



Meander Valley Council

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

ORDINARY MINUTES

COUNCIL MEETING

Tuesday 13 June 2017

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Minutes of the Ordinary Meeting of the Meander Valley Council held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 13 June 2017 at 1.33pm.

PRESENT: Mayor Craig Perkins, Deputy-Mayor Michael Kelly, Councillors Andrew Connor, Tanya King, Ian Mackenzie, Bob Richardson, Rodney Synfield, John Temple and Deborah White.

APOLOGIES: Nil

IN ATTENDANCE: Martin Gill, General Manager
Merrilyn Young, Executive Assistant
Jonathan Harmey, Director Corporate Services
Matthew Millwood, Director Works
Dino De Paoli, Director Infrastructure Services
Lynette While, Director Community & Development Services
Justin Simons, Town Planner
Natasha Whiteley, Town Planner
Krista Palfreyman, Development Services Coordinator
Justin Marshall, Senior Accountant

112/2017 CONFIRMATION OF MINUTES:

Councillor Connor moved and Councillor Richardson seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 9 May, 2017, be received and confirmed.”***

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

113/2017 COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

| Date : | Items discussed: |
|-------------|--|
| 23 May 2017 | <ul style="list-style-type: none">• 2017/18 Operating Budget & Long Term Financial Plan Discussion• 2017-2018 Annual Plan |

114/2017 ANNOUNCEMENTS BY THE MAYOR:

Wednesday 10 May 2017

Phil Edmondson, Primary Health Tasmania

Thursday 11 May 2017

TasWater Owners representative Meeting

LGAT Special General meeting

Friday 12 May 2017

National Volunteer week Community lunch (Deloraine)

Tuesday 23 May 2017

Citizenship Ceremony (Westbury)

Council Workshop

Tuesday 30 May 2017

Preventative Health Workshop (Campbelltown)

Deloraine and Districts Recreation Precinct Workshop (Westbury)

Friday 2 June 2017

TasNetworks/ NTDC Valley Central meeting (Launceston)

Friday 9 June 2017

Meeting with Ross Hart MHR

115/2017 DECLARATIONS OF INTEREST:

Nil

116/2017 TABLING OF PETITIONS:

Nil

117/2017 PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – MAY 2017

1.1 Gayl Mansell

Will Council administration be transparent and accountable to the public/community and all persons who have lodged written objections in particular, regarding any further documents and meetings with the applicant, after today's meeting?

Response by Martin Gill, General Manager

If Council receives or creates any further documents in relation to the current application they will be placed on the open planning permit application file which is available for public viewing at the Council offices.

Interested parties can contact Council at any time with questions about open planning permit applications files.

Under the Freedom of Information Act will objectors who have provided written submissions to this application receive paper copies of all and any further dealings between the applicant and Meander Valley Council regarding PA\17\0062 in a timely manner?

Response by Martin Gill, General Manager

Any member of the public can lodge a request for information under the Right to Information Act 2009.

Information about lodging a request and the timeframes for response can be found at Councils website: -

<http://www.meander.tas.gov.au/page.aspx?u=485>

2. PUBLIC QUESTIONS WITH NOTICE – JUNE 2017

Nil

3. QUESTIONS WITHOUT NOTICE – JUNE 2017

Nil

118/2017 COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – MAY 2017

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – JUNE 2017

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JUNE 2017

3.1 Cr Deborah White

- (a) Councillors recently forwarded feedback from the community regarding the operation of the tip at Deloraine. Could the General Manager give us an update on where this matter stands?

Response by Dino De Paoli, Director Infrastructure Services

Council officers will soon be holding a 12 month contract review with the operator to discuss performance. The Director Infrastructure Services will contact Councillors to confirm some of the key issues raised and opportunities for improvement that can be discussed with the operator.

- (b) The Cultural Trail Mosaic Wall along the riverbank at Deloraine is not able to be completed due to the deferral of Council's decision re the walkway. Can the General Manager describe how this might be resolved so that the Trail can be completed.

Response by Matthew Millwood, Director Works

The scope of this project has been reassessed to provide a stair installation only at this location on the Deloraine riverbank. The consultant has been requested to revise the initial concept design and cost estimate to reflect this change. It is trusted that updated information will be available to Council Officers to discuss and seek direction from Councillors at the June 2017 Council Workshop.

3.2 Cr Bob Richardson

- (a) A recent decision by RMPAT found against Meander Valley Council; in particular, MVC had incorrectly classified the development application related to Meander School.

Who is responsible for that incorrect classification – was it from within Council staff or was it a consultant?

Response by Martin Gill, General Manager

The categorisation was considered and recommended by Council's Senior Strategic Planner and the Planning Consultant who undertook the assessment and reviewed by Council's Solicitor.

(b) Can Councillors please have copies of the RMPAT decision?

Response by Martin Gill, General Manager

Yes they can.

(c) In the recent State Budget, a significant contribution was announced for replacement of a swimming pool at Oatlands, a population centre with about ¼ of that of Westbury. Is Council aware of that?

Response by Martin Gill, General Manager

Yes Council is

(d) On Sunday, last, I drove to St Mary's. I passed through Avoca, Fingal and St Mary's. I noted that most, if not all, of the streets were kerbed and guttered, and most streets had concrete footpaths. Two of the three population centres have schools and swimming pools and.....
The population centres have about 200, 200 and 500 people.
Why has Hadspen, a much larger centre, not been provided with a school? Why does not Hadspen and Westbury not have pools. Are these not reasonable questions to ask?

Question taken on Notice

3.3 Deputy-Mayor Michael Kelly

Could the Mayor on behalf of Council send a letter to the Deloraine Junior Basketball Club congratulating the Club, parents and children on their tremendous effort over this past weekend for their participation in the Basketball Tasmania Launceston Classics Tournament?

This tournament consisted of 115 teams entered from all over the State, over 240 games were played across 4 venues – Elphin Sports Centre, Silverdome, St Patricks College and the Deloraine Community Complex.

Deloraine Junior Basketball Club entered 14 teams into this competition, they were the second biggest entry, with 1 Club entering 15 teams.

Deloraine entered teams in every age group for both boys and girls consisting of –
Boys – 1 x U18 – 2 x U16 – 2 x U14 – 2 x U12 - 1 x U10
Girls – 1 x U17 – 1 x U16 – 1 x U14 – 1 x U12 – 2 x U10

I note on Basketball Tasmania's Facebook page that they have said the following –

"Deloraine has really supported this event with their teams and it's only fair to ward them with some games there" also "...travel 30 minutes to a great gym".

Response by Mayor Craig Perkins

Yes I can

119/2017 DEPUTATIONS BY MEMBERS OF THE PUBLIC

Nil

120/2017 NOTICE OF MOTIONS BY COUNCILLORS

127/2017 STATE REGISTER FOR DECLARED DANGEROUS DOGS - CR BOB RICHARDSON

128/2017 ACCESSIBILITY OF COUNCIL MEETINGS – CR ANDREW CONNOR

121/2017 23A BORDIN STREET, PROSPECT VALE - MULTIPLE DWELLINGS (4 UNITS)

The Mayor invited Paul Spencer to address Council regarding this item.

1) Introduction

This report considers application PA\17\0131 for Multiple Dwellings (4 Units) on land located at 23A Bordin Street, Prospect Vale (CT: 159187/121).

2) Recommendation

That the application for Use and Development for Multiple Dwellings (4 Units) on land located at 23A Bordin Street, Prospect Vale (CT: 159187/121) by P Spencer, requiring the following discretions:

- Clause 10.4.2 - Setbacks and building envelope for all dwellings
- Clause 10.4.4 - Sunlight and overshadowing for all dwellings
- Clause 10.4.6 - Privacy for all dwellings
- Clause E3.6.1 - Development on Land Subject to Risk of Landslip
- Clause E6.7.1 - Construction of Car Parking Spaces and Access Strips
- Clause E6.7.2 - Design and Layout of Car Parking

be APPROVED, generally in accordance with the endorsed plans:

a) Adorn Drafting; Drawing 419 Sheets 1-21.

and subject to the following conditions:

- 1. Prior to the commencement of works, amended plans are to be submitted to the satisfaction of Council's Town Planner showing:**
 - a) The deck of unit 2 be removed or reduced in width to maintain a setback of 3 metres to the north-eastern boundary.**
 - b) The private open space area for unit 2 located in the northern corner of the lot and formed as a usable space.**
 - c) That part of the deck for Unit 1 with a finished floor level more than 1 metre above natural ground level, be treated along the north-eastern side with a permanently fixed screen to a height of at least 1.7m above the finished floor level with a uniform transparency of no more than 25%; or otherwise designed to minimise overlooking;**

- d) **The south-eastern window in Bedroom 2 of Units 1 and 2 be screened, removed or replaced with a highlight window with a sill height of 1.7 metres above finished floor level to minimise direct views.**
 - e) **The garden area to the north-west of the windows in the living room of Unit 4 be widened to a minimum width of 2.5 metres.**
- 2. Prior to the commencement of use the following is required:**
- a) **The driveway, manoeuvring and car parking area is to be constructed to an impervious all-weather seal.**
 - b) **The existing driveway crossover be widened to provide a minimum width of 4.5 metres for the first 7 metres from the road carriageway, to the satisfaction of Council's Director Infrastructure Services. Refer to Note 1.**
 - c) **The visitor car parking spaces are clearly identified as visitor parking and delineated, to the satisfaction of Council's Town Planner.**
- 3. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00301-MVC attached).**

Notes:

- 1. Prior to the widening of the vehicle access (e.g. a driveway crossover) separate consent is required by the Road Authority. A Driveway Crossover Application Form is enclosed. All enquiries should be directed to Council's Technical Officer on 6393 5312.**
- 2. The stormwater system designed for the development must incorporate stormwater detention. Approval of the proposed on-site detention by Council's Infrastructure Department will be required prior to the issue of building and plumbing permit approvals. Refer to the separate letter from Council attached to this permit.**
- 3. The Council's Road Authority has advised that roadside garbage and recycling collection for 4 units will not be provided for 23A Bordin Street. Please contact Infrastructure Services on 63935312 to discuss alternative options.**

4. **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**
5. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**
 - a) **Building approval**
 - b) **Plumbing approval**

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

6. 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.
7. 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
8. 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.
9. 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.

10. 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.
11. 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:

Cr Richardson moved and Cr Connor seconded ***“that the application for Use and Development for Multiple Dwellings (4 Units) on land located at 23A Bordin Street, Prospect Vale (CT: 159187/121) by P Spencer, requiring the following discretions:***

- Clause 10.4.2 - Setbacks and building envelope for all dwellings
- Clause 10.4.4 - Sunlight and overshadowing for all dwellings
- Clause 10.4.6 - Privacy for all dwellings
- Clause E3.6.1 - Development on Land Subject to Risk of Landslip
- Clause E6.7.1 - Construction of Car Parking Spaces and Access Strips
- Clause E6.7.2 - Design and Layout of Car Parking

be APPROVED, generally in accordance with the endorsed plans:

- a) Adorn Drafting; Drawing 419 Sheets 1-21.**

and subject to the following conditions:

- 1. Prior to the commencement of works, amended plans are to be submitted to the satisfaction of Council’s Town Planner showing:**

- a) The deck of unit 2 be removed or reduced in width to maintain a setback of 3 metres to the north-eastern boundary.
 - b) The private open space area for unit 2 located in the northern corner of the lot and formed as a usable space.
 - c) That part of the deck for Unit 1 with a finished floor level more than 1 metre above natural ground level, be treated along the north-eastern side with a permanently fixed screen to a height of at least 1.7m above the finished floor level with a uniform transparency of no more than 25%; or otherwise designed to minimise overlooking;
 - d) The south-eastern window in Bedroom 2 of Units 1 and 2 be screened, removed or replaced with a highlight window with a sill height of 1.7 metres above finished floor level to minimise direct views.
 - e) The garden area to the north-west of the windows in the living room of Unit 4 be widened to a minimum width of 2.5 metres.
2. Prior to the commencement of use the following is required:
- a) The driveway, manoeuvring and car parking area is to be constructed to an impervious all-weather seal.
 - b) The existing driveway crossover be widened to provide a minimum width of 4.5 metres for the first 7 metres from the road carriageway, to the satisfaction of Council's Director Infrastructure Services. Refer to Note 1.
 - c) The visitor car parking spaces are clearly identified as visitor parking and delineated, to the satisfaction of Council's Town Planner.
3. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00301-MVC attached).

Notes:

- 1. Prior to the widening of the vehicle access (e.g. a driveway crossover) separate consent is required by the Road Authority. A Driveway Crossover Application Form is enclosed. All enquiries should be directed to Council's Technical Officer on 6393 5312.

2. **The stormwater system designed for the development must incorporate stormwater detention. Approval of the proposed on-site detention by Council's Infrastructure Department will be required prior to the issue of building and plumbing permit approvals. Refer to the separate letter from Council attached to this permit.**
3. **The Council's Road Authority has advised that roadside garbage and recycling collection for 4 units will not be provided for 23A Bordin Street. Please contact Infrastructure Services on 63935312 to discuss alternative options.**
4. **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**
5. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**
 - a) **Building approval**
 - b) **Plumbing approval**

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

6. 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.
7. 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

8. 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.
9. 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.
10. 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.
11. 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.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Perkins, Richardson, Synfield and Temple voting for the motion and Councillors Mackenzie and White voting against the motion.

Comment by Cr Ian Mackenzie

It is not that I am opposed to development, my issues are with –

- 1) site coverage and private open space of existing dwelling in this area
- 2) density of this area
- 3) sunlight and overshadowing for all dwellings specifically existing dwellings
- 4) privacy of existing dwellings
- 5) there is a saying "first I best dressed" where as with this proposal and others within this area – "first in last dressed"
- 6) if setbacks on side boundaries are 1.5 metres and side boundaries 4 metres in General Residential Zone why have rules if we continually give discretions on units/multiple dwellings.

122/2017 228 QUAMBY BROOK ROAD, QUAMBY BROOK **– EXTENSION TO VISITOR ACCOMMODATION**

The Mayor invited Rosalie How, John Salai and Greg Beck to address Council regarding this item.

1) Introduction

This report considers application PA\17\0133 for Visitor Accommodation on land located at 228 Quamby Brook Road, Quamby Brook CT: 16584/1.

2) Recommendation

That the application for Use and Development for Extension to Visitor Accommodation on land located at 228 Quamby Brook Road, Quamby Brook CT 16584/1 by Design to Live, requiring the following discretions:

- 12.2 Discretionary Use
- 12.3.1 Amenity
- E6.7.1 Construction of Car Parking Spaces and Access Strips
- E6.7.2 Design and Layout of Car Parking

be APPROVED, generally in accordance with the endorsed plans:

- a) **Design to Live – Project No: QB288A, Sheets 1-14;**
- b) **Design to Live – Development Description, dated 13 April 2017.**

and subject to the following conditions:

- 1. An onsite manager is to be present at the site whilst in operation.**
- 2. The maximum number of beds provided on site is not to exceed 103, including the site manager.**
- 3. All additional external lighting is to be directed toward the ground and is to be baffled to minimise light spill. External lighting is not to be directed towards adjoining properties and flood lighting is not permitted.**
- 4. A minimum separation distance of 5.2m is to be maintained between the proposed accommodation building and the existing building to the north to allow vehicles to enter and exit the proposed parking spaces.**

5. **The access to the property is to be sign posted with a '10km\h" speed limit sign and a sign indicating shared pavement for pedestrians and vehicles.**

Note:

1. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) **Building approvals**
 - b) **Plumbing approvals****All enquiries should be directed to Council's Permit Authority on 6393 5322.**
2. **Registration as a Food Business under the *Food Act 2003* may be required if food is provided as part of the proposed change of use. Please contact Council's Environmental Health Officer on (03) 6393 5320.**
3. **Registration as a Private Water Supplier under the *Public Health Act 1997* may be required if drinking water is supplied to a premises used for commercial purposes including accommodation. Please contact Council's Environmental Health Officer on (03) 6393 5320.**
4. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
5. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au .
6. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been

- granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.
 8. In accordance with the legislation, all permits issued by the planning authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
 9. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with State and Federal government agencies.

DECISION:

Cr King moved and Cr Richardson seconded ***"that the application for Use and Development for Extension to Visitor Accommodation on land located at 228 Quamby Brook Road, Quamby Brook CT 16584/1 by Design to Live, requiring the following discretions:***

- 12.2 Discretionary Use
- 12.3.1 Amenity
- E6.7.1 Construction of Car Parking Spaces and Access Strips
- E6.7.2 Design and Layout of Car Parking

be APPROVED, generally in accordance with the endorsed plans:

- a) **Design to Live – Project No: QB288A, Sheets 1-14;**
- b) **Design to Live – Development Description, dated 13 April 2017.**

and subject to the following conditions:

- 1. An onsite manager is to be present at the site whilst in operation.**

- 2. The maximum number of beds provided on site is not to exceed 103, including the site manager.**
- 3. All additional external lighting is to be directed toward the ground and is to be baffled to minimise light spill. External lighting is not to be directed towards adjoining properties and flood lighting is not permitted.**
- 4. A minimum separation distance of 5.2m is to be maintained between the proposed accommodation building and the existing building to the north to allow vehicles to enter and exit the proposed parking spaces.**
- 5. The access to the property is to be sign posted with a '10km\h" speed limit sign and a sign indicating shared pavement for pedestrians and vehicles.**

Note:

- 1. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:
 - a) Building approvals**
 - b) Plumbing approvals**All enquiries should be directed to Council's Permit Authority on 6393 5322.**
- 2. Registration as a Food Business under the *Food Act 2003* may be required if food is provided as part of the proposed change of use. Please contact Council's Environmental Health Officer on (03) 6393 5320.**
- 3. Registration as a Private Water Supplier under the *Public Health Act 1997* may be required if drinking water is supplied to a premises used for commercial purposes including accommodation. Please contact Council's Environmental Health Officer on (03) 6393 5320.**
4. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.

5. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au .
6. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.
8. In accordance with the legislation, all permits issued by the planning authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with State and Federal government agencies.

The motion was declared CARRIED with Councillors Connor, King, Perkins, Richardson and White voting for the motion and Councillors Kelly, Mackenzie, Synfield and Temple voting against the motion.

**123/2017 7/318 WIITEENA ROAD, JACKEYS MARSH -
MULTIPLE DWELLING AND OUTBUILDINGS
(X3)**

1) Introduction

This report considers application PA\17\0158 for Multiple Dwelling and Residential Outbuildings (x3) on land located at 7/318 Wiiteena Road, Jackeys Marsh (CT: 157619/7) .

2) Recommendation

That the application for Use and Development for Multiple Dwelling and Residential Outbuildings (x3) on land located at 7/318 Wiiteena Road, Jackeys Marsh (CT: 157619/7) by Designful, requiring the following discretions:

- Existing Non-Conforming Use

be APPROVED, generally in accordance with the endorsed plans:

- a) Designful, Drawing No.: 1608, Sheets: 301 & 302**
- b) Designful, Drawing No.: 1613, Sheets: 303, 304, 305 & 306**
- c) Environmental Service and Design, On-Site Waste Water and Storm Water Disposal Assessment**

and subject to the following conditions:

- 1. The use of outbuildings is not permitted for human habitation and is limited to residential storage and related residential activities only.**

Note:

- 1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au**
- 2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The**

following additional approvals may be required before construction commences:

- a) Building approval**
- b) Plumbing approval**

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

3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for

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

DECISION:

Cr Connor moved and Cr Richardson seconded ***“that the application for Use and Development for Multiple Dwelling and Residential Outbuildings (x3) on land located at 7/318 Wiiteena Road, Jackeys Marsh (CT: 157619/7) by Designful, requiring the following discretions:***

- Existing Non-Conforming Use

be APPROVED, generally in accordance with the endorsed plans:

- a) Designful, Drawing No.: 1608, Sheets: 301 & 302
- b) Designful, Drawing No.: 1613, Sheets: 303, 304, 305 & 306
- c) Environmental Service and Design, On-Site Waste Water and Storm Water Disposal Assessment

and subject to the following conditions:

- 1. The use of outbuildings is not permitted for human habitation and is limited to residential storage and related residential activities only.**

Note:

- 1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council’s Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au**
- 2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**
 - a) **Building approval**
 - b) **Plumbing approval**

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

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

4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au

5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.

7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

124/2017 4 COOK STREET & 12 TAMIKA TERRACE, HADSPEN - SUBDIVISION

1) Introduction

This report considers application PA\17\0182 for Subdivision (3 lots) on land located at 4 Cook Street, Hadspen CT:102737/1 & 12 Tamika Terrace, Hadspen CT: 168133/36.

2) Recommendation

That the application for Use and Development for Subdivision (3 lots) on land located at 4 Cook Street, Hadspen CT 102737/1 & 12 Tamika Terrace, Hadspen CT 168133/36 by PDA Surveyors obo A Pennington, requiring the following discretions:

- 10.4.15.1 General Suitability
- 10.4.15.2 Lot Area, Building Envelopes and Frontage
- 10.4.15.3 Provision of Services
- 10.4.15.4 Solar Orientation of Lots
- 10.4.15.5 Interaction, Safety and Security
- E4.7.2 Management of Road and Accesses and Junctions

be APPROVED, generally in accordance with the endorsed plans:

- a) PDA Surveyors – Proposed Subdivision - Job Number: L17063-P01;**

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 Lots 2 & 3 must be constructed and sealed in accordance with LGAT standard drawing TSD-RO9-V1 (attached) and to the satisfaction of Council's Director Infrastructure Services (see Note 1).**
- 3. The stormwater from the existing dwelling and outbuilding must be directed to Council's stormwater system in Tamika Terrace, to the satisfaction of Council's Director Infrastructure Services. A stormwater easement is required through Lot 1 in favour of Lot 2.**
- 4. Prior to the commencement of works, design drawings are to be submitted showing:**
 - a) The means of connection to Council's stormwater mains (including location of all easements), to the satisfaction of Council's Director Infrastructure Services.**
 - b) Both sewer and stormwater pipelines within an easement must be located at least 2m from any shared boundary with another title, to the satisfaction of Council's Director Infrastructure Services.**
- 5. Prior to the sealing of the final plan of survey, the following must be completed to the satisfaction of Council:**
 - a) The developer must pay Council \$7,618.00, a sum equivalent to 5% of the unimproved value of the approved lots.**
 - b) Crossovers for Lots 2 & 3 completed (as per Condition 2).**
 - c) All stormwater works completed in accordance with the endorsed stormwater design drawings (as per Condition 3). The "as constructed" documentation for stormwater must be lodged with Council, to the satisfaction of Council's Director of Infrastructure Services.**
- 6. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00524-MVC attached).**

Note:

- 1. Prior to the construction of any vehicle accesses (e.g. a driveway crossover) separate consent is required by the Road Authority. A Driveway Crossover Application Form is enclosed.**

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:

Cr Mackenzie moved and Cr Connor seconded ***“that the application for Use and Development for Subdivision (3 lots) on land located at 4 Cook Street, Hadspen CT 102737/1 & 12 Tamika Terrace, Hadspen CT 168133/36 by PDA Surveyors obo A Pennington, requiring the following discretions:***

- 10.4.15.1 General Suitability
- 10.4.15.2 Lot Area, Building Envelopes and Frontage
- 10.4.15.3 Provision of Services
- 10.4.15.4 Solar Orientation of Lots
- 10.4.15.5 Interaction, Safety and Security
- E4.7.2 Management of Road and Accesses and Junctions

be APPROVED, generally in accordance with the endorsed plans:

- a) PDA Surveyors – Proposed Subdivision - Job Number: L17063-P01;**

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 Lots 2 & 3 must be constructed and sealed in accordance with LGAT standard drawing TSD-RO9-V1 (attached) and to the satisfaction of Council's Director Infrastructure Services (see Note 1).**
- 3. The stormwater from the existing dwelling and outbuilding must be directed to Council's stormwater system in Tamika Terrace, to the satisfaction of Council's Director Infrastructure Services. A stormwater easement is required through Lot 1 in favour of Lot 2.**
- 4. Prior to the commencement of works, design drawings are to be submitted showing:**
 - a) The means of connection to Council's stormwater mains (including location of all easements), to the satisfaction of Council's Director Infrastructure Services.**
 - b) Both sewer and stormwater pipelines within an easement must be located at least 2m from any shared boundary with another title, to the satisfaction of Council's Director Infrastructure Services.**
- 5. Prior to the sealing of the final plan of survey, the following must be completed to the satisfaction of Council:**
 - a) The developer must pay Council \$7,618.00, a sum equivalent to 5% of the unimproved value of the approved lots.**
 - b) Crossovers for Lots 2 & 3 completed (as per Condition 2).**
 - c) All stormwater works completed in accordance with the endorsed stormwater design drawings (as per Condition 3). The "as constructed" documentation for stormwater must be lodged with Council, to the satisfaction of Council's Director of Infrastructure Services.**
- 6. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00524-MVC attached).**

Note:

- 1. Prior to the construction of any vehicle accesses (e.g. a driveway crossover) separate consent is required by the Road Authority. A Driveway Crossover Application Form is enclosed.**

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.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

125/2017 17 CARLWOOD PLACE, PROSPECT VALE **RESIDENTIAL - MULTIPLE DWELLING (2 UNITS)**

1) Introduction

This report considers application PA\17\0184 for Residential - Multiple dwellings (2 Units) on land located at 17 Carlwood Place, Prospect Vale (CT:172720/4).

2) Recommendation

That the application for Residential – Multiple Dwellings (2 units), for land located at 17 Carlwood Place, Prospect Vale (CT: 172720/4), by Douglas Design & Drafting Pty Ltd, requiring the following discretions:

- 10.4.2 Setbacks and building envelope for all dwellings
- 10.4.4 Sunlight and overshadowing for all dwellings
- 10.4.6 Privacy for all dwellings
- E6.7.1 Construction of Car Parking Spaces and Access Strips
- E6.7.2 Design and layout of car parking

be APPROVED, generally in accordance with the endorsed plans:

- a) Douglas Design & Drafting Pty Ltd, drawing number 170306 dated 21 April 2017;**

and subject to the following conditions:

- 1. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00576-MVC attached).**
- 2. The visitor parking space between Unit 1 and Unit 2 as shown on Layout A0.04 drawing number 170306 is to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.**

Note:

- 1. The applicant will be required to provide stormwater detention on site for this development. Please refer to separate correspondence issued by Council's Infrastructure Department.**
- 2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) Building permit**
 - b) Plumbing permit**

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

3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au .
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.
7. In accordance with the legislation, all permits issued by the planning authority are public documents. Members of the public will be able to

view this permit (which includes the endorsed documents) on request, at the Council Office.

8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with State and Federal government agencies.

DECISION:

Cr Connor moved and Cr King seconded ***“that the application for Residential – Multiple Dwellings (2 units), for land located at 17 Carlwood Place, Prospect Vale (CT: 172720/4), by Douglas Design & Drafting Pty Ltd, requiring the following discretions:***

- 10.4.2 Setbacks and building envelope for all dwellings
- 10.4.4 Sunlight and overshadowing for all dwellings
- 10.4.6 Privacy for all dwellings
- E6.7.1 Construction of Car Parking Spaces and Access Strips
- E6.7.2 Design and layout of car parking

be APPROVED, generally in accordance with the endorsed plans:

- a) Douglas Design & Drafting Pty Ltd, drawing number 170306 dated 21 April 2017;**

and subject to the following conditions:

- 1. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00576-MVC attached).**
- 2. The visitor parking space between Unit 1 and Unit 2 as shown on Layout A0.04 drawing number 170306 is to be line marked or otherwise physically delineated to the satisfaction of Council’s Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.**

Note:

- 1. The applicant will be required to provide stormwater detention on site for this development. Please refer to separate correspondence issued by Council's Infrastructure Department.**
- 2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) Building permit**
 - b) Plumbing permit**

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

3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au .
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.
7. In accordance with the legislation, all permits issued by the planning authority are public documents. Members of the public will be able to

view this permit (which includes the endorsed documents) on request, at the Council Office.

8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with State and Federal government agencies.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Perkins, Richardson, Synfield, Temple and White voting for the motion and Councillor Mackenzie voting against the motion.

Comment by Cr Ian Mackenzie

It is not that I am opposed to development, my issues are with –

- 1) site coverage and private open space of existing dwelling in this area
- 2) density of this area
- 3) sunlight and overshadowing for all dwellings specifically existing dwellings
- 4) privacy of existing dwellings
- 5) there is a saying “first I best dressed” where as with this proposal and others within this area – “first in last dressed”
- 6) if setbacks on side boundaries are 1.5 metres and side boundaries 4 metres in General Residential Zone why have rules if we continually give discretions on units/multiple dwellings.

126/2017 13 CARLWOOD PLACE, PROSPECT VALE – RESIDENTIAL MULTIPLE DWELLINGS (2 UNITS)

1) Introduction

This report considers application PA\17\0186 for Residential - Multiple dwellings (2 Units) on land located at 13 Carlwood Place, Prospect Vale (CT:172720/3).

2) Recommendation

That the application for Residential – Multiple Dwellings (2 units), for land located at 13 Carlwood Place, Prospect Vale (CT 172720/3), by Douglas Design & Drafting Pty Ltd, requiring the following discretions:

- 10.4.3 Site coverage and private open space for all dwellings
- 10.4.4 Sunlight and overshadowing for all dwellings
- 10.4.6 Privacy for all dwellings
- E6.7.1 Construction of Car Parking Spaces and Access Strips

be APPROVED, generally in accordance with the endorsed plans:

- a) Douglas Design & Drafting Pty Ltd, drawing number 170305 dated 21 April 2017;**

and subject to the following conditions:

- 1. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00573-MVC attached).**
- 2. The visitor parking space between Unit 1 and Unit 2 as shown on Layout A0.04 drawing number 170305 is to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.**

Note:

- 1. The applicant will be required to provide stormwater detention on site for this development. Please refer to**

separate correspondence issued by Council's Infrastructure Department.

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

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

- 3. This permit takes effect after:**
 - a) The 14 day appeal period expires; or**
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.**
 - c) Any other required approvals under this or any other Act are granted.**
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au .
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.
7. In accordance with the legislation, all permits issued by the planning authority are public documents. Members of the public

will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with State and Federal government agencies.

DECISION:

Cr Connor moved and Cr Richardson seconded ***“that the application for Residential – Multiple Dwellings (2 units), for land located at 13 Carlwood Place, Prospect Vale (CT 172720/3), by Douglas Design & Drafting Pty Ltd, requiring the following discretions:***

- 10.4.3 Site coverage and private open space for all dwellings
- 10.4.4 Sunlight and overshadowing for all dwellings
- 10.4.6 Privacy for all dwellings
- E6.7.1 Construction of Car Parking Spaces and Access Strips

be APPROVED, generally in accordance with the endorsed plans:

- a) **Douglas Design & Drafting Pty Ltd, drawing number 170305 dated 21 April 2017;**

and subject to the following conditions:

- 1. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/00573-MVC attached).**
- 2. The visitor parking space between Unit 1 and Unit 2 as shown on Layout A0.04 drawing number 170305 is to be line marked or otherwise physically delineated to the satisfaction of Council’s Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.**

Note:

- 1. The applicant will be required to provide stormwater detention on site for this development. Please refer to separate correspondence issued by Council's Infrastructure Department.**
- 2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) Building permit**
 - b) Plumbing permit**

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

- 3. This permit takes effect after:**
 - a) The 14 day appeal period expires; or**
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.**
 - c) Any other required approvals under this or any other Act are granted.**
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au .
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.

7. In accordance with the legislation, all permits issued by the planning authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with State and Federal government agencies.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Perkins, Richardson, Synfield, Temple and White voting for the motion and Councillor Mackenzie voting against the motion.

Comment by Cr Ian Mackenzie

It is not that I am opposed to development, my issues are with –

- 1) site coverage and private open space of existing dwelling in this area
- 2) density of this area
- 3) sunlight and overshadowing for all dwellings specifically existing dwellings
- 4) privacy of existing dwellings
- 5) there is a saying “first I best dressed” where as with this proposal and others within this area – “first in last dressed”
- 6) if setbacks on side boundaries are 1.5 metres and side boundaries 4 metres in General Residential Zone why have rules if we continually give discretions on units/multiple dwellings.

127/2017 NOTICE OF MOTION - STATE REGISTER FOR DECLARED DANGEROUS DOGS - CR BOB RICHARDSON

1) Introduction

The purpose of this report is to consider a Notice of Motion from Cr Bob Richardson that Council work with the Local Government Association of Tasmania (LGAT) to develop a State register for dogs that have been declared dangerous under Section 29 of the Dog Control Act 2000.

2) Recommendation (Cr Bob Richardson)

It is recommended that Council write to LGAT seeking assistance in the development of a state register for dangerous dogs.

DECISION:

Cr Richardson moved and Cr Synfield seconded ***“that Council write to LGAT seeking assistance in the development of a state register for dangerous dogs.”***

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

The Council meeting adjourned for afternoon tea at 3.31pm

The Council meeting resumed at 3.45pm

128/2017 NOTICE OF MOTION - ACCESSIBILITY OF COUNCIL MEETINGS – CR ANDREW CONNOR

1) Introduction

The purpose of this report is to consider a Notice of Motion from Cr Andrew Connor that Council make its meetings more accessible to the community through online streaming and recording of proceedings.

2) Recommendation (Cr Andrew Connor)

It is recommended that Council implement live online streaming and recording of Council meetings to improve accessibility through the following:

- 1. Make a live video stream of Council meetings available online.*
- 2. Record audio or audio & video of Council meetings and make these recordings available online soon after meetings.*
- 3. Make electronic content such as presentations and live agendas available as part of any video stream or recording.*
- 4. Make all content accessible on mobile devices.*
- 5. Make video and content available in the Supper Room when it is used as an overflow facility.*
- 6. Allow for live streaming and recording of committee meetings if approved by those committees.*
- 7. Connect the teleconference system to the audio system of the Council Chambers so that remote participants of meetings can clearly hear and be heard.*
- 8. Allow for other methods of remote participation such as Skype or similar online communications systems.*

and

Provide a capital budget of \$30,000 to fund the following works:

- 1. Camera equipment for recording of Council meetings and installation costs at the Westbury Council Chambers.*
- 2. Projector, connectivity and installation of equipment to provide video and content available in the Westbury Supper Room.*
- 3. Device or software to provide ability for users to begin and end live streaming and recording of committee meetings.*
- 4. Investigate the ability of the Shoretel phone system to connect to the audio system in the Westbury Council Chambers.*

5. ***That non-broadcast, trial runs of recordings are conducted initially with full implementation for broadcasting and recording within 6 months of this motion passing.***

DECISION:

Cr Connor moved and Cr White seconded ***“that Council implement live online streaming and recording of Council meetings to improve accessibility through the following:***

1. ***Make a live video stream of Council meetings available online.***
2. ***Record audio or audio & video of Council meetings and make these recordings available online soon after meetings.***
3. ***Make electronic content such as presentations and live agendas available as part of any video stream or recording.***
4. ***Make all content accessible on mobile devices.***
5. ***Make video and content available in the Supper Room when it is used as an overflow facility.***
6. ***Allow for live streaming and recording of committee meetings if approved by those committees.***
7. ***Connect the teleconference system to the audio system of the Council Chambers so that remote participants of meetings can clearly hear and be heard.***
8. ***Allow for other methods of remote participation such as Skype or similar online communications systems.***

and

Provide a capital budget of \$30,000 to fund the following works:

1. ***Camera equipment for recording of Council meetings and installation costs at the Westbury Council Chambers.***
2. ***Projector, connectivity and installation of equipment to provide video and content available in the Westbury Supper Room.***
3. ***Device or software to provide ability for users to begin and end live streaming and recording of committee meetings.***
4. ***Investigate the ability of the Shoretel phone system to connect to the audio system in the Westbury Council Chambers.***
5. ***That non-broadcast, trial runs of recordings are conducted initially with full implementation for broadcasting and recording within 6 months of this motion passing.”***

The motion was declared LOST with Councillors Connor, Mackenzie, Richardson and White voting for the motion and Councillors Kelly, King, Perkins, Synfield and Temple voting against the motion.

129/2017 BRACKNELL WASTEWATER MANAGEMENT

1) Introduction

The purpose of this report is for Council to fund a project to determine the cost estimate of a Bracknell sewerage scheme design for TasWater to consider.

2) Recommendation

It is recommended that Council resolves to:

- 1. Work with TasWater to develop the scope for a $\pm 30\%$ cost estimate for a Bracknell sewerage scheme*
- 2. Include a new project in the 2017 – 2018 Operating budget of Council to fund the $\pm 30\%$ cost estimate for a Bracknell sewerage scheme*

DECISION:

Cr Kelly moved and Cr Mackenzie seconded *“that Council resolves to:*

- 1. Work with TasWater to develop the scope for a $\pm 30\%$ cost estimate for a Bracknell sewerage scheme*
- 2. Include a new project in the 2017 – 2018 Operating budget of Council to fund the $\pm 30\%$ cost estimate for a Bracknell sewerage scheme.”*

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

130/2017 GENERAL MANAGER DELEGATIONS

1) Introduction

The purpose of this report is for Council to consider changes to the current delegations of the General Manager adopted by Council under the Local Government Act 1993.

2) Recommendation

It is recommended that Council, pursuant to the powers of the Local Government Act 1993, delegates the exercise and performance of the following functions and powers (as attached) to the General Manager or a person acting in that capacity on the following conditions:

- i) Each delegation is subject to the conditions or restrictions, if any, referred to in the table to this delegation;***
- ii) Each delegation is subject to such policies, policy guidelines and directions as the Council may from time to time approve;***
- iii) The General Manager is authorised pursuant to Section 64 of the Local Government Act 1993 to further delegate such powers and functions to an employee of the Council.***

DECISION:

Cr Connor moved and Cr White seconded ***“that Council, pursuant to the powers of the Local Government Act 1993, delegates the exercise and performance of the following functions and powers (as attached) to the General Manager or a person acting in that capacity on the following conditions:***

- i) Each delegation is subject to the conditions or restrictions, if any, referred to in the table to this delegation;***
- ii) Each delegation is subject to such policies, policy guidelines and directions as the Council may from time to time approve;***
- iii) The General Manager is authorised pursuant to Section 64 of the Local Government Act 1993 to further***

delegate such powers and functions to an employee of the Council."

As a procedural motion Cr Richardson moved and Cr Synfield seconded ***"that this matter be deferred and discussed further at a Council Workshop."***

The procedural motion was declared LOST with Councillors Kelly, Richardson, Synfield and Temple voting for the motion and Councillors Connor, King, Mackenzie, Perkins and White voting against the motion.

Cr Connor moved a procedural motion: ***"that the motion be now put."***

The Chair considered the procedural motion initially stating that: 'because Cr Connor had moved the initial motion he could not move a procedural motion', the Chair reviewed this statement.

The Chair then considered the procedural motion under the provisions of regulation 20(3) of the Local Government (Meeting Procedures) Regulations 1993 and determined to reject it. The reason for the rejection was to allow more debate on the original motion.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Synfield, Temple and White voting for the motion and Cr Richardson voting against the motion.

131/2017 REQUEST FOR REMISSION OF THE 2016-17 RATES AND CHARGES ON 152 AND 154 BLACKSTONE ROAD, BLACKSTONE HEIGHTS

1) Introduction

The purpose of this report is for Council to consider a request from the owner of 152 and 154 Blackstone Road, Blackstone Heights for a remission of the 2016-17 rates and charges levied on these two properties that are affected by landslip at Blackstone Heights.

2) Recommendation

It is recommended that Council grants a rate remission for the General Rate (subject to applying the Minimum Amount of \$135) and Waste Management charge for 2016-17 under Section 129 of the Local Government Act 1993 to the following properties:

- ***Unit 1/152 Blackstone Road, Blackstone Heights***
- ***Unit 2/152 Blackstone Road, Blackstone Heights***
- ***154 Blackstone Road, Blackstone Heights***

DECISION:

Cr Kelly moved and Cr Connor seconded ***“that Council grants a rate remission for the General Rate (subject to applying the Minimum Amount of \$135) and Waste Management charge for 2016-17 under Section 129 of the Local Government Act 1993 to the following properties:***

- ***Unit 1/152 Blackstone Road, Blackstone Heights***
- ***Unit 2/152 Blackstone Road, Blackstone Heights***
- ***154 Blackstone Road, Blackstone Heights***

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

132/2017 ANNUAL REVIEW OF FEES AND CHARGES 2017-18

1) Introduction

The purpose of this report is for Council to review and adopt the fees and charges for the 2017-18 financial year.

2) Recommendation

It is recommended that Council adopt the proposed fees and charges for the 2017-18 financial year, as follows:



MEANDER VALLEY COUNCIL

Fees & Charges: 2017-2018

FEES AND CHARGES REVISION JUNE 2017

| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|---|---|---|
| Planning/Development Permit Fees | | | |
| Compliance Assessment – Residential Development | \$80 | \$80 | No increase |
| Developments less than \$5,000 (Permitted Status) | \$117 | \$150 | Benchmarking - WTC \$170 NMC \$125 |
| Historic Cultural Heritage Act | \$117 | N/A | No longer required |
| Outbuildings (Permitted Status) | \$280 | \$285 | Increase \$5 in line with CCI |
| House (Discretionary Application) | \$463 | \$490 | Benchmarking - WTC \$670 NMC \$490 |
| House (Permitted Status) | \$280 | \$285 | Increase \$5 in line with CCI |
| Discretionary Development | 0.30% of development cost. Minimum charge \$463. Maximum charge \$5,000. Plus advertising fee at cost for level 2 activities. | 0.30% of development cost. Minimum charge \$490. Maximum charge \$5,000. Plus advertising fee at cost for level 2 activities. | Benchmarking - WTC \$670 NMC \$490 |
| Development (Permitted Status) | 0.30% of development cost. Minimum charge \$280. Maximum charge \$5,000. | 0.30% of development cost. Minimum charge \$285. Maximum charge \$5,000. | Minimum charge increase \$5 in line with CCI |
| Retrospective Planning Application | Double Planning Fee | Double Planning Fee | No change |
| Subdivision Applications | | | |
| Application for Subdivision | \$535 + \$55 per lot | \$540 + \$65 per lot | Benchmarking - WTC \$440 + \$110/lot NMC \$491 + \$240/lot |
| Application for sealing of Final Plan of Subdivision | \$280 | \$290 | Increase \$10 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|---|---|---|
| Application to amend sealed plan | \$280 | \$300 | Benchmarking - WTC \$695 NMC \$240 + Ad |
| Application for modification, or release of Adhesion Order | \$380 | \$385 | Increase \$5 in line with CCI |
| Stratum Subdivision | | | |
| Application for sealing of final plan | \$380 | \$385 | Increase \$5 in line with CCI |
| Forest Practices Plans | | | |
| Approval of Forest Practices Plan | \$340 | N/A | No longer required |
| Harvesting of Plantation Forestry Less than 1ha | \$180 | N/A | No longer required |
| Other | | | |
| Application for amendment to planning permit: 1-10 adjoining owner notices Greater than 10 adjoining owner notices | \$280 \$280 + \$5 per additional notice | \$285 \$285 + \$5 per additional notice | Increase \$5 in line with CCI |
| Part 5 Agreements – Processing & Sealing | \$140 | \$140 | No increase |
| Copy of Planning scheme Ordinance | \$40 | \$60 | Benchmarking - WTC \$200 |
| Copy of Planning Scheme Maps (Large Scale) | \$22 per Map | \$25 per Map | Increase \$3 in line with CCI |
| Determining extension of time requests | \$96 | \$100 | Increase \$4 in line with CCI |
| Adjoining property permits advice – not on 337 certificate | \$28 | \$28 | No increase |
| Amendments to Planning Scheme (not including fee payable to TPC) | | | |
| Text or Map Alteration | 0.30% of development cost. Minimum charge \$340. Maximum charge \$5,000. Plus advertising fee \$1,000. | 0.30% of development cost. Minimum charge \$350. Maximum charge \$5,000. Plus advertising fee \$1,015. | Minimum charge increase \$10, advertising fee increase \$15 in line with CCI. |
| Section 43A – House in Rural Zone | \$900 | N/A | No longer required |
| Health Fees | | | |
| Fees and Charges approved at the May 2017 Council meeting | | | |
| Dog Registration and Licence Fees | | | |
| Fees and Charges approved at the May 2017 Council meeting | | | |



Engineering (Subdivisions)

| | | |
|--|--|-------------|
| Plan checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by the Director Infrastructure Services) | 1.5% of value of public works Minimum fee \$410* | No increase |
| Inspection of failed works | \$127.50* per hour of contracted inspections or re-inspections of works that failed a previous inspection. | No increase |

N.B. Public works are defined as any works that council is obliged to maintain for the community and include roads, footpaths, drainage (both underground and surface), landscaping, parks and public buildings.

| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|-------------------------|---|--|-----------------|
|-------------------------|---|--|-----------------|

Tip Fees

Includes domestic vehicles, domestic vehicles taking trailers, and small trucks that are less than 3.0 tonne Gross Vehicle Mass/Gross Combination Mass (GVM/GCM) only, disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. Does not include any vehicles transporting controlled waste. All vehicles greater than 3.0 tonnes GVM/GSM are charged per m³ rate.

| | | | |
|--|------------------------------|----------|---|
| Waste Cars & Trailers Car / Wagon (includes \$0.32 regional waste levy) | \$8.50* | \$9* | Increase \$0.50 in line with CCI |
| Ute & Single Axle Trailer (up to 1m ³) covered (includes \$1.60 regional waste levy that is exempt from GST) | \$15* | \$16* | Increase \$1 in line with CCI |
| Ute & Single Axle Trailer (up to 1m ³) uncovered (includes \$1.60 regional waste levy that is exempt from GST) | \$21* | \$22* | Increase \$1 in line with CCI |
| Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) covered (includes \$3.20 regional waste levy that is exempt from GST) | \$25* | \$26* | Increase \$1 in line with CCI |
| Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) uncovered (includes \$3.20 regional waste levy that is exempt from GST) | \$33* | \$34* | Increase \$1 in line with CCI |
| Domestic and Trade Waste Loose per m ³ (includes \$2.50 per m ³ regional waste levy that is exempt from GST) Compacted per m ³ | \$36* By Appointment Only | \$37* | Increase \$1 in line with CCI, removal of requirement for appointment |
| Bags up to 60 litres | New fee | \$2 each | New fee |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|------------------------------------|
| Motor Vehicle & Other | | | |
| Car Tyres and Light Truck Tyres – each | \$12.50* | \$13* | Increase \$0.50 in line with CCI |
| Truck Tyres – each | \$37.50* | \$38* | |
| Motor Vehicle Bodies – each | \$105* | \$20* | Reduced \$85 |
| Recyclables | | | |
| Waste oil 20 litre containers | \$1* | \$1* | No increase |
| Separated and sorted recyclables | Free of charge | Free of charge | No change |
| Comingled recyclables | Per Waste Fees | Per Waste Fees | No change |
| Clean green waste (no rubbish, plastic, contamination) | Half Price* | Half Price* | No change |
| Timber – salvageable | Half Price* | Half Price* | No change |
| Timber – scrap, stumps, logs >150mm | Full Price* | Full Price* | No change |
| Drum Muster (must be triple washed) | Free of charge | Free of charge | No change |
| Clean fill (<150mm rocks, no contamination or concrete) | Free of charge | Free of charge | No change |
| Light scrap steel and non-ferrous metal | Free of charge | Free of charge | No change |
| e-waste – televisions, computers, screens & keyboards | Free of charge | Free of charge | No change |
| Batteries | Free of charge | Free of charge | No change |
| Items suitable for tip shop | Free of charge | Free of charge | No change |
| Mattresses (per Item) | \$5* | \$5* | No increase |
| Refrigerators and Freezers (per Item) | \$5* | \$6* | Degassing operator increasing fees |
| Cemetery Fees | | | |
| Lawn Cemeteries | | | |
| Public Graves | | | |
| Single depth burial | \$555* | \$565* | Increase \$10 in line with CCI |
| Double depth burial | \$555* | \$565* | Increase \$10 in line with CCI |
| Reservation of Land | | | |
| Reserve land 2.5m x 1.25m | \$473* | \$480* | Increase \$7 in line with CCI |
| Private Graves | | | |
| Single depth burial in reservation | \$124* | \$125* | Increase \$1 in line with CCI |
| Double depth burial in reservation | \$124* | \$125* | Increase \$1 in line with CCI |
| Second interment in double depth grave | \$84* | \$85* | Increase \$1 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|-------------------------------|
| General Cemeteries – Deloraine, Mole Creek and Bracknell | | | |
| Public Graves (Mole Creek and Bracknell Cemeteries only) | | | |
| Single depth burial | \$297* | \$300* | Increase \$3 in line with CCI |
| Double depth burial | \$297* | \$300* | Increase \$3 in line with CCI |
| Reservation of Land (Mole Creek and Bracknell Cemeteries only) | | | |
| Reserve land 2.5m x 1.25m | \$255* | \$260* | Increase \$5 in line with CCI |
| Private Graves | | | |
| Single depth burial in reservation | \$84* | \$85* | Increase \$1 in line with CCI |
| Double depth burial in reservation | \$84* | \$85* | Increase \$1 in line with CCI |
| Second interment in double depth grave | \$84* | \$85* | Increase \$1 in line with CCI |
| Wall of Memory – Mole Creek & Bracknell | | | |
| Reservation of niche | \$129* | \$130* | Increase \$1 in line with CCI |
| Interment of ashes in niche | \$255* | \$260* | Increase \$5 in line with CCI |
| Interment in reserved niche | \$170* | \$173* | Increase \$3 in line with CCI |
| Wall of Memory – Deloraine | | | |
| Reservation of niche | \$170* | \$173* | Increase \$3 in line with CCI |
| Interment of ashes in niche | \$297* | \$300* | Increase \$3 in line with CCI |
| Interment in reserved niche | \$170* | \$173* | Increase \$3 in line with CCI |
| Miscellaneous | | | |
| Applications for graves made outside normal Council office hours – additional fee | \$216* | \$220* | Increase \$4 in line with CCI |
| Graves for children under 18 years of age | Nil | Nil | No change |
| Interment of ashes in existing grave (if arranged by Council) | \$170* | \$173* | Increase \$3 in line with CCI |
| Exhumation | \$681* | \$690* | Increase \$9 in line with CCI |
| Fee for inspecting registers | \$10* | \$10* | No increase |
| Deloraine Swimming Pool Fees | | | |
| Child | \$2* | \$2* | No increase |
| Adult | \$3* | \$3* | No increase |
| Spectator | \$1* | \$1* | No increase |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|------------------------------------|
| Season Child | \$51* | \$51* | No increase |
| Season Adult | \$61* | \$61* | No increase |
| Season Family | \$164* | \$164* | No increase |
| Hall Rentals | | | |
| Westbury Town Hall and Supper Room | | | |
| Social functions – including balls, dances, discos, weddings, dinners, parties (maximum 10 hours use) | \$150* | \$152* | Increase \$2 in line with CCI |
| Regular Local Community User (Supper Room only) | | | |
| Dinner/luncheon meetings, group meetings (maximum 3 hours use) | \$45* | \$46* | Increase \$1 in line with CCI |
| All Other Uses | | | |
| Full facility (per hour or part thereof) | \$30* | \$30* | No increase |
| Main hall only (per hour or part thereof) | \$12* | \$12* | No increase |
| Supper room only (per hour or part thereof) | \$24* | \$25* | Increase \$1 in line with CCI |
| Preparation for any function on night preceding | \$20* | \$20* | No increase |
| Friends of the Town Hall fundraising functions | No Charge | No Charge | No change |
| Bond (social functions only) | | | |
| If liquor provided at function | \$375 | \$375 | No increase |
| If liquor not provided at function | \$125 | \$125 | No increase |
| Rates Search | | | |
| Per hour (or part thereof) for the time taken in search (subject to minimum fee of \$200 per property) | \$50* | \$50* | Increased \$4 in 2016, rarely used |
| Clearing of Fire Hazards | | | |
| Arranging clearing of fire hazard at the request of a landowner or occupier – in addition to contractor's costs | \$82* | \$84* | Increase \$2 in line with CCI |



Recreation Facilities & Reserves

Hire charges for regular user groups are determined under the Recreation Facilities Pricing Policy. Recommended fees for the Deloraine Community Complex, Meander Valley Performing Arts Centre, Westbury Community Centre and Hadspen Recreation Ground Memorial Centre are provided in Attachment 1.

| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|--------------------------------|
| Permit Authority (PA) | | | |
| Notifiable Works – Building | | | |
| Notifiable building | \$240 | \$245 | Increase \$5 in line with CCI |
| Class 1 – Unit Developments | \$300 | N/A | No longer required |
| Class 10 | \$122 | N/A | No longer required |
| Class 2-9 Commercial < \$500,000 | \$300 | N/A | No longer required |
| Class 2-9 Commercial > \$500,000 | \$600 | N/A | No longer required |
| Demolition | \$122 | \$124 | Increase \$2 in line with CCI |
| Building Permit | | | |
| Class 1 Residential New/Alterations/Additions < \$4,000 | \$122 | N/A | No longer required |
| Class 1 Residential New/Alterations/Additions \$4,000 to \$10,000 | \$204 | N/A | No longer required |
| Class 1 Residential New/Alterations/Additions > \$10,000 | \$306 | \$310 | Increase \$4 in line with CCI |
| Multi-Unit Class 1 | \$306 | \$310 | Increase \$4 in line with CCI |
| Class 10 Outbuilding | \$204 | \$207 | Increase \$3 in line with CCI |
| Class 2 – 9 Commercial < \$200,000 | \$306 | \$310 | Increase \$4 in line with CCI |
| Class 2 – 9 Commercial \$200,000 to \$500,000 | \$611 | \$620 | Increase \$9 in line with CCI |
| Class 2 – 9 Commercial \$500,001 to \$1,000,000 | \$917 | \$930 | Increase \$13 in line with CCI |
| Class 2 – 9 Commercial > \$1,000,000 | \$1,530 | \$1,550 | Increase \$20 in line with CCI |
| Demolition Only | \$122 | \$124 | Increase \$2 in line with CCI |
| Permit of Substantial Compliance | Double PA Fees | Double PA Fees | No change |
| Certificates of Completion | PA Fees | PA Fees | No change |
| Staged Development | PA + \$153 per stage | PA + \$155 per stage | Increase \$2 in line with CCI |
| Amended Permit Class 1 Residential | \$153 | \$155 | Increase \$2 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|---|
| Amended Permit Class 10 Outbuilding | \$122 | \$124 | Increase \$2 in line with CCI |
| Amended Permit Class 2 – 9 Commercial | \$204 | \$210 | Increase \$6 in line with CCI |
| Plumbing Permit | | | |
| Notifiable Works - Plumbing | | | |
| Class 1 Residential no fixtures | \$163 | \$180 | Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST |
| Class 1 Residential up to 3 fixtures New/Alterations/Additions | \$375 | \$400 | Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST |
| Class 1 Residential up to 6 fixtures New/Alterations/Additions | \$510 | \$520 | Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST |
| Class 1 Residential up to 9 fixtures New/Alterations/Additions | \$611 | \$620 | Includes up to 5 Inspections. Additional inspections at \$100 Inc. of GST |
| Class 1 Residential – Multiple Units | \$510 + \$326 for each additional unit | \$520 + \$340 for each additional unit | Increase \$10 and \$14 in line with CCI |
| Class 10 Outbuilding no fixtures | \$163 | \$180 | Increase \$17 in line with CCI |
| Class 10 Outbuilding with Fixtures | \$275 | \$400 | Consistent with Class 1 Residential |
| Class 2-9 Commercial < \$200,000 | \$510 | \$520 | Increase \$10 in line with CCI |
| Class 2-9 Commercial \$200,000 to \$500,000 | \$1,020 | \$1,035 | Increase \$15 in line with CCI |
| Class 2-9 Commercial \$500,001 to \$1,000,000 | \$1,222 | \$1,240 | Increase \$18 in line with CCI |
| Class 2-9 Commercial > \$1,000,000 | Price on Application | Price on Application | No change |
| Amended Certificate of Likely Compliance | N/A | \$200 | New Fee |
| Demolition Only | \$153 | \$155 | Increase \$2 in line with CCI |
| Additional Inspections | \$100 | \$100 | No increase |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|--|--|---|
| Plumbing Permit | | | |
| Special Plumbing Permit – On-site Waste Water | \$245 | N/A | Now Category 4 fee |
| Demolition Only | \$153 | \$155 | Increase \$2 in line with CCI |
| Category 4 | N/A | \$260 | Formerly Special plumbing permit |
| Amended Permit | \$153 | \$155 | Increase \$2 in line with CCI |
| Additional Inspections | \$100 | \$100 | No increase. Includes 1 Inspection. Additional inspections \$100 Inc. of GST |
| Building Surveying | | | |
| Building Work Category | | | |
| Amendment to Certificate of Likely Compliance Class 1 Residential New/Alterations/Additions | \$250* | \$255* | Increase \$5 in line with CCI |
| Amendment to Certificate of Likely Compliance Class 10 Outbuilding | \$163* | \$165* | Increase \$2 in line with CCI |
| Amendment to Certificate of Likely Compliance Class 2-9 Commercial | \$306* | \$310* | Increase \$4 in line with CCI |
| Additional Inspections | \$100* | \$100* | Includes 1 Inspection |
| State Government Levies | | | |
| Construction Industry Training Fund Levy. (Applies to All work over the value of \$12,000) | 0.2% of the total estimated cost of construction | | |
| Building Levy. (Applies to All work over the value of \$12,000) | 0.1% of the total estimated cost of construction | | |
| Other Fees and Charges | | | |
| Permit Extension – Current Permit | \$100 | \$100 | No increase |
| Permit Extension – Expired Permit | \$306 | \$310 | Increase \$4 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|---|--|---------------------------------------|
| Plumbing Permit Extension | N/A | \$100 | New Fee |
| Re-Open Closed File | \$185 | \$185 | No increase |
| Review Plans to Determine Category of Building Work | N/A | \$80 | New Fee |
| Records Search Fee (Copy of Plans) | \$60* | \$80* | Increase \$20 |
| Paper Copy of Certified Documents | \$30* | \$30* | No increase |
| Receipt of Minor Works Notification | \$55 | N/A | No longer available under legislation |
| Receipt of Form 71B - Standard of Work Certificate - Plumbing Work | N/A | \$55 | New Fee |
| Receipt of Form 80 - Notice of Low Risk Work | N/A | \$55 | New Fee |
| Temporary Occupancy Permit (Residential) | \$153 | N/A | No longer provided |
| Temporary Occupancy Permit (Events) | \$120 per hour | N/A | No longer provided |
| Building Certificate | \$230 | \$235 | Increase \$5 in line with CCI |
| Occupancy Permits (Essential Services) Form 46 & 56 | \$230 | \$230 | No increase |
| Form 49 – EHO Report | \$200 | \$205 | Increase \$5 in line with CCI |
| Form 50 – EHO Occupancy Report | \$145 | \$150 | Increase \$5 in line with CCI |

ATTACHMENT 1

RECOMMENDED NEW HIRE RATES - FROM 1 JULY 2017

DELORAINIE COMMUNITY COMPLEX, MEANDER VALLEY PERFORMING ARTS CENTRE,
WESTBURY SPORTS CENTRE & HADSPEN RECREATION GROUND MEMORIAL CENTRE

| | 2016-17 FEES/CHARGES GST Inclusive | | 2017-18 FEES/CHARGES GST Inclusive | | |
|---|--|----------|--|----------|----------|
| DELORAINIE COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE | | | | | |
| Stadiums (per basketball court) | | | | | |
| Seniors | : Roster | \$29.00 | Per Hour | \$30.00 | Per Hour |
| | : Training | \$19.00 | Per Hour | \$20.00 | Per Hour |
| | : Non-regular users | \$27.00 | Per Hour | \$28.00 | Per Hour |
| Juniors | : Roster | \$20.00 | Per Hour | \$15.00 | Per Hour |
| | : Training | \$14.00 | Per Hour | \$10.00 | Per Hour |
| | : Non-regular users | \$19.00 | Per Hour | \$14.00 | Per Hour |
| Schools | | \$14.00 | Per Hour | \$10.00 | Per Hour |
| Venue Day Rates (all facilities, 24 hours) | | | | | |
| Deloraine Community Complex | | \$550.00 | Per Day | \$560.00 | Per Day |
| MV Performing Arts Centre | | \$330.00 | Per Day | \$335.00 | Per Day |
| Westbury Sports Stadium | | \$220.00 | Per Day | \$225.00 | Per Day |
| Meeting Room | | \$12.00 | Per Hour | \$12.00 | Per Hour |
| Auditorium | | | | | |
| Conferences (morning, afternoon, evening) | | \$185.00 | Per Use | \$190.00 | Per Use |
| Conferences (hourly rate) | | \$50.00 | Per Hour | \$50.00 | Per Hour |
| Cabarets, weddings, dinners. | | \$255.00 | Per Use | \$260.00 | Per Use |
| Funeral Services | | \$130.00 | Per Use | \$130.00 | Per Use |
| Shows, films | : Amateur | \$170.00 | Per Use | \$175.00 | Per Use |
| | : Professional | \$335.00 | Per Use | \$340.00 | Per Use |
| Kitchen | | | | | |
| Used in conjunction with Auditorium | | | | | |
| Deloraine Community Complex | | \$90.00 | Per Use | \$90.00 | Per Use |
| MV Performing Arts Centre | | \$40.00 | Per Use | \$40.00 | Per Use |
| Kitchen and wooden floor only | | \$120.00 | Per Use | \$120.00 | Per Use |
| Squash Courts | | \$10.00 | Per Hour | \$10.00 | Per Hour |
| Little Theatre | Practice | \$30.00 | Per Use | \$30.00 | Per Use |
| | Local | \$85.00 | Per Use | \$85.00 | Per Use |
| | Travelling | \$130.00 | Per Use | \$130.00 | Per Use |
| WESTBURY SPORTS CENTRE | | | | | |
| Seniors | roster | \$29.00 | Per Hour | \$30.00 | Per Hour |
| | training | \$19.00 | Per Hour | \$20.00 | Per Hour |
| | non-regular users | \$27.00 | Per Hour | \$28.00 | Per Hour |
| Juniors | roster | \$20.00 | Per Hour | \$15.00 | Per Hour |
| | training | \$14.00 | Per Hour | \$10.00 | Per Hour |
| | non-regular users | \$19.00 | Per Hour | \$14.00 | Per Hour |
| HADSPEN RECREATION GROUND MEMORIAL CENTRE | | | | | |
| Non-regular users | | \$12.00 | Per Hour | \$12.00 | Per Hour |
| Evening functions (from 6pm) | | \$80.00 | Per Use | \$80.00 | Per Use |

Cr King left the meeting at 4.58pm

Cr King returned to the meeting at 5.01pm

DECISION:

Cr Mackenzie moved and Cr White seconded ***“that Council adopt the proposed fees and charges for the 2017-18 financial year, as follows:***



MEANDER VALLEY COUNCIL

Fees & Charges: 2017-2018

FEES AND CHARGES REVISION JUNE 2017

| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|---|---|---|
| Planning/Development Permit Fees | | | |
| Compliance Assessment – Residential Development | \$80 | \$80 | No increase |
| Developments less than \$5,000 (Permitted Status) | \$117 | \$150 | Benchmarking - WTC \$170 NMC \$125 |
| Historic Cultural Heritage Act | \$117 | N/A | No longer required |
| Outbuildings (Permitted Status) | \$280 | \$285 | Increase \$5 in line with CCI |
| House (Discretionary Application) | \$463 | \$490 | Benchmarking - WTC \$670 NMC \$490 |
| House (Permitted Status) | \$280 | \$285 | Increase \$5 in line with CCI |
| Discretionary Development | 0.30% of development cost. Minimum charge \$463. Maximum charge \$5,000. Plus advertising fee at cost for level 2 activities. | 0.30% of development cost. Minimum charge \$490. Maximum charge \$5,000. Plus advertising fee at cost for level 2 activities. | Benchmarking - WTC \$670 NMC \$490 |
| Development (Permitted Status) | 0.30% of development cost. Minimum charge \$280. Maximum charge \$5,000. | 0.30% of development cost. Minimum charge \$285. Maximum charge \$5,000. | Minimum charge increase \$5 in line with CCI |
| Retrospective Planning Application | Double Planning Fee | Double Planning Fee | No change |
| Subdivision Applications | | | |
| Application for Subdivision | \$535 + \$55 per lot | \$540 + \$65 per lot | Benchmarking - WTC \$440 + \$110/lot NMC \$491 + \$240/lot |
| Application for sealing of Final Plan of Subdivision | \$280 | \$290 | Increase \$10 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|---|---|---|
| Application to amend sealed plan | \$280 | \$300 | Benchmarking - WTC \$695 NMC \$240 + Ad |
| Application for modification, or release of Adhesion Order | \$380 | \$385 | Increase \$5 in line with CCI |
| Stratum Subdivision | | | |
| Application for sealing of final plan | \$380 | \$385 | Increase \$5 in line with CCI |
| Forest Practices Plans | | | |
| Approval of Forest Practices Plan | \$340 | N/A | No longer required |
| Harvesting of Plantation Forestry Less than 1ha | \$180 | N/A | No longer required |
| Other | | | |
| Application for amendment to planning permit: 1-10 adjoining owner notices Greater than 10 adjoining owner notices | \$280 \$280 + \$5 per additional notice | \$285 \$285 + \$5 per additional notice | Increase \$5 in line with CCI |
| Part 5 Agreements – Processing & Sealing | \$140 | \$140 | No increase |
| Copy of Planning scheme Ordinance | \$40 | \$60 | Benchmarking - WTC \$200 |
| Copy of Planning Scheme Maps (Large Scale) | \$22 per Map | \$25 per Map | Increase \$3 in line with CCI |
| Determining extension of time requests | \$96 | \$100 | Increase \$4 in line with CCI |
| Adjoining property permits advice – not on 337 certificate | \$28 | \$28 | No increase |
| Amendments to Planning Scheme (not including fee payable to TPC) | | | |
| Text or Map Alteration | 0.30% of development cost. Minimum charge \$340. Maximum charge \$5,000. Plus advertising fee \$1,000. | 0.30% of development cost. Minimum charge \$350. Maximum charge \$5,000. Plus advertising fee \$1,015. | Minimum charge increase \$10, advertising fee increase \$15 in line with CCI. |
| Section 43A – House in Rural Zone | \$900 | N/A | No longer required |
| Health Fees | | | |
| Fees and Charges approved at the May 2017 Council meeting | | | |
| Dog Registration and Licence Fees | | | |
| Fees and Charges approved at the May 2017 Council meeting | | | |



Engineering (Subdivisions)

| | | |
|--|--|-------------|
| Plan checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by the Director Infrastructure Services) | 1.5% of value of public works Minimum fee \$410* | No increase |
| Inspection of failed works | \$127.50* per hour of contracted inspections or re-inspections of works that failed a previous inspection. | No increase |

N.B. Public works are defined as any works that council is obliged to maintain for the community and include roads, footpaths, drainage (both underground and surface), landscaping, parks and public buildings.

| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|-------------------------|---|--|-----------------|
|-------------------------|---|--|-----------------|

Tip Fees

Includes domestic vehicles, domestic vehicles taking trailers, and small trucks that are less than 3.0 tonne Gross Vehicle Mass/Gross Combination Mass (GVM/GCM) only, disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. Does not include any vehicles transporting controlled waste. All vehicles greater than 3.0 tonnes GVM/GSM are charged per m³ rate.

| | | | |
|--|------------------------------|----------|---|
| Waste Cars & Trailers Car / Wagon (includes \$0.32 regional waste levy) | \$8.50* | \$9* | Increase \$0.50 in line with CCI |
| Ute & Single Axle Trailer (up to 1m ³) covered (includes \$1.60 regional waste levy that is exempt from GST) | \$15* | \$16* | Increase \$1 in line with CCI |
| Ute & Single Axle Trailer (up to 1m ³) uncovered (includes \$1.60 regional waste levy that is exempt from GST) | \$21* | \$22* | Increase \$1 in line with CCI |
| Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) covered (includes \$3.20 regional waste levy that is exempt from GST) | \$25* | \$26* | Increase \$1 in line with CCI |
| Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) uncovered (includes \$3.20 regional waste levy that is exempt from GST) | \$33* | \$34* | Increase \$1 in line with CCI |
| Domestic and Trade Waste Loose per m ³ (includes \$2.50 per m ³ regional waste levy that is exempt from GST) Compacted per m ³ | \$36* By Appointment Only | \$37* | Increase \$1 in line with CCI, removal of requirement for appointment |
| Bags up to 60 litres | New fee | \$2 each | New fee |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|------------------------------------|
| Motor Vehicle & Other | | | |
| Car Tyres and Light Truck Tyres – each | \$12.50* | \$13* | Increase \$0.50 in line with CCI |
| Truck Tyres – each | \$37.50* | \$38* | |
| Motor Vehicle Bodies – each | \$105* | \$20* | Reduced \$85 |
| Recyclables | | | |
| Waste oil 20 litre containers | \$1* | \$1* | No increase |
| Separated and sorted recyclables | Free of charge | Free of charge | No change |
| Comingled recyclables | Per Waste Fees | Per Waste Fees | No change |
| Clean green waste (no rubbish, plastic, contamination) | Half Price* | Half Price* | No change |
| Timber – salvageable | Half Price* | Half Price* | No change |
| Timber – scrap, stumps, logs >150mm | Full Price* | Full Price* | No change |
| Drum Muster (must be triple washed) | Free of charge | Free of charge | No change |
| Clean fill (<150mm rocks, no contamination or concrete) | Free of charge | Free of charge | No change |
| Light scrap steel and non-ferrous metal | Free of charge | Free of charge | No change |
| e-waste – televisions, computers, screens & keyboards | Free of charge | Free of charge | No change |
| Batteries | Free of charge | Free of charge | No change |
| Items suitable for tip shop | Free of charge | Free of charge | No change |
| Mattresses (per Item) | \$5* | \$5* | No increase |
| Refrigerators and Freezers (per Item) | \$5* | \$6* | Degassing operator increasing fees |
| Cemetery Fees | | | |
| Lawn Cemeteries | | | |
| Public Graves | | | |
| Single depth burial | \$555* | \$565* | Increase \$10 in line with CCI |
| Double depth burial | \$555* | \$565* | Increase \$10 in line with CCI |
| Reservation of Land | | | |
| Reserve land 2.5m x 1.25m | \$473* | \$480* | Increase \$7 in line with CCI |
| Private Graves | | | |
| Single depth burial in reservation | \$124* | \$125* | Increase \$1 in line with CCI |
| Double depth burial in reservation | \$124* | \$125* | Increase \$1 in line with CCI |
| Second interment in double depth grave | \$84* | \$85* | Increase \$1 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|-------------------------------|
| General Cemeteries – Deloraine, Mole Creek and Bracknell | | | |
| Public Graves (Mole Creek and Bracknell Cemeteries only) | | | |
| Single depth burial | \$297* | \$300* | Increase \$3 in line with CCI |
| Double depth burial | \$297* | \$300* | Increase \$3 in line with CCI |
| Reservation of Land (Mole Creek and Bracknell Cemeteries only) | | | |
| Reserve land 2.5m x 1.25m | \$255* | \$260* | Increase \$5 in line with CCI |
| Private Graves | | | |
| Single depth burial in reservation | \$84* | \$85* | Increase \$1 in line with CCI |
| Double depth burial in reservation | \$84* | \$85* | Increase \$1 in line with CCI |
| Second interment in double depth grave | \$84* | \$85* | Increase \$1 in line with CCI |
| Wall of Memory – Mole Creek & Bracknell | | | |
| Reservation of niche | \$129* | \$130* | Increase \$1 in line with CCI |
| Interment of ashes in niche | \$255* | \$260* | Increase \$5 in line with CCI |
| Interment in reserved niche | \$170* | \$173* | Increase \$3 in line with CCI |
| Wall of Memory – Deloraine | | | |
| Reservation of niche | \$170* | \$173* | Increase \$3 in line with CCI |
| Interment of ashes in niche | \$297* | \$300* | Increase \$3 in line with CCI |
| Interment in reserved niche | \$170* | \$173* | Increase \$3 in line with CCI |
| Miscellaneous | | | |
| Applications for graves made outside normal Council office hours – additional fee | \$216* | \$220* | Increase \$4 in line with CCI |
| Graves for children under 18 years of age | Nil | Nil | No change |
| Interment of ashes in existing grave (if arranged by Council) | \$170* | \$173* | Increase \$3 in line with CCI |
| Exhumation | \$681* | \$690* | Increase \$9 in line with CCI |
| Fee for inspecting registers | \$10* | \$10* | No increase |
| Deloraine Swimming Pool Fees | | | |
| Child | \$2* | \$2* | No increase |
| Adult | \$3* | \$3* | No increase |
| Spectator | \$1* | \$1* | No increase |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|------------------------------------|
| Season Child | \$51* | \$51* | No increase |
| Season Adult | \$61* | \$61* | No increase |
| Season Family | \$164* | \$164* | No increase |
| Hall Rentals | | | |
| Westbury Town Hall and Supper Room | | | |
| Social functions – including balls, dances, discos, weddings, dinners, parties (maximum 10 hours use) | \$150* | \$152* | Increase \$2 in line with CCI |
| Regular Local Community User (Supper Room only) | | | |
| Dinner/luncheon meetings, group meetings (maximum 3 hours use) | \$45* | \$46* | Increase \$1 in line with CCI |
| All Other Uses | | | |
| Full facility (per hour or part thereof) | \$30* | \$30* | No increase |
| Main hall only (per hour or part thereof) | \$12* | \$12* | No increase |
| Supper room only (per hour or part thereof) | \$24* | \$25* | Increase \$1 in line with CCI |
| Preparation for any function on night preceding | \$20* | \$20* | No increase |
| Friends of the Town Hall fundraising functions | No Charge | No Charge | No change |
| Bond (social functions only) | | | |
| If liquor provided at function | \$375 | \$375 | No increase |
| If liquor not provided at function | \$125 | \$125 | No increase |
| Rates Search | | | |
| Per hour (or part thereof) for the time taken in search (subject to minimum fee of \$200 per property) | \$50* | \$50* | Increased \$4 in 2016, rarely used |
| Clearing of Fire Hazards | | | |
| Arranging clearing of fire hazard at the request of a landowner or occupier – in addition to contractor's costs | \$82* | \$84* | Increase \$2 in line with CCI |



Recreation Facilities & Reserves

Hire charges for regular user groups are determined under the Recreation Facilities Pricing Policy. Recommended fees for the Deloraine Community Complex, Meander Valley Performing Arts Centre, Westbury Community Centre and Hadspen Recreation Ground Memorial Centre are provided in Attachment 1.

| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|--------------------------------|
| Permit Authority (PA) | | | |
| Notifiable Works – Building | | | |
| Notifiable building | \$240 | \$245 | Increase \$5 in line with CCI |
| Class 1 – Unit Developments | \$300 | N/A | No longer required |
| Class 10 | \$122 | N/A | No longer required |
| Class 2-9 Commercial < \$500,000 | \$300 | N/A | No longer required |
| Class 2-9 Commercial > \$500,000 | \$600 | N/A | No longer required |
| Demolition | \$122 | \$124 | Increase \$2 in line with CCI |
| Building Permit | | | |
| Class 1 Residential New/Alterations/Additions < \$4,000 | \$122 | N/A | No longer required |
| Class 1 Residential New/Alterations/Additions \$4,000 to \$10,000 | \$204 | N/A | No longer required |
| Class 1 Residential New/Alterations/Additions > \$10,000 | \$306 | \$310 | Increase \$4 in line with CCI |
| Multi-Unit Class 1 | \$306 | \$310 | Increase \$4 in line with CCI |
| Class 10 Outbuilding | \$204 | \$207 | Increase \$3 in line with CCI |
| Class 2 – 9 Commercial < \$200,000 | \$306 | \$310 | Increase \$4 in line with CCI |
| Class 2 – 9 Commercial \$200,000 to \$500,000 | \$611 | \$620 | Increase \$9 in line with CCI |
| Class 2 – 9 Commercial \$500,001 to \$1,000,000 | \$917 | \$930 | Increase \$13 in line with CCI |
| Class 2 – 9 Commercial > \$1,000,000 | \$1,530 | \$1,550 | Increase \$20 in line with CCI |
| Demolition Only | \$122 | \$124 | Increase \$2 in line with CCI |
| Permit of Substantial Compliance | Double PA Fees | Double PA Fees | No change |
| Certificates of Completion | PA Fees | PA Fees | No change |
| Staged Development | PA + \$153 per stage | PA + \$155 per stage | Increase \$2 in line with CCI |
| Amended Permit Class 1 Residential | \$153 | \$155 | Increase \$2 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|---|---|--|---|
| Amended Permit Class 10 Outbuilding | \$122 | \$124 | Increase \$2 in line with CCI |
| Amended Permit Class 2 – 9 Commercial | \$204 | \$210 | Increase \$6 in line with CCI |
| Plumbing Permit | | | |
| Notifiable Works - Plumbing | | | |
| Class 1 Residential no fixtures | \$163 | \$180 | Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST |
| Class 1 Residential up to 3 fixtures New/Alterations/Additions | \$375 | \$400 | Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST |
| Class 1 Residential up to 6 fixtures New/Alterations/Additions | \$510 | \$520 | Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST |
| Class 1 Residential up to 9 fixtures New/Alterations/Additions | \$611 | \$620 | Includes up to 5 Inspections. Additional inspections at \$100 Inc. of GST |
| Class 1 Residential – Multiple Units | \$510 + \$326 for each additional unit | \$520 + \$340 for each additional unit | Increase \$10 and \$14 in line with CCI |
| Class 10 Outbuilding no fixtures | \$163 | \$180 | Increase \$17 in line with CCI |
| Class 10 Outbuilding with Fixtures | \$275 | \$400 | Consistent with Class 1 Residential |
| Class 2-9 Commercial < \$200,000 | \$510 | \$520 | Increase \$10 in line with CCI |
| Class 2-9 Commercial \$200,000 to \$500,000 | \$1,020 | \$1,035 | Increase \$15 in line with CCI |
| Class 2-9 Commercial \$500,001 to \$1,000,000 | \$1,222 | \$1,240 | Increase \$18 in line with CCI |
| Class 2-9 Commercial > \$1,000,000 | Price on Application | Price on Application | No change |
| Amended Certificate of Likely Compliance | N/A | \$200 | New Fee |
| Demolition Only | \$153 | \$155 | Increase \$2 in line with CCI |
| Additional Inspections | \$100 | \$100 | No increase |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|--|--|---|
| Plumbing Permit | | | |
| Special Plumbing Permit – On-site Waste Water | \$245 | N/A | Now Category 4 fee |
| Demolition Only | \$153 | \$155 | Increase \$2 in line with CCI |
| Category 4 | N/A | \$260 | Formerly Special plumbing permit |
| Amended Permit | \$153 | \$155 | Increase \$2 in line with CCI |
| Additional Inspections | \$100 | \$100 | No increase. Includes 1 Inspection. Additional inspections \$100 Inc. of GST |
| Building Surveying | | | |
| Building Work Category | | | |
| Amendment to Certificate of Likely Compliance Class 1 Residential New/Alterations/Additions | \$250* | \$255* | Increase \$5 in line with CCI |
| Amendment to Certificate of Likely Compliance Class 10 Outbuilding | \$163* | \$165* | Increase \$2 in line with CCI |
| Amendment to Certificate of Likely Compliance Class 2-9 Commercial | \$306* | \$310* | Increase \$4 in line with CCI |
| Additional Inspections | \$100* | \$100* | Includes 1 Inspection |
| State Government Levies | | | |
| Construction Industry Training Fund Levy. (Applies to All work over the value of \$12,000) | 0.2% of the total estimated cost of construction | | |
| Building Levy. (Applies to All work over the value of \$12,000) | 0.1% of the total estimated cost of construction | | |
| Other Fees and Charges | | | |
| Permit Extension – Current Permit | \$100 | \$100 | No increase |
| Permit Extension – Expired Permit | \$306 | \$310 | Increase \$4 in line with CCI |



| FACILITY/SERVICE | CURRENT FEES/CHARGES (* GST inclusive) | PROPOSED FEES/CHARGES (* GST inclusive) | COMMENTS |
|--|---|--|---------------------------------------|
| Plumbing Permit Extension | N/A | \$100 | New Fee |
| Re-Open Closed File | \$185 | \$185 | No increase |
| Review Plans to Determine Category of Building Work | N/A | \$80 | New Fee |
| Records Search Fee (Copy of Plans) | \$60* | \$80* | Increase \$20 |
| Paper Copy of Certified Documents | \$30* | \$30* | No increase |
| Receipt of Minor Works Notification | \$55 | N/A | No longer available under legislation |
| Receipt of Form 71B - Standard of Work Certificate - Plumbing Work | N/A | \$55 | New Fee |
| Receipt of Form 80 - Notice of Low Risk Work | N/A | \$55 | New Fee |
| Temporary Occupancy Permit (Residential) | \$153 | N/A | No longer provided |
| Temporary Occupancy Permit (Events) | \$120 per hour | N/A | No longer provided |
| Building Certificate | \$230 | \$235 | Increase \$5 in line with CCI |
| Occupancy Permits (Essential Services) Form 46 & 56 | \$230 | \$230 | No increase |
| Form 49 – EHO Report | \$200 | \$205 | Increase \$5 in line with CCI |
| Form 50 – EHO Occupancy Report | \$145 | \$150 | Increase \$5 in line with CCI |

ATTACHMENT 1

RECOMMENDED NEW HIRE RATES - FROM 1 JULY 2017

DELORAINIE COMMUNITY COMPLEX, MEANDER VALLEY PERFORMING ARTS CENTRE,
WESTBURY SPORTS CENTRE & HADSPEN RECREATION GROUND MEMORIAL CENTRE

| | 2016-17 FEES/CHARGES GST Inclusive | | 2017-18 FEES/CHARGES GST Inclusive | | |
|---|--|----------|--|----------|----------|
| DELORAINIE COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE | | | | | |
| Stadiums (per basketball court) | | | | | |
| Seniors | : Roster | \$29.00 | Per Hour | \$30.00 | Per Hour |
| | : Training | \$19.00 | Per Hour | \$20.00 | Per Hour |
| | : Non-regular users | \$27.00 | Per Hour | \$28.00 | Per Hour |
| Juniors | : Roster | \$20.00 | Per Hour | \$15.00 | Per Hour |
| | : Training | \$14.00 | Per Hour | \$10.00 | Per Hour |
| | : Non-regular users | \$19.00 | Per Hour | \$14.00 | Per Hour |
| Schools | | \$14.00 | Per Hour | \$10.00 | Per Hour |
| Venue Day Rates (all facilities, 24 hours) | | | | | |
| Deloraine Community Complex | | \$550.00 | Per Day | \$560.00 | Per Day |
| MV Performing Arts Centre | | \$330.00 | Per Day | \$335.00 | Per Day |
| Westbury Sports Stadium | | \$220.00 | Per Day | \$225.00 | Per Day |
| Meeting Room | | \$12.00 | Per Hour | \$12.00 | Per Hour |
| Auditorium | | | | | |
| Conferences (morning, afternoon, evening) | | \$185.00 | Per Use | \$190.00 | Per Use |
| Conferences (hourly rate) | | \$50.00 | Per Hour | \$50.00 | Per Hour |
| Cabarets, weddings, dinners. | | \$255.00 | Per Use | \$260.00 | Per Use |
| Funeral Services | | \$130.00 | Per Use | \$130.00 | Per Use |
| Shows, films | : Amateur | \$170.00 | Per Use | \$175.00 | Per Use |
| | : Professional | \$335.00 | Per Use | \$340.00 | Per Use |
| Kitchen | | | | | |
| Used in conjunction with Auditorium | | | | | |
| Deloraine Community Complex | | \$90.00 | Per Use | \$90.00 | Per Use |
| MV Performing Arts Centre | | \$40.00 | Per Use | \$40.00 | Per Use |
| Kitchen and wooden floor only | | \$120.00 | Per Use | \$120.00 | Per Use |
| Squash Courts | | \$10.00 | Per Hour | \$10.00 | Per Hour |
| Little Theatre | Practice | \$30.00 | Per Use | \$30.00 | Per Use |
| | Local | \$85.00 | Per Use | \$85.00 | Per Use |
| | Travelling | \$130.00 | Per Use | \$130.00 | Per Use |
| WESTBURY SPORTS CENTRE | | | | | |
| Seniors | roster | \$29.00 | Per Hour | \$30.00 | Per Hour |
| | training | \$19.00 | Per Hour | \$20.00 | Per Hour |
| | non-regular users | \$27.00 | Per Hour | \$28.00 | Per Hour |
| Juniors | roster | \$20.00 | Per Hour | \$15.00 | Per Hour |
| | training | \$14.00 | Per Hour | \$10.00 | Per Hour |
| | non-regular users | \$19.00 | Per Hour | \$14.00 | Per Hour |
| HADSPEN RECREATION GROUND MEMORIAL CENTRE | | | | | |
| Non-regular users | | \$12.00 | Per Hour | \$12.00 | Per Hour |
| Evening functions (from 6pm) | | \$80.00 | Per Use | \$80.00 | Per Use |

As an amendment Cr Synfield moved and Cr Kelly seconded ***“that the tip fees remain the same for 2017-18 as they were in 2016-17 pending discussion at a future workshop.”***

The amendment was declared LOST with Councillors Kelly, Mackenzie and Synfield voting for the amendment and Councillors Connor, King, Perkins, Richardson, Temple and White voting against the amendment.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

133/2017 2017-2018 BUDGET ESTIMATES, LONG TERM FINANCIAL PLAN UPDATE AND RATING RECOMMENDATION

1) Introduction

The purpose of this report is to present the 2017-2018 Budget Estimates, Long Term Financial Plan (LTFP) update and rating recommendation for adoption by Council.

2) Recommendation

It is recommended that Council adopts the 2017-2018 Budget Estimates, the updated Long Term Financial Plan and the following Rating recommendation:

1. General Rate

- a) That pursuant to Section 90 of the Local Government Act 1993 (the Act), Council makes the following General Rate in relation to all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area for the period commencing 1 July 2017 and ending on 30 June 2018, namely a rate of 5.6727 cents in the dollar of assessed annual value of the land;***
- b) That pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of \$135.***

2. Service Rates and Service Charges

That pursuant to Sections 93, 93A and 94 of the Act, Council makes the following Service Rates and Service Charges in respect of all rateable land within the municipal area (including land which is otherwise exempt from rates pursuant to Section 87) for the period commencing 1 July 2017 and ending on 30 June 2018 namely:

- a) A service charge for waste management in respect of all lands of \$52 for the making available of waste management facilities.***

- b) That pursuant to Section 94(3A) of the Act, Council declares by absolute majority, that the service charge for waste management is varied as follows:**
- i. by reason of the provision of a standard kerbside waste collection service, ie one 80 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$128 to \$180;**
 - ii. by reason of the provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$154 to \$206;**
 - iii. by reason of the provision of an additional extra capacity kerbside waste collection service ie one 240 litre (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$308 to \$360;**
 - iv. by reason of the locality and provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, upsized from the standard kerbside waste collection (as per 2b)i above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights the service charge for waste management is varied for all lands receiving such a service by reducing it by \$26 to \$180;**
 - v. by reason of the locality and provision of an additional extra capacity kerbside waste collection service ie one 240 litre mobile garbage bin (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, upsized from the extra capacity kerbside waste collection (as per 2b)ii above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights, the service charge for waste management is varied for all lands receiving such a service by reducing it by \$154 to \$206;**

- c) ***That pursuant to Sections 93A of the Act, Council makes the following Service Rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979:***
- i. ***in respect of the Launceston Permanent Brigade Rating District of 1.3147 cents in the dollar of assessed annual value of rateable land within that District;***
 - ii. ***in respect of the Volunteer Brigade Rating Districts of 0.3847 cents in the dollar of assessed annual value of rateable land within those Districts AND***
 - iii. ***in respect of General Land of 0.3535 cents in the dollar of assessed annual value of rateable General land.***
- d) ***That pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of the fire protection service rates of \$39.***

3. Separate Apportionments

That for the purpose of this resolution, the rates and charges shall apply to each parcel of land that is shown as being separately assessed in the valuation list prepared under the Valuation of Land Act 2001.

4. Instalment Payments

That pursuant to Section 124 of the Act Council:

- a) ***Decides all rates are payable by all ratepayers by four approximately equal instalments;***
- b) ***Determines that the dates by which instalments are to be paid shall be as follows:***
 - The first instalment on or before 31 August 2017***
 - The second instalment on or before 31 October 2017***
 - The third instalment on or before 31 January 2018***
 - The fourth instalment on or before 30 March 2018***

5. Interest on Late Payments

That pursuant to Section 128 of the Act , if any rate or instalment is not paid on or before the date it falls due then there is payable a daily

interest charge of 0.02389% (8.72% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

6. Adjusted Values

That for the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the Act.

And

That pursuant to Section 82(6) of the Act the Council by absolute majority, authorises the General Manager to make minor adjustments up to \$20,000 to individual items within the estimated operating expenditure under section 82(2)(b) and the estimated capital works under section 82(2)(d) so long as the total amount of that estimate is not altered.

DECISION:

Cr Connor moved and Cr King seconded **“that Council adopts the 2017-2018 Budget Estimates, the updated Long Term Financial Plan and the following Rating recommendation:**

1. General Rate

a) That pursuant to Section 90 of the Local Government Act 1993 (the Act), Council makes the following General Rate in relation to all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area for the period commencing 1 July 2017 and ending on 30 June 2018, namely a rate of 5.6727 cents in the dollar of assessed annual value of the land;

b) That pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of \$135.

2. Service Rates and Service Charges

That pursuant to Sections 93, 93A and 94 of the Act, Council makes the following Service Rates and Service Charges in respect of all rateable land within the municipal area (including land which is otherwise

exempt from rates pursuant to Section 87) for the period commencing 1 July 2017 and ending on 30 June 2018 namely:

a) A service charge for waste management in respect of all lands of \$52 for the making available of waste management facilities.

b) That pursuant to Section 94(3A) of the Act, Council declares by absolute majority, that the service charge for waste management is varied as follows:

i. by reason of the provision of a standard kerbside waste collection service, ie one 80 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$128 to \$180;

ii. by reason of the provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$154 to \$206;

iii. by reason of the provision of an additional extra capacity kerbside waste collection service ie one 240 litre (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$308 to \$360;

iv. by reason of the locality and provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, upsized from the standard kerbside waste collection (as per 2b)i above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights the service charge for waste management is varied for all lands receiving such a service by reducing it by \$26 to \$180;

v. by reason of the locality and provision of an additional extra capacity kerbside waste collection service ie one 240 litre mobile garbage bin (or two 140 litre) mobile garbage bin(s) and one

mobile recycling bin, upsized from the extra capacity kerbside waste collection (as per 2b)ii above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights, the service charge for waste management is varied for all lands receiving such a service by reducing it by \$154 to \$206;

c) That pursuant to Sections 93A of the Act, Council makes the following Service Rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979:

i. in respect of the Launceston Permanent Brigade Rating District of 1.3147 cents in the dollar of assessed annual value of rateable land within that District;

ii. in respect of the Volunteer Brigade Rating Districts of 0.3847 cents in the dollar of assessed annual value of rateable land within those Districts AND

iii. in respect of General Land of 0.3535 cents in the dollar of assessed annual value of rateable General land.

d) That pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of the fire protection service rates of \$39.

3. Separate Apportionments

That for the purpose of this resolution, the rates and charges shall apply to each parcel of land that is shown as being separately assessed in the valuation list prepared under the Valuation of Land Act 2001.

4. Instalment Payments

That pursuant to Section 124 of the Act Council:

a) Decides all rates are payable by all ratepayers by four approximately equal instalments;

b) Determines that the dates by which instalments are to be paid shall be as follows:

The first instalment on or before 31 August 2017

The second instalment on or before 31 October 2017

***The third instalment on or before 31 January 2018
The fourth instalment on or before 30 March 2018***

5. Interest on Late Payments

That pursuant to Section 128 of the Act , if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge of 0.02389% (8.72% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

6. Adjusted Values

That for the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the Act.

And

That pursuant to Section 82(6) of the Act the Council by absolute majority, authorises the General Manager to make minor adjustments up to \$20,000 to individual items within the estimated operating expenditure under section 82(2)(b) and the estimated capital works under section 82(2)(d) so long as the total amount of that estimate is not altered.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

The meeting was suspended for 5 minutes at 5.25pm

The meeting resumed at 5.30pm

As an amendment Cr Richardson moved ***“that Council consider increasing the rates by 4% and bring the item to the July Council meeting.”***

The amendment lapsed for want of a seconder.

As an amendment Cr Kelly moved and Cr Richardson seconded ***“that Council consider increasing the rates by 3.5% and bring the item to the July Council meeting.”***

The amendment was declared LOST with Councillors Connor, Kelly and Richardson voting for the amendment and Councillors King, Mackenzie, Perkins, Synfield, Temple and White voting against the amendment.

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Synfield and White voting for the motion and Councillors Richardson and Temple voting against the motion.

Comment by Cr Bob Richardson

Meander Valley Council has two main challenges in the short-to-long-term. These challenges are:

- (1) Provision of facilities/services to growth areas. As Hadspen and Prospect Vale develop, those populations are likely to grow relatively quickly. The uptake of land at Valley Central, with currently over \$500 million investment potential in the short-term, Westbury’s population is also likely to continue to grow at rate above the State average;
- (2) There is a need to introduce a policy to develop facilities/services across the municipality which deliver equity and fairness in service levels for similarly-sized settlements across the municipality.

This budget seems to fail to address these two significant issues in terms of long term planning

Deputy Mayor Michael Kelly left the meeting at 5.52pm

Deputy Mayor Michael Kelly returned to the meeting at 5.54pm

134/2017 REVIEW OF BUDGETS FOR THE 2016-2017 CAPITAL WORKS PROGRAM

1) Introduction

The purpose of this report is to provide information to Council on capital works projects budget variations and to seek Council approval for the reallocation of funding within the Capital Works Program (CWP).

2) Recommendation

It is recommended that Council approve the following changes to the 2016-2017 Capital Works Program:

| <i>Project Name</i> | <i>Original Budget</i> | <i>Variation</i> | <i>New Budget</i> |
|---|-------------------------------|-------------------------|--------------------------|
| <i>Echo Valley Road Liena</i> | <i>\$0</i> | <i>\$22,800</i> | <i>\$22,800</i> |
| <i>Old Gads Hill Road Liena</i> | <i>\$200,000</i> | <i>-\$66,700</i> | <i>\$133,300</i> |
| <i>Liena Road Liena</i> | <i>\$0</i> | <i>\$40,000</i> | <i>\$40,000</i> |
| <i>Mayberry Road Mayberry</i> | <i>\$0</i> | <i>\$7,700</i> | <i>\$7,700</i> |
| <i>Union Bridge Road Mole Creek</i> | <i>\$70,000</i> | <i>\$28,200</i> | <i>\$98,200</i> |
| <i>Selbourne Road Selbourne</i> | <i>\$0</i> | <i>\$7,300</i> | <i>\$7,300</i> |
| <i>Dynans Bridge Road Weegena</i> | <i>\$0</i> | <i>\$6,000</i> | <i>\$6,000</i> |
| <i>Mole Creek Big Den Road Bridge</i> | <i>\$201,600</i> | <i>\$46,600</i> | <i>\$248,200</i> |
| <i>Lobster Creek Parsons Road Bridge</i> | <i>\$210,600</i> | <i>\$13,600</i> | <i>\$224,200</i> |
| <i>Lynds Creek Old Gads Hill Road Bridge</i> | <i>\$191,200</i> | <i>-\$52,700</i> | <i>\$138,500</i> |
| <i>Overflow Creek Union Bridge Road Bridge</i> | <i>\$381,600</i> | <i>-\$29,100</i> | <i>\$352,500</i> |
| <i>GPS Unit</i> | <i>\$25,000</i> | <i>-\$2,400</i> | <i>\$22,600</i> |
| <i>Lyttleton Street Westbury</i> | <i>\$87,000</i> | <i>-\$3,500</i> | <i>\$83,500</i> |
| <i>Jane Street Bracknell</i> | <i>\$25,000</i> | <i>-\$5,000</i> | <i>\$20,000</i> |
| <i>Moriarty Street Deloraine</i> | <i>\$25,000</i> | <i>-\$5,600</i> | <i>\$19,400</i> |
| <i>West Parade Deloraine</i> | <i>\$60,000</i> | <i>\$18,000</i> | <i>\$78,000</i> |
| <i>Westbury Road Prospect Vale</i> | <i>\$170,000</i> | <i>-\$2,600</i> | <i>\$167,400</i> |

| Project Name | Original Budget | Variation | New Budget |
|--|------------------------|------------------|-------------------|
| <i>Panorama Road Blackstone Heights</i> | \$41,600 | -\$39,900 | \$1,700 |
| <i>Dairy Plains Road</i> | \$250,000 | -\$26,000 | \$224,000 |
| <i>Lansdowne Place Deloraine</i> | \$75,800 | \$74,200 | \$150,000 |
| <i>Westwood Road Westwood</i> | \$250,000 | -\$35,800 | \$214,200 |
| <i>Whitemore Road - Carrick to Whitemore</i> | \$210,000 | -\$22,800 | \$187,200 |
| <i>New Footpath Developments - Westbury</i> | \$200,668 | -\$35,000 | \$165,668 |
| <i>Dexter Street Footpath - Westbury</i> | \$0 | \$35,000 | \$35,000 |
| <i>Liffey River Pitts Lane Bridge</i> | \$290,000 | \$33,000 | \$323,000 |
| <i>Damper Creek Montana Road Bridge</i> | \$256,000 | -\$15,000 | \$241,000 |
| <i>Bridge Safety - Barrier and Signage</i> | \$21,300 | -\$10,800 | \$10,500 |
| <i>Deloraine Lawn Cemetery Stormwater</i> | \$20,000 | -\$8,700 | \$11,300 |
| <i>Deloraine Lawn Cemetery Irrigation, Seating, Bins and Garden</i> | \$20,000 | \$8,700 | \$28,700 |
| <i>Westbury Landfill site - Cell</i> | \$100,000 | \$10,800 | \$110,800 |
| <i>Mole Creek Transfer Station - Railing and Pavement</i> | \$20,000 | -\$10,800 | \$9,200 |
| <i>Cook Street Stormwater</i> | \$0 | \$22,600 | \$22,600 |
| <i>Montpelier Drive Stormwater - Prospect Vale</i> | \$125,000 | -\$31,600 | \$93,400 |
| <i>Harley Parade Stormwater</i> | \$21,700 | \$3,400 | \$25,100 |
| <i>Deloraine Community Complex - Stormwater Improvements</i> | \$0 | \$10,000 | \$10,000 |
| <i>Urban Stormwater Drainage - Program Budget</i> | \$164,400 | -\$30,200 | \$134,200 |
| <i>Liffey Street Carrick - Piping Open Drains</i> | \$0 | \$47,800 | \$47,800 |
| <i>Open Drainage Program - Carrick</i> | \$100,000 | -\$47,800 | \$52,200 |

| Project Name | Original Budget | Variation | New Budget |
|--|------------------------|------------------|-------------------|
| <i>PVP Clubrooms - Kitchen and Medical Room Upgrades</i> | \$151,000 | \$26,000 | \$177,000 |
| <i>PVP Medical Room Development</i> | \$50,000 | -\$25,900 | \$24,100 |
| <i>PVP Nature Play Scope</i> | \$170,000 | \$62,000 | \$232,000 |
| <i>PVP Grounds Upgrade 7 & 8 (AFL)</i> | \$500,000 | \$60,000 | \$560,000 |
| <i>PVP Grounds Upgrade 5 & 6 (Soccer)</i> | \$179,000 | -\$25,400 | \$153,600 |
| <i>Football Goal Posts - Multiple Locations</i> | \$41,100 | \$2,800 | \$43,900 |
| <i>Village Green Westbury - New table and seating furniture</i> | \$0 | \$30,000 | \$30,000 |
| <i>Deloraine Riverbank Walkway Renewal</i> | \$80,000 | -\$30,000 | \$50,000 |
| <i>Las Vegas Drive - Playground Removal</i> | \$20,000 | -\$20,000 | \$0 |
| <i>West Parade Car Park Access Path</i> | \$17,500 | -\$15,400 | \$2,100 |

DECISION:

Cr Mackenzie moved and Cr King seconded ***“that Council approve the following changes to the 2016-2017 Capital Works Program:***

| Project Name | Original Budget | Variation | New Budget |
|---|------------------------|------------------|-------------------|
| <i>Echo Valley Road Liena</i> | \$0 | \$22,800 | \$22,800 |
| <i>Old Gads Hill Road Liena</i> | \$200,000 | -\$66,700 | \$133,300 |
| <i>Liena Road Liena</i> | \$0 | \$40,000 | \$40,000 |
| <i>Mayberry Road Mayberry</i> | \$0 | \$7,700 | \$7,700 |
| <i>Union Bridge Road Mole Creek</i> | \$70,000 | \$28,200 | \$98,200 |
| <i>Selbourne Road Selbourne</i> | \$0 | \$7,300 | \$7,300 |
| <i>Dynans Bridge Road Weegen</i> | \$0 | \$6,000 | \$6,000 |
| <i>Mole Creek Big Den Road Bridge</i> | \$201,600 | \$46,600 | \$248,200 |
| <i>Lobster Creek Parsons Road Bridge</i> | \$210,600 | \$13,600 | \$224,200 |

| Project Name | Original Budget | Variation | New Budget |
|---|------------------------|------------------|-------------------|
| Lynds Creek Old Gads Hill Road Bridge | \$191,200 | -\$52,700 | \$138,500 |
| Overflow Creek Union Bridge Road Bridge | \$381,600 | -\$29,100 | \$352,500 |
| GPS Unit | \$25,000 | -\$2,400 | \$22,600 |
| Lyttleton Street Westbury | \$87,000 | -\$3,500 | \$83,500 |
| Jane Street Bracknell | \$25,000 | -\$5,000 | \$20,000 |
| Moriarty Street Deloraine | \$25,000 | -\$5,600 | \$19,400 |
| West Parade Deloraine | \$60,000 | \$18,000 | \$78,000 |
| Westbury Road Prospect Vale | \$170,000 | -\$2,600 | \$167,400 |
| Panorama Road Blackstone Heights | \$41,600 | -\$39,900 | \$1,700 |
| Dairy Plains Road | \$250,000 | -\$26,000 | \$224,000 |
| Lansdowne Place Deloraine | \$75,800 | \$74,200 | \$150,000 |
| Westwood Road Westwood | \$250,000 | -\$35,800 | \$214,200 |
| Whitemore Road - Carrick to Whitemore | \$210,000 | -\$22,800 | \$187,200 |
| New Footpath Developments - Westbury | \$200,668 | -\$35,000 | \$165,668 |
| Dexter Street Footpath - Westbury | \$0 | \$35,000 | \$35,000 |
| Liffey River Pitts Lane Bridge | \$290,000 | \$33,000 | \$323,000 |
| Damper Creek Montana Road Bridge | \$256,000 | -\$15,000 | \$241,000 |
| Bridge Safety - Barrier and Signage | \$21,300 | -\$10,800 | \$10,500 |
| Deloraine Lawn Cemetery Stormwater | \$20,000 | -\$8,700 | \$11,300 |
| Deloraine Lawn Cemetery Irrigation, Seating, Bins and Garden | \$20,000 | \$8,700 | \$28,700 |
| Westbury Landfill site - Cell | \$100,000 | \$10,800 | \$110,800 |
| Mole Creek Transfer Station - Railing and Pavement | \$20,000 | -\$10,800 | \$9,200 |
| Cook Street Stormwater | \$0 | \$22,600 | \$22,600 |

| Project Name | Original Budget | Variation | New Budget |
|---|------------------------|------------------|-------------------|
| Montpelier Drive Stormwater - Prospect Vale | \$125,000 | -\$31,600 | \$93,400 |
| Harley Parade Stormwater | \$21,700 | \$3,400 | \$25,100 |
| Deloraine Community Complex - Stormwater Improvements | \$0 | \$10,000 | \$10,000 |
| Urban Stormwater Drainage - Program Budget | \$164,400 | -\$30,200 | \$134,200 |
| Liffey Street Carrick - Piping Open Drains | \$0 | \$47,800 | \$47,800 |
| Open Drainage Program - Carrick | \$100,000 | -\$47,800 | \$52,200 |
| PVP Clubrooms - Kitchen and Medical Room Upgrades | \$151,000 | \$26,000 | \$177,000 |
| PVP Medical Room Development | \$50,000 | -\$25,900 | \$24,100 |
| PVP Nature Play Scope | \$170,000 | \$62,000 | \$232,000 |
| PVP Grounds Upgrade 7 & 8 (AFL) | \$500,000 | \$60,000 | \$560,000 |
| PVP Grounds Upgrade 5 & 6 (Soccer) | \$179,000 | -\$25,400 | \$153,600 |
| Football Goal Posts - Multiple Locations | \$41,100 | \$2,800 | \$43,900 |
| Village Green Westbury - New table and seating furniture | \$0 | \$30,000 | \$30,000 |
| Deloraine Riverbank Walkway Renewal | \$80,000 | -\$30,000 | \$50,000 |
| Las Vegas Drive - Playground Removal | \$20,000 | -\$20,000 | \$0 |
| West Parade Car Park Access Path | \$17,500 | -\$15,400 | \$2,100 |

The motion was declared CARRIED with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor Mackenzie moved and Councillor Connor 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.”*

*The motion was declared **CARRIED** with Councillors Connor, Kelly, King, Mackenzie, Perkins, Richardson, Synfield, Temple and White voting for the motion.*

135/2017 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 9 May, 2017.

136/2017 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

The meeting moved into Closed Session at 6.01pm

The meeting re-opened to the public at 6.03pm

The meeting closed at 6.03pm

.....
CRAIG PERKINS (MAYOR)