	0.02%
6695 Nutt Street - Deloraine	\$0.00	\$0.00	\$0.00	\$45,000.00	\$45,000.00	0.00%
201 - Roads and Streets Sub Total	\$444,234.49	\$701,390.37	\$1,145,624.86	\$5,627,018.00	\$4,481,393.14	20.36%
210 - Bridges						
5204 Liffey River Liffey/Bracknell	\$27,882.33	\$23,005.41	\$50,887.74	\$30,000.00	-\$20,887.74	169.63%
5205 Liffey River Pitts Lane	\$0.00	\$3,469.81	\$3,469.81	\$0.00	-\$3,469.81	0.00%
5228 Mersey River Liena Road	\$0.00	\$74.37	\$74.37	\$100,000.00	\$99,925.63	0.07%
5237 Ration Tree Creek Echo Valley Road 16/17	\$0.00	\$37.19	\$37.19	\$260,000.00	\$259,962.81	0.01%
5247 R2R 2018 Western Creek Fellows Road	\$2,055.30	\$265.23	\$2,320.53	\$60,000.00	\$57,679.47	3.87%
5266 R2R 2018 Un-Named Creek R/Vale-Selbourne	\$37.59	\$2,647.39	\$2,684.98	\$190,000.00	\$187,315.02	1.41%
5267 R2R 2018 Western Creek Montana Road	\$4,930.64	\$4,104.91	\$9,035.55	\$205,000.00	\$195,964.45	4.41%
5279 Dry Creek Mayberry Road	\$24.16	\$2,130.93	\$2,155.09	\$25,000.00	\$22,844.91	8.62%
5290 Mersey River Union Bridge Road	\$1,555,453.34	\$327,603.84	\$1,883,057.18	\$2,234,800.00	\$351,742.82	84.26%
5293 Western Creek Tribulet Cheshunt Road	\$0.00	\$1,084.95	\$1,084.95	\$0.00	-\$1,084.95	0.00%
5348 Cubits Creek Western Creek Road	\$37.59	\$2,596.64	\$2,634.23	\$80,000.00	\$77,365.77	3.29%
5363 R2R 2018 Allsops Creek Bankton Road	\$0.00	\$344.51	\$344.51	\$180,000.00	\$179,655.49	0.19%
5369 Myrtle Creek Myrtle Creek Road	\$4,773.09	\$0.00	\$4,773.09	\$0.00	-\$4,773.09	0.00%
210 - Bridges Sub Total	\$1,595,194.04	\$367,365.18	\$1,962,559.22	\$3,364,800.00	\$1,402,240.78	58.33%
200 - Roads Streets and Bridges Sub Total	\$2,039,428.53	\$1,068,755.55	\$3,108,184.08	\$8,991,818.00	\$5,883,633.92	34.57%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Health and Community Welfare						
310 - Animal Control						
6705 Westbury Council Offices - Dog Pens & Parking	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
310 - Animal Control Sub Total	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
315 - Cemeteries						
6306 Deloraine Lawn Cemetery Seating, Bins & Garden 16/17	\$0.00	\$0.00	\$0.00	\$28,700.00	\$28,700.00	0.00%
6308 Deloraine Lawn Cemetery Shelter 16/17	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
315 - Cemeteries Sub Total	\$0.00	\$0.00	\$0.00	\$43,700.00	\$43,700.00	0.00%
316 - Community Amenities						
6520 Public Wifi at Council Buildings Project 15/16	\$4,149.97	\$188.07	\$4,338.04	\$45,000.00	\$40,661.96	9.64%
6521 Westbury Rec Grd - Public Toilets 15/16	\$14,416.32	\$29,331.76	\$43,748.08	\$100,000.00	\$56,251.92	43.75%
6522 Main St, Hadspen - Bus Shelter 16/17	\$2,770.98	\$6,487.20	\$9,258.18	\$15,000.00	\$5,741.82	61.72%
6523 CCTV Security Cameras Westbury & Deloraine	\$0.00	\$37.19	\$37.19	\$60,000.00	\$59,962.81	0.06%
316 - Community Amenities Sub Total	\$21,337.27	\$36,044.22	\$57,381.49	\$220,000.00	\$162,618.51	26.08%
317 - Street Lighting						
6551 Northern Lights - LED Street Light Replacement	\$0.00	\$2,288.67	\$2,288.67	\$340,800.00	\$338,511.33	0.67%
317 - Street Lighting Sub Total	\$0.00	\$2,288.67	\$2,288.67	\$340,800.00	\$338,511.33	0.67%
321 - Tourism & Area Promotion						
7831 Folk Museum - Rising Damp Corrective Works	\$6,486.40	\$1,423.45	\$7,909.85	\$100,000.00	\$92,090.15	7.91%
7832 Westbury Sihlouette Trail Lighting	\$1,306.70	\$0.00	\$1,306.70	\$5,000.00	\$3,693.30	26.13%
321 - Tourism & Area Promotion Sub Total	\$7,793.10	\$1,423.45	\$9,216.55	\$105,000.00	\$95,783.45	8.78%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
322 - Economic Services						
7851 HUGAP Sewerage Infrastructure Design	\$194,329.27	\$44,885.41	\$239,214.68	\$0.00	-\$239,214.68	0.00%
7852 HUGAP Water Infrastructure Design	\$27,617.26	\$3,188.31	\$30,805.57	\$0.00	-\$30,805.57	0.00%
7853 HUGAP Electrical Load Design	\$19,638.58	\$0.00	\$19,638.58	\$0.00	-\$19,638.58	0.00%
7854 HUGAP Road Infrastructure	\$18,550.95	\$30,111.54	\$48,662.49	\$0.00	-\$48,662.49	0.00%
7855 HUGAP Stormwater Infrastructure	\$1,797.92	\$58.86	\$1,856.78	\$0.00	-\$1,856.78	0.00%
322 - Economic Services Sub Total	\$261,933.98	\$78,244.12	\$340,178.10	\$0.00	-\$340,178.10	0.00%
335 - Household Waste						
6602 Westbury Land fill Site	\$0.00	\$18,553.86	\$18,553.86	\$110,800.00	\$92,246.14	16.75%
6605 Mobile Garbage Bins	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	0.00%
6611 Mobile Organics Bins	\$12,717.56	\$3,847.66	\$16,565.22	\$300,000.00	\$283,434.78	5.52%
6612 Design of Cluan Tip Rehabilitation 16/17	\$30,699.87	\$12.39	\$30,712.26	\$20,000.00	-\$10,712.26	153.56%
6613 Weighbridge Deloraine Landfill 16/17	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00	0.00%
6614 Deloraine Landfill - Security Fence	\$0.00	\$1,032.43	\$1,032.43	\$25,000.00	\$23,967.57	4.13%
335 - Household Waste Sub Total	\$43,417.43	\$23,446.34	\$66,863.77	\$545,800.00	\$478,936.23	12.25%
351 - Storm Water Drainage						
6404 East St, Carrick Stormwater	\$0.00	\$6,190.06	\$6,190.06	\$20,000.00	\$13,809.94	30.95%
6409 West Barrack St, Deloraine - Stormwater	\$0.00	\$123.96	\$123.96	\$0.00	-\$123.96	0.00%
6410 Joscelyn St, Hagley - Stormwater	\$0.00	\$0.00	\$0.00	\$40,000.00	\$40,000.00	0.00%
6411 Lonsdale Lane, Westbury - Stormwater	\$0.00	\$0.00	\$0.00	\$40,000.00	\$40,000.00	0.00%
6414 Winifred-Jane Cres, Hadspen - Stormwater 14/15	\$7,335.10	\$0.00	\$7,335.10	\$40,000.00	\$32,664.90	18.34%
6417 Tyler House, Prospect - Stormwater 14/15	\$4,447.88	\$7,563.62	\$12,011.50	\$40,000.00	\$27,988.50	30.03%
6431 Dexter St Stormwater	\$6,249.13	\$32,821.59	\$39,070.72	\$0.00	-\$39,070.72	0.00%
6433 Jane St, Bracknell Stormwater 15/16	\$0.00	\$4,167.65	\$4,167.65	\$0.00	-\$4,167.65	0.00%
6470 William St Westbury - Stormwater 16/17	\$971.00	\$12,449.12	\$13,420.12	\$36,000.00	\$22,579.88	37.28%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
6479 Kipling Cr - Hadspen Stormwater 15/16	\$7,806.49	\$0.00	\$7,806.49	\$196,100.00	\$188,293.51	3.98%
6489 Liffey St Carrick Stormwater	\$76,065.98	\$0.00	\$76,065.98	\$47,800.00	-\$28,265.98	159.13%
6490 Deloraine Community Complex – Stormwater Improvements	\$6,877.39	\$0.00	\$6,877.39	\$10,000.00	\$3,122.61	68.77%
6491 Clayton Place Stormwater	\$4,433.41	\$56,671.93	\$61,105.34	\$72,000.00	\$10,894.66	84.87%
6494 Side Entry Pit Replacements 15/16	\$3,091.43	\$0.00	\$3,091.43	\$16,000.00	\$12,908.57	19.32%
6495 Urban Stormwater Drainage – Program Budget	\$0.00	\$0.00	\$0.00	\$85,700.00	\$85,700.00	0.00%
6496 Open Drain Program, Blackstone Heights 15/16	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
6497 Open Drain Program, Carrick	\$0.00	\$0.00	\$0.00	\$92,200.00	\$92,200.00	0.00%
6498 Open Drain Program, Westbury	\$0.00	\$0.00	\$0.00	\$110,000.00	\$110,000.00	0.00%
6499 Open Drain Program, Bracknell	\$0.00	\$0.00	\$0.00	\$40,000.00	\$40,000.00	0.00%
351 - Storm Water Drainage Sub Total	\$117,277.81	\$119,987.93	\$237,265.74	\$985,800.00	\$748,534.26	24.07%
300 - Health and Community Welfare Sub Total	\$451,759.59	\$261,434.73	\$713,194.32	\$2,256,100.00	\$1,542,905.68	31.61%
Recreation and Culture						
505 - Public Halls						
7428 Bracknell Hall - Bracing Building Structure 16/17	\$4,203.08	\$0.00	\$4,203.08	\$35,000.00	\$30,796.92	12.01%
7433 Selbourne Hall - Re-wiring	\$0.00	\$5,887.70	\$5,887.70	\$15,000.00	\$9,112.30	39.25%
7434 Selbourne Hall - Roofing Of Entrance	\$0.00	\$11,168.97	\$11,168.97	\$15,000.00	\$3,831.03	74.46%
7435 Meander Hall - Partial Roof Replacement	\$0.00	\$12.39	\$12.39	\$25,000.00	\$24,987.61	0.05%
505 - Public Halls Sub Total	\$4,203.08	\$17,069.06	\$21,272.14	\$90,000.00	\$68,727.86	23.64%
515 - Swimming Pools and Other						
7505 Caveside Pool Replace Fence	\$0.00	\$389.11	\$389.11	\$22,000.00	\$21,610.89	1.77%
515 - Swimming Pools and Other Sub Total	\$0.00	\$389.11	\$389.11	\$22,000.00	\$21,610.89	1.77%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
525 - Recreation Grounds & Sports Facilities						
7610 Westbury Sports Ctr - Electrical Upgrade	\$0.00	\$12.39	\$12.39	\$22,000.00	\$21,987.61	0.06%
7649 Deloraine Community Complex - Male Changeroom Refurb. 16/17	\$6,451.38	\$972.88	\$7,424.26	\$70,000.00	\$62,575.74	10.61%
7667 Westbury Rec Ground - New Function Ctr Development	\$0.00	\$0.00	\$0.00	\$5,000,000.00	\$5,000,000.00	0.00%
7668 Westbury Rec Ground - Building Design & Upgrade 14/15	\$130,566.38	\$11,622.09	\$142,188.47	\$1,148,781.00	\$1,006,592.53	12.38%
7669 Westbury Rec Grd - Bus Shelter & BBQ 15/16	\$6,135.09	\$27,501.31	\$33,636.40	\$40,000.00	\$6,363.60	84.09%
7671 PVP Development Plan - Sportsgrounds Upgrade	\$0.00	\$0.00	\$0.00	\$277,000.00	\$277,000.00	0.00%
7678 PVP Main Access & Parking 15/16	\$96,299.00	\$1,462.74	\$97,761.74	\$100,000.00	\$2,238.26	97.76%
7681 Carrick Cenotaph Refurbishment	\$0.00	\$4,611.23	\$4,611.23	\$0.00	-\$4,611.23	0.00%
7682 PVP Upgrade Grounds 7 & 8	\$0.00	\$133.27	\$133.27	\$0.00	-\$133.27	0.00%
7685 PVP - Solar Photovoltaic Panel and Battery Storage System	\$0.00	\$14,167.63	\$14,167.63	\$0.00	-\$14,167.63	0.00%
7686 Westbury Skate Park - Drinking Fountain	\$0.00	\$3,505.00	\$3,505.00	\$10,000.00	\$6,495.00	35.05%
525 - Recreation Grounds & Sports Facilities Sub Total	\$239,451.85	\$63,988.54	\$303,440.39	\$6,667,781.00	\$6,364,340.61	4.55%
545 - Sundry Cultural Activities						
7908 MVPAC Roof Renewal 16/17	\$1,014.86	\$12.39	\$1,027.25	\$60,000.00	\$58,972.75	1.71%
545 - Sundry Cultural Activities Sub Total	\$1,014.86	\$12.39	\$1,027.25	\$60,000.00	\$58,972.75	1.71%
565 - Parks and Reserves						
8011 Blackstone Wetlands Footbridge (No.453) 16/17	\$0.00	\$291.02	\$291.02	\$40,000.00	\$39,708.98	0.73%
8012 Deloraine Train Park - Play Equip/Retaining Wall 16/17	\$0.00	\$6,790.53	\$6,790.53	\$44,800.00	\$38,009.47	15.16%
8014 Deloraine Riverbank - New Walkway at Cenotaph	\$0.00	\$4,831.91	\$4,831.91	\$60,000.00	\$55,168.09	8.05%
8015 Pitcher Parade Dog Run Improvements	\$0.00	\$465.92	\$465.92	\$24,000.00	\$23,534.08	1.94%
8017 Deloraine Rotary Park - Relocate Mountain Man	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	0.00%
8018 Chudleigh Memorial Hall - Playground Renewal	\$0.00	\$725.54	\$725.54	\$30,000.00	\$29,274.46	2.42%
8019 Westbury Village Green - Table & Seating	\$0.00	\$31,948.49	\$31,948.49	\$30,000.00	-\$1,948.49	106.49%
8020 Bordin St Reserve - Park Improvements	\$0.00	\$514.96	\$514.96	\$65,000.00	\$64,485.04	0.79%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
8024 West Parade Carpark - Install New Light	\$0.00	\$37.19	\$37.19	\$15,000.00	\$14,962.81	0.25%
8027 Molecombe Dr, Prospect - Playground Renewal	\$0.00	\$530.96	\$530.96	\$30,000.00	\$29,469.04	1.77%
8031 Deloraine Riverbank - Walkway Renewal 16/17	\$18,644.90	\$1,500.20	\$20,145.10	\$50,000.00	\$29,854.90	40.29%
8053 Blackstone Park - Sale of Public Land	\$1,369.78	\$0.00	\$1,369.78	\$0.00	-\$1,369.78	0.00%
8054 Mace St Reserve - Disposal Costs 14/15	\$738.18	\$0.00	\$738.18	\$0.00	-\$738.18	0.00%
8057 Hadspen Development Reserve Land Purchase 16/17	\$0.00	\$0.00	\$0.00	\$260,000.00	\$260,000.00	0.00%
8064 MVPAC Reserve - New Handrail	\$0.00	\$5,009.36	\$5,009.36	\$5,000.00	-\$9.36	100.19%
8079 Hadspen Lions Park - Erosion Control & Landscaping	\$0.00	\$495.24	\$495.24	\$50,000.00	\$49,504.76	0.99%
8094 Deloraine Train Park - Drinking Fountain	\$0.00	\$3,478.33	\$3,478.33	\$12,000.00	\$8,521.67	28.99%
8095 Molecombe Dr, Prospect - New Walkway	\$0.00	\$1,175.89	\$1,175.89	\$20,000.00	\$18,824.11	5.88%
8096 Carrick Cenotaph - New Light Pole	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	0.00%
565 - Parks and Reserves Sub Total	\$20,752.86	\$57,795.54	\$78,548.40	\$750,800.00	\$672,251.60	10.46%
500 - Recreation and Culture Sub Total	\$265,422.65	\$139,254.64	\$404,677.29	\$7,590,581.00	\$7,185,903.71	5.33%
Unallocated and Unclassified						
625 - Management and Indirect O/Heads						
8803 Minor Plant Purchases	\$0.00	\$10,262.79	\$10,262.79	\$37,800.00	\$27,537.21	27.15%
8814 Deloraine Works Depot - Flooring & Heating	\$0.00	\$3,599.18	\$3,599.18	\$5,000.00	\$1,400.82	71.98%
625 - Management and Indirect O/Heads Sub Total	\$0.00	\$13,861.97	\$13,861.97	\$42,800.00	\$28,938.03	32.39%
655 - Plant Working						
8701 4.5 Tonne Truck (Plant 925)	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00	0.00%
8705 Truck Replacement (Plant 930)	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00	0.00%
8713 Trailer 13t (New Plant)	\$0.00	\$29,942.00	\$29,942.00	\$30,000.00	\$58.00	99.81%
8716 Ute CSR	\$0.00	\$17,736.24	\$17,736.24	\$20,000.00	\$2,263.76	88.68%

Capital Project Report

2018 Financial Year



02-Oct-2017 03:00:40

	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
8717 Flocon Hotmix Truck (Plant 916) 16/17	\$0.00	\$223,961.41	\$223,961.41	\$230,000.00	\$6,038.59	97.37%
8726 4.5 Tonne Tip Truck (No.975)	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	0.00%
8727 4.5 Tonne Tip Truck (No.978)	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	0.00%
8728 4.5 Tonne Tip Truck (No.977)	\$0.00	\$0.00	\$0.00	\$45,000.00	\$45,000.00	0.00%
8732 Reel Mower (New Plant)	\$0.00	\$22,727.27	\$22,727.27	\$25,000.00	\$2,272.73	90.91%
8733 Tractor Replacement (Plant 800)	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
8738 Dual Cab Ute (No.212)	\$0.00	\$26,536.42	\$26,536.42	\$29,000.00	\$2,463.58	91.50%
655 - Plant Working Sub Total	\$0.00	\$320,903.34	\$320,903.34	\$609,000.00	\$288,096.66	52.69%
675 - Other Unallocated Transactions						
8707 Fleet Vehicle Purchases	\$0.00	-\$10,454.55	-\$10,454.55	\$86,000.00	\$96,454.55	-12.16%
675 - Other Unallocated Transactions Sub Total	\$0.00	-\$10,454.55	-\$10,454.55	\$86,000.00	\$96,454.55	-12.16%
600 - Unallocated and Unclassified Sub Total	\$0.00	\$324,310.76	\$324,310.76	\$737,800.00	\$413,489.24	43.96%
Total Capital Project Expenditure	\$2,802,091.47	\$1,805,064.81	\$4,607,156.28	\$19,829,799.00	\$15,222,642.72	23.23%

Capital Resealing Report

2018 Financial Year



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	<i>Actual Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
3885 Union Bridge Rd - Mole Creek	\$1,300.39	\$0.00	-\$1,300.39	0.00%
5800 Bay View Drive - Blackstone Heights	\$721.55	\$0.00	-\$721.55	0.00%
5801 Baker Ct - Blackstone Heights	\$122.81	\$0.00	-\$122.81	0.00%
5899 Mace St - Prospect Vale	\$936.47	\$0.00	-\$936.47	0.00%
5904 Lola Ct - Prospect Vale	\$122.81	\$0.00	-\$122.81	0.00%
5972 Lonsdale Prom - Westbury	\$2,644.71	\$2,600.00	-\$44.71	101.72%
6299 Reseals General Budget Allocation	\$0.00	\$1,195,000.00	\$1,195,000.00	0.00%
Capital Resealing Projects - Grand Total	\$5,848.74	\$1,197,600.00	\$1,191,751.26	0.49%

Capital Graveling Report

2018 Financial Year

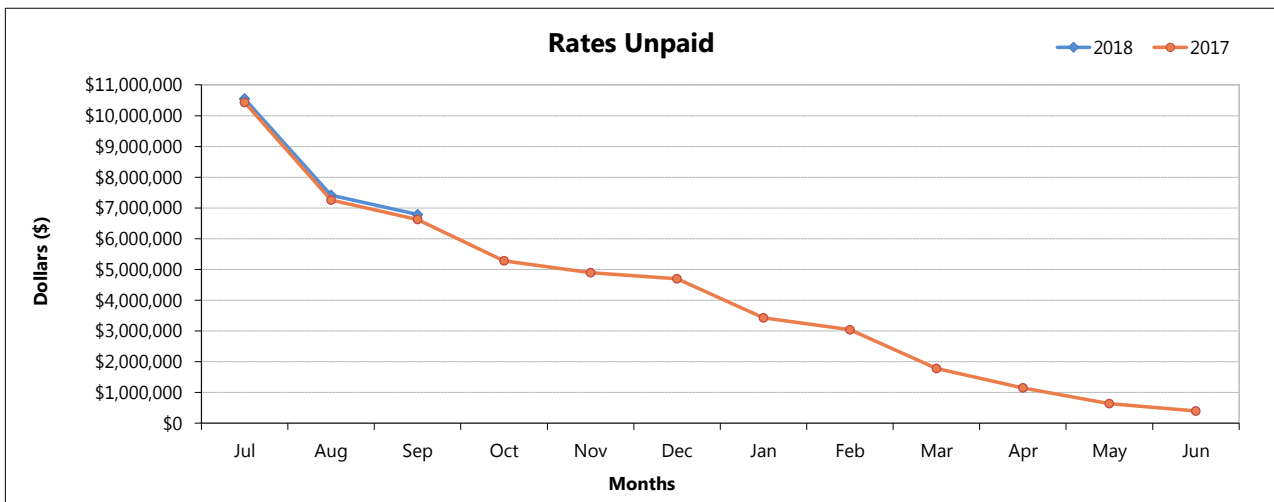


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	<i>Actual Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5670 Avenue - Parkham	\$234.33	\$0.00	-\$234.33	0.00%
5799 Gravel Resheeting General Budget Alloc	\$0.00	\$200,000.00	\$200,000.00	0.00%
Capital Graveling Expenditure Total	\$234.33	\$200,000.00	\$199,765.67	0.12%

Meander Valley Rates Report as at 30/09/2017

	2018	2017
Rate Balance Carried Forward from previous Year	\$ 395,556	\$ 353,305
2017/18 Rates Raised	\$ 11,815,853	\$ 11,400,078
Interest	\$ 6,771	\$ 6,800
Rates Adjustments	\$ 33,324	\$ 4,645
Payments Received	-\$ 5,467,500	-\$ 5,140,698
Rates Control Account Balance	\$ 6,784,006	\$ 6,624,130
% of Rates Unpaid	55.52%	56.33%

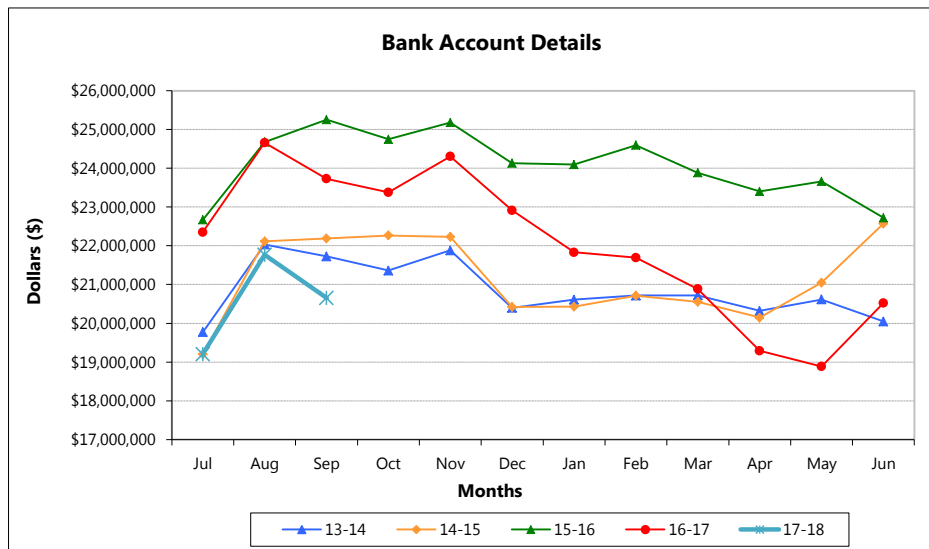


Meander Valley Council Cash Reconciliation as at 30-September-2017

	2017-18	2016-17
Balance Carried Forward from previous Year	\$ 20,521,466	\$ 22,723,207
Add Deposits	\$ 7,284,803	\$ 7,525,862
Less Payments	-\$ 7,153,634	-\$ 6,519,462
Balance as per Bank Account	\$ 20,652,636	\$ 23,729,606

Made up of:	Amount	Interest Rate
Cash at Bank	404,889	0.75%
Bankwest at Call Account	2,000,000	1.75%
Commonwealth Bank Investments	100	0.70%
Commonwealth Bank Term Deposits	2,000,000	2.72%
National Bank	1,849,827	2.50-2.75%
Bendigo Bank	4,264,700	2.60-2.70%
Bank of Queensland	1,000,000	2.75%
Defence Bank	1,000,000	2.75%
MyState Financial	4,133,119	2.70-2.75%
Bank of Sydney	2,000,000	2.45-2.50%
Bankwest	1,000,000	2.35%
B & E Ltd	1,000,000	2.85%
	\$ 20,652,636	

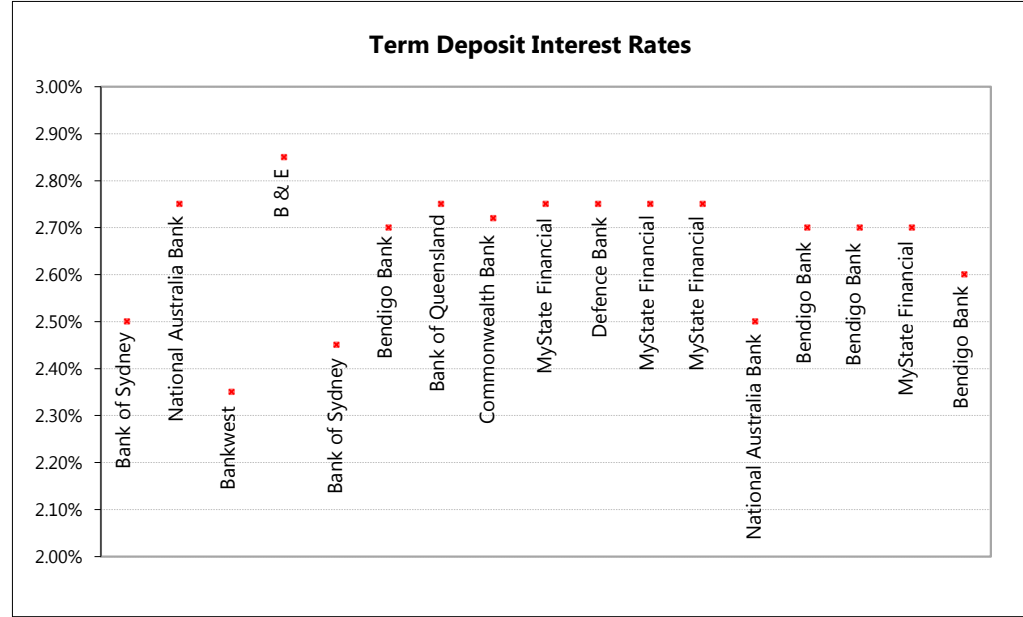
Less expenditure commitments:	
2018 Operating expenditure outstanding	-11,308,989
2018 Capital expenditure outstanding	-16,614,160
Add assets:	
2018 Operating income outstanding	8,124,979
2018 Rate debtors outstanding	6,784,006
Estimated Commonwealth Flood Reimbursement	2,419,500
Part 5 agreement amounts receivable	1,296,618
2017 Loans receivable	3,600,000
Less liabilities:	
2017 Audited tip rehabilitation	-3,445,079
2017 Audited employee leave provisions	-1,306,364
2017 Audited loans payable	-3,600,000
Adjusted Cash Balance	\$ 6,603,147



Date: 30-September-2017

Institution	Deposit	Rate %	Entered	Due
Bank of Sydney	1,000,000	2.50%	12/07/2017	10/10/2017
National Australia Bank	1,015,793	2.75%	29/10/2016	29/10/2017
Bankwest	1,000,000	2.35%	29/08/2017	27/11/2017
B & E	1,000,000	2.85%	7/12/2016	7/12/2017
Bank of Sydney	1,000,000	2.45%	14/09/2017	13/12/2017
Bendigo Bank	1,237,200	2.70%	16/12/2016	15/12/2017
Bank of Queensland	1,000,000	2.75%	4/01/2017	4/01/2018
Commonwealth Bank	2,000,000	2.72%	16/01/2017	16/01/2018
MyState Financial	1,000,000	2.75%	2/03/2017	2/03/2018
Defence Bank	1,000,000	2.75%	8/04/2017	8/04/2018
MyState Financial	1,000,000	2.75%	12/06/2017	12/06/2018
MyState Financial	1,000,000	2.75%	15/06/2017	15/06/2018
National Australia Bank	834,034	2.50%	28/09/2017	25/06/2018
Bendigo Bank	1,000,000	2.70%	12/07/2017	12/07/2018
Bendigo Bank	1,000,000	2.70%	18/07/2017	18/07/2018
MyState Financial	1,133,119	2.70%	28/08/2017	28/08/2018
Bendigo Bank	1,027,500	2.60%	14/09/2017	14/09/2018

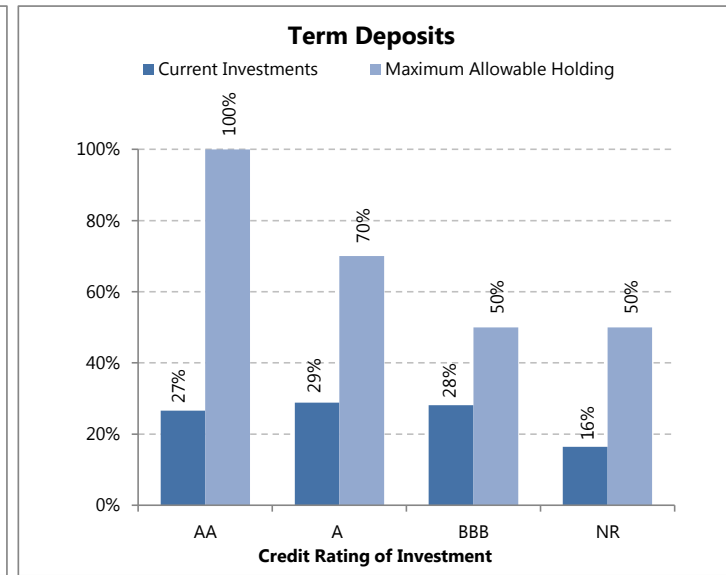
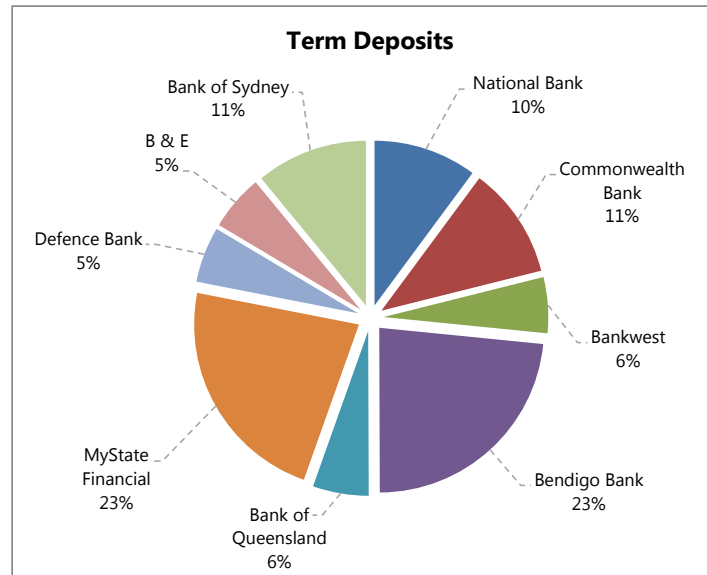
18,247,647



Average Interest Rate 2.66%

Term Deposits with institutions

Institution	Credit Rating	Amount
National Bank	AA	1,849,827
Commonwealth Bank	AA	2,000,000
Bankwest	AA	1,000,000
Bendigo Bank	A	4,264,700
Bank of Queensland	A	1,000,000
MyState Financial	BBB	4,133,119
Defence Bank	BBB	1,000,000
B & E	NR	1,000,000
Bank of Sydney	NR	2,000,000
Total		\$ 18,247,647



CORP 2 AUDIT REPORT - 2017 FINANCIAL YEAR

1) Introduction

The purpose of this report is for Council to receive the Delegate of the Auditor-General's independent audit report for the 2017 financial report.

2) Background

Council's financial report was prepared and submitted to the Tasmanian Audit Office on 14 August 2017.

A copy of the Audit report is attached along with the following statements:

- Statement of Comprehensive Income
- Statement of Financial Position
- Statement of Changes in Equity
- Statement of Cash Flows

These are the major statements from the financial report that will appear in Council's annual report for presentation at the Annual General Meeting.

3) Strategic/Annual Plan Conformance

The Annual Plan requires that the annual statutory accounts are produced in the September 2017 quarter.

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

- Future direction (5): Innovative leadership and community governance

4) Policy Implications

Not applicable.

5) Statutory Requirements

Section 84 (Financial statements) of the Local Government Act 1993 applies.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Council's Annual General Meeting provides the opportunity for community comment on the Financial Report.

9) Financial Impact

Not applicable.

10) Alternative Options

Not applicable.

11) Officers Comments

The Tasmanian Audit Office has found that Council's financial report presents fairly in accordance with the Local Government Act 1993 and Australian Accounting Standards.

The operating activities for the 2017 financial year resulted in a net profit of \$6,529,006 however after removing capital, non-recurrent items and the prepaid Financial Assistance Grant for 2018 (50%) the underlying surplus was \$1,489,086. Council's net assets at 30 June 2017 were \$283,552,357.

A full overview of Councils financial performance will be provided with the Financial Report published in the 2017 Annual Report.

AUTHOR: Justin Marshall
SENIOR ACCOUNTANT

12) Recommendation

It is recommended that Council receive the Delegate of the Auditor-General's independent audit report on the 2017 Financial Report.

DECISION:

Independent Auditor's Report

To the Councillors of Meander Valley Council

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of Meander Valley Council (Council), which comprises the statement of financial position as at 30 June 2017 and statements of comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, other explanatory notes and the General Manager's statement.

In my opinion the accompanying financial report:

- (a) presents fairly, in all material respects, Council's financial position as at 30 June 2017 and of its financial performance and its cash flows for the year then ended
- (b) is in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of Council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

...1 of 3

My audit responsibility does not extend to the budget figures included in the statement of comprehensive income and the asset renewal funding ratio disclosed in note 43 to the financial report and accordingly, I express no opinion on them. Furthermore, I express no opinion on the General Manager's determination that Council did not have any Significant Business Activities for inclusion in the financial report as required by Section 84(2)(da) of the *Local Government Act 1993*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of the General Manager for the Financial Report

The General Manager is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the *Local Government Act 1993* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the General Manager is responsible for assessing Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Council is to be dissolved by an Act of Parliament or the Councillors intend to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Manager.

...2 of 3

- Conclude on the appropriateness of the General Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause Council to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the General Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



Ric De Santi
Deputy Auditor-General
Delegate of the Auditor-General

Tasmanian Audit Office

28 September 2017
Hobart

...3 of 3



Statement of Comprehensive Income

	Notes	Budget 2017 \$	Actual 2017 \$	Actual 2016 \$
INCOME FROM CONTINUING OPERATIONS				
Recurrent Income				
Rates and Charges		11,293,500	11,498,671	11,027,010
Interest	3	907,300	944,238	1,079,620
Reimbursements and Contributions Monetary Assets		241,000	462,592	400,376
User Fees and Charges		1,101,700	1,291,955	1,268,189
Operational Grants	4	4,287,000	6,409,514	2,243,771
Investment Revenue from Water Corporation		834,000	834,000	834,001
		<u>18,664,500</u>	<u>21,440,970</u>	<u>16,852,967</u>
Capital & Non-Recurrent Income				
Capital Grants	4	2,673,500	2,315,232	2,298,434
Subdivision Assets Taken Over		250,000	411,860	10,516
Contributions Non-Monetary Assets		-	678,167	52,500
Insurance Claim Natural Disaster Affected Assets		-	226,772	-
Construction Contracts	11	-	-	106,102
Initial Recognition of Land Under Road Assets	44	-	-	26,099,977
		<u>2,923,500</u>	<u>3,632,031</u>	<u>28,567,529</u>
TOTAL INCOME FROM CONTINUING OPERATIONS		21,588,000	25,073,001	45,420,496
EXPENSES FROM CONTINUING OPERATIONS				
Recurrent Expenditure				
Employee Costs	5	6,585,700	6,252,426	6,286,384
Materials and Contracts	6	6,795,100	6,115,274	6,850,545
Depreciation and Amortisation	7	4,961,000	4,722,970	4,884,407
Finance Costs	8	271,300	236,495	270,535
Other Expenses	9	145,000	137,638	135,082
Loss on Disposal of Assets	10	100,000	371,413	21,956
		<u>18,858,100</u>	<u>17,836,216</u>	<u>18,448,909</u>
Capital & Non-Recurrent Expenditure				
Redundancy Program	5	-	205,648	-
Disaster Recovery Remediation Costs		-	417,651	-
Derecognition of Flood Affected Assets	10	-	84,480	384,825
Construction Contracts	11	-	-	106,102
		<u>-</u>	<u>707,779</u>	<u>490,927</u>
TOTAL EXPENSES FROM CONTINUING OPERATIONS		18,858,100	18,543,995	18,939,836
OPERATING RESULT FROM CONTINUING OPERATIONS	2(a)	2,729,900	6,529,006	26,480,660
OPERATING RESULT FROM DISCONTINUED OPERATIONS		-	-	-
NET OPERATING RESULT FOR THE YEAR		2,729,900	6,529,006	26,480,660



Statement of Financial Position

	Notes	Actual 2017 \$	Actual 2016 \$
CURRENT ASSETS			
Cash and Cash Equivalents	12	10,530,013	9,687,955
Trade and Other Receivables	13	911,753	732,950
Financial Assets	14	10,253,013	13,270,281
Other	15	309,397	268,812
Total Current Assets	2(b)	22,004,176	23,959,998
NON-CURRENT ASSETS			
Investment in Water Corporation	18	47,868,292	47,556,302
Loans and Other Receivables	19	5,036,500	5,411,210
Work in Progress	20	2,804,736	917,271
Land	21	7,792,489	7,245,430
Land Under Roads	22	26,119,018	26,099,977
Land Improvements	23	6,517,400	5,065,122
Buildings	24	18,651,178	17,008,212
Roads and Streets	25	113,055,378	110,997,147
Bridges	26	21,879,435	19,668,302
Stormwater	27	19,393,632	17,409,321
Plant and Equipment	28	2,977,094	2,509,257
Heritage	29	20,329	20,609
Intangible	30	64,872	93,199
Valuations	31	59,172	88,717
Total Non-Current Assets	2(b)	272,239,525	260,090,076
TOTAL ASSETS		294,243,701	284,050,074
CURRENT LIABILITIES			
Trade and Other Payables	16	2,103,077	1,609,246
Provisions	17	1,306,364	1,428,144
Total Current Liabilities		3,409,441	3,037,390
NON-CURRENT LIABILITIES			
Borrowings	33	3,600,000	3,600,000
Provisions	34	3,681,903	2,823,396
Total Non-Current Liabilities		7,281,903	6,423,396
TOTAL LIABILITIES		10,691,344	9,460,786
NET ASSETS		283,552,357	274,589,286
EQUITY			
Accumulated Surplus		202,029,331	195,500,325
Reserves	35	81,523,026	79,088,961
TOTAL EQUITY		283,552,357	274,589,286



Statement of Changes in Equity

2017	Notes	Total	Accumulated	Asset	Fair Value
		2017	Surplus	Revaluation Reserves	Reserve
		\$	\$	\$	\$
Balance at beginning of the financial year		274,589,286	195,500,325	83,219,734	(4,130,773)
Surplus/(Deficit) for the year		6,529,006	6,529,006	-	-
Other Comprehensive Income:					
Fair Value adjustment to Investment in Water Corp.	18	311,990	-	-	311,990
Net asset revaluation increment/(decrement)	35	2,122,075	-	2,122,075	-
Balance at the end of the financial year		283,552,357	202,029,331	85,341,809	(3,818,783)

2016	Notes	Total	Accumulated	Asset	Fair Value
		2016	Surplus	Revaluation Reserves	Reserve
		\$	\$	\$	\$
Balance at beginning of the financial year		240,224,706	169,019,665	76,131,765	(4,926,724)
Surplus/(Deficit) for the year		26,480,660	26,480,660	-	-
Other Comprehensive Income:					
Fair Value adjustment to Investment in Water Corp.	18	795,951	-	-	795,951
Net asset revaluation increment/(decrement)	35	7,087,969	-	7,087,969	-
Balance at the end of the financial year		274,589,286	195,500,325	83,219,734	(4,130,773)



MEANDER VALLEY COUNCIL

YEAR ENDED 30 JUNE 2017

Statement of Cash Flows

	Notes	Actual 2017 \$ Inflows (Outflows)	Actual 2016 \$ Inflows (Outflows)
Cash Flows from Operating Activities			
Receipts			
Rates and Charges		11,419,886	11,076,604
Interest		873,970	937,538
Reimbursements and Contributions		462,592	400,376
User Fees and Charges		1,383,982	1,396,449
Operational Grants		6,409,514	2,243,771
Distributions from Water Corporation		834,000	834,001
Refunds from Australian Tax Office		1,449,259	923,856
		22,833,203	17,812,595
Payments			
Employee Costs		(6,495,884)	(6,136,376)
Materials and Contracts		(7,539,262)	(7,402,866)
Other Expenses		(137,638)	(135,082)
		(14,172,784)	(13,674,324)
Net cash provided by Operating Activities	39	8,660,419	4,138,271
Cash Flows from Investing Activities			
Proceeds from			
Sale of Property, Plant and Equipment		215,965	94,384
Insurance Claim Natural Disaster Affected Assets		226,772	-
Loaned Funds Repayments		469,589	-
Capital Grants		2,315,232	2,298,434
Investments		3,017,268	(2,058,759)
		6,244,826	334,059
Payments for			
Property, Plant and Equipment		(13,645,536)	(6,302,518)
Disaster Recovery Remediation Costs		(417,651)	-
Loaned Funds		-	(106,102)
		(14,063,187)	(6,408,620)
Net cash used in Investing Activities		(7,818,361)	(6,074,561)
Net Increase/(Decrease) in cash held		842,058	(1,936,290)
Cash at the beginning of the year		9,687,955	11,624,245
Cash and Cash Equivalents at end of the financial year	12	10,530,013	9,687,955

INFRA 1 UPGRADE OF AFL AND SOCCER SPORTS LIGHTING, PROSPECT VALE PARK

1) Introduction

The purpose of this report is for Council to approve a new capital works project to upgrade ground lighting on the football ground and soccer ground at Prospect Vale Park to 200 lux. The project will involve acceptance of two grants obtained by the Prospect Hawks Junior Football Club.

2) Background

In 2012 Council adopted a Development Plan (Plan) for Prospect Vale Park (PVP) in conjunction with the users and community. The Plan identified to either renew the football lighting to 50 lux or upgrade the lighting to 100 lux, following the recommendations of the Lighting Master Plan. The AFL lighting upgrade was identified for the medium term, being identified as 7 – 12 years from the date of adoption of the Plan in October 2012.

The adopted Plan identified to either renew the lighting to 50 lux (recreational level training) or upgrade to 100 lux (amateur recreational level club competition and match practice). Reviewing the AFL Preferred Facility Guidelines it recommends that if an organisation is upgrading the sports lighting they should consider providing a minimum of 150 lux to future proof the facility and take into account contemporary spectator requirements. 200 lux is the recommended lighting level for State League night competition games. By upgrading the football ground to 200 lux Council would be future proofing the facility for junior and women's teams and league advancement for the senior AFL team. In addition, it would enable the possibility for clubs to host night games.

The PVP Junior AFL Club have been offered a grant of \$113,000 from the State Government for the upgrade of the football lighting. In addition to the above grant the club have been offered a grant of \$73,900 from AFL Facilities Development Reserve (FDR). This results in a potential combined total of \$186,900 (excluding GST).

Council officers recently engaged a consultant to undertake light level testing on the football ground. The results varied from 12 – 134 lux resulting in an average below the recommended 50 lux. The original design was to provide for 50 lux.

The report noted several reasons for these results:

- Lamp depreciation (deterioration resulting in reduction in light output);
- Luminaire on Pole 1 not working;

- The ground has been lengthened; and
- The alignment and aiming angles of the luminaires on the poles are not correct. In most instances, there is no luminaire aiming towards the goal square.

It is reasonable to conclude that if the above items were addressed this would not bring the level of lighting on the football ground up to the minimum 50 lux for training activities.

The Junior AFL Club has an expectation that Council will deliver the project by the commencement of the 2018 season (April 2018), as detailed in both grant submissions.



Image 1: Showing the location of the football and soccer grounds and extents of 2013 sport lighting upgrade at Prospect Vale Park.

Council undertook the upgrade of lighting in 2013 on all grounds excluding the football ground and half of the soccer ground located to the west of the club rooms. It would be advisable to complete the upgrade to the soccer ground in conjunction with the proposed football lighting project due to economies of scale, which would then complete all sports lighting projects identified in the Plan.

The proposed football lighting project requires both planning and building permits prior to commencement of construction.

3) Strategic/Annual Plan Conformance

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

- Future direction (4) – A healthy and safe community
- Future direction (6) – Planned infrastructure services

4) Policy Implications

Policy Number 60 – Asset Management

5) Statutory Requirements

This project requires approval under both the Land Use Planning Approvals Act and Building Act 2016.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Council has been in discussions with the Junior AFL Club following the offer of the two grants.

9) Financial Impact

Upgrading the football ground lights to 200 lux and completing the soccer ground lighting to 200 lux is based on a contribution of grant funds obtained by the Junior AFL Club with Council funding all remaining capital expenditure.

As the project is proposed to be completed earlier than outlined in Council's forecasts a write-off expense on current infrastructure will be incurred as an operating expense.

Description	Estimated Cost	Current Asset Value	Estimated Write-off
Upgrade AFL Ground to 200 lux	\$223,000	\$55,000	\$55,000
Complete Soccer Ground upgrade to 200 lux	\$25,000	\$0	\$0
Design costs	\$25,000		
Project management costs	\$36,000		
Contingency (10%)	\$30,000		
Project Total	\$339,000		\$55,000
Grant funding total	\$186,900		
Project budget shortfall	\$152,100		\$55,000

When considering the whole of life costs the new and upgraded assets will increase the operating cost (depreciation, operations and maintenance) to Council in future financial years. There will an increase in the annual maintenance expenditure of the lamps in addition to the depreciation in the table below. It is noted that the additional electricity costs will be incurred by the user groups.

Asset	Design Life	Depreciation (per year)
Towers and footings	30 years	\$4,800
Lamps	8 years	\$18,000
Power Cables	40 years	\$2,200
Estimated depreciation		\$25,000
Estimated current depreciation		-\$13,750
Estimated increase in annual depreciation costs		\$11,250

10) Alternative Options

Council can elect to not approve the recommendation and consider the project in a future capital works plan.

11) Officers Comments

The Plan identified the football lighting upgrade for the medium term, being within 7 – 12 years from the date of endorsement of the Plan in October 2012. The existing football lighting assets are scheduled for expiry in 2021 which places the renewal/upgrade of the football lights in year eight of the 20 year Plan. By scheduling to undertake the renewal and upgrade of the football lighting within this financial year Council are bringing the project forward with an associated write-off cost of \$55,000.

Council's additional contribution can be accommodated by reallocating funds from an existing Capital Works Budget. Council currently sets aside an amount

each year to action the PVP Development Plan in accordance with Council's decision in 2012. The current balance of the Plan budget is \$277,000. The budget reallocation can achieve the estimated cost of \$339,000 as follows:

Project	Current Budget	Proposed Reallocation	Proposed Budget
Project 7671: PVP Development Plan	\$277,000	-\$152,100	\$124,900

New Project: PVP Lighting Upgrade	\$0	\$152,100	\$152,100
Grant funds advised by Junior AFL Club			\$186,900
Project total			\$339,000

Council capital works commitment change	\$0
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Council officers are requesting Councillors to confirm a budget of \$339,000 for the design and construction of the football and soccer sports lighting upgrade to 200 lux. This includes the grants sought by the Junior AFL Club with the AFL FDR and State Government totalling \$186,900. Council will fund the project shortfall costs of \$152,100 through the budget reallocation.

AUTHOR: Natasha Szczyglowska
TECHNICAL OFFICER – COMMUNITY SPACES

12) Recommendation

It is recommended that Council:

- 1. Approve the new capital works project to upgrade ground lighting on the football ground and soccer ground at Prospect Vale Park to 200 lux, with the condition that prior to acceptance of a tender contract agreements are entered into for Council to receive the two grants offered or all grant funding is paid to Council***
- 2. Approve the budget reallocation of \$152,100 from project 7671 PVP Development Plan to the new project PVP Lighting Upgrade***

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 12 September, 2017.

GOV 4 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

GOV 5 MOTION TO RESCIND DECISION

(Reference Part 2 Regulation 15(2)(d) 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

.....
MICHAEL KELLY (ACTING (MAYOR)