

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 10 April 2018

COUNCIL MEETING VISITORS

Visitors are most welcome to attend Council meetings.

Visitors attending a Council Meeting agree to abide by the following rules:-

- Visitors are required to sign the Visitor Book and provide their name and full residential address before entering the meeting room.
- Visitors are only allowed to address Council with the permission of the Chairperson.
- When addressing Council the speaker is asked not to swear or use threatening language.
- Visitors who refuse to abide by these rules will be asked to leave the meeting by the Chairperson.

SECURITY PROCEDURES

- Council staff will ensure that all visitors have signed the Visitor Book.
- A visitor who continually interjects during the meeting or uses threatening language to Councillors or staff, will be asked by the Chairperson to cease immediately.
- If the visitor fails to abide by the request of the Chairperson, the Chairperson shall suspend the meeting and ask the visitor to leave the meeting immediately.
- If the visitor fails to leave the meeting immediately, the General Manager is to contact Tasmania Police to come and remove the visitor from the building.
- Once the visitor has left the building the Chairperson may resume the meeting.
- In the case of extreme emergency caused by a visitor, the Chairperson is to activate the Distress Button immediately and Tasmania Police will be called.



PO Box 102, Westbury,
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 10 April 2018 at 1.30pm.**

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

Martin Gill
GENERAL MANAGER

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Evacuation and Safety:

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

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

Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 10 April 2018 at 1.30pm.

PRESENT:

APOLOGIES: Councillor Deborah White

IN ATTENDANCE:**CONFIRMATION OF MINUTES:**

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 13 March, 2018, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
27 March 2018	<ul style="list-style-type: none"> • Deloraine Netball Courts • Valley Central Industrial Precinct • Planning Appeal – 46A Beefeater Street, Deloraine • Strategic Planning Documentation Review and Implementation Project

ANNOUNCEMENTS BY THE MAYOR:

Friday 23 March 2018

Meeting with TasWater and Deloraine Business owners (Trade Waste)

Meeting with Tasmania Audit Office

Wednesday 28 March 2018

Meeting with advisor to Federal Environment Minister Josh Frydenberg (Westbury Bio-Energy)

Saturday 7 April 2018

Attended official opening of Replica Sandy Lake Hut (Lake McKenzie)

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

PUBLIC QUESTION TIME

General Rules for Question Time:

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

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

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

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

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

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

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

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

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

Notes

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

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

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – MARCH 2018

1.1 Mr G McCulloch

Mr McCulloch asked a number a questions regarding the Mobile Food Van Policy which were answered on the day. In addition the following question was asked -
What about the waste and grease trap?

Response by Lynette While, Director Community & Development Services
Mobile food vans are fully self-contained. External waste and grease traps are therefore not required on the trading sites.

1.2 Mrs S Stevenson

60 & 80kph sign on approach to T intersection of Meander Valley Road and Oaks Road on both approaches. Do we need a fatal accident for Departments to do this request?

Bishopsbourne Road gets an 80kph just because a new housing estate is in the development stages, whereas, Monds Lane and Oaks Road already have 9 families of which 8 children reside. Traffic which includes trucks and cars have tripled in the past 6 years and drivers only react to speed signage not other signs in this case. Trucks are not turning off engine brakes either.

In conclusion please can common sense make this work? Tapes across the road to collect data are not totally correct as drivers take their foot off the accelerator and brake.

Response by Dino De Paoli, Director Infrastructure Services

It is noted that Council officers have contacted the Department of State Growth to provide comment on the proposal to reduce the speed limit on Oaks Road. A reduction in speed limit may also require review of the posted speeds on Meander Valley Road which is a State road. Council officers will contact Mrs Stevenson once a response from the Department is received.

2. PUBLIC QUESTIONS WITH NOTICE – APRIL 2018

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – APRIL 2018

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – MARCH 2018

1.1 Cr Deborah White

- a) With evidence mounting concerning the negative effects of the use of glyphosate, I remind Council of the recommendation of the motion that I put to the Council meeting of April 2016, viz.,

That Meander Valley Council monitors current research into the effects of glysohate and explores the use of available non-toxic alternatives.

Evidence is mounting concerning the negative effects of the use of glysohate on public health. This now includes papers from the Harvard Medical School Journal noting a positive correlation between the widespread use of glysohate in the 80's and the dramatic rise in the incidence of autism. As a Council how can we step up our efforts to introduce non-toxic methods of weed control?

Response by Matthew Millwood, Director Works

Council officers have continued to monitor ongoing research associated with glyphosate use. Due to the extensiveness of this matter, Council officers will provide a report for discussion at a future Council Workshop.

- b) During a recent workshop in which we looked at community engagement in Council activities, I suggested that we need to strengthen the opportunity for input from young people of the municipality into our ODP's.

The report from the Tasmanian Youth Local Government 2017 Conference contains several motions which outline ways to do that.

They included motions on Waste Management, Recreational Facilities, Youth Employment, Public Transport, Age-friendly communities, Youth Advisory Groups, Community Mental Health.

Could the General Manager advise as to how we as a Council could incorporate some or all of these suggestions in our Council's Strategic Plan.

Response by Lynette While, Director Community & Development Services

To date consultation with young people has taken place at the Stepping Stones Leadership Camps across the 3 age groups. (11 – 14 years, 15 – 18 years and 18 – 25 years). A designated session is built into all camps giving young people the opportunity to voice their concerns, opinions and requests/desires. Issues arising are fed back to Councillors and Departments via the Briefing Report. Informal conversations occur continually through programs throughout the year.

Currently there is a week of activities planned for Youth Week Tasmania 13 – 22 April. This week is based on 'connecting community through conversations' and winds up with a Coffee, Cake and Conversations Café on Sunday 22 April between 1.00 - 5.00pm. This will be an opportunity for young people to showcase talents and tell their stories and participate with adults (invited guests) in a World Style Café where relevant topics are discussed among guests at each table. This will be an opportunity for informal consultation with young people.

We could also identify two Council workshops per year that can involve 3-4 young people who will lead on a couple of youth-related issues and contribute to the wider workshop agenda. It would be good to align the workshop with other youth activities throughout the year.

1.2 Cr Andrew Connor

Now that the 2018 Tasmanian State election has been run and won can the Mayor or General Manager provide a list of election promises made by the re-elected government in response to Meander Valley Council's election priority list for the Bass and Lyons electorates, detailing the project, funding amount promised and time-frame for delivery?

Response by General Manager

The table below outlines the election priority lists submitted to the Major parties prior to the recent State elections and the commitments made by the re-elected Liberal Party. There are no timeframes for delivery at this point in time.

Bass

Project	Request	Government Commitment
Prospect Vale Park Upgrade and installation drainage and irrigation of playing surfaces	\$750,000	
Prospect Vale Park Construction of internal car parking and road network to improve circulation and safety for users	\$1.5m	
Hadspen Pedestrian access over Highway Bridge Esk River (Meander Valley Highway) to link east and west Hadspen.	\$3m	
Hadspen Reticulated water supply infrastructure upgrade to facilitate residential growth: <ul style="list-style-type: none"> • New Reservoir 1.15MI • Trunk Main from Prospect Vale 	\$1.8m	
Hadspen New roundabout – entry to Hadspen Urban Growth Area to facilitate residential growth	\$1m	\$500,000
Hadspen Combined Recreation & Stormwater Infrastructure Hadspen	\$850,000	

Project	Request	Government Commitment
Carrick Upgrade of Waste Water Treatment Plant to facilitate residential growth	\$15m	
Prospect Vale Relocation of the Industrial Businesses in Donald's Avenue	\$10m	
Hadspen Erosion Treatment of South Esk riverbank and foreshore parkland development	\$400,000	
Blackstone Heights Upgrade of Blackstone Heights Park <ul style="list-style-type: none"> Additional recreation infrastructure and landscaping to improve recreation use 	\$100,000	\$60,000
Blackstone Heights Extension of footpath network to improve pedestrian connectivity	\$400,000	
Prospect Vale Bass Highway Off Ramp – <ul style="list-style-type: none"> Entrance/gateway beautification project 	\$100,000	
Prospect Vale Park Upgrade of lighting infrastructure to improve recreation participation	\$250,000	\$60,000

Lyons

Project	Request	Government Commitment
Bracknell Construction of reticulated sewerage to address environmental concerns within the community	\$5m	
Westbury Development of multipurpose function centre Westbury Recreation Ground	\$5m	\$200,000

Project	Request	Government Commitment
Carrick Upgrade of Waste Water Treatment Plant	\$15m	
Meander Valley Great Western Tiers touring route signage replacement	\$500,000	
Bracknell Reconstruction Bracknell Memorial Hall to ensure sustainable community use & roofing improvements to adjoining boys and girls gymnasium	\$600,000	\$80,000
Deloraine Stage 1 Community Complex/Education Precinct <ul style="list-style-type: none"> • Linking key community assets including schools and Community Complex to improve access, connectivity and assist in promoting healthy living and passive recreation (\$1m) • Sports Field Development between primary school and Community Complex- Hockey/Soccer ground and training area including lighting (\$1.7m) • Extension of Gay Street and new carpark area (\$400,000) • Two outdoor netball courts and basketball half-court (\$200,000) • Alterations to auditorium to improve functionality (\$300,000) • Extension to Community Complex to provide for indoor courts (squash, badminton, dance) (\$700,000) 	\$4.3m	
Meander Valley Short Walks Strategy <ul style="list-style-type: none"> • Develop masterplan • design upgrade program 	\$100,000	
Mole Creek Refurbishment of Mole Creek Memorial Hall to facilities community activity and use	\$60,000	

Project	Request	Government Commitment
Westbury Upgrade of stormwater drainage system to manage flooding within urban areas	\$300,000	
Deloraine Lighting for Meander River paths to improve community safety and recreation use	\$250,000	

The Government made a number of other commitments to local organisations, including:

- ***Deloraine Football Club – Clubroom upgrade - \$60,000***
- ***Meander Valley Suns - Scoreboard - \$ 20,000***
- ***Bracknell Football Club - \$20,000***
- ***Hadspen Lions Club – Bull Run - \$25,000***

2. COUNCILLOR QUESTIONS WITH NOTICE – APRIL 2018

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – APRIL 2018

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

CERTIFICATION

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

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



Martin Gill
GENERAL MANAGER

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

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for items C&DS1 to C&DS3 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

C&DS 1 11 CHARLIES LANE, CARRICK - SINGLE DWELLING AND OUTBUILDING

1) Introduction

This report considers application PA\18\0162 for Single Dwelling and Residential Outbuilding on land located at 11 Charlies Lane, Carrick CT 173582/18.

2) Background

Applicant

Theresa L Hatton

Planning Controls

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

Use & Development

The application is for a Single Dwelling and Residential Outbuilding (as per attached plans).

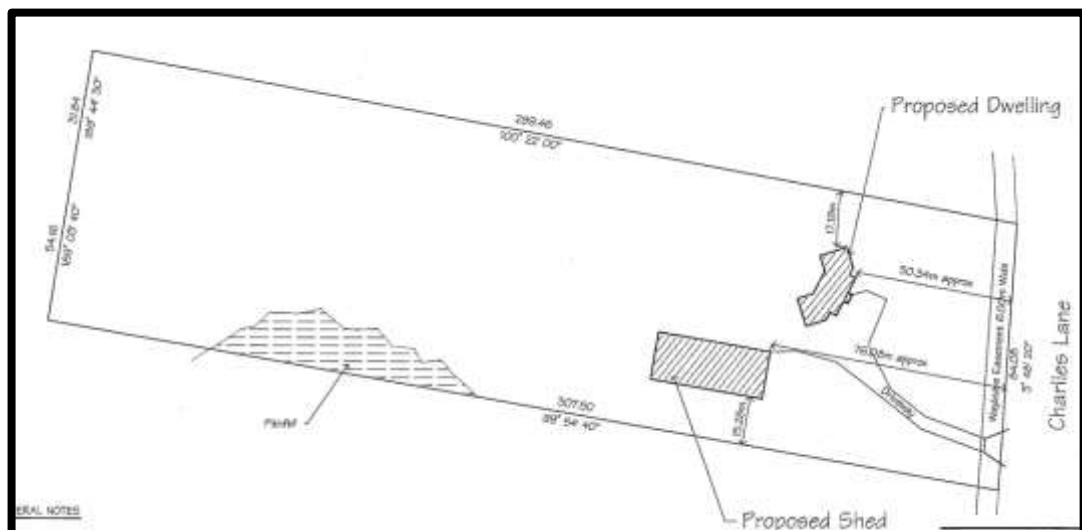


Figure 1: site plan

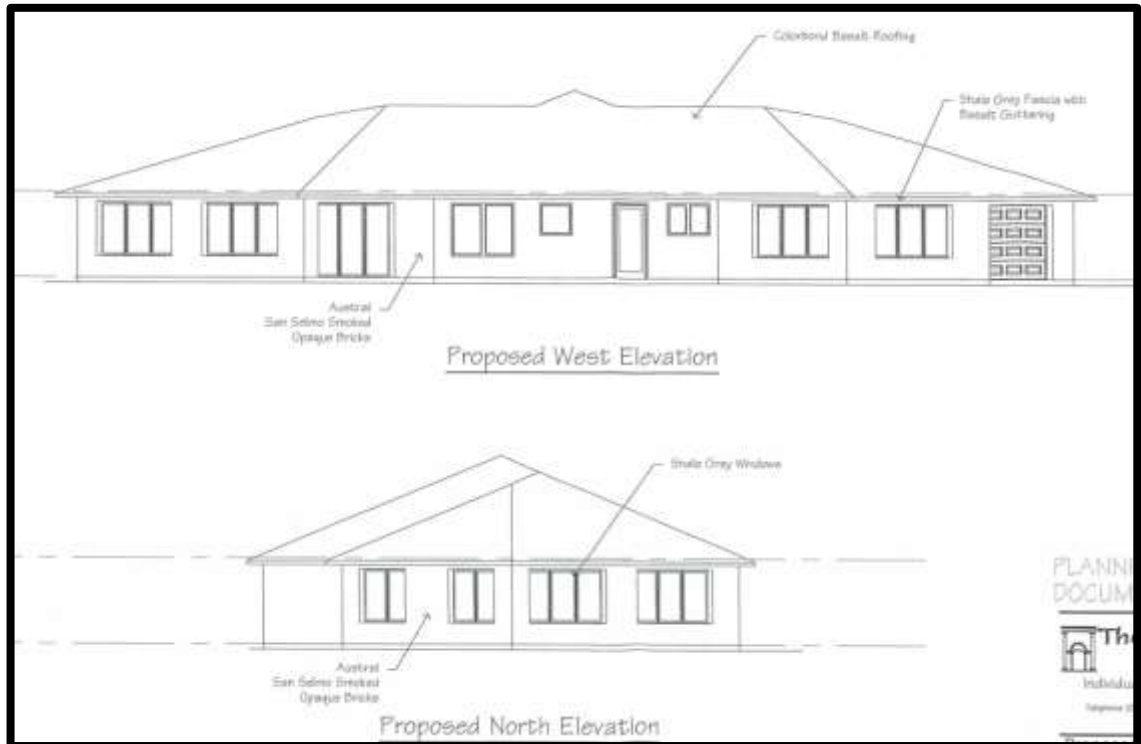


Figure 2: proposed dwelling

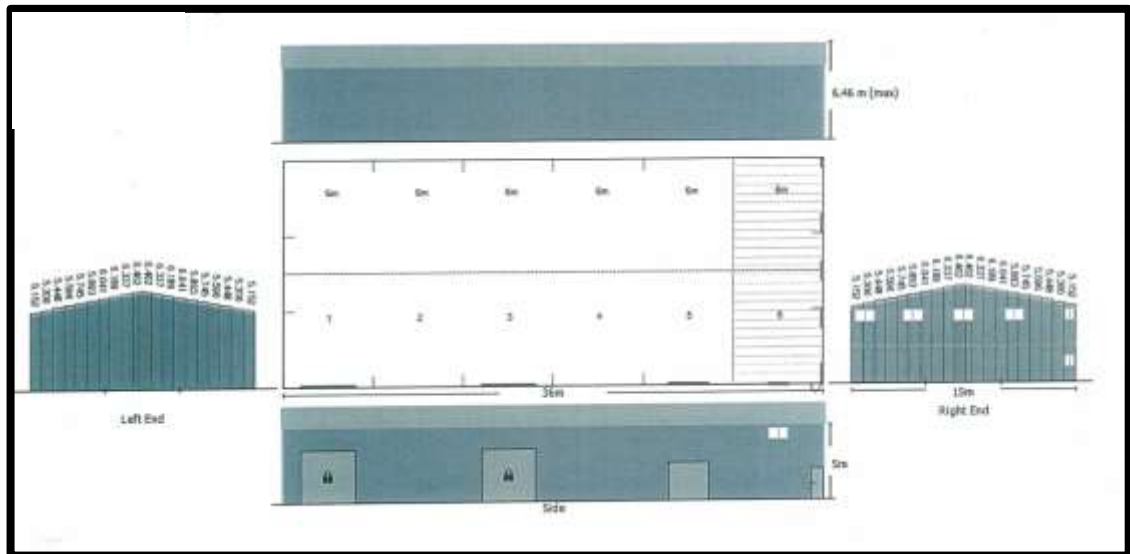


Figure 3: proposed outbuilding

Site & Surrounds

The property is vacant. To the north, construction has begun at 13 Charlies Lane for a single dwelling and outbuilding. To the south, 9 Charlies Lane has a Planning Permit for a single dwelling. To the west, land is vacant.



Figure 4: aerial photo of property



Photo 1: view from Charlies Lane.

Statutory Timeframes

Date Received:	12 February 2018
Request for further information:	Not applicable
Information received:	Not applicable
Advertised:	17 February 2018
Closing date for representations:	6 March 2018
Extension of time granted:	7 March 2018
Extension of time expires:	11 April 2018
Decision due:	10 April 2018

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications within statutory timeframes.

4) Policy Implications

Not applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

6) Risk Management

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

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

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

One representation was received during the advertising period (attached documents).

9) Financial Impact

Not applicable.

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Rural Living Zone. The land surrounding the site is located in the Rural Living Zone.

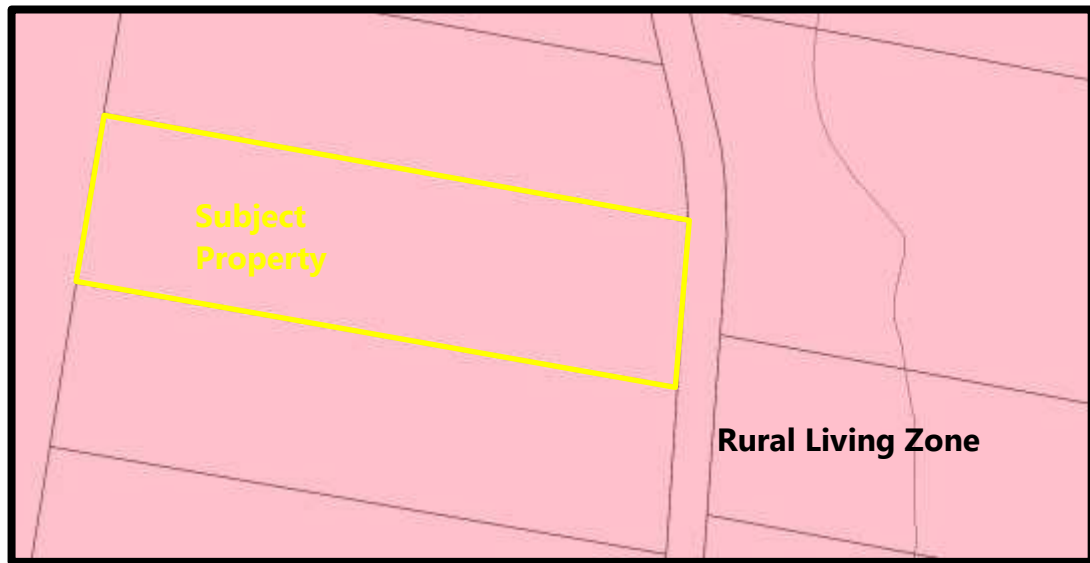


Figure 5: zone map

Use Class

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

- Residential

Residential is specified in section 13.2 - Use Table as being Permitted. The Permitted status is dependent on the use and development meeting all of the applicable Acceptable Solutions in the scheme. In this instance:

- The proposed Single Dwelling and Residential Outbuilding both rely on Performance Criteria and as such, are subject to a Discretionary permit process.

Applicable Standards

This assessment considers all applicable planning scheme standards.

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

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

A brief assessment against all applicable Acceptable Solutions of the Rural Living Zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

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

Rural Living Zone			
Scheme Standard		Comment	Assessment
13.3.1 Amenity			
A1	If for permitted or no permit required uses.	Residential is a Permitted use class	Complies
13.3.2 Rural Living Character			
A1	Use must: a) be for permitted or no permit required uses; or b) not exceed a combined gross floor area of 250m ² over the site.	Residential is a Permitted use class	Complies
13.4.1 Building Design and Siting			
A1	Site coverage must not exceed 5%.	The land area is 25740m ²	Complies

		(2.574ha); the house is 256m ² ; the outbuilding is 540m ² ; the site coverage is 3%	
A2	Building height must not exceed 8 metres.	The height of the house is 5.5m and the outbuilding is 6.4m	Complies
A3	Buildings must be set back a minimum distance of 25 metres from a frontage.	<ul style="list-style-type: none"> • The house is located 50.34m from the front boundary • The outbuilding is located 76.08m from the front boundary 	Complies
A4	Buildings must be set back a minimum of: <ul style="list-style-type: none"> a) 25 metres to side and rear boundaries; and b) 200m to the Rural Resource Zone where a sensitive use is proposed. 	The house is located 17.19m from the northern side boundary and the outbuilding is located 15.28m from the southern side boundary	Relies on Performance Criteria
A5	The development is for permitted or no permit required uses.	Residential is a Permitted use class	Complies
A6	Development must not require the removal of standing vegetation.	No vegetation removal is required	Complies

Car Parking and Sustainable Transport Code

Scheme Standard	Comment	Assessment	
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than	<ul style="list-style-type: none"> • The scheme requires 2 car 	Complies

	<p>the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan.</p>	<p>parking spaces</p> <ul style="list-style-type: none"> • The development meets this standard 	
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	<p>All car parking, access strips manoeuvring and circulation spaces must be:</p> <p>a) formed to an adequate level and drained; and</p> <p>b) except for a single dwelling, provided with an impervious all weather seal; and</p> <p>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</p>	<p>The driveway is formed and drained</p>	<p>Complies</p>
E6.7.2 Design and Layout of Car Parking			
A1	<p>A1.1</p> <p>Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2</p> <p>Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>The garage and outbuilding are located behind the building line</p>	<p>Complies</p>
A2	A2.1	<ul style="list-style-type: none"> • The crossover is existing and 	<p>Complies</p>

	<p>Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) for more than 4 cars, enter and exit the site in a forward direction; and c) have access width not less than and not 10% greater than Table E6.2; and d) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (i) there are three or more spaces; and (ii) where parking is more than 30m from the road; or (iii) the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i>.</p>	<p>the gradient is less than 10%</p> <ul style="list-style-type: none"> • Vehicles can enter and exit the land in a forward direction 	
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Performance Criteria

Rural Living Zone
13.4.1 Building Design and Siting
<p>Objective</p> <p><i>To ensure that siting and design:</i></p>

- a) *protects the amenity of adjoining lots; and*
- b) *is consistent with the local area objectives and desired future character statements for the area, if any.*

Performance Criteria P4

Buildings must be sited so that side and rear setbacks:

- a) *protect the amenity of adjoining dwellings by providing separation that is consistent with the character of the surrounding area having regard to the:*
 - i) *impact on the amenity and privacy of habitable room windows and private open space; and*
 - ii) *impact on the solar access of habitable room windows and private open space; and*
 - iii) *locations of existing buildings and private open space areas; and*
 - iv) *size and proportions of the lot; and*
 - v) *extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation; and*
 - vi) *local area objectives, if any; and*
- b) *protect agricultural uses on adjoining lots from constraints.*

Comment:

The proposed single dwelling is located 17.19m from the northern side boundary and the residential outbuilding is located 15.28m from the southern side boundary. The Acceptable Solution is 25m.

It is noted that the subject property is part of a recent subdivision. The majority of the lots on Charlies Lane are currently vacant. As such, the immediate area lacks a specific 'built character'.

The general appearance of the immediately surrounding land is cleared land with some remnant tall trees remaining. The eastern side of Charlies Lane has more tree coverage compared to the western side (see Photos 2-4 below). The subject property is located on the western side of Charlies Lane.



Photo 2: view of Charlies Lane (northern end, facing south)



Photo 3: view of western side of Charlies Lane (partly built house in background is 13 Charlies Lane)



Photo 4: view of eastern side of Charlies Lane (green building is located at 14 Charlies Lane)

To date, there are five properties on Charlies Lane with either existing development or with permits for development. Of these, two properties required dispensation for setbacks, and of those, one included an outbuilding with a floor area of 540m² located 20m off a side boundary.

Amenity is described in the planning scheme as "*...in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable*". With a lack of specific established 'character' of the area, protecting the amenity is difficult to quantify. However, factors that impact on amenity in general are overlooking, overshadowing, use and visual appearance.

Overlooking relates to privacy and the separation between dwellings and private open space. In this instance, the subject dwelling is located approximately 37m from the dwelling at 13 Charlies Lane. The subject outbuilding is located approximately 47m from the approved dwelling at 9 Charlies Lane. This separation distance is considered sufficient to provide for privacy.

Overshadowing from the subject dwelling would be restricted to the subject property. However, the shadow projected by the subject outbuilding will encroach slightly into 9 Charlies Lane (see Figure 6 below). This encroachment is considered minor and does not reach that dwelling or the

land immediate surrounding that dwelling.

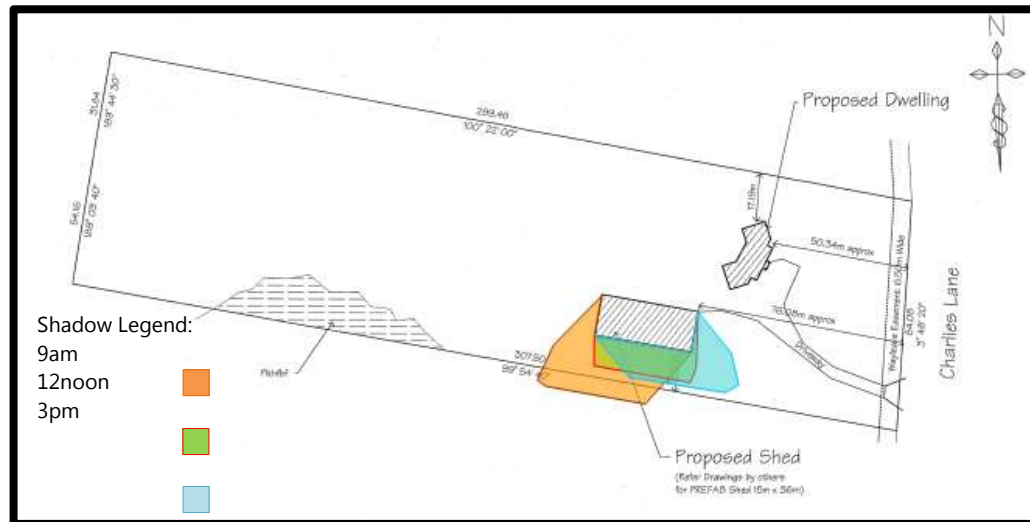


Figure 6: outbuilding overshadowing diagram for 21 June (drawn by the assessing Town Planner)

The use of the outbuilding is for residential use (personal storage). The owner has a number of items that he wishes to store in one outbuilding, compared to many outbuildings. Items to be stored in the building include: lawn mower, collectible motor bikes and cars.

Visually, a dwelling and outbuilding are typical features of a Rural Living Zone. The subject property is generally cleared of trees (except for a small area to the rear of the property). As such, any development on this property will be visible from neighbouring properties.

Due to the size and design of the dwelling, the visual impact from the northern side boundary is considered minor. With the dimensions of the outbuilding's wall facing the southern side boundary, the bulk of the wall will be apparent (see Figure 7 below). Landscaping along the southern side boundary would aid in softening the appearance of the outbuilding. The site plan does not show any landscaping.

At 14 Charlies Lane, the appearance of an outbuilding (18m x 9m x 5.4m high) is softened by the existing trees (see Photo 4).

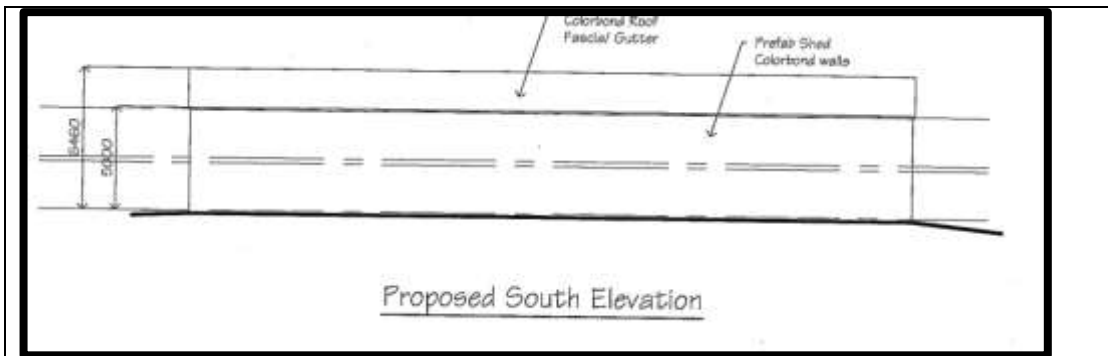


Figure 7: residential outbuilding's proposed southern elevation (wall length 36m)

The site plan shows ample space between the outbuilding and the southern side boundary for landscaping. Based on the need to address amenity, the following condition is recommended:

- 1. Prior to the commencing of works, a landscape plan must be submitted for approval by showing established evergreen trees between the outbuilding and the southern side boundary, spaced to soften the appearance of the outbuilding.**

The *Local Area Objective* for Carrick is:

- a) To retain an appropriate level of visibility of development through unobtrusive siting and design, including materials and finishes.*
- b) Where development is visible, ensure that materials are non-reflective and the design integrates with the landscape.*
- c) The retention of remnant vegetation and lower densities is the preferred means to buffer and screen development from the Bass Highway.*
- d) Provide for a low impact increase in density off Monds Lane and Simmons Street in support of housing choice for Carrick.*

The dwelling and outbuilding will be visible. The exterior cladding of the dwelling is Austral San Selmo Smoked bricks (light grey colour) with a Basalt colorbond roof (grey colour). The exterior of the outbuildings are similar – Basalt colorbond roof and Shale Grey colorbond walls. These colours are considered neutral and unobtrusive. The cladding material is non-reflective.

The Rural Living Zone provides for residential use on large lots in a rural setting. As such, dwellings and outbuildings are an expected feature of this area. Both the Single Dwelling and the Residential Outbuilding meet the

Acceptable Solution for height and site coverage.

The development is considered consistent with the Objectives, Performance Criteria and Local Area Objectives.

Representations

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

- Industrial appearance of outbuilding
- Impact on solar access and views
- Impact on liveability, value and amenity, obtrusive
- Is not consistent with local area objectives and desired future character statement
- Design does not integrate with the landscape

Comment:

Industrial appearance of outbuilding

The proposed outbuilding (15m x 36m x 6.5m high) meets the Acceptable Solution for height and site coverage. Except for the Local Area Objective, the type and colour of the cladding is not a planning consideration. Comments regarding the Local Area Objective are under the heading of *13.4.1 Building Design and Siting*.

Impact on solar access and views

The shadow created by the proposed outbuilding on the 21 June does encroach onto 9 Charlies Lane. The shadow does not reach the approved dwelling or the immediately surrounding land for 9 Charlies Lane (see Figure 8 below). Vistas are not a matter that is addressed under the Planning Scheme.

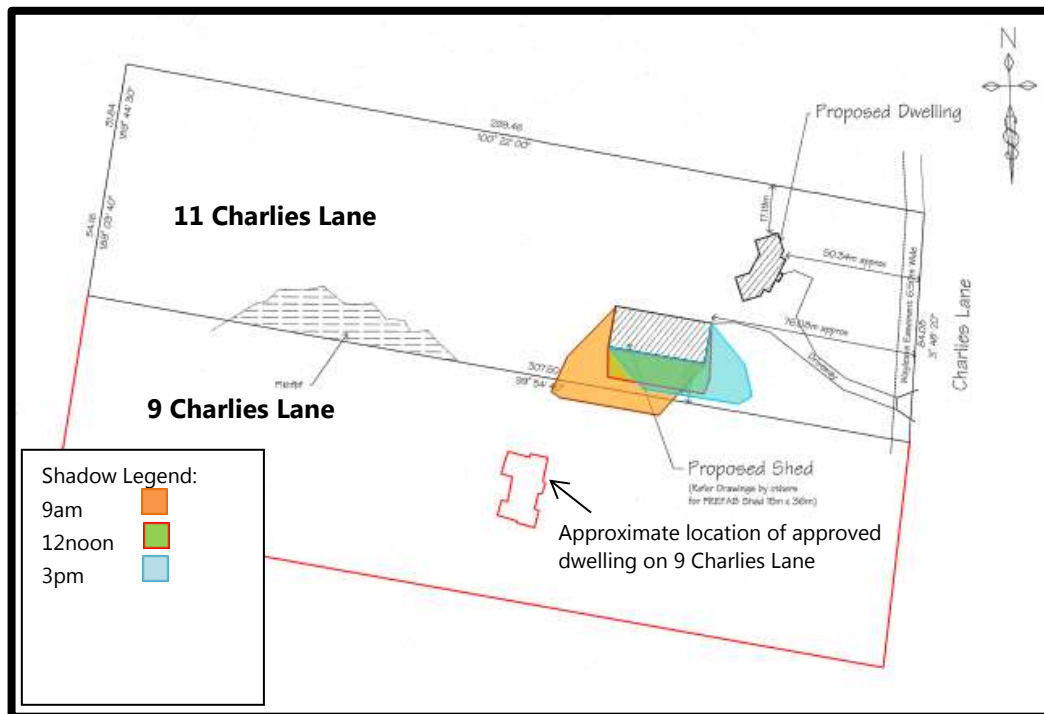


Figure 8: shading diagram showing relationship with 9 Charlies Lane for 21 June (drawn by the assessing Town Planner)

Impact on liveability, value, amenity, obtrusive

Amenity factors (overlooking, overshadowing, use and visual impacts) have been discussed under the heading of 13.4.1 *Building Design and Siting*. To address the visual impact it is recommended that a condition be placed on the permit for additional landscaping to soften the appearance. It is not anticipated that additional landscaping trees would significantly increase the shadow cast by the outbuilding. The value of a property is not a matter that is addressed under the Planning Scheme.

Is not consistent with local area objectives and desired future character statement

The Planning Scheme triggers an assessment of the Local Area Objective (see 13.4.1 Building Design and Siting above). The assessment did not include the Desired Future Character Statement. Within the Rural Living Zone, the trigger to assess the Desired Future Character Statement is found within the Subdivision standards. This application did not include subdivision.

Design does not integrate with the landscape

As stated above, the majority of the properties within Charlies Lane are vacant – as such the built character of the area has not been established. A large proportion of the property is grassed. As such any development on this

property will be visible. A typical feature of the Rural Living Zone is single dwellings with outbuildings. The outbuilding meets the criteria for height and site coverage.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Single Dwelling and Residential Outbuilding is acceptable in the Rural Living Zone. The visual bulk of the Residential Outbuilding located less than 25m from the side boundary can be mitigated by additional landscaping to soften the appearance. It is recommended that the application be approved with conditions.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Single dwelling and Residential outbuilding on land located at 11 Charlies Lane, Carrick CT 173582/18 by Theresa L Hatton, requiring the following discretions:

13.4.1 Building Design and Siting

be APPROVED, generally in accordance with the endorsed plans:

- a) Theresa L. Hatton – Drawing Number: 4844P – Sheet Numbers: 03-12;***
- b) Skyline Sheds and Garages – Job Number: 25331;***
- c) MultiBuild – Print 3D Shed;***

and subject to the following conditions:

- 1. Prior to the commencement of the use, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:**
 - a) A landscape plan must be submitted for approval by showing established evergreen trees between the outbuilding and the southern side boundary, spaced to soften the appearance of the outbuilding.**

- 2. The landscaping identified in Condition 1 a) above is to be maintained in a healthy condition. Any dead or dying plants are to be replaced with a healthy specimen.**
- 3. The use of outbuilding 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:**

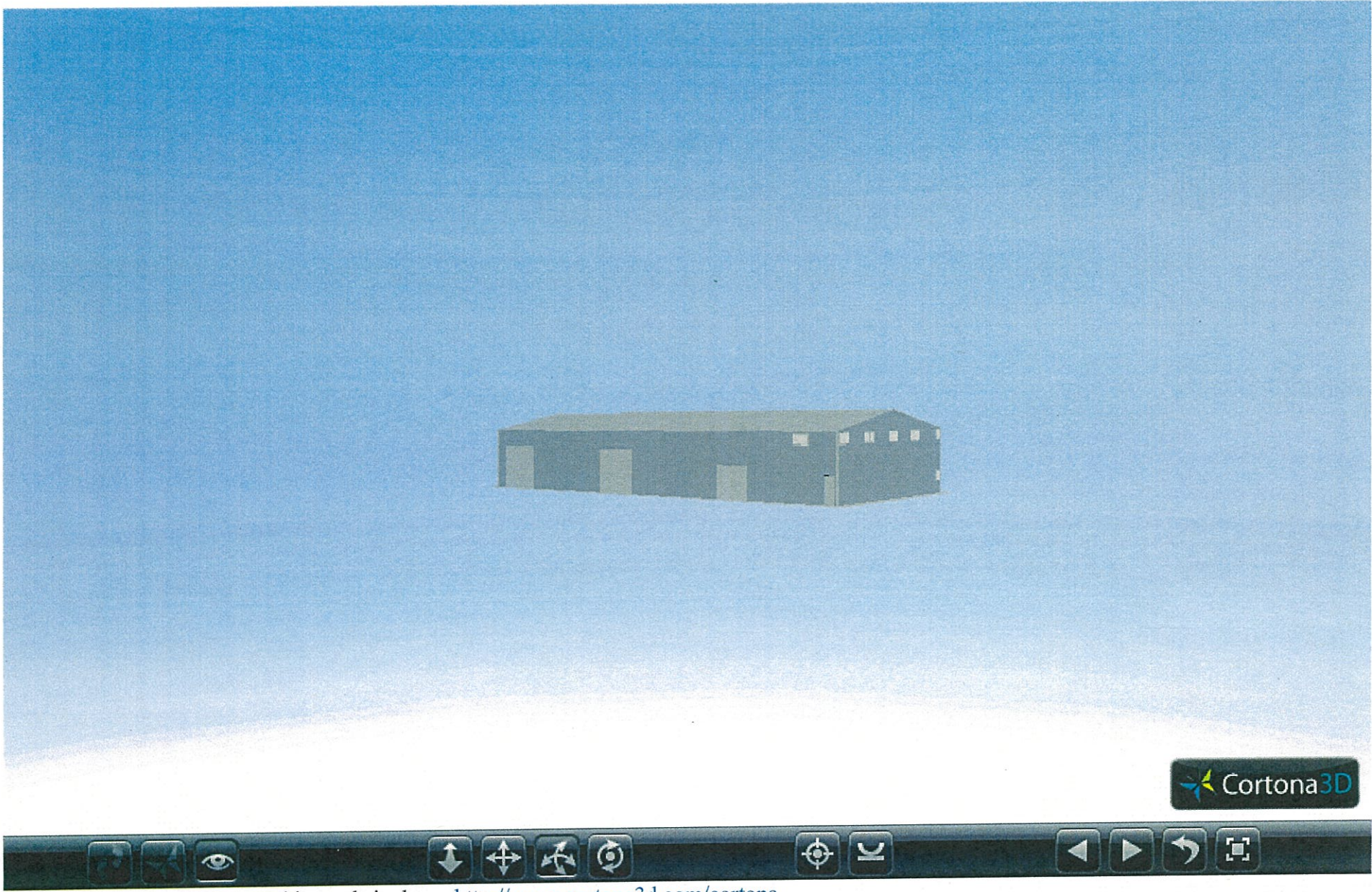
- a) Building approval**
- b) Plumbing approval**

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.

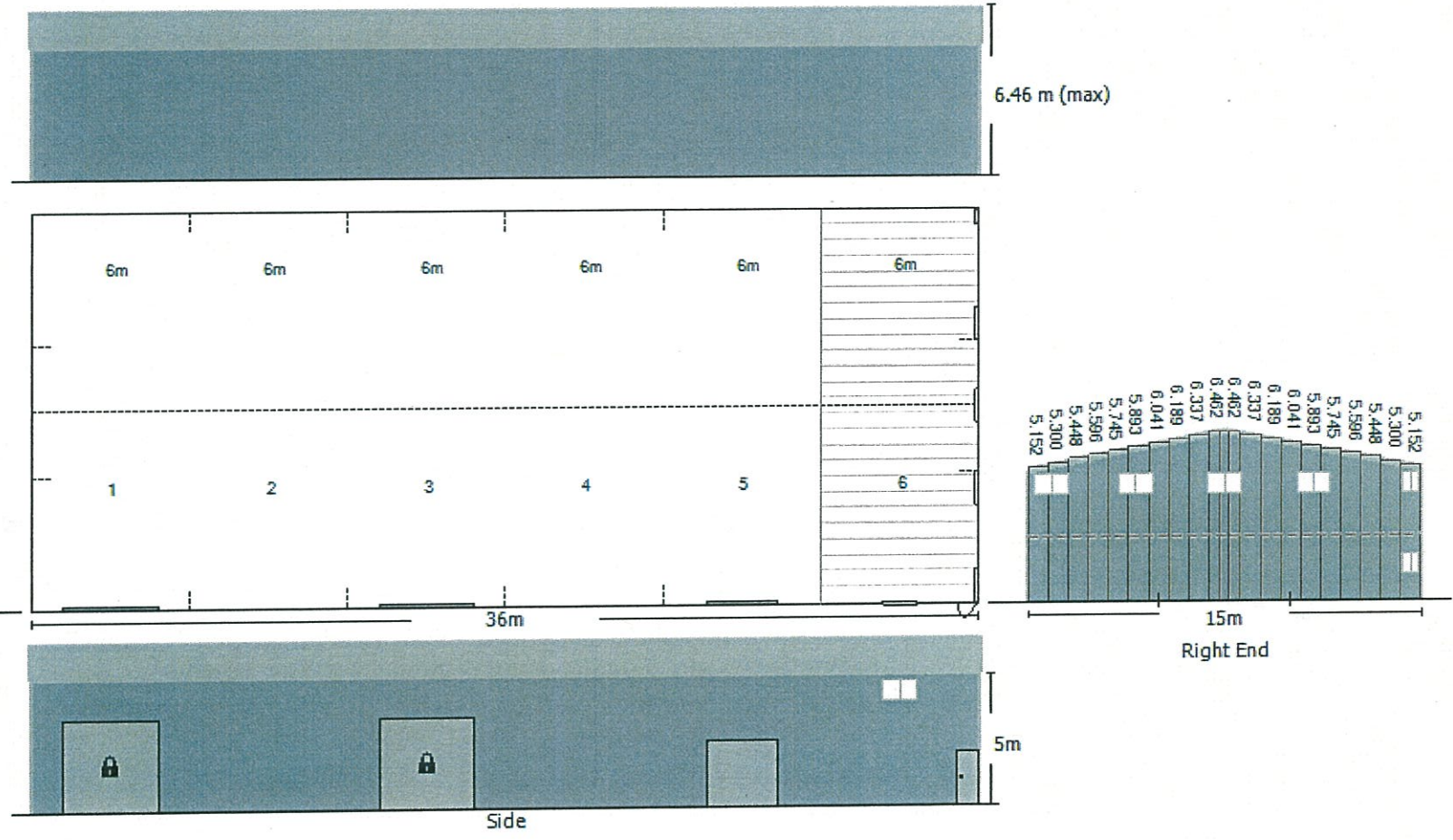
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. 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:



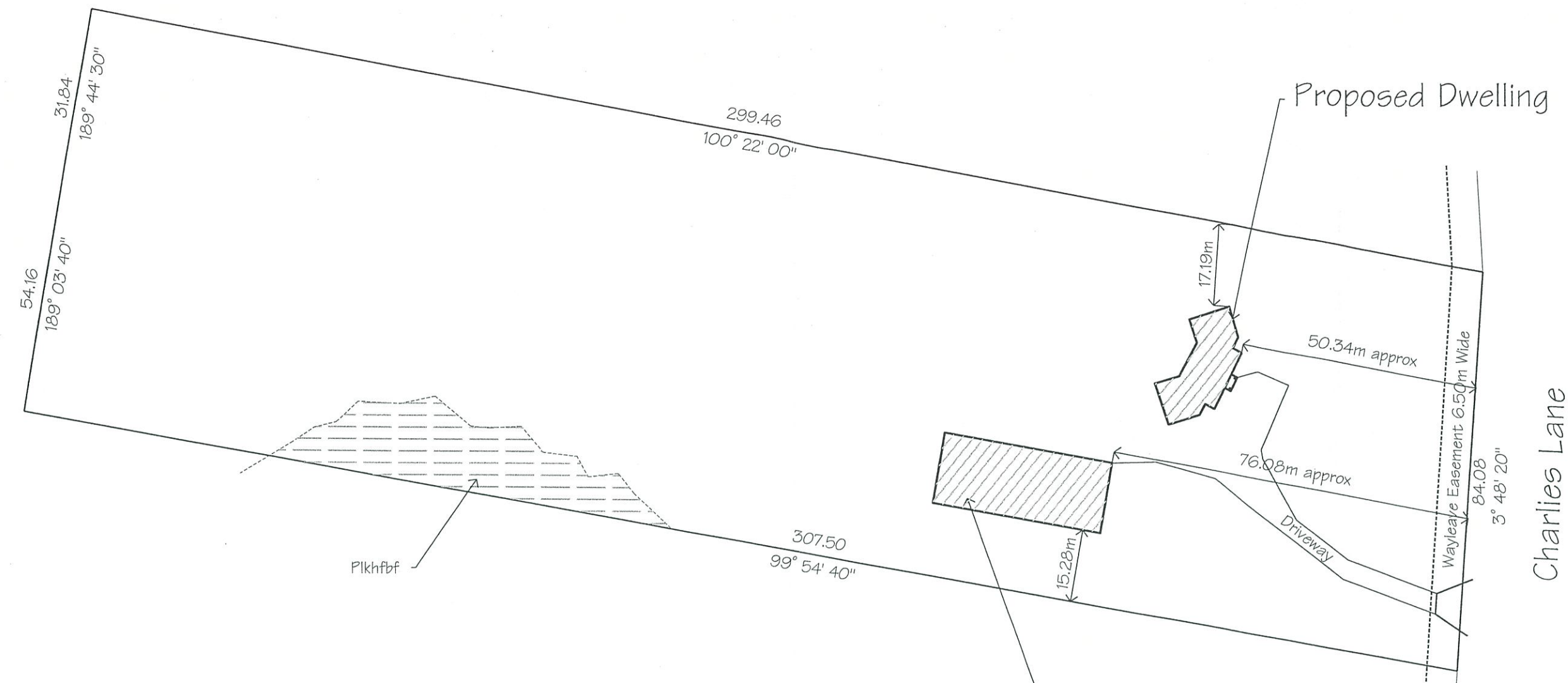
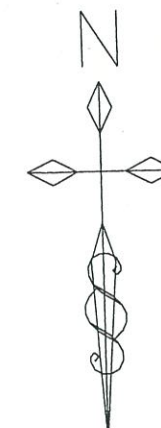
You can visit the Parallel graphics website here: <http://www.cortona3d.com/cortona>

Building For:
MICHAEL PARKER
11 CHARLIES LANE Carrick
Job Number: 25331
 Produced by:
Skyline Sheds and Garages
Phone 03 6334 5535



The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.

Meander Valley Council Ordinary Agenda - 10 April 2018



GENERAL NOTES

- 1 Check all dimensions and verify levels on site.
- 2 Do Not Scale from this drawing - if in doubt ask.
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- 4 These drawings have been prepared for application of Planning permit from the Local Council only. Not all details for the entering into a contract or tender are covered in these documents. They are to be used as a guide only for the building works.
- 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.

Note
 Title details taken from 173582
 Title boundaries measurements are in meters
 Meander Valley Council Ordinary Agenda - 10 April 2018

Proposed Site Plan

Proposed Shed
 (Refer Drawings by others for PREFAB Shed 15m x 36m)

 **Theresa L. Hatton**
 Building Designer
 Individual Designs ABN 22 654 809 821
 Telephone (03) 63 347144 Telephone 0408 129 202
 P.O. Box 282, Launceston 7250

Proposed Dwelling & Shed
 at 11 Charlies Lane,
 Carrick,

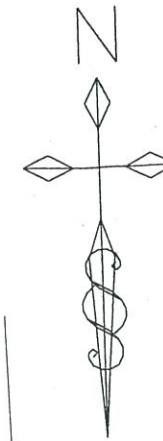
for M. & L Parker,
 ©Theresa L. Hatton 2018
 Scale 1:1000 U.N.O
 8th February 2018

PLANNING
 DOCUMENTATION ONLY

Drawing No. 4844P -03 of 12
C&DS 1

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Charles Lane

PLANNING
DOCUMENTATION ONLY

 **Theresa L. Hatton**
Building Designer

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Telephone (03) 63 347144 Telephone 0408 129 202
P.O. Box 282, Launceston 7250

Proposed Dwelling & Shed
at 11 Charles Lane,
Carrick,

for M. & L Parker,

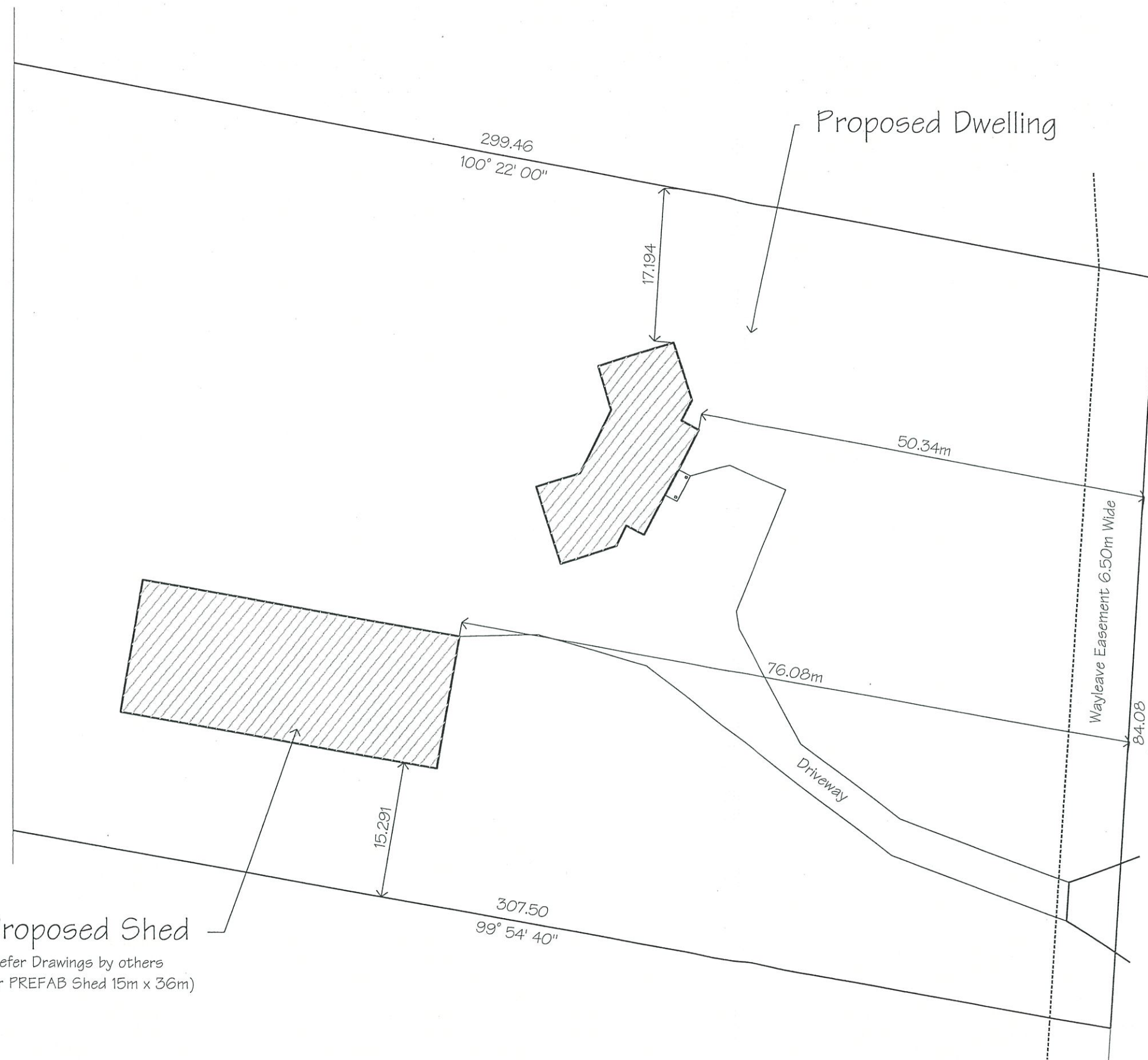
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8th February 2018

Drawing No. 4844P -04 of 12

C&DS 1



Proposed Dwelling

Proposed Shed

(Refer Drawings by others
for PREFAB Shed 15m x 36m)

Proposed Enlarged Site Plan

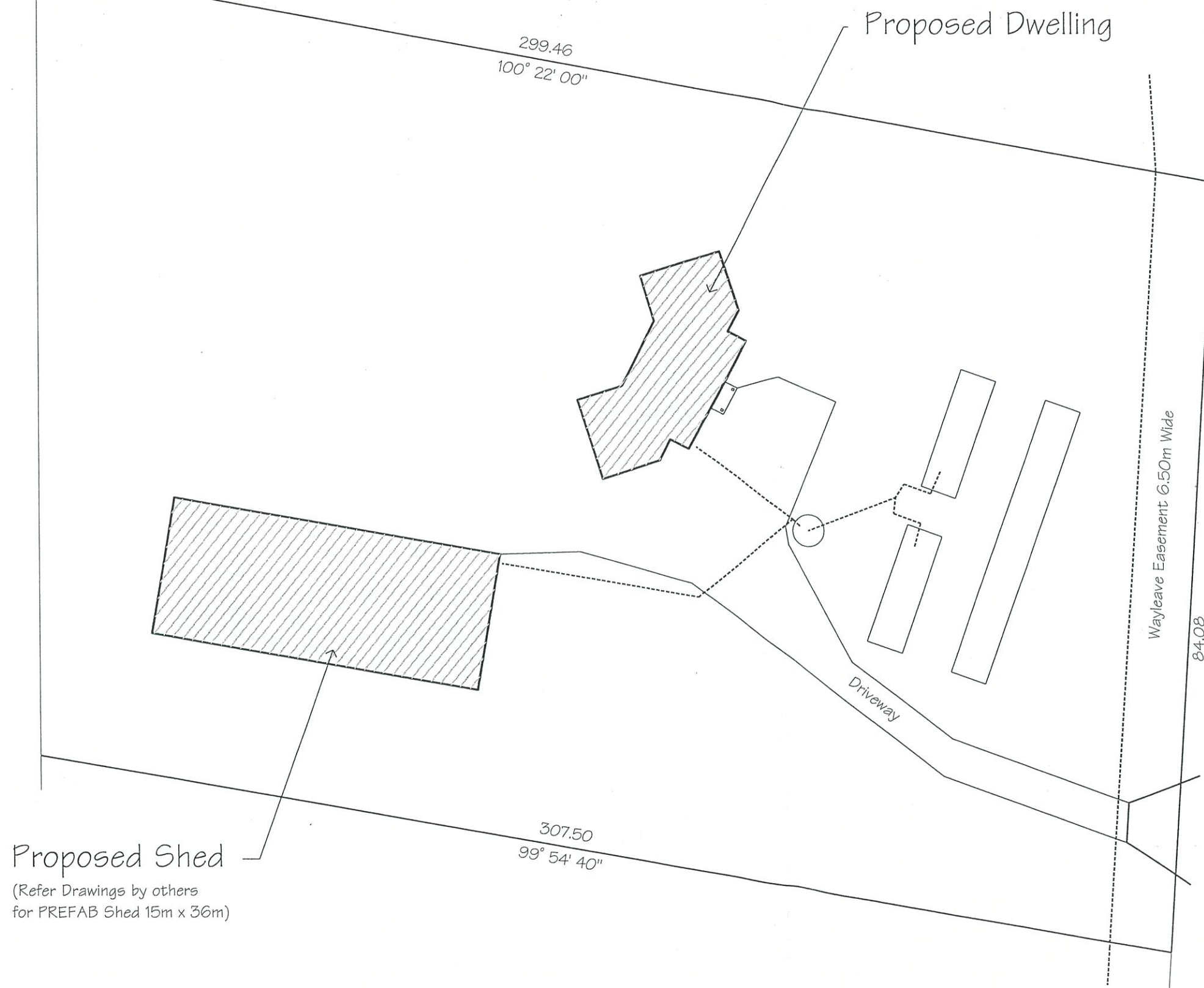
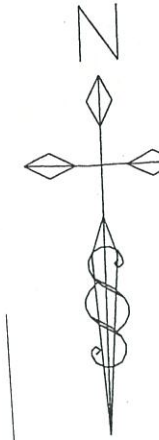
Note

Title details taken from 173582

Title boundaries measurements are in meters
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Proposed Shed
 (Refer Drawings by others for PREFAB Shed 15m x 36m)

Proposed Dwelling

Charlies Lane

Wayleave Easement 6.50m Wide

Driveway

Proposed Enlarged Drainage Plan

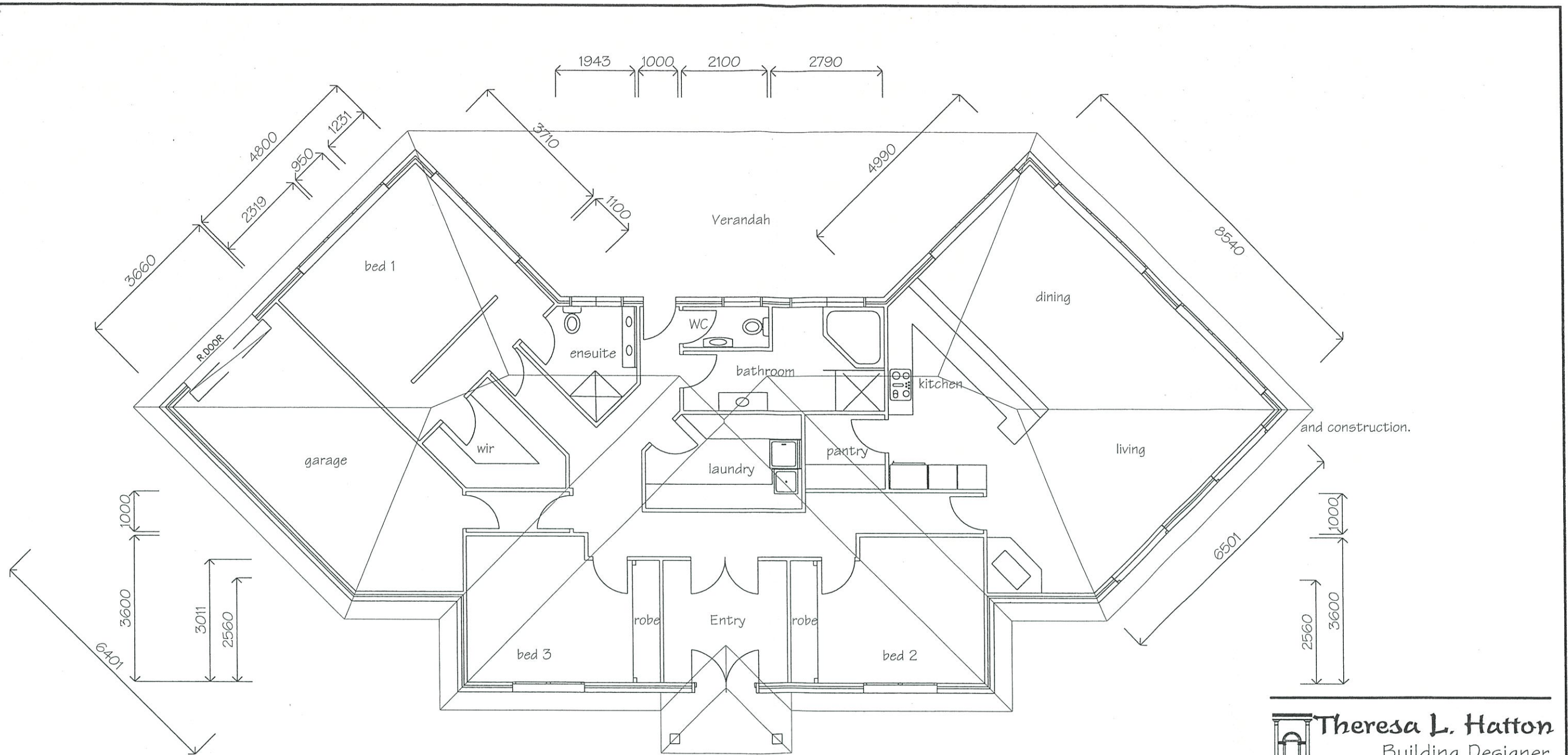
PLANNING DOCUMENTATION ONLY

 **Theresa L. Hatton**
 Building Designer
 Individual Designs ABN 22 654 809 821
 Telephone (03) 63 347144 Telephone 0408 129 202
 P.O. Box 282, Launceston 7250

Proposed Dwelling & Shed at 11 Charlies Lane, Carrick,

for M. & L Parker,
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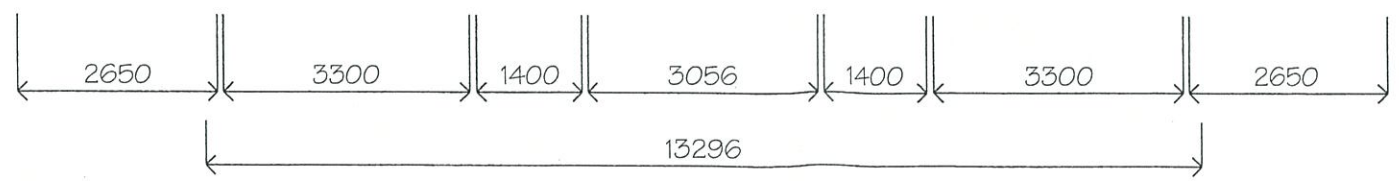
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Mander Valley Council Ordinary Agenda - 10 April 2018



Proposed Floor Plan

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Theresa L. Hatton
Building Designer

Individual Designs ABN 22 654 809 821

Telephone (03) 63 347144 Telephone 0408 129 202

P.O. Box 282, Launceston 7250

Proposed Dwelling & Shed
at 11 Charlies Lane,
Carrick,

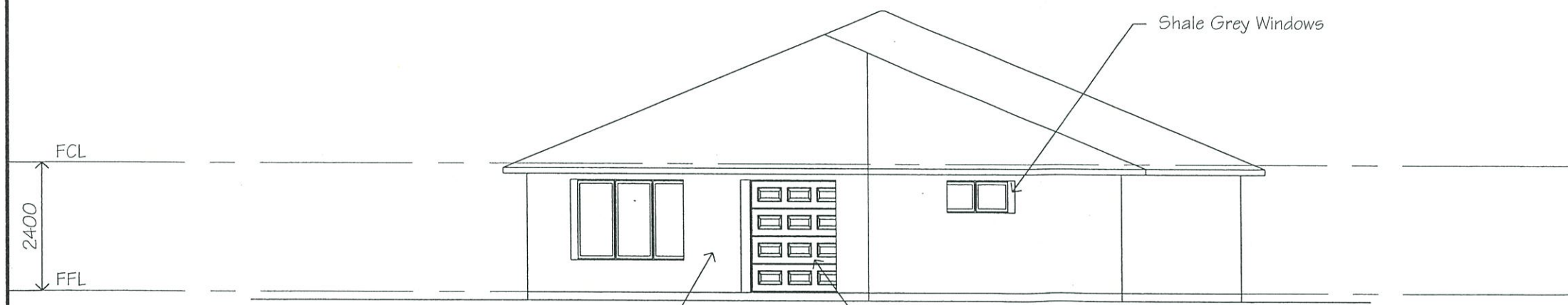
for M. & L Parker,
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8th February 2018

Drawing No. 4844P - 06 of 12

C&DS 1



Proposed East Elevation



Proposed South Elevation

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Building Designer

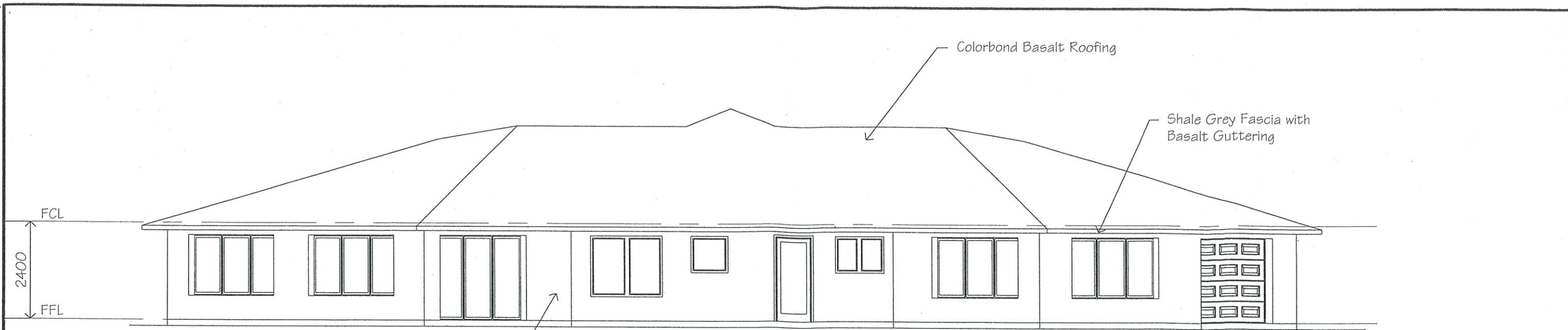
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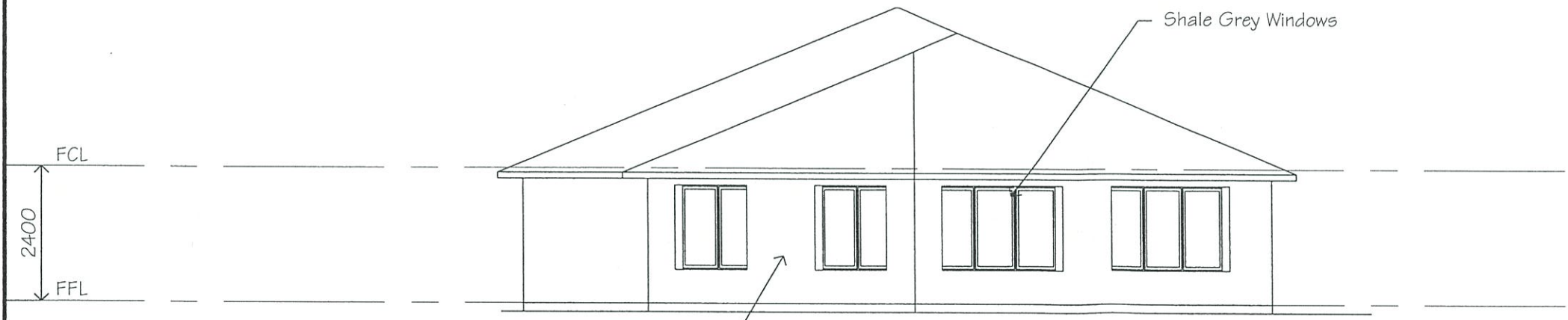
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Proposed West Elevation



Proposed North Elevation

PLANNING
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Building Designer

Individual Designs ABN 22 654 809 821
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Proposed Dwelling & Shed
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Carrick,

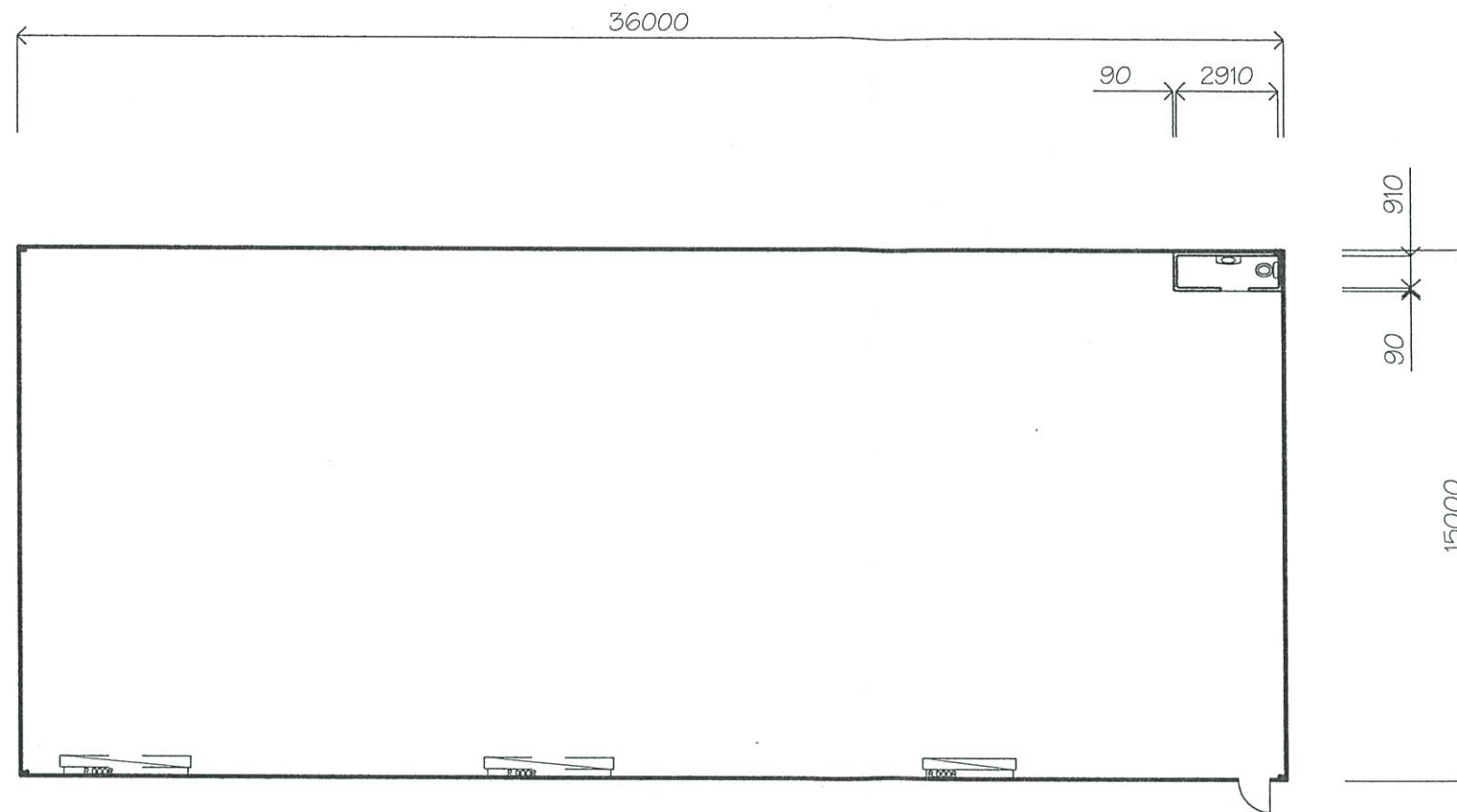
for M. & L Parker,
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Proposed Shed Ground Floor Plan

Note
Refer Prefab plan by others for Shed Details

PLANNING
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Building Designer

Individual Designs ABN 22 654 809 821

Telephone (03) 63 347144 Telephone 0408 129 202

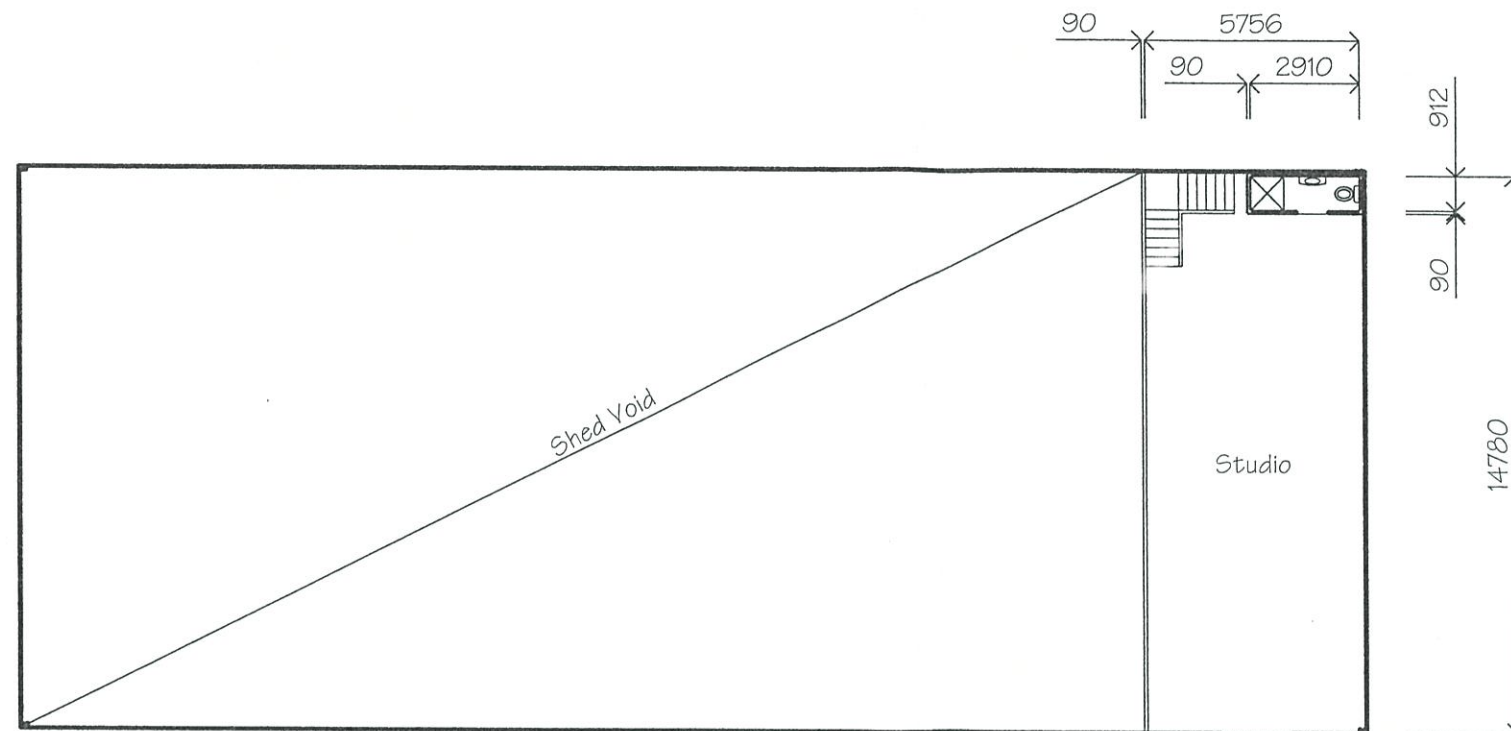
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Proposed Dwelling & Shed
at 11 Charlies Lane,
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for M. & L Parker,
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Proposed Shed First Floor Plan.

Note
Refer Prefab plan by others for Shed Details

PLANNING
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Building Designer

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P.O. Box 282, Launceston 7250

Proposed Dwelling & Shed
at 11 Charlies Lane,
Carrick,

for M. & L Parker,

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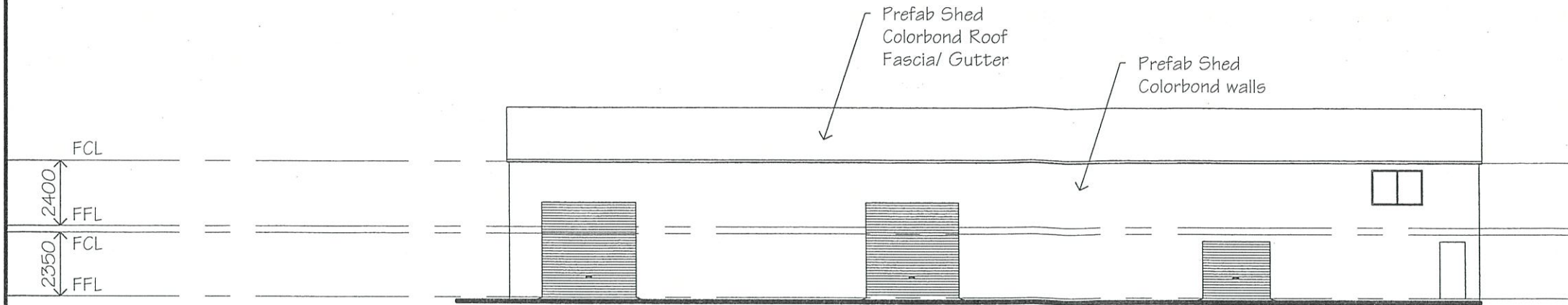
8th February 2018

GENERAL NOTES

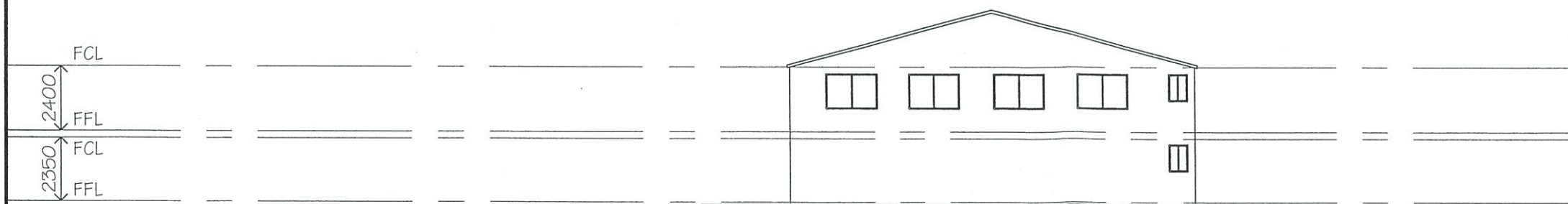
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Note

Refer Prefab plan by others for Shed Details



Proposed North Elevation



Proposed West Elevation

PLANNING
DOCUMENTATION ONLY

Theresa L. Hatton
Building Designer

Individual Designs ABN 22 654 809 821

Telephone (03) 63 347144 Telephone 0408 129 202

P.O. Box 282, Launceston 7250

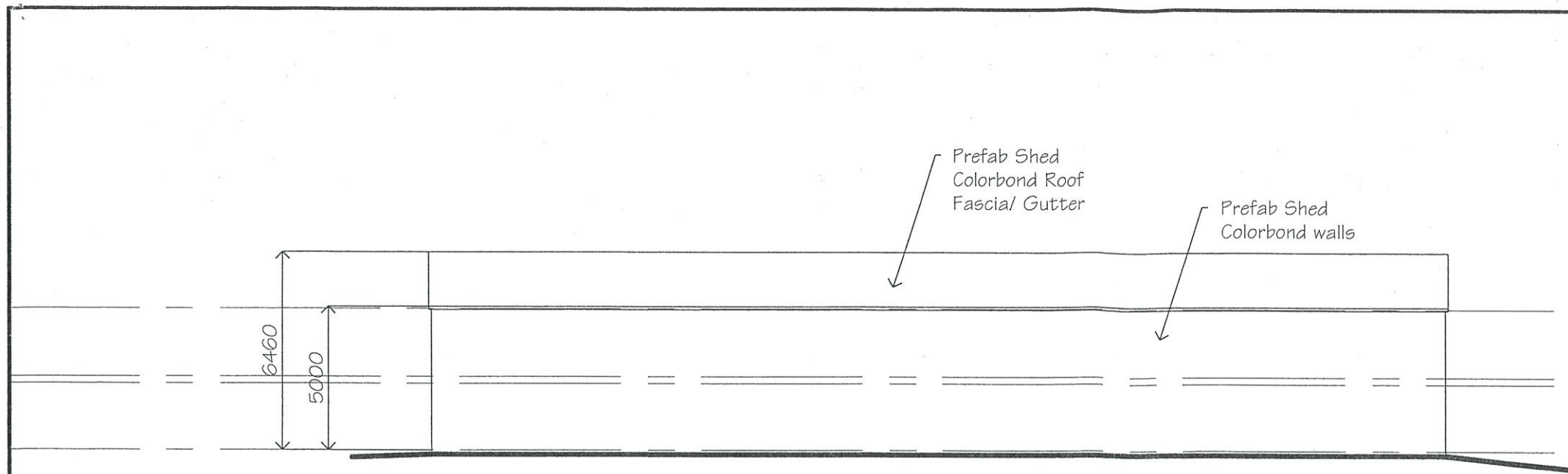
Proposed Dwelling & Shed
at 11 Charlies Lane,
Carrick,

for M. & L Parker,

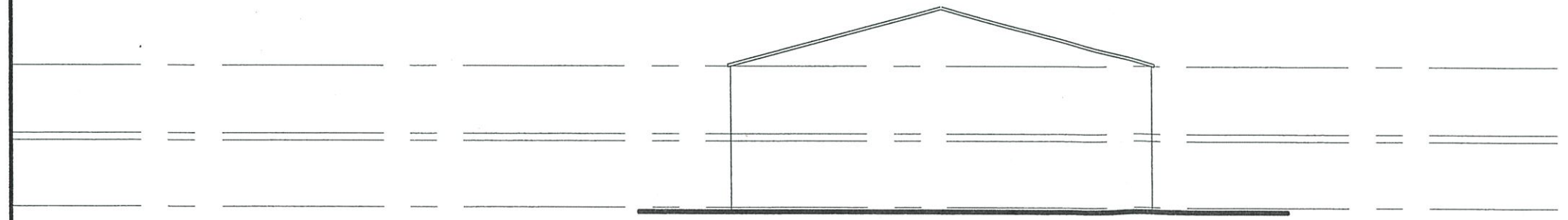
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8th February 2018



Proposed South Elevation



Proposed East Elevation

GENERAL NOTES

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Note

Refer Prefab plan by others for Shed Details

PLANNING
DOCUMENTATION ONLY

 **Theresa L. Hatton**
Building Designer

Individual Designs ABN 22 654 809 821

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Proposed Dwelling & Shed
at 11 Charlies Lane,
Carrick,

for M. & L Parker,

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8th February 2018



Theresa L. Hatton

Building Designer

Individual Design

P.O. Box 282, Launceston TAS 7250
63347144 or 0408 129 202

7/02/18

Meander Valley Council,
Att: Planning Officer
P.O. Box 102,
Westbury TAS 7303

Dear Planning Officer,

RE Proposed Dwelling & Shed at 11 Charlies Lane, Carrick

The property is Lot 18 SP 173582 which is vacant. The Client is M & L Parker.
The proposed application is to build a dwelling & shed on the property

The Zone under the Meander Valley Council Planning Scheme is Rural Living Zone

The site is 2.574 ha

13.3.2 Rural Living Character Objective

To ensure that non-residential uses support the:

Performance Criteria

P1.1 Uses must not be for general retail and hire

This proposed development will not be used for general retail or hire

P1.2 Business and Professional services must be for a veterinary centre or similar animal care services and breeding: and

The property will have horses on the site however will not be used for a veterinary centre or similar animal care services and breeding.



Theresa. L. Hatton Building Designer Individual Design

P.O. Box 282, Launceston TAS 7250
63347144 or 0408 129 202

P1.3 The size and appearance of the use must not dominate the residential character of the area; and

In the local area is pasture and the this being a large farm allotment

In the local area there are sheds of various sizes, the client is moving from a large farm and will have farm equipment and a car collection to be stored in the shed.

P1.4 The use must be consistent with the local area objectives:

The shed and dwelling will be close together on the lot and the remainder of the property will be garden and pasture to run a horse or two. The tress will remain.

13.4.1

P4 Building must be sited so that side and rear setbacks:

Protect the amenity of adjoining dwellings by providing separation that is consistent with the character of the surrounding area having regard to the :

- i) Impact on the amenity and privacy of habitable room windows and private open space: and**

The private open space for our dwelling is to the north west and the shed has been placed for privacy for the neighbouring lot and the clients. The lot being the size and a new subdivision it is our understanding that it is there is some distance between dwellings. There will be no viewing windows into habitable rooms from the shed.

- ii) Impact on the solar access of habitable room windows and private open space: and**

The dwelling and shed will be far enough away not to effect the solar access of habitable rooms of the adjoining dwellings.

- iii) Locations of existing buildings and private open space areas**

This is a new subdivision and there may be a garage on site of the adjoining property



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iv) Size and proportions of the lot; and

The lot is 2.574ha and surrounding lots are of similar sizes. The footprints of the buildings take up approx 3% of the land area

v) Extend to which the slope, retaining walls, fences proposed variation; and

The property has a slight slope on it, and the property will have rural fencing

vi) Local objectives, if any; and

The property will maintain visibility through the building to maintain the rural visibility
The area has many various materials from brick assorted colours, weatherboard buildings and colorbond buildings. The Dwelling will be brick and the shed will be colorbond in shades of grey

vii) Protect agricultural uses on adjoining lots from constraints

The dwelling and shed are to the front of the block away from any farming activities at the rear.

E8.0 Biodiversity Code.

E8.6.1

The building will be approx 55m to the edge of the nominated priority habitat, this area will remain as is, with only the weeds removed.

Yours faithfully,

Theresa Hatton.

SEARCH OF TORRENS TITLE

VOLUME 173582	FOLIO 18
EDITION 1	DATE OF ISSUE 25-Jul-2017

SEARCH DATE : 28-Jul-2017
SEARCH TIME : 09.45 AM

DESCRIPTION OF LAND

Parish of CARRICK Land District of WESTMORLAND
Lot 18 on Sealed Plan 173582
Derivation : Part of Lot 53, 500 Acres Gtd. to William Bryan
Prior CT 108465/12

SCHEDULE 1

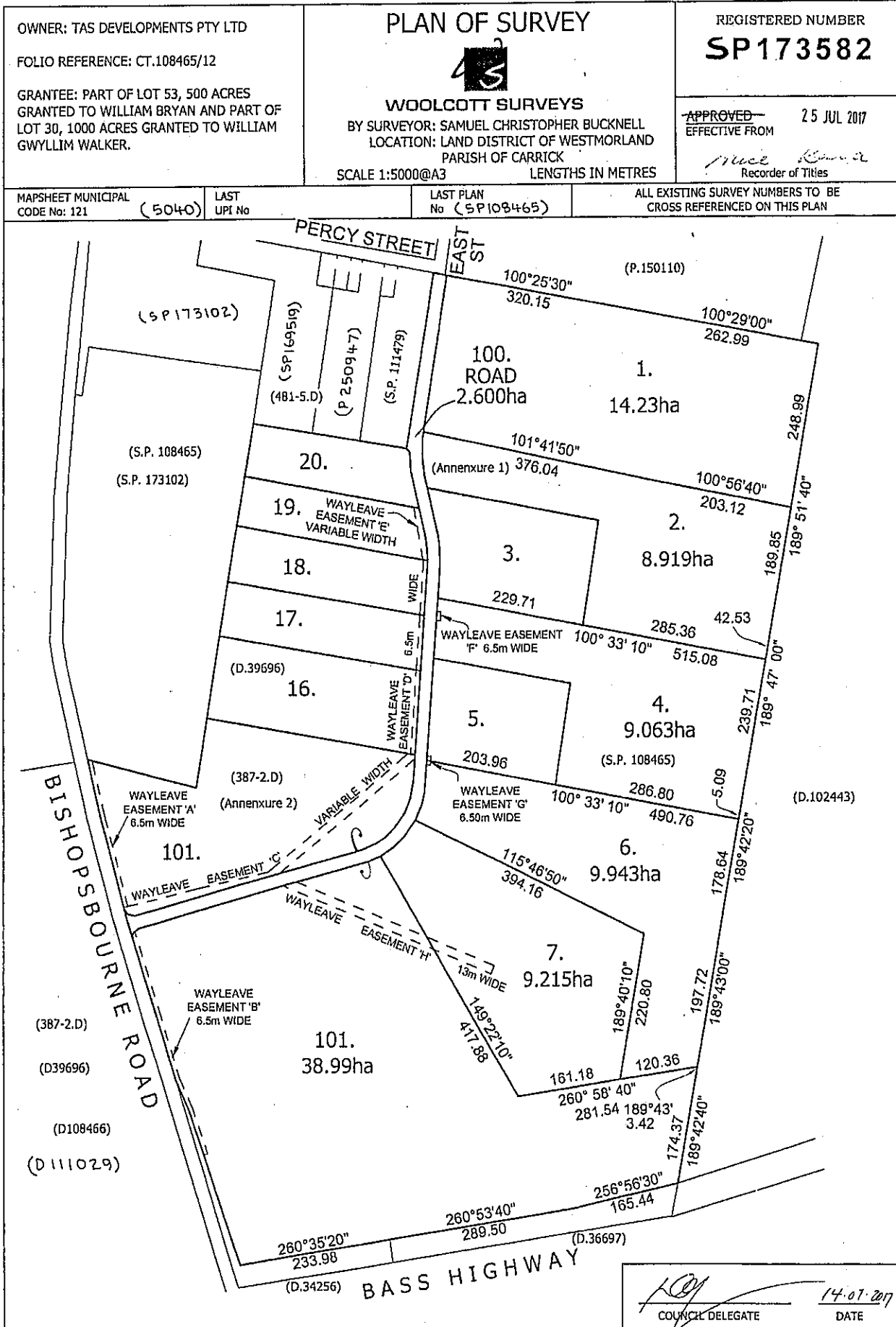
M617618 TRANSFER to TAS DEVELOPMENTS PTY LTD Registered
27-Feb-2017 at noon

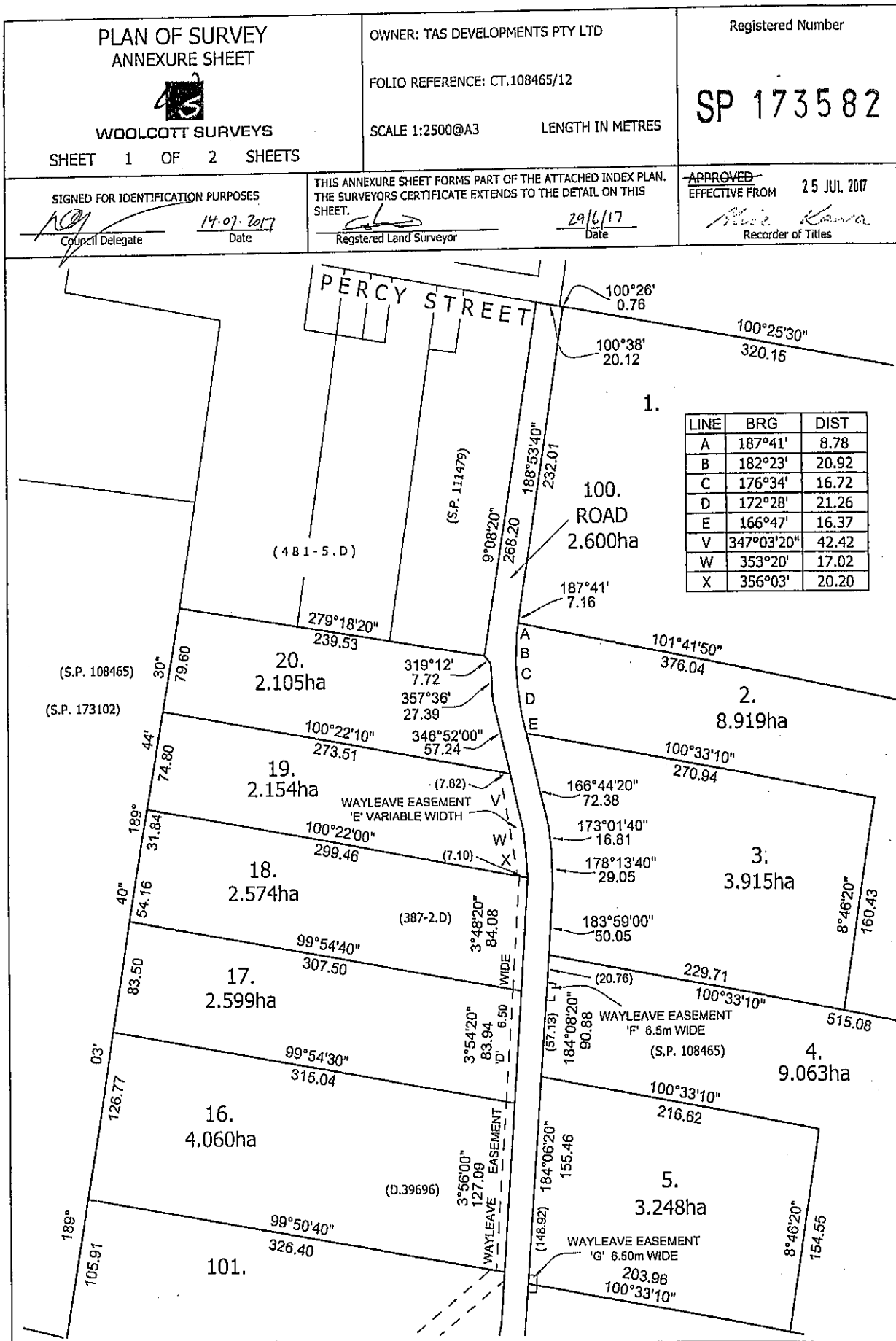
SCHEDULE 2

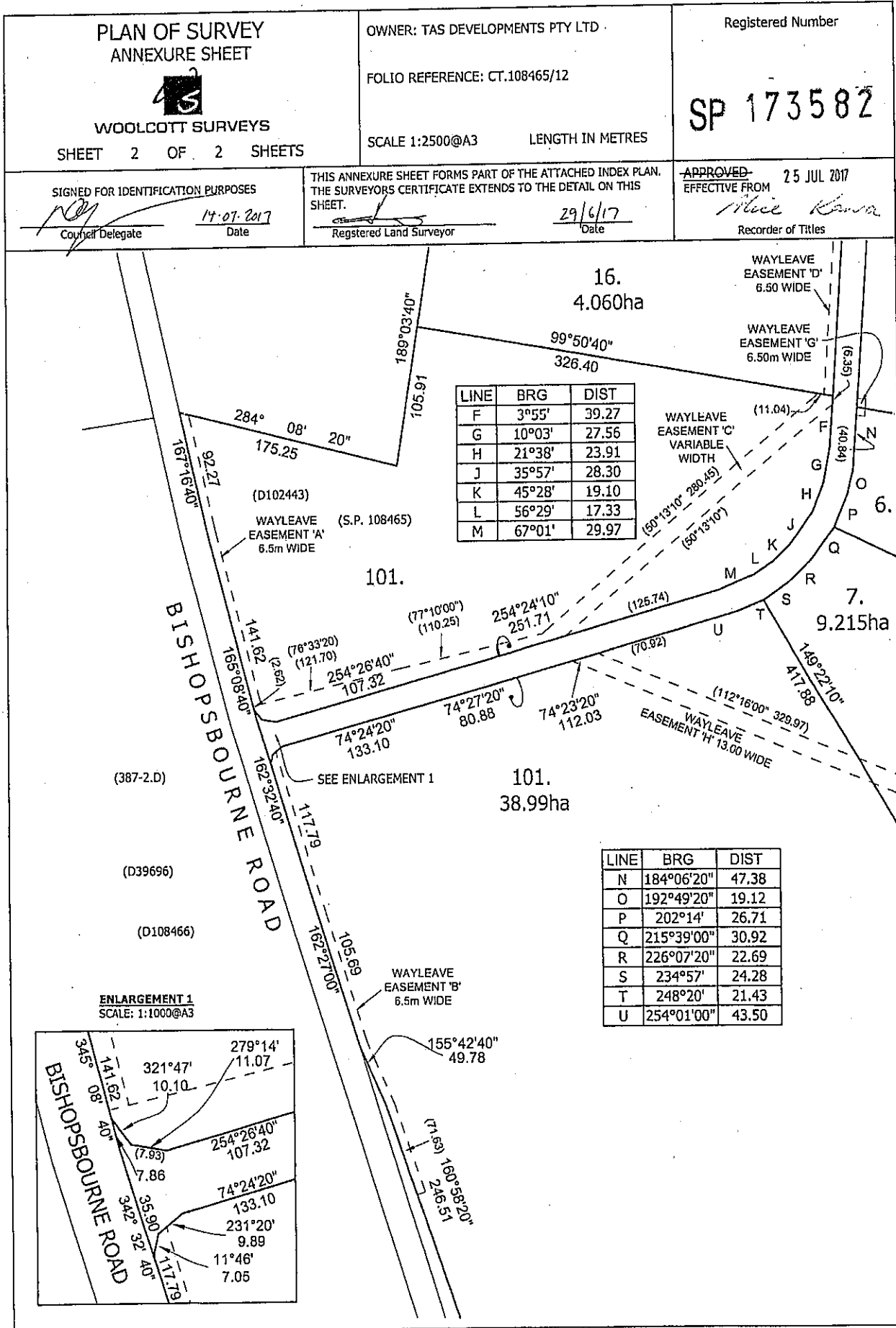
Reservations and conditions in the Crown Grant if any
SP173582 EASEMENTS in Schedule of Easements
SP173582 COVENANTS in Schedule of Easements
SP173582 FENCING COVENANT in Schedule of Easements
B189253 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 03-Jun-1988 at noon
B738897 PROCLAMATION under Section 52A of the Roads and
Jetties Act 1935 Registered 10-May-1995 at noon
E91276 MORTGAGE to Butler McIntyre Investments Ltd
Registered 15-May-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 173582</p>
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PAGE 1 OF 4 PAGES
4

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

~~Burdening Easements~~

Easements Continued Page 4

~~Lot 4 on the Plan IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'F' 6.5m WIDE" on the Plan. /~~

Lot 5 on the Plan IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'G' 6.5m WIDE" on the Plan. /

Lot 6 IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'G' 6.5m WIDE" on the Plan. /

Lot 7 IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'H' 13.0m WIDE" on the Plan. /

Lot 16 IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'D' 6.5m WIDE" on the Plan. /

Lot 17 IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'D' 6.5m WIDE" on the Plan. /

Lot 18 IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'D' 6.5m WIDE" on the Plan. /

Lot 19 IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'E' VARIABLE WIDTH" on the Plan. /

Lot 101 on the Plan IS SUBJECT TO a Wayleave easement and restriction as to use of land over that part of the lot as is marked "WAYLEAVE EASEMENT 'A' 6.5m WIDE" on the Plan, "WAYLEAVE EASEMENT 'B' 6.5m WIDE" / "WAYLEAVE EASEMENT 'C' VARIABLE WIDTH", "WAYLEAVE EASEMENT 'H' 13.0m WIDE" on the Plan. /

For and on behalf of Tas Developments Pty Ltd Timothy David Shaw sole director/secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: TAS DEVELOPMENTS PTY LTD</p> <p>FOLIO REF: 108465/12</p> <p>SOLICITOR & REFERENCE: CORMISTON LEGAL AMH 170665</p>	<p>PLAN SEALED BY: MEANDER VALLEY</p> <p>DATE: 13th July 2017</p> <p>REF NO. PA/17/0117.</p> <p><i>[Signature]</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES 4</p>	<p>Registered Number</p> <p>SP 173582</p>
<p>SUBDIVIDER: TAS DEVELOPMENTS PTY LTD FOLIO REFERENCE: 108465/12</p>	

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Tas Developments Pty Ltd A.C.N 617 243 562) that the Vendor shall not be required to fence.

RESTRICTIVE COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Tas Developments Pty Ltd) and with the owner for the time being of the balance or any part thereof and of every other lot shown on the Plan to the intent that the burden of this covenant shall run with and bind the covenantor's lot and every part thereof and that the benefit may be annexed to and devolve with the balance or any part thereof and with each and every part of every other lot shown on the Plan, to observe the following stipulation:-

Not to install or permit to be installed within the boundaries of the lot any electrical power consumer main supply other than an underground electrical power consumer main supply.

INTERPRETATION

"Wayleave easement and restriction as to user of land" means:

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

- (a) To clear the lands marked "WAYLEAVE EASEMENT 'A' 6.5m WIDE", "WAYLEAVE EASEMENT 'B' 6.5m WIDE", "WAYLEAVE EASEMENT 'C' VARIABLE WIDTH", "WAYLEAVE EASEMENT 'D' 6.5m WIDE", "WAYLEAVE EASEMENT 'E' VARIABLE WIDTH", "WAYLEAVE EASEMENT 'F' 6.5m WIDE", "WAYLEAVE EASEMENT 'G' 6.5m WIDE", "WAYLEAVE EASEMENT 'H' 13.0m WIDE" on the Plan (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) To operate and maintain electricity infrastructure on the servient land.
- (c) To cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
 - (i) overhang, encroach upon or be in or on the servient land; or
 - (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) To enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

For and on behalf of Tas Developments Pty Ltd Timothy David Shaw sole director/secretary

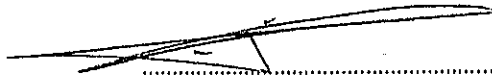


NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES 4</p>	<p>Registered Number</p> <p>SP 173582</p>
<p>SUBDIVIDER: TAS DEVELOPMENTS PTY LTD FOLIO REFERENCE: 108465/12</p>	

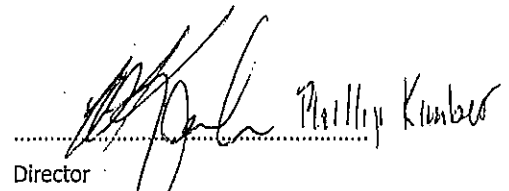
(i) erect any buildings; or
 (ii) place any structures, objects or vegetation;
 within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

Signed for and on behalf of TAS DEVELOPMENTS PTY LTD
 As registered proprietor of the land described by Folio
 Of the Register Volume 108465 Folio 12 pursuant to
 S 127 Corporations Act 2001

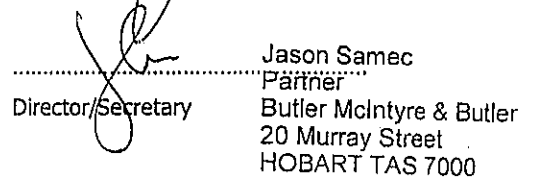


Sole Director/Secretary Timothy David Shaw

Signed for and on behalf of BUTLER MCINTYRE INVESTMENTS
 LTD as Mortgagee pursuant to Mortgage E 91276
 Pursuant to s 127 Corporations Act 2001



Director



Director/Secretary
 Jason Samec
 Partner
 Butler McIntyre & Butler
 20 Murray Street
 HOBART TAS 7000

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>SP173582</p>
<p>SUBDIVIDER: - TAS DEVELOPMENTS PTY LTD</p> <p>FOLIO REFERENCE: - 108465/12</p>	
<p>EASEMENTS</p> <p>Lot 4 on the plan is subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'F' 6.50 wide on the plan.</p> <p>Lot 5 on the plan is subject to Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'G' 6.50 wide on the plan.</p> <p>Lot 6 on the plan is subject to Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'G' 6.50 wide on the plan.</p> <p>Lot 7 on the plan is subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'H' 13.00 wide on the plan.</p> <p>Lot 16 on the plan is subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'D' 6.50 wide on the plan.</p> <p>Lot 17 on the plan is subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'D' 6.50 wide on the plan.</p> <p>Lot 18 on the plan is subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'D' 6.50 wide on the plan.</p> <p>Lot 19 on the plan is subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'E' variable width on the plan.</p> <p>Lot 101 on the plan is subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'A' 6.50 wide, Wayleave Easement 'B' 6.50 wide, Wayleave Easement 'C' variable width and Wayleave Easement 'H' 13.00 wide on the plan.</p>	
<p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	

Our Ref: 17.022

05 March 2018



The General Manager
Meander Valley Council
PO Box 102
Westbury TAS 7303

Dear Sir or Madam,

PA\18\0162: Single Dwelling & Outbuilding – 11 Charlies Lane, Carrick 7292

I am writing on behalf of Joel & Melissa Ann Thompson who are the owners of 9 Charlies Lane, the neighbouring property to the south of the proposed dwelling & outbuilding at 11 Charlie's Lane.

I have submitted a planning application (Council reference: DA\18\0232) for a proposed dwelling on behalf of Joel & Melissa Ann Thompson on 02 February 2018. It is my understanding that there have been no representations and I hope to receive approval in about a weeks' time.

This representation is regarding the proposed outbuilding. Please refer to 17.022 Ad01 Site Plan to see the relationship between the proposed outbuilding at 11 Charlies Lane and the proposed dwelling at 9 Charlies Lane.

The outbuilding is a colorbond shed of considerable size and bulk at 550 square metres, 36 metres long x 18.0 metres wide and 6.5 metres high that you would expect to see in an industrial zone not in a rural living zoned area. It is located directly north of the living areas in the proposed dwelling at 9 Charlies Lane. Being the north side of the dwelling, these living areas have been designed to have a large amount of glazing to maximise the solar access and the views to the north east. If the outbuilding were to be built in the location proposed, the view from the living areas of the proposed dwelling at 9 Charlies Lane would be dominated by the large bland colorbond wall facing them. This will significantly reduce the liveability, value and amenity of my clients dwelling. There are no screening trees proposed and if there were, given the height that they would need to be to screen the large bland

colorbond wall, they would then significantly impact and reduce the solar access to the northern private open space of 9 Charlies Lane.

The location of the shed doesn't meet the performance criteria of the Meander Valley Interim Planning Scheme 13.4.1 as it doesn't protect the amenity of the proposed dwelling at 9 Charlies Lane by providing separation that is consistent with the desired future character of the surrounding area. It also doesn't meet the local area objectives and the desired future character statements of the Meander Valley Interim Planning Scheme 13.1.2 and 13.1.3 as the location and size is obtrusive with regards to maintaining reasonable setbacks and the design doesn't integrate with the landscape.

In summary, I hope that this representation is given due consideration and the outbuilding is not approved in its current proposed location. It will have the maximum possible impact on my client's proposed dwelling in its current proposed location and I believe there are many other possible locations that the outbuilding could be built on the site without having the significant impact that it currently does to my client's proposed dwelling.

Please contact me if you wish to discuss any of content in this representation.

Yours Faithfully
TMK Design Solutions



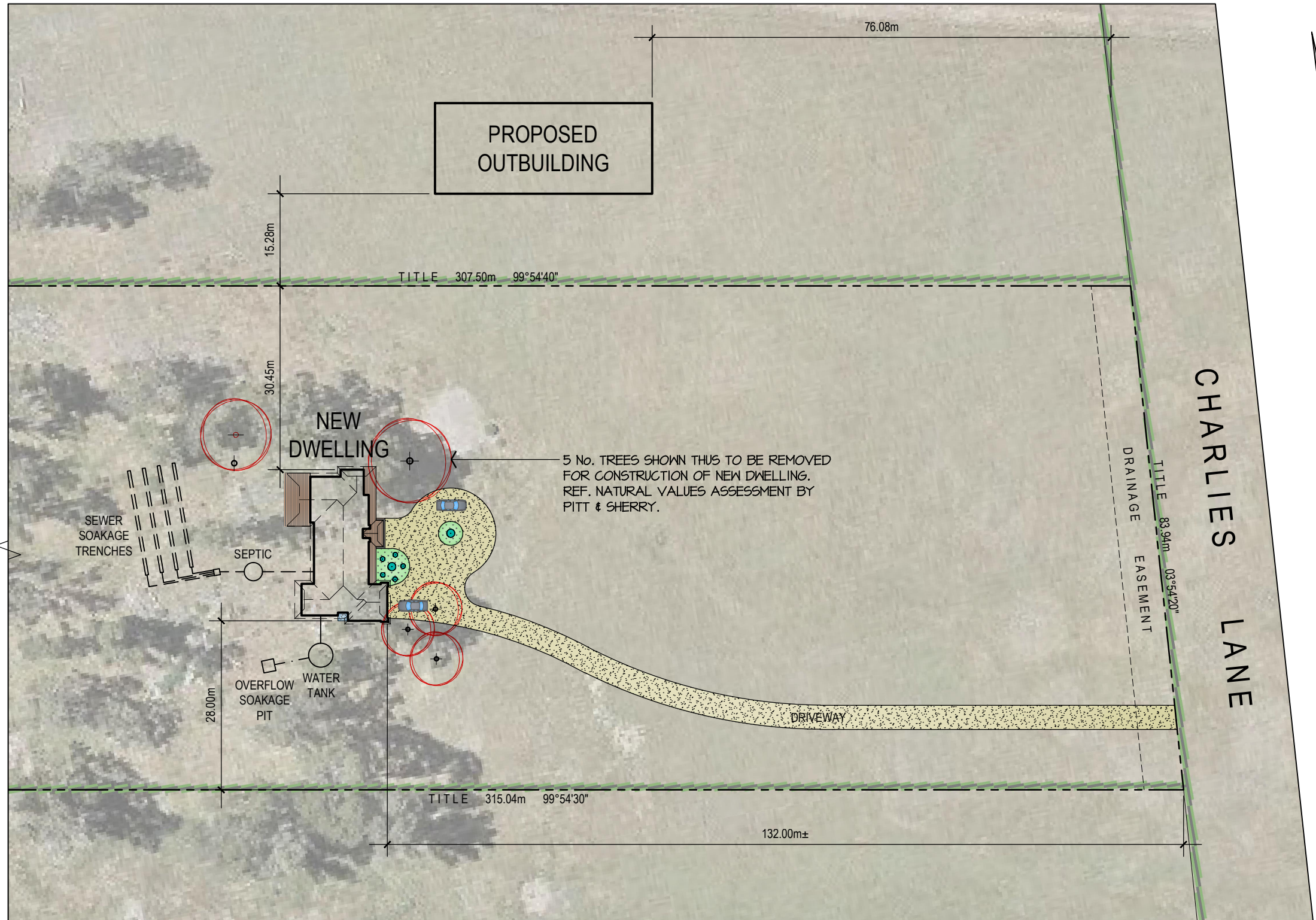
Tony Keegan


Registered Architectural Building Designer
Accreditation No. CC5853K

P 0408 334 342

Enc

- LEGEND**
- eEP : Existing Electricity Pole
 - eSW : Existing Stormwater Pipe
 - eS : Existing Sewer Pipe
 - SW-1 : DN100 PVCu - RRJ SN10 Stormwater
 - S-1 : DN100 PVCu DWV- RRJ SN8 Sewer
 - IO : Sewer Inspection Opening
 - IS : Sewer Inspection Shaft
 - Rwp : Rainwater Pipe



MEMBER			
			
Building Designers Association Victoria			
04	31.01.18	PA1810162 Supporting Document	A
03	31.01.18	Development Approval	-
02	20.11.17	Client Review	-
01	03.11.17	Client Review	-
Issue :	Date :	Description :	Rev. :
© 2018 - ALL RIGHTS RESERVED			

Client :
Joel & Melissa Ann Thompson

Project :
**New Dwelling
9 Charles Lane
Carrick TAS 7292**



Building Design Drafting & Documentation Services
PO Box 5274
Launceston TAS 7250 admin@tmkdesignsolutions.com.au

Drawing : Site Plan	
Designed : TONY M KEEGAN	Accreditation No : CC5853K
Scale : 1:750	Dwg No : Ad01
Project No : 17.022	

C&DS 2 33 PARSONAGE STREET, DELORAINE - EXTENSION TO DENTAL PRACTICE AND MULTIPLE DWELLINGS (TWO UNITS)

1) Introduction

This report considers application PA\18\0098 for an extension to a Dental Practice and Multiple Dwellings (Two Units) on land located at 33 Parsonage Street, Deloraine (CT 160068\2).

2) Background

Applicant

Adams Building Design

Planning Controls

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

Use & Development

This application proposes to extend the existing dental practice and to construct two dwellings to the rear of the existing building and carpark (as per the attached plans).



Figure 1: site plan (Adams Building Design, 2017)



Figure 2: indicative 3D views (Adams Building Design, 2017)

Site & Surrounds

The subject property has been developed with a dental practice and large parking area. The properties to the south and east of the title have been developed with residential dwellings. The property to the north has been used as a church. The properties to the west are occupied by a sign manufacturing business and a vehicle service workshop.



Photo 1: aerial photo of subject title and surrounding land



Photo 2: subject site, viewed from Parsonage Street



Photo 3: site of proposed dwellings, looking north

Statutory Timeframes

Date Received:	6 February 2018
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	10 February 2018
Closing date for representations:	26 February 2018

Extension of time granted:	15 March 2018
Extension of time expires:	11 April 2018
Decision due:	10 April 2018

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications within statutory timeframes.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

6) Risk Management

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

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2017/01843-MVC) was received on 27 November 2017 (attached document).

8) Community Consultation

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

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

9) Financial Impact

Not applicable.

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the General Business Zone. The land surrounding the site is located in the General Business and General Residential zones.

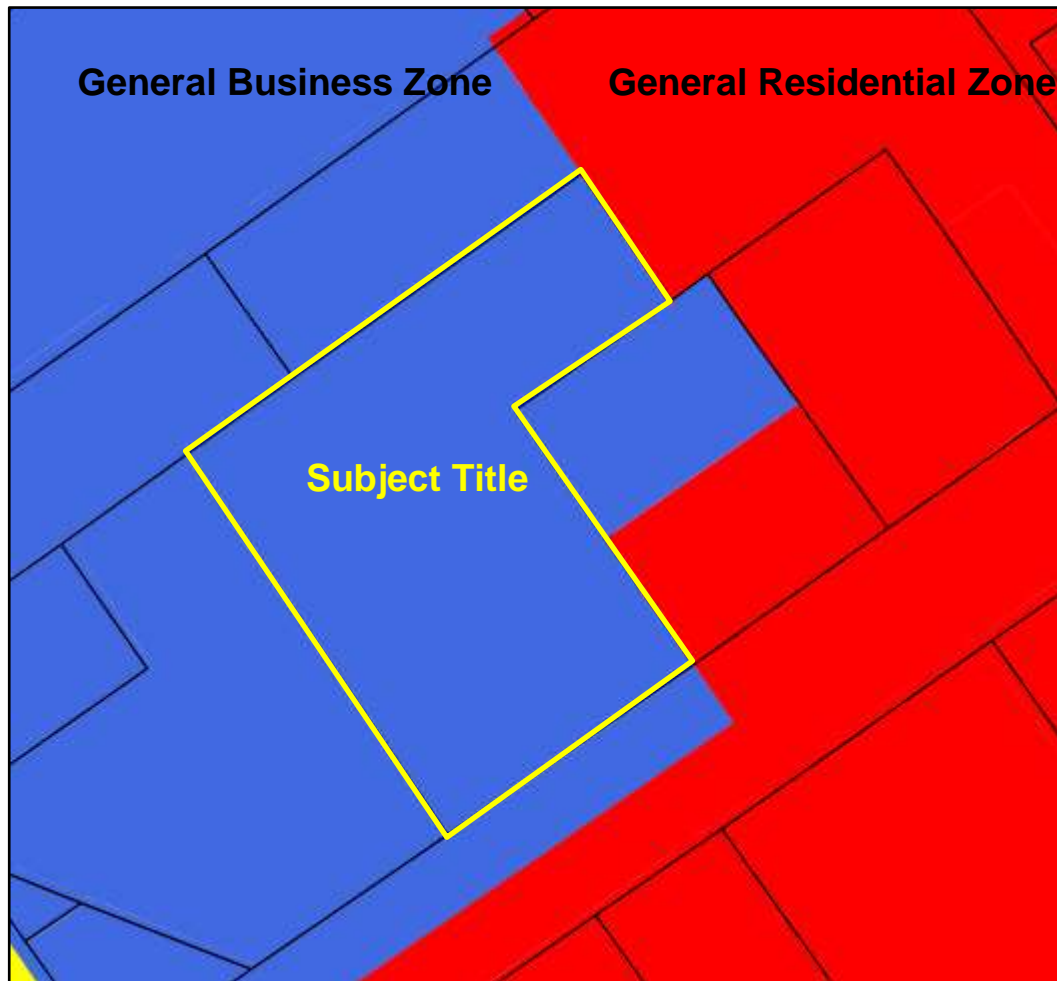


Figure 3: zoning of subject title and surrounding land

Use Class

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

- Business and Professional Services (consulting room)
- Residential (multiple dwellings)

In the General Business Zone, multiple dwellings is listed as a discretionary use under section 21.2 - Use Table. As such, this use is assessed against the Zone Purpose including the Local Area Objectives and Desired Future Character

Statements. The use standards in the zone and applicable codes are also considered relative to each applicable issue.

21.1.1 Zone Purpose Statements

21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.

21.1.1.2 To create through good urban design:

- a) an attractive and safe environment; and
- b) activity at pedestrian levels with active road frontages offering interest and engagement to shoppers; and
- c) appropriate provision for car parking, pedestrian access and traffic circulation.

21.1.2 Local Area Objectives

- a) The existing commercial centre of Deloraine focused on Emu Bay Road will be maintained as the primary retail and commercial area through consolidating uses as much as possible, in consideration of parking needs and accessibility.
- b) Provide for the re-use of heritage character buildings.

21.1.3 Desired Future Character Statements

- a) Maintain the strong streetscape lines of buildings along Emu Bay Road and ensure new development is complementary to remnant heritage buildings.

Comment:

The proposed development is for multiple dwellings. There are no statements in the Zone Purpose which are directly applicable to a residential use.

The application includes a commercial component, the dental practice, offering professional services for the town. The extension and refurbishment of the carpark provides an attractive commercial environment, with an active street frontage on Parsonage Street. Pedestrian access and ample parking areas have been provided. The proposed dwellings are located to the rear of the commercial building and do not dominate the street frontage or the site in general.

By maintaining a strong commercial presence on the site, it will continue to support the function of Emu Bay Road as the primary retail and commercial area.

Applicable Standards

This assessment considers all applicable planning scheme standards.

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

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

A brief assessment against all applicable Acceptable Solutions of the General Business Zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

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

General Business Zone			
Scheme Standard		Comment	Assessment
21.3.1 Amenity			
A1	Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.	No changes to the operating hours of the practice are proposed. The existing operating hours are between 6:00am and 10:00pm.	Complies
21.4.1 Siting, Design and Built Form			
A1	The entrance of a building must be: a) clearly visible from the road or publically accessible areas on the	The main entry to the building will not be changed and is clearly visible from Parsonage Street	Complies

	<p>site; and</p> <p>b) provide a safe access for pedestrians.</p>	and the carpark.	
A2	<p>Building height must not exceed:</p> <p>a) 8 metres; or</p> <p>b) 1m greater than the average of the heights of buildings on immediately adjoining lots.</p>	<p>The proposed extension to the dental practice has a maximum height of 3.2m above natural ground level. The proposed dwellings have a maximum height of 5m.</p>	Complies
A3	<p>Buildings must be:</p> <p>a) set back from all boundaries a minimum distance of 2.0 metres; or</p> <p>b) the same as or less than the setback of an immediately adjoining building; or</p> <p>c) where it adjoins a residential zone, sited such that the private open space and habitable room windows of the adjoining site are not overshadowed by more than 50% on the 21st of June, or where existing overshadowing is greater than 50%, not increase the degree of overshadowing.</p>	<p>The proposed buildings are more than 2m from the side boundaries. However, unit 2 includes an elevated platform less than 2m from the rear boundary.</p> <p>The site adjoins the General Residential Zone, however, the development will not result in overshadowing of any adjoining habitable rooms or private open space areas by more than 50% on 21 June.</p>	Relies on Performance Criteria
A4	No acceptable solution	Not applicable	

21.4.2.1 Overlooking

A1	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or secluded private open space of dwellings within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio must be:</p> <ul style="list-style-type: none"> a) offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or b) have sill heights of at least 1.7 metres above floor level; or c) have fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or d) have permanently fixed external screens to at least 1.7 metres above floor level; and e) obscure glazing and screens must be no more than 25 per cent transparent. <p>Views must be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>This standard does not apply to a new habitable room</p>	<p>The dwelling at 31 Parsonage street is the only dwelling (including private open space) within 9m of the proposed dwellings.</p> <p>There are no habitable room windows in the south-east wall of Unit 2 and, as such, there are no habitable room windows with direct views within 9m of the POS or dwelling at 31 Parsonage Street.</p> <p>Unit 1 has habitable room windows directed towards unit 2, however separation is greater than 9m.</p>	Complies
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	<p>window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>		
A2	<p>Screens used to obscure a view must be:</p> <ul style="list-style-type: none"> a) perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels; and b) permanent, fixed and durable. 	<p>The development does not include any privacy screening.</p>	<p>Complies</p>
21.4.2.2 Private Open Space			
A1	<p>Each dwelling must have private open space:</p> <ul style="list-style-type: none"> a) with a continuous area of 40m² and a minimum dimension of at least 4m and located on the side or rear of the dwelling; and b) directly accessible from, and adjacent to, a habitable room, other than a bedroom; and c) with a gradient not steeper than 1:16; and d) that is not provided within the front setback; or e) for dwellings where 	<p>The units both have an area of POS, located to the north-east side of the dwellings, with an area greater than 40m² in area.</p> <p>Both POS areas are directly adjacent to habitable rooms, however, the POS of Unit 2 is not directly accessible from a habitable room due to the deck being raised and separated from the private</p>	<p>Relies on Performance Criteria</p>

	<p>bedrooms and living areas are wholly above ground floor, a balcony of 8m² with a minimum dimension of 2m; or a roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; and</p> <p>f) that receives a minimum of a minimum of 4 hours of direct sunlight on 21st June to 50% of the designated private open space area.</p>	<p>open space area.</p> <p>Slope is greater than 1 in 16 (noted that it is approx. 1 in 10)</p> <p>The private open space areas are both located on a northern facing slope with sufficient dimensions to ensure adequate solar access.</p>	
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Environmental Impacts and Attenuation Code			
Scheme Standard		Comment	Assessment
E11.6.1 Attenuation Distances			
A1	No acceptable solution.	The proposed dwellings are within 300m of metal fabrication activities at 27 West Church Street Deloraine.	Relies on Performance Criteria
A2	Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Major Tourism, Environmental Living, Urban Mixed Use and Village zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.	Not applicable	

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Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	The dental practice and multiple dwellings combined will result in more than 40 vehicle movements at the access.	Relies on Performance Criteria
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	The development includes only one access.	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or	Not applicable	

	junction.		
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Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: c) Table E6.1; or d) a parking precinct plan.	31 parking spaces provided on existing hardstand associated with the practice and no changes are proposed to be made to the availability of this parking. The site has capacity for 6 practitioners and 24 parking spaces. The development does not compromise existing parking. Unit 1 is provided with 2 parking spaces. Unit 2 is provided with 3 parking spaces. There is capacity within the practice car park to provide for visitor parking.	Complies
E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the	Sufficient space is provided for passenger delivery in the access and	Complies

	General Residential Zone.	parking spaces in excess of the minimum requirement.	
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	There is sufficient additional parking to accommodate motorbikes.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: <ul style="list-style-type: none"> d) formed to an adequate level and drained; and e) except for a single dwelling, provided with an impervious all weather seal; and f) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces. 	The parking area will be resealed and drained via pits. The parking plan also delineates parking spaces.	Complies
E6.7.2 Design and Layout of Car Parking			
A1	A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General Residential Zone, provision for turning must not be located within the front	Parking is located forward of the building line.	Relies on Performance Criteria

	setback for residential buildings or multiple dwellings.		
A2	<p>A2.1</p> <p>Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> e) have a gradient of 10% or less; and f) for more than 4 cars, enter and exit the site in a forward direction; and g) have access width not less than and not 10% greater than Table E6.2; and h) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (iv) there are three or more spaces; and (v) where parking is more than 30m from the road; or (vi) the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i>.</p>	<p>All vehicles can enter and exit the site in a forward direction.</p> <p>Vehicle crossover is as existing and complies with the minimum requirements of E6.2.</p> <p>One parking space in the garage of Unit 2 and the spaces to the rear of the practice lacks sufficient space in accordance with E6.3.</p> <p>Access widths within the main carpark are 6m and are at 90 degrees to 5.8m wide spaces. As such they comply.</p> <p>The layout is generally consistent with AS2890.1 so far as it is applicable to the proposal.</p>	Relies on Performance Criteria

E6.7.3 Car Parking Access, Safety and Security

A1	<p>Car parking areas with greater than 20 parking spaces must be:</p> <ul style="list-style-type: none"> a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site at times when parking occurs. 	<p>Parking spaces are visible from the buildings during operating hours.</p>	<p>Complies</p>
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E6.7.4 Parking for Persons with a Disability

A1	<p>All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</p>	<p>Accessible parking is located closest to the access point.</p>	<p>Complies</p>
A2	<p>One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standard AS/NZ 2890.6 2009</i>.</p>	<p>Parking is designed in accordance with AS2890.6</p>	<p>Complies</p>

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

A1	<p>For retail, commercial, industrial, service industry, warehouse or storage uses:</p> <ul style="list-style-type: none"> a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i>. 	<p>A delivery area is provided, however there is no loading bay in accordance with AS2890.2</p>	<p>Relies on Performance Criteria</p>
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E6.8.1 Pedestrian Walkways

A1	Pedestrian access must be provided for in accordance with Table E6.5.	The development does not include a pedestrian walkway.	Relies on Performance Criteria
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Performance Criteria

General Business Zone
21.4.1 Siting, Design and Built Form
<p>Objective</p> <ul style="list-style-type: none"> a) <i>To ensure that buildings are visually compatible with surrounding development.</i> b) <i>To ensure that the pedestrian and vehicular environment is safe.</i> c) <i>To ensure that development respects the interface with an adjoining General Residential Zone.</i>
<p>Performance Criteria P3</p> <p><i>Building setbacks must:</i></p> <ul style="list-style-type: none"> a) <i>provide for enhanced levels of public interaction or public activity; and</i> b) <i>ensure the efficient use of the site; and</i> c) <i>be consistent with the established setbacks within the immediate area and the same zone; and</i> d) <i>be consistent with the local area objectives, if any; and</i> e) <i>provide for emergency vehicle access; and</i> f) <i>to avoid unreasonable levels of overshadowing to adjoining residential uses.</i>
<p>Comment:</p> <p>Unit 1 has an elevated landing located less than 2m from the rear boundary of the title. The landing provides a flat area for a clothes line in a location which is convenient to the laundry.</p> <p>This area is consistent with the Performance Criteria and the Objective. It is a minor deviation from the scheme standards and has negligible impact on neighbouring use and development and the visual appearance of the subject site.</p> <p>That part of the development within 2m of the rear boundary does not compromise the public interaction or activity on the Parsonage Street frontage.</p>

The setback is consistent with other developments in the area. Neighbouring commercial properties at 52 East Church Street and 73-75 Emu Bay Road, both include buildings built to the boundary.

The Local Area Objectives have been considered above and the proposed setback does not compromise those objectives.

The internal circulation areas provide adequate access for emergency services and are not compromised by the proposed setback.

The development does not result in unreasonable overshadowing of any adjoining dwellings.

The development is consistent with the objective, the development is visually compatible with the surrounding developments and respects residential uses adjoining the zone.

21.4.2.2 Private Open Space

Objective

- a) *To provide adequate, effectively useable private open space for the reasonable recreation and service needs of residents.*

Performance Criteria P1

Dwellings must be provided with sufficient private open space to meet the reasonable recreational needs of the residents having regard to:

- a) *The useability of the private open space, including its size and accessibility; and*
- b) *the availability of and access to public or communal open space; and*
- c) *the orientation of the lot to the street; and*
- d) *the ability of the private open space to receive adequate solar access.*

Comment:

Both of the proposed dwellings are provided with access to a reasonable area of private open space.

While the private open Space of Unit 2 does not have direct access to a habitable room of the dwelling, there is an undercover alfresco dining area off the open-plan living room which acts as an extension of the dwelling for outdoor dining and relaxation. While accessibility to the private open space could be increased through the addition of a stairway to the alfresco, this can be undertaken at any time at the discretion of the landowner.

The private open space area to the north of Unit 2, combined with the alfresco, is considered to provide for the reasonable outdoor needs of the residents and is consistent with the objective.

Environmental Impacts and Attenuation Code

E11.6.1 Attenuation Distances

Objective

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

Performance Criteria P1

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

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

Comment:

The application includes a site specific study prepared by a suitably qualified person, demonstrating that the impacts of metal fabrication activities undertaken by Tranex Pty Ltd at 27 West Church Street are not likely to cause an environmental nuisance or harm.

The report concludes:

- Noise generated by the activities undertaken at 27 West Church Street is unlikely to be obtrusive due to its frequency and intensity, and will only occur during normal business hours.
- Vehicle noise will be audible from the private open space of Unit 1, however the duration will be short, does not occur outside normal week day business hours and is unlikely to cause annoyance.
- That the types of fumes generated by the activities are in relatively small quantities, will disperse quickly and will not generally be perceivable from the subject property.

Council's Environmental Health Officers have advised that the conclusion of the assessment is supported given that there are many dwellings in close proximity to this site and Council does not have a record of receiving any complaint regarding noise or odour from the activities.

The development is consistent with the objective and the proposal is set back a sufficient distance to mitigate the specific activities occurring at 27 West Church Street.

Road and Railway Assets Code

E4.6.1 Use and road or rail infrastructure

Objective

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

Performance Criteria P2

For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

Comment:

The application includes a traffic impact assessment prepared by a suitably qualified person. The assessment considers the location, standard and proposed use of the access and concludes that it is suitable for the proposed use.

Council's Director Infrastructure Services has not raised any concerns with the proposed access arrangements and traffic volumes.

The existing access and proposed traffic volumes maintains an acceptable level of safety for all road users and is consistent with the objective.

Car Parking and Sustainable Transport Code

E6.7.2 Design and Layout of Car Parking

Objective

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

Performance Criteria P1

The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and*
- b) views into the site from the road and adjoining public spaces; and*
- c) the ability to access the site and the rear of buildings; and*
- d) the layout of car parking in the vicinity; and*
- e) the level of landscaping proposed for the car parking.*

Comment:

The application proposes to reconfigure the existing car park, including existing parking spaces in the frontage and the addition of accessible parking in front of the building.

The proposal is considered to have minimal impact on the streetscape. The existing site already includes asphalt to the front boundary and visual changes to the carpark will be minimal. Due to topography and existing site features, views of the site are largely limited to the street directly in front of the title.



Photo 4: subject site, viewed from Parsonage Street looking south-west



Photo 5: subject site, viewed from Parsonage Street

The proposed parking spaces are located close to the side boundaries of the property and access to all buildings is maintained.

The application includes a garden bed between the carpark and the road planted with shrubs. The proposed plantings are considered sufficient to break up the visual bulk of the asphalt when viewed from the street and will result in a significant improvement to the visual appearance of the carpark. It is recommended that a condition be placed on the permit to ensure that this vegetation is planted and maintained.

The development is consistent with the objective and parking has been designed and laid out to an appropriate standard.

Performance Criteria P2

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

One parking space in the garage of Unit 2 and the spaces to the rear of the dental practice, lack sufficient space to manoeuvre in accordance with E6.3

The removal of a parking space to the south of Unit 2 will allow sufficient space for vehicles in both garage spaces to manoeuvre in accordance with E6.3. As this space is in close proximity to Unit 2 it is likely that the space will be used by the residents of this dwelling and as such they have the ability to manage its

availability for turning. A condition on the permit is recommended requiring this space to be designated to Unit 2 in the event of an application for Strata.

The spaces to the rear of the practice are acceptable. They are likely to be used by staff with a high familiarity of the site. While there is likely to be some difficulty entering and exiting the spaces, they are excess to the requirements of the planning scheme and there is ample opportunity for patrons and staff to use alternative parking spaces within the property.

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

Objective

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

Performance Criteria P1

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

Comment:

Although the site does not include a loading bay compliant with the AS2890.2, a delivery bay is provided and is reasonable considered the types of deliveries which will be regularly received by a dental practice.

While deliveries will be regular, they will generally be small quantities and do not require heavy lifting equipment or loading bay infrastructure. No changes to the existing arrangements for deliveries are proposed and impacts of deliveries will be consistent with the existing use of the site.

The development is consistent with the objective and will not result in a loss of amenity or disrupt traffic flows.

E6.8.1 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development

Performance Criteria P1

Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

Comment:

The development does not include any pedestrian footpaths within the parking area or between the frontage of the property and the building.

Due to the shared nature of the site, with residential buildings located beyond the commercial carpark, it is appropriate that provisions be made to improve safety for pedestrians.

It is recommended that a designated pedestrian route, with a width of 1m, be clearly delineated by line marking, hugging to the west of the dental practice on the east side of the driveway, directing pedestrians to the footpath at the front of the lot and to the main door of the building.

It is also recommended that 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 to the satisfaction of Council's Town Planner.

Representations

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

- Removal of open drain and impact on storm water management for 31 Parsonage Street.
- Fencing and screening vegetation between proposed development and 31 Parsonage Street.
- Visual impacts of car park and effectiveness of vegetation screen.

Comment:

Currently storm water from the buildings on the subject property and neighbouring property at 31 Parsonage Street is directed to an open ditch in the vacant part of 33 Parsonage Street. As part of the development the applicant is proposing to remove this ditch and install a new stormwater connection to the east corner of the lot. As a result of this change the property at 31 Parsonage Street will not be able to discharge to the adjoining property.

Council's Director Infrastructure Services has provided the following advice;

It is proposed by the applicant that the stormwater outfall from the development connects to Council's existing stormwater drain in 30A West Barrack Street. This is acceptable to Council. In order to make the

connection, the new drain will need to be installed within existing easements through 31 Parsonage Street and 25 Parsonage Street. The new drain will also be able to service 31 Parsonage Street with no increase in pipe size. It is proposed that any new drainage outside the boundary of 33 Parsonage Street will be adopted as a public drain in accordance with the provisions of the Urban Drainage Act 2013. Council will work with the applicant to ensure that the standard of construction of the new drain meets Council's requirements, and any change to the design to accommodate Council's requirements as a public drain will be at Council's cost in accordance with the provisions of the Act. If stormwater from 31 Parsonage Street continues to discharge across the boundary to 33 Parsonage Street this is likely to create a nuisance. Therefore a property connection point will be installed as part of the proposed drainage work for the connection of 31 Parsonage Street. The owner of 31 Parsonage Street will be required to connect to the new drain in accordance with the provisions of the Act.

An existing 1.8m high boundary fence is considered to provide adequate privacy between the proposed use and development and the existing dwelling at 31 Parsonage Street. Windows in this side of the dental practice are highset windows and provide minimal opportunity for overlooking. While parking arrangements will be altered in close proximity to the boundary, the lapped timber palings are considered adequate to screen the headlights of vehicles using the accessible parking spaces. While there is currently no boundary fence to the rear of the dwelling, this is as a result of a private agreement between landowners and the *Boundary Fences Act 1908* is the most appropriate mechanism for them to negotiate the remaining boundary fence as required.



Photo 6: existing boundary fence shared with 31 Parsonage Street (full boundary indicated by red line)

The visual impact of the development as viewed from Parsonage Street has been considered in the assessment above. The change in the appearance of the site will be relatively minor and proposed landscaping will assist to soften the appearance of the parking area.

The dwelling at 22 Parsonage Street is at a higher elevation than the subject site and, as such, does command a view over the subject site. However it is not considered necessary to attempt to fully screen the carpark from view. The appearance of the site is generally consistent with the character of the General Business Zone and the proposed landscaping will assist to soften the appearance of the site. Requiring a 3m to 5m high vegetation screen along the frontage will interfere with signage and the visual presence of the building, while undermining the zone purpose statement regarding the creation of active street frontages.



Photo 7: subject title viewed from 22 Parsonage Street

Conclusion

In conclusion, it is considered that the application for Use and Development for an extension to the existing dental practice and construction of multiple dwellings (two units) is an acceptable development in the General Business Zone. It is recommended that the proposed development be approved with conditions.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Extension to Dental Practice and Multiple Dwellings (Two Units) on land located at 33 Parsonage Street, Deloraine (CT 160068\2) by Adams Building Design , requiring the following discretions:

- 21.4.1 - Setbacks
- 21.4.2.2 - Private open space
- E4.6.1 -More than 40 vehicle movements
- E6.7.2 - Design and layout of car parking

- E6.7.6 - Loading bay
- E6.8.1 – Pedestrian walkway
- E11.6.1 - Attenuation distance

be APPROVED, generally in accordance with the endorsed plans:

a) Adams Building Design, Drawing No.: 040817, Sheet: 3-11

and subject to the following conditions:

1. Prior to the commencement of use:

a) of the dental practice extension:

- i) landscaping is to be installed along the frontage of the property in accordance with Drawing No.:040817, Sheet: 4 & 5**
- ii) all car parking spaces (excluding those associated with the dwellings) are to be line marked or otherwise delineated**
- iii) the accessible parking spaces are to be installed in accordance with AS2890.6**

b) of the dental practice extension or dwellings, whichever comes first:

- i) a designated pedestrian pathway is to be delineated by line marking and clearly identified in accordance with Condition 1**
- ii) 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**

to the satisfaction of Council's Town Planner.

2. The landscaping identified in Condition 1.a)i) above is to be maintained in a healthy condition. Any dead or dying plants are to be replaced with a healthy specimen.

3. The parking space identified to the south of Unit 2 is to be designated to Unit 2 in any future application for strata title.

4. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2017/01843-MVC, attached).

Note:

1. Council as the Stormwater Authority intends to serve notice on adjoining properties under the provisions of the Urban Drainage Act 2013 for the installation of public mains to service the subject property and adjoining land.

- 2. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of Council acting as the Stormwater Authority in accordance with the Urban Drainage Act 2013.**
- 3. Any future application for strata title will be required to provide a shared visitor parking space accessible to both dwellings, in addition to two designated parking spaces per dwelling, in order to comply with this planning permit.**
- 4. Internal landscaping (excluding that identified in Condition 1. a) i) above) is not considered fundamental to this assessment and is at the discretion of the land owner.**
- 5. 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.**
- 6. 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.
- 7. 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.
- 8. 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.**

9. 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.
10. 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.
11. 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.
12. 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:



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Dental Surgery Extensions & 2 Units at 33 Parsonage Street, Deloraine, TAS

for Stephen Mace

Project Details	
Council	Meander Valley Council
Zone	21.0 General Business
PID	1898430
Title Folio	2
Title Volume	160068
Climate Zone	7
Wind Speed	N2
Soil Class	-
Site Hazards	-
BAL Rating	BAL N/A. No areas of bushfire prone vegetation >1ha within 100m of the building
Corrosive Environment	N/A
Other	-

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Store	13.38 m ²	1.44
Existing Surgery	236.45 m ²	25.42
Extension (Surgery)	88.90 m ²	9.56
Unit 1	122.57 m ²	13.18
Unit 2	173.97 m ²	18.71
	635.27 m ²	68.31

Drawing List	
Sheet Number	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site/ Drainage Plan
4	Site Plan
5	Plant Schedule
6	Demolition Plan
7	Surgery Floor Plans
8	Unit Floor Plans
9	Surgery Elevations (sheet 1)
10	Surgery Elevations (sheet 2)
11	Unit Elevations
12	3D Views

Site areas	
Name	Area
Site	2812.53 m ²
	2812.53 m ²

Planning App A2

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5	31.10.17	preliminary
4	15.09.17	concept # 4
3	06.09.17	concept # 3
2	22.08.17	Concept # 2
1	15.08.17	Concept # 1

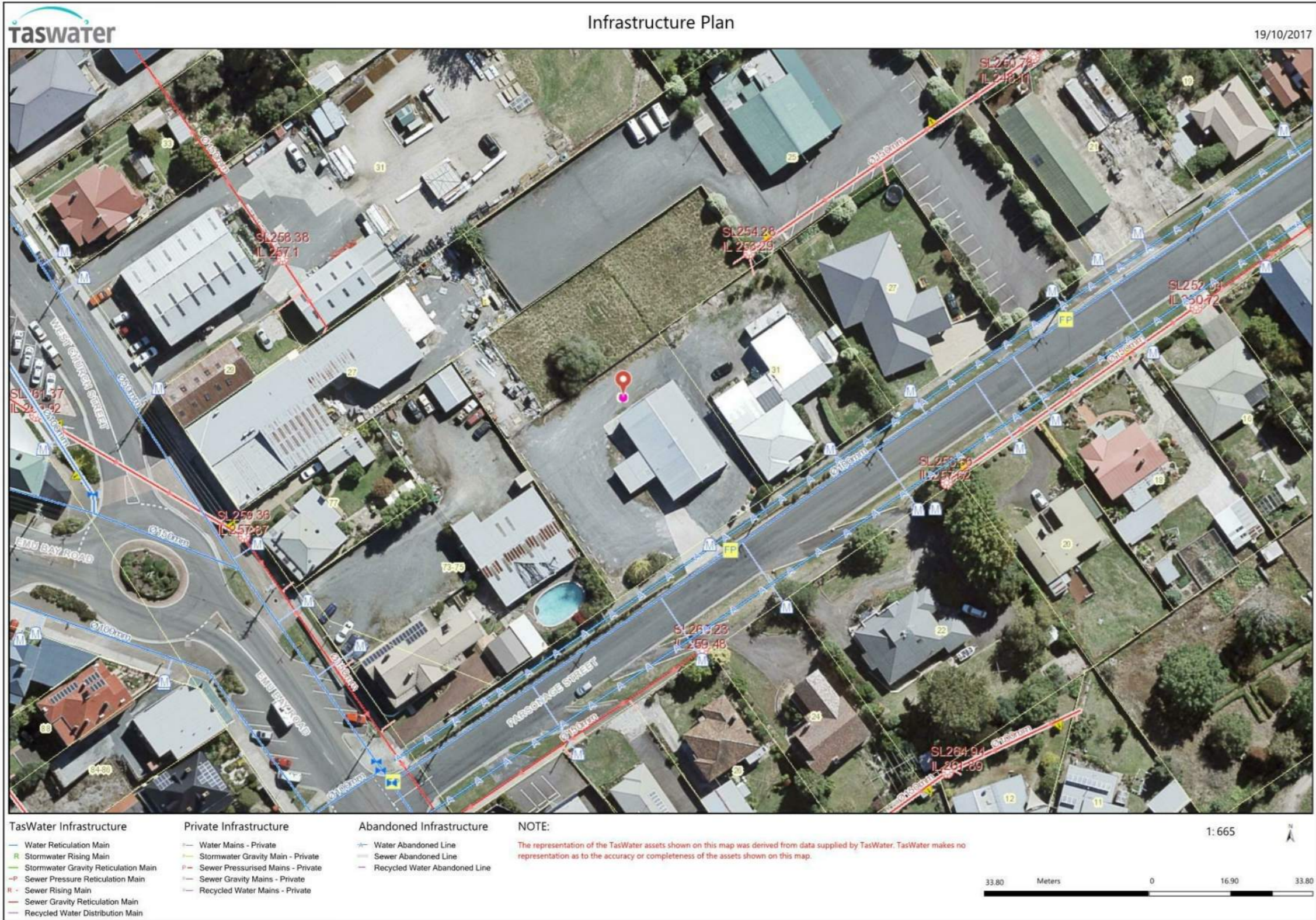
No.	Date	Description
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Starting Date : 09.08.17

Plot Date : 9/11/2017
9:25:49 AM

Project No. Drawing No.

040817 | 1 / 12



Planning App (A2)

No.	Date	Description
5	31.10.17	preliminary
4	15.09.17	concept # 4
3	06.09.17	concept # 3
2	22.08.17	Concept # 2
1	15.08.17	Concept # 1

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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Govt Infrastructure
Details

Scale :

Starting Date : 09.08.17

Plot Date : 9/11/2017
9:25:49 AM

Project No. **Drawing No.**

040617/2 /12

Becks Home Hardware

30A West Barrack St

DELORAINE RECOMMENDED STORMWATER DETENTION TANK SIZES

Block size (m ²)	Peak Permissible (L/s)	0.5	0.6	0.7	0.8	0.9	1
100	0.898	0.21	0.30	0.39	0.50	0.61	0.72
200	1.796	0.42	0.60	0.79	0.99	1.21	1.45
300	2.694	0.63	0.89	1.18	1.49	1.82	2.17
400	3.592	0.84	1.19	1.58	1.99	2.43	2.89
500	4.489	1.05	1.49	1.97	2.49	3.04	3.61
600	5.387	1.26	1.79	2.36	2.98	3.64	4.34
700	6.285	1.47	2.08	2.76	3.48	4.25	5.06
800	7.183	1.68	2.38	3.15	3.98	4.86	5.78
900	8.081	1.89	2.68	3.55	4.48	5.46	6.50
1000	8.979	2.10	2.98	3.94	4.97	6.07	7.23
1100	9.877	2.31	3.28	4.33	5.47	6.68	7.95
1200	10.775	2.52	3.57	4.73	5.97	7.28	8.67
1300	11.673	2.73	3.87	5.12	6.47	7.89	9.39
1400	12.570	2.94	4.17	5.52	6.96	8.50	10.12
1500	13.468	3.15	4.47	5.91	7.46	9.11	10.84
2000	17.958	4.19	5.96	7.88	9.95	12.14	14.45
2500	22.447	5.24	7.45	9.85	12.43	15.18	18.06
3000	26.937	6.29	8.93	11.82	14.92	18.21	21.68

PLUMBING NOTES

- All plumbing work to comply with AS 3500 parts 1, 2, 3 & 4, and the Local Council plumbing regulations.
- Hot water from the HWC is to be tempered to 50°C.
- Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
- Drain all surface water away from footings in accordance with BCA part 3.1.2.3.
- The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
- Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below existing CARPARK = 150mm) & 4.6.6.7 (Minimum height below existing ground finished surface level = 75mm)
- New Sewer = DN100 pvc @ 1:60 falls min.
- New Stormwater = DN100 pvc @ 1:100 falls min.
- (UNLESS NOTED OTHERWISE)
- Grated drains to be installed via a gas sealed pit.
- STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
STORMWATER: DN90
- WATER PIPE SIZES
COLD WATER: DN 20 WITH DN 16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C

PLUMBING NOTES

REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

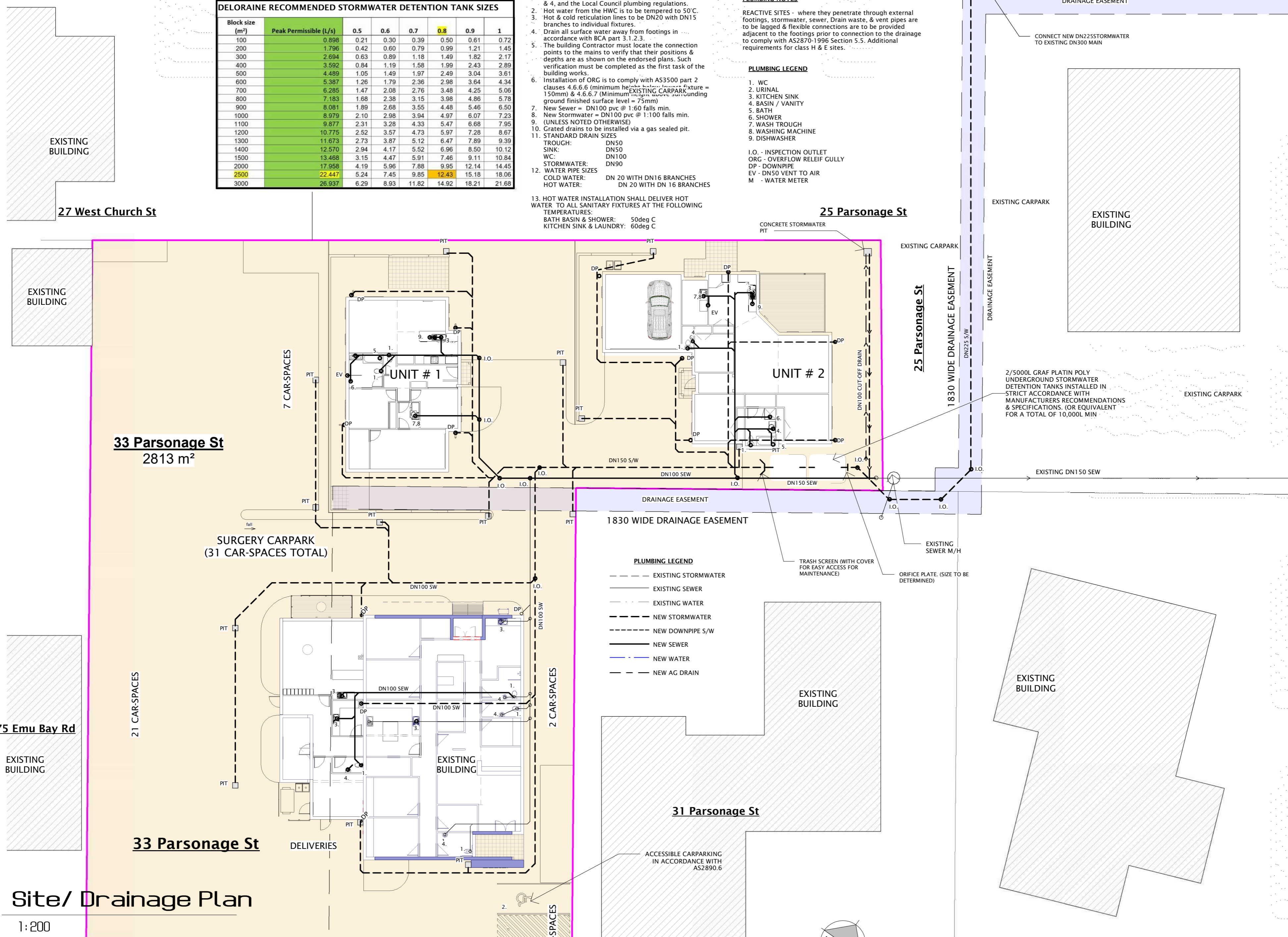
PLUMBING LEGEND

- WC
 - URINAL
 - KITCHEN SINK
 - BASIN / VANITY
 - BATH
 - SHOWER
 - WASH TROUGH
 - WASHING MACHINE
 - DISHWASHER
- I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELIEF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER



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5	31.10.17	preliminary
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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Site/ Drainage Plan

Scale : 1 : 200

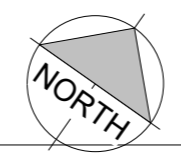
Starting Date : 09.08.17

Plot Date : 9/11/2017
9:25:50 AM

Project No. Drawing No.
040817 3 / 12

Site/ Drainage Plan

1:200





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EXISTING BUILDING

EXISTING BUILDING

Planning App

A2

5	31.10.17	preliminary
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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Site Plan

Scale : 1 : 200

Starting Date : 09.08.17

Plot Date : 9/11/2017
9:25:51 AM

Project No. Drawing No.

040817/4 /12



- SITING WORKS**
1. Site to be prepared in accordance with engineers or surveyors report if applicable.
 2. Site to be excavated or filled to indicated levels.
 3. Excavation and filling of the site to be in accordance with BCA part 3.1 and AS2870.
 4. Drainage works to be in accordance with BCA part 3.1 and AS3500.3.2
 5. Surface drainage — finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
 6. Downpipes to be connected into Council stormwater as soon as the roof is installed.
 7. Install AG drain prior to footing excavation. See Drainage Plan for location.
 8. Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
 9. Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
 10. Finished slab level to be:
150mm above finished ground level.
50mm above paved surfaces.
prevent ponding of water under suspended floors.

SITE SERVICES
Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

EXTERIOR LIGHTING
Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

BOUNDARY FENCES
All side & rear boundary fences to be 1800M high minimum.

LANDSCAPING
Conveniently located taps or a fixed sprinkler system shall be installed for the purpose of watering all lawns & landscaped areas.

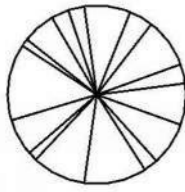



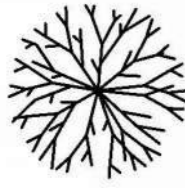



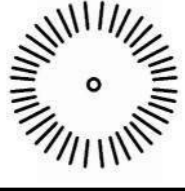



CONTOURS
Contours are indicative only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of the units & are to be used for no other future purpose.

PLANTING
REFER PLANTING SCHEDULE NEXT PAGE FOR PLANT TYPE & SPECIES.



Site Plan

PARSONAGE STREET

PLANT SCHEDULE			
TREE	-SILVER BIRCH (betula pendula) - mature height approx 10m	-JAPANESE MAPLE (Acer Palmatum) - mature height approx 3-4 m	-ORNAMENTAL PEAR (pyrus calleryana) - mature height approx 7 m
			
SHRUB	-PITTOSPORUM (tenuifolium 'tom thumb') - mature height approx 5m.	-MEXICAN ORANGE BLOSSOM (choisya ternata) - mature height approx 2.0m	-DIOSMA (Coleonema pulchellum) - mature height approx 1.5M m
			
GROUND COVER	-NATIVE FLAX LILY (dianella tasmanica) mature height approx 1.0m	-SEDGE (carex species) mature height approx 1.0m	-LUTCHUENSIS JUNIPER(juniperus Taxifloia) mature height approx 0.3m
			



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Planning App A2

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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Plant Schedule

Scale :

Starting Date : 09.08.17

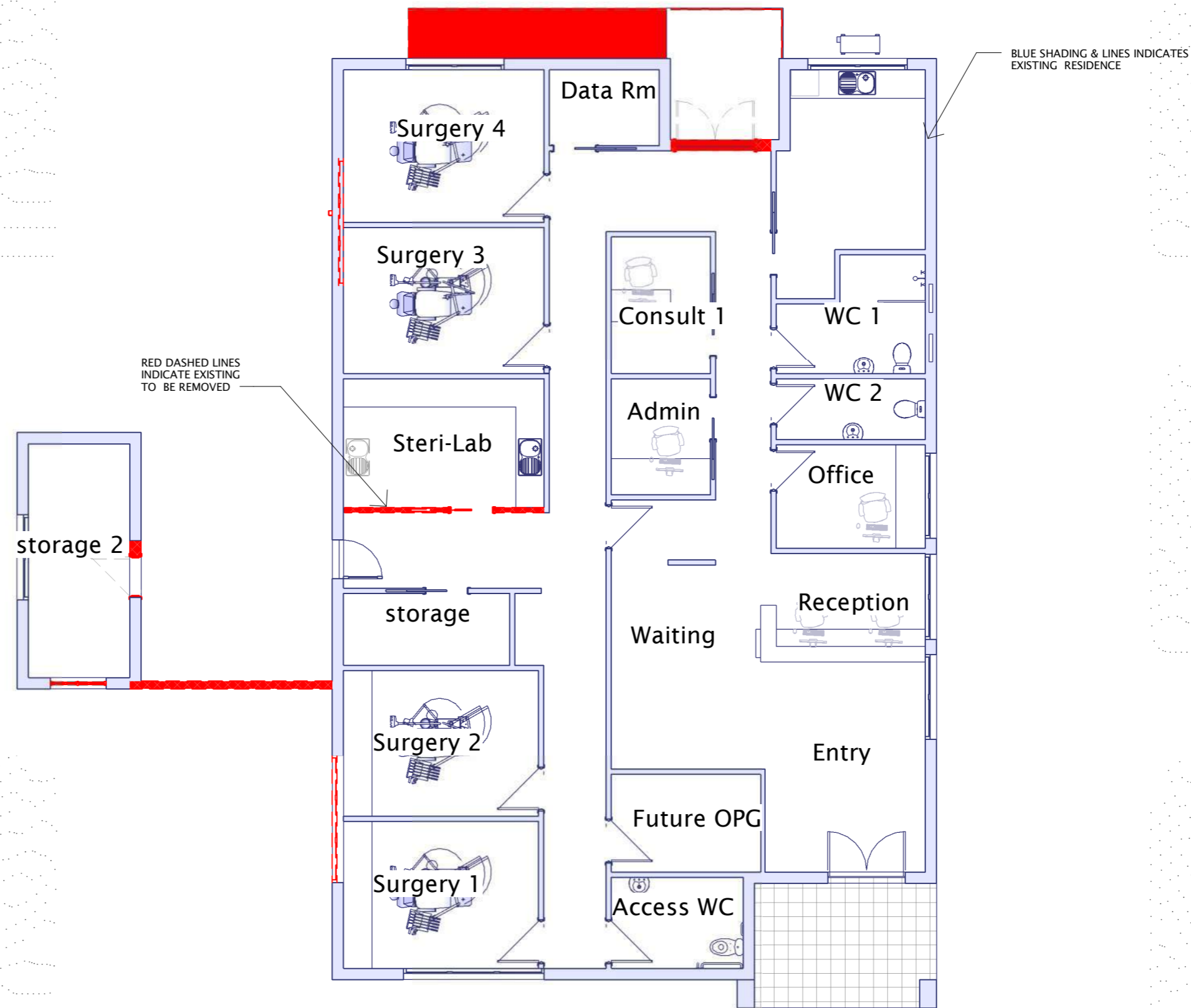
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Project No. **Drawing No.**

040817/25 /12

DEMOLITION NOTES

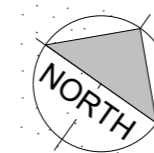
- *These Drawings are to read in conjunction with Engineer's Drawings.
- *The Builder shall be responsible for the disconnection & sealing of services.
- *Carefully demolish & remove items as shown. prepare for new works & make good all associated surfaces & finishes disturbed by demolition & building works.
- *Builder to confirm with building owner items to be retained, re-used or remain on site.
- *Builder must take all necessary precautions to ensure the stability of the existing & surrounding structure during demolition & construction.
- *Protect property & services to either remain on or adjacent to the site from interference or damage & erect dust screens as necessary.
- *disposal of any asbestos found during demolition in accordance with Workplace Tasmania's Code of Practice for the safe removal of asbestos [NOHSC:2002(1998)]
- *Blue shading & lines indicate existing structure to remain.
- *Red Shading indicates existing to be demolished.
- *Colour or no shading generally indicates new.



Demolition Plan

1:100

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Store	13.38 m ²	1.44
Existing Surgery	236.45 m ²	25.42
Extension (Surgery)	88.90 m ²	9.56
Unit 1	122.57 m ²	13.18
Unit 2	173.97 m ²	18.71
	635.27 m ²	68.31



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Planning App A2

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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Demolition Plan

Scale : 1 : 100

Starting Date : 09.08.17

Plot Date : 9/11/2017
9:25:52 AM

Project No. Drawing No.

040817/26 /12

No.	Date	Description
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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Surgery Floor Plan

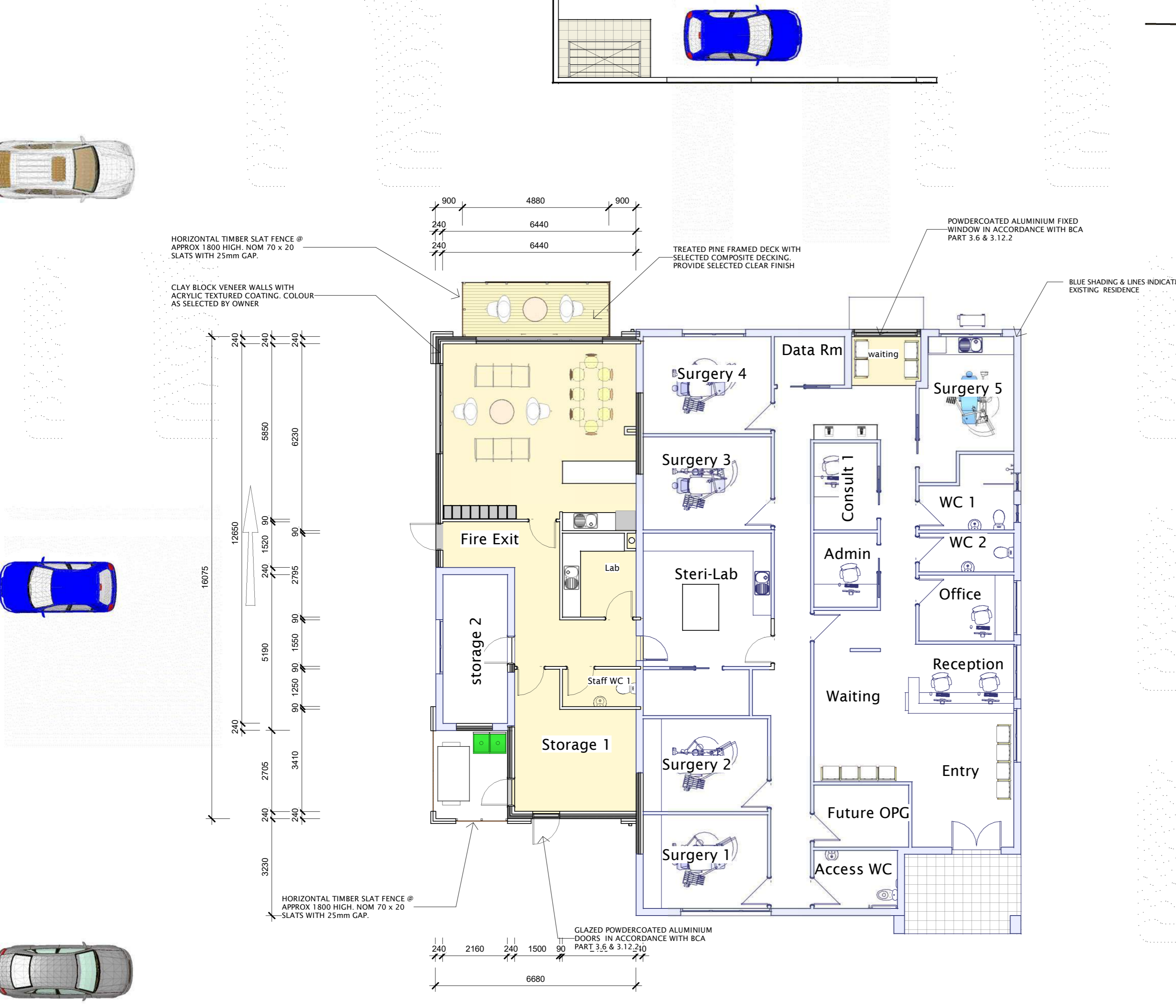
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Starting Date : 09.08.17

Plot Date : 9/11/2017
9:25:53 AM

Project No. Drawing No.

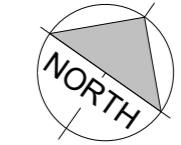
0408177 / 12

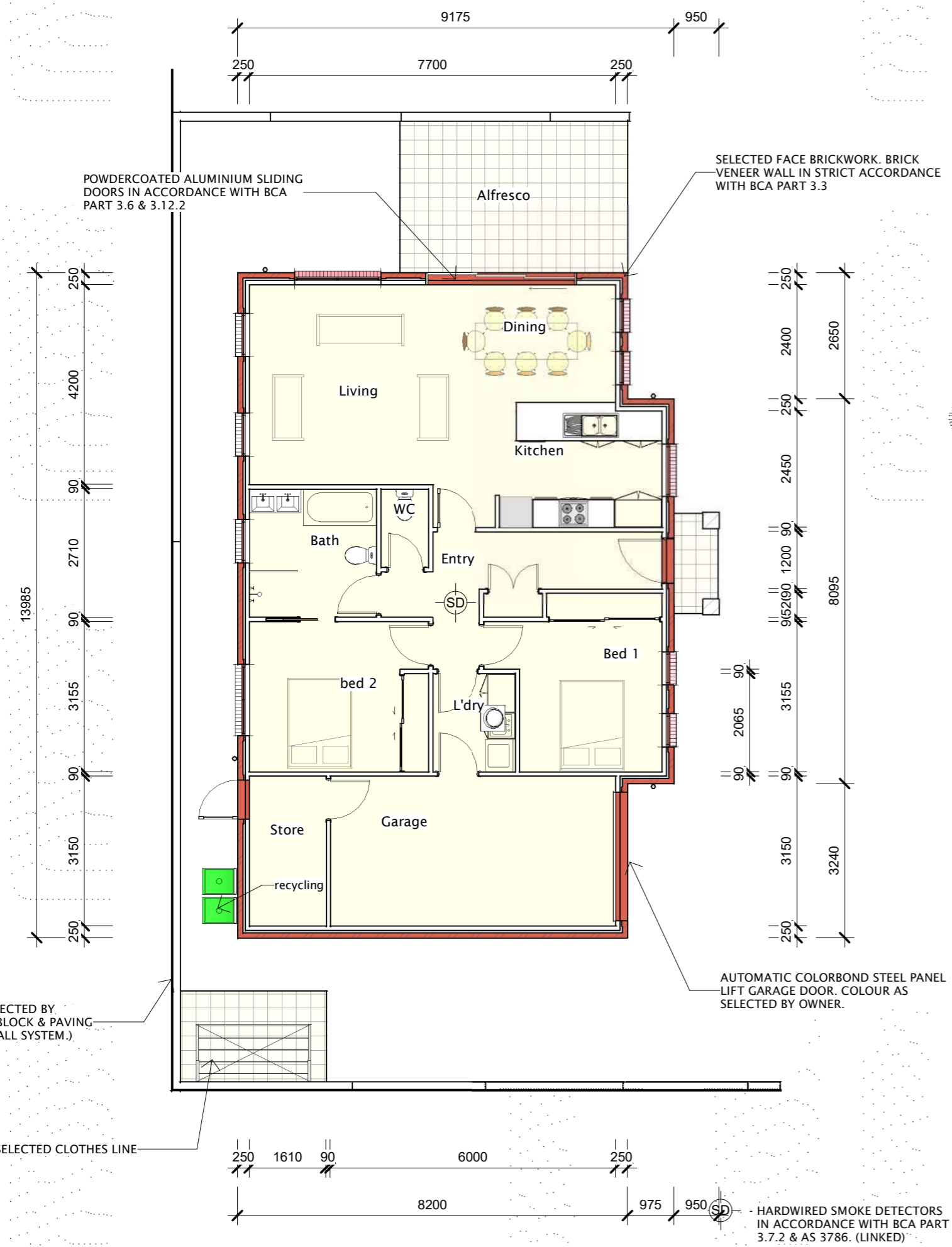


Surgery Floor Plan

1:100

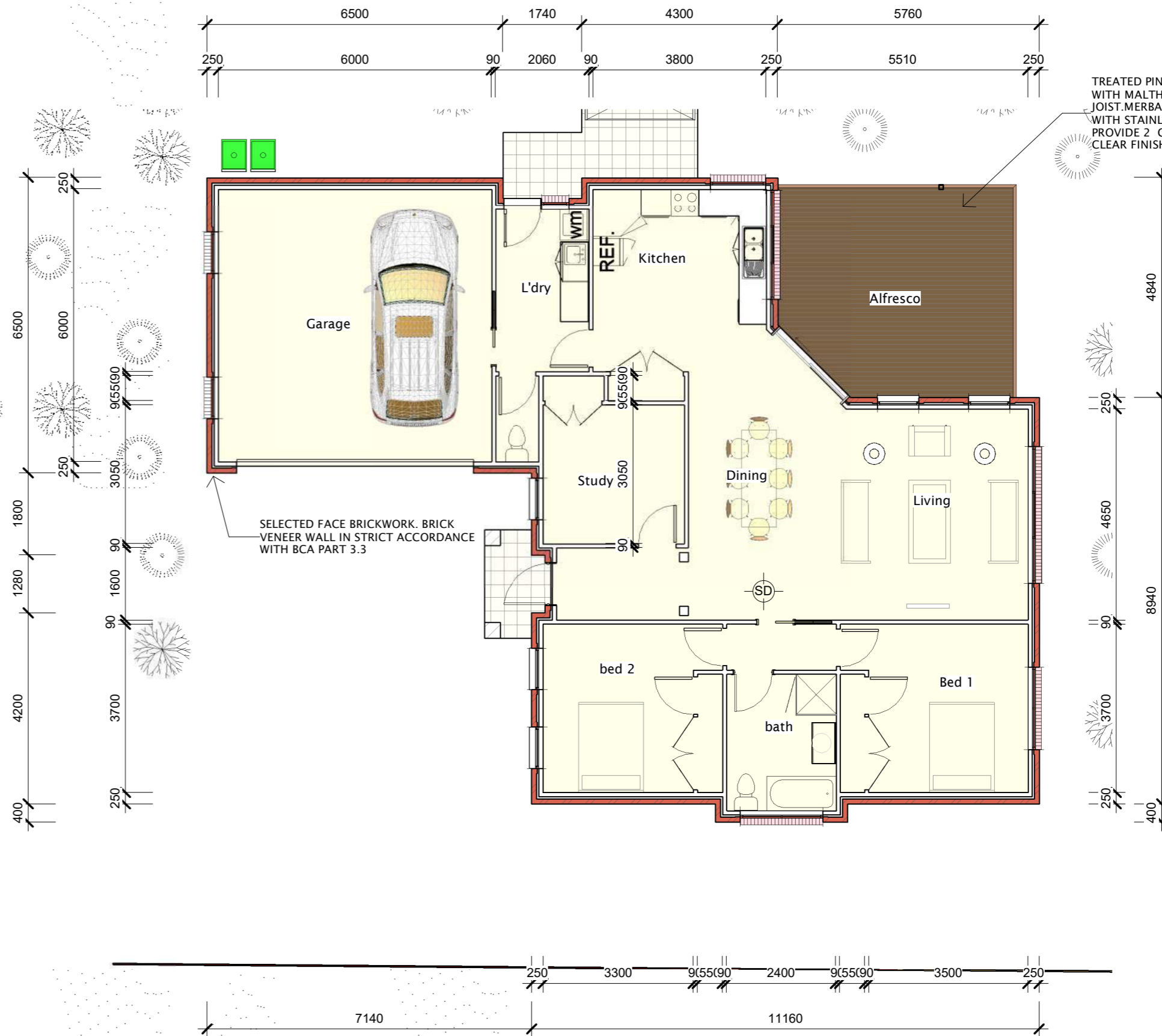
Area Schedule (Gross Building)		
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Extension (Surgery)	88.90 m ²	9.56
Unit 1	122.57 m ²	13.18
Unit 2	173.97 m ²	18.71
Total	635.27 m²	68.31





Unit 1 Floor Plan

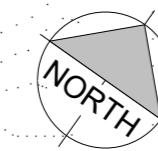
1:100



Unit 2 Floor Plan

1:100

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Store	13.38 m ²	1.44
Existing Surgery	236.45 m ²	25.42
Extension (Surgery)	88.90 m ²	9.56
Unit 1	122.57 m ²	13.18
Unit 2	173.97 m ²	18.71
	635.27 m ²	68.31



Planning App A2

No.	Date	Description
5	31.10.17	preliminary
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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

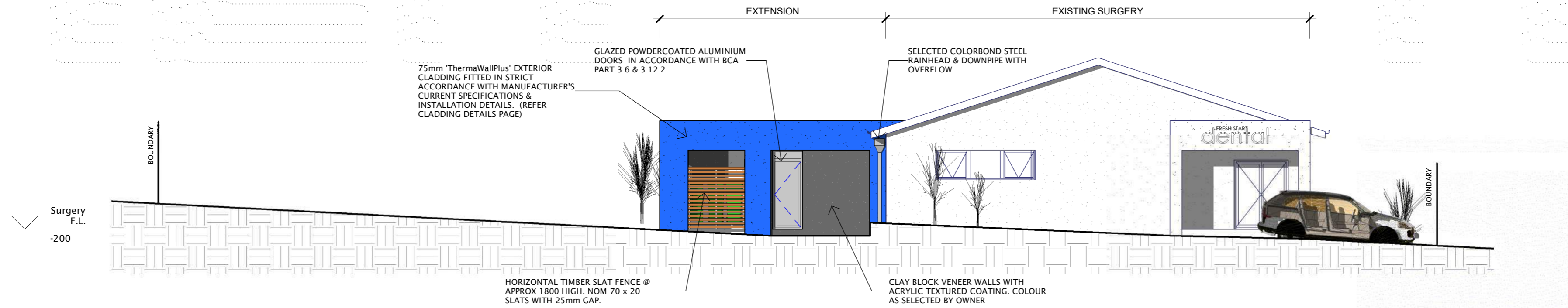
Drawing Title :
Unit FloorPlans

Scale : 1 : 100

Starting Date : 09.08.17

Plot Date : 9/11/2017
9:25:54 AM

Project No. : **Drawing No. :**



SE Elevation (Surgery)

1:100

PARSONAGE ST



NE Elevation

1:100

Planning App

A2

No.	Date	Description
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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Surgery Elevations (sheet
1)

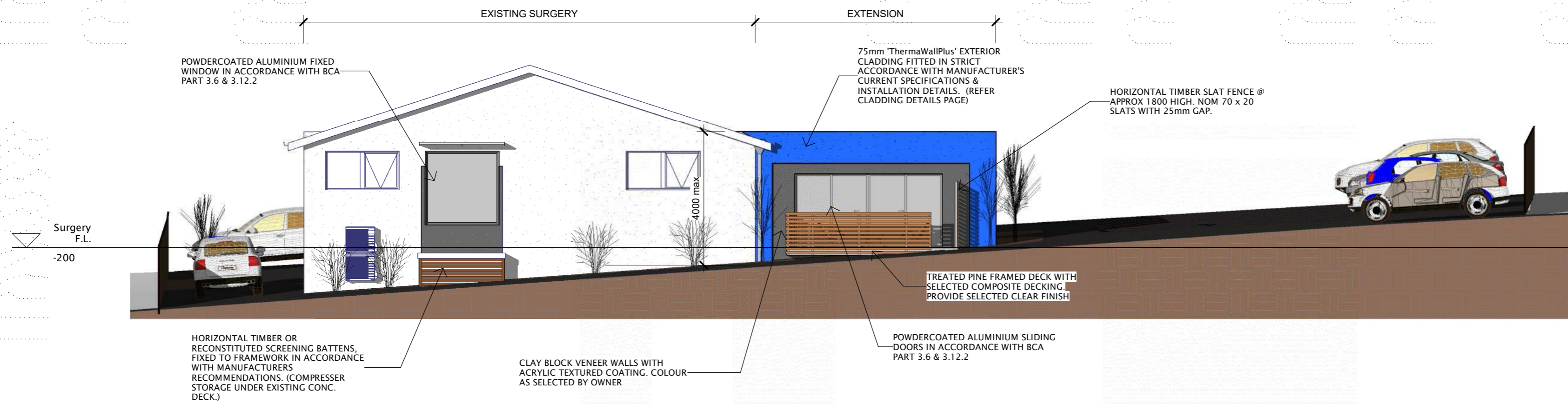
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Plot Date : 9/11/2017
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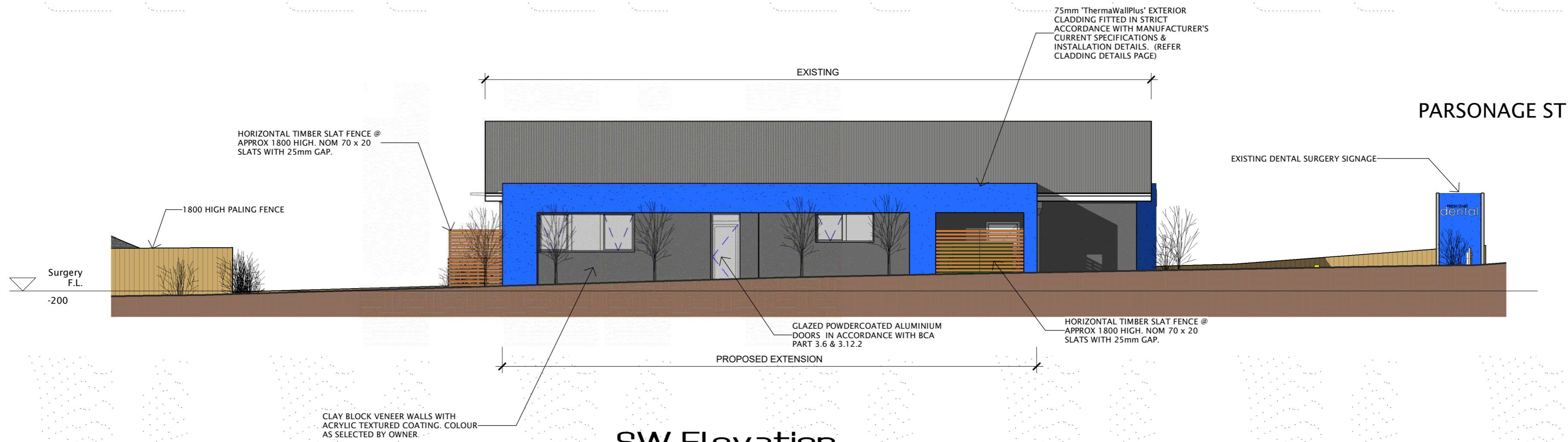
Project No. Drawing No.

040817/9 /12



NW Elevation (surgery)

1:100



SW Elevation

1:100

Planning App A2

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& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Surgery Elevations (sheet
2)

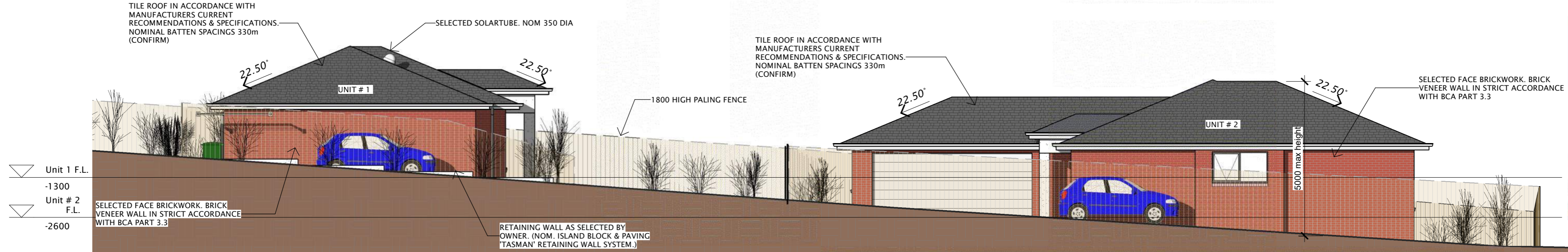
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Starting Date : 09.08.17

Plot Date : 9/11/2017
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Project No. Drawing No.

040817/10/12



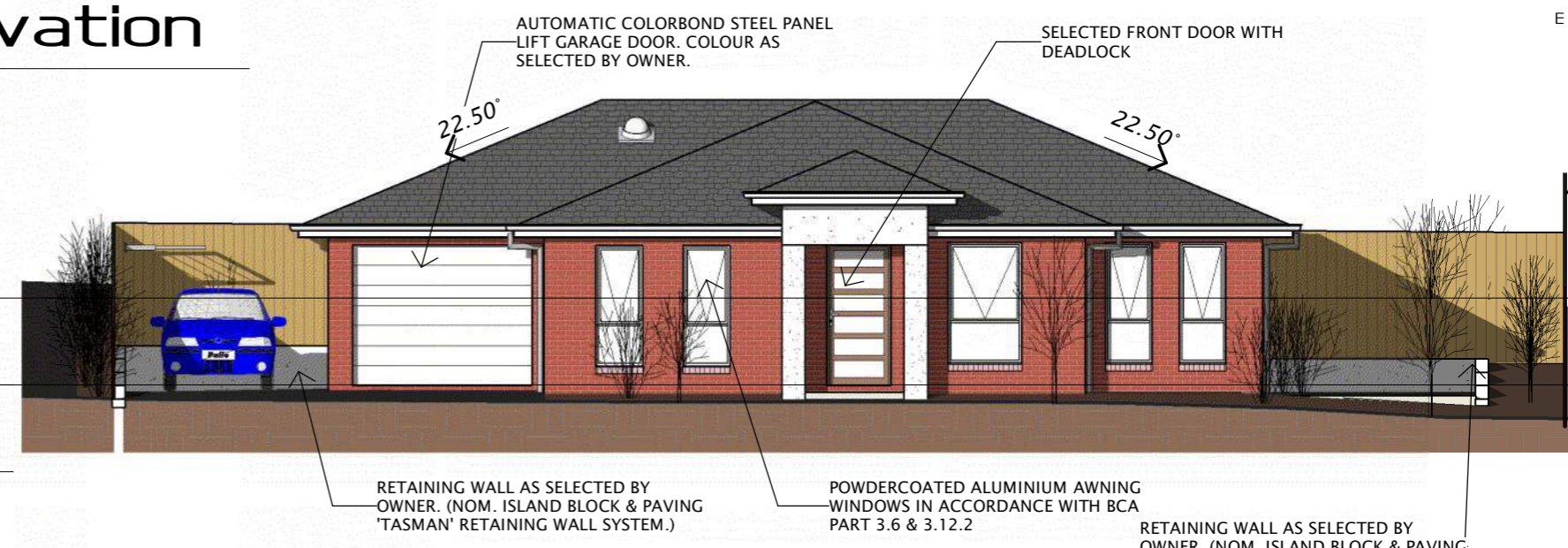
South East Elevation

1:100



Unit 2 South West Elevation

1:100



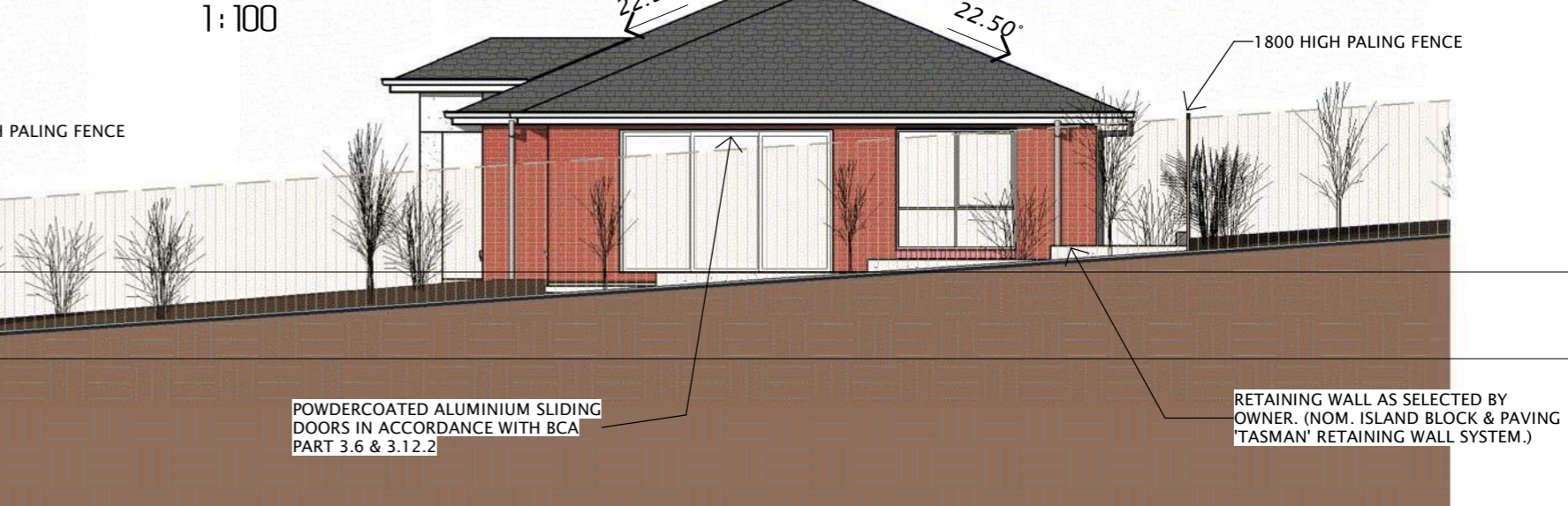
Unit 1 North East Elevation

1:100



North West Elevation

1:100



Unit 1 South West Elevation

1:100



North East Elevation

1:100

Planning App

No.	Date	Description
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Project :
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Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
Unit Elevations

Scale : 1 : 100

Starting Date : 09.08.17

Plot Date : 9/11/2017
9:26:02 AM

Project No. Drawing No.
040817/11/12



3D View 1



3D View 2



3D View 4



3D View 6



3D View 5



3D View 7

Planning App

A2

No.	Date	Description
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Project :
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client :
Stephen Mace

Drawing Title :
3D Views

Scale :

Starting Date : 09.08.17

Plot Date : 9/11/2017
9:26:21 AM

Project No. Drawing No.

040817/12/12



Planning Compliance Report

Monday, 13 November 2017

Addressing Interim Planning Scheme

2013 Meander Valley Council

Proposed

Dental Surgery Extensions & 2 Units at 33 Parsonage Street, Deloraine, TAS

Client

Stephen Mace

Zone: 21.0 General Business

Planning Overlay: N/A

A: 170 Abbott Street, Newstead, Launceston, TAS. 7250 M: 0411 294 351 E : leigh@adamsbuildingdesign.com.au

W : www.adamsbuildingdesign.com.au

Introduction

This report aims to demonstrate compliance with relevant planning standards for proposed [Dental Surgery Extensions & 2 Units at 33 Parsonage Street, Deloraine, TAS](#). The report aims to take into consideration the intent, values and objectives of the Meander Valley Council Interim Planning Scheme 2013, with amendments, and address all scheme standards applicable to this development. This report is based on proposed development works to be carried out, completed and maintained by the applicant & owner. The proposed development relies on Performance Criteria to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Development Details

The proposed development comprises the construction of an extension & alterations to the existing Dental Surgery to provide more storage & a staff lunch room including toilet facilities. The existing carpark will be re-surfaced & increased in size to allow for 31 car-spaces total. The existing crossover & carpark will also serve as the access for two new brick veneer units at the rear of the site. All new carpark & driveway surfaces will be sealed with falls directing run-off into a new DN225 Stormwater connection at the lowest Eastern corner of the lot. The new stormwater will be connected to an existing DN300 Stormwater main in the rear southern corner of the property at 30A West Barrack Street. The new DN225 stormwater line will be approximately 48m long & will require access to existing drainage easements at 31 Parsonage St & 25 Parsonage St. In accordance with council infrastructure recommendations, on site, underground stormwater detention will be provided for the new stormwater system. Written consent is currently being obtained from the neighbours.

Use Class: [Business & Professional services \(Dental Surgery\)](#)

[Residential \(Units\)](#)

Site Area: [2812.5m²](#)

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Store	13.38 m ²	1.44
Existing Surgery	236.45 m ²	25.42
Extension (Surgery)	88.90 m ²	9.56
Unit 1	122.57 m ²	13.18
Unit 2	173.97 m ²	18.71
	635.27 m ²	68.31

Applicable Planning Standards & Codes

The following zone standards and codes of the Meander Valley Council Interim Planning Scheme 2013 are applicable to the proposed development:

- **Zone 21.0 General Business**
- **E6.0 Parking and Sustainable Transport Code**

All Zone standards & codes that are not applicable (N/A) or are compliant with the acceptable solutions have not been listed.

Interim Planning Scheme Considerations

PART D ZONES

21.0 General Business Zone

COMPLIANT

PART E CODES

E1.0 Bushfire Prone Areas Code

Development is not within 100M of bushfire prone vegetation.

E2.0 Potentially Contaminated Land Code

N/A

E3.0 Landslip Code

N/A

E4.0 Road and Railway Assets Code

N/A

E5.0 Flood Prone Areas Code

N/A

E7.0 Parking & Sustainable Transport Code

COMPLIANT

E7.0 Scenic Management Code

N/A

E8.0 Biodiversity Code

N/A

E9.0 Water Quality Code

N/A

E10.0 Recreation and Open Space Code

N/A

E11.0 Environmental Impacts and Attenuation Code

N/A

E12.0 Airports Impact Management Code

N/A

E13.0 Heritage Code

N/A

E14.0 Signage Code

N/A

E15.0 Karst Management Code

N/A

E16.0 Urban Salinity Code

N/A

05 February 2018

Leigh Adams
Adams Building Design
170 Abbott Street,
Newstead TAS 70250

Dear Leigh,

33 Parsonage Street, Deloraine - Noise and Odour Assessment

This noise and odour assessment has been prepared to support a development application for the construction of extensions to an existing dental surgery and two new residential units, at 33 Parsonage Street, Deloraine. This site is zoned general business and is located on the northern edge of the Deloraine main shopping / commercial area. Nearby properties include a mixture of commercial, retail and residential uses.

The requirement for the assessment has been triggered as the site falls within the 500m attenuation area surrounding *Tranex*, a "metal fabrication business" at 27 West Church Street, as shown in Figure 1 below. This property adjoins 33 Parsonage Street, over a portion of its north western (rear) boundary.



Figure 1 - Location of the Site (from theList)

Tranex manufactures and sells road signs and other road safety related products. They have a retail shopfront facing onto West Church Street, with offices, warehousing and a small manufacturing workshop behind. The manufacturing processes undertaken on site may best be described as light metal work. Deliveries are made to and from a loading dock to the rear of the building.

The loudest noise producing equipment used in the workshop are angle grinders or similar power tools. They do not have a spray painting booth with an extractor fan or any other



transport
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www.pittsh.com.au
1300 pittsh

Incorporated as
Pitt & Sherry
(Operations) Pty Ltd
ABN 67 140 184 309



significant external plant. (Note that a large extraction fan has been included in the noise calculation in case one is installed in the future.)

Tranex's normal operating hours are between 6:30am and 4:30am, Monday to Friday.



Figure 2 - Aerial Photograph of Tranex (from theList)

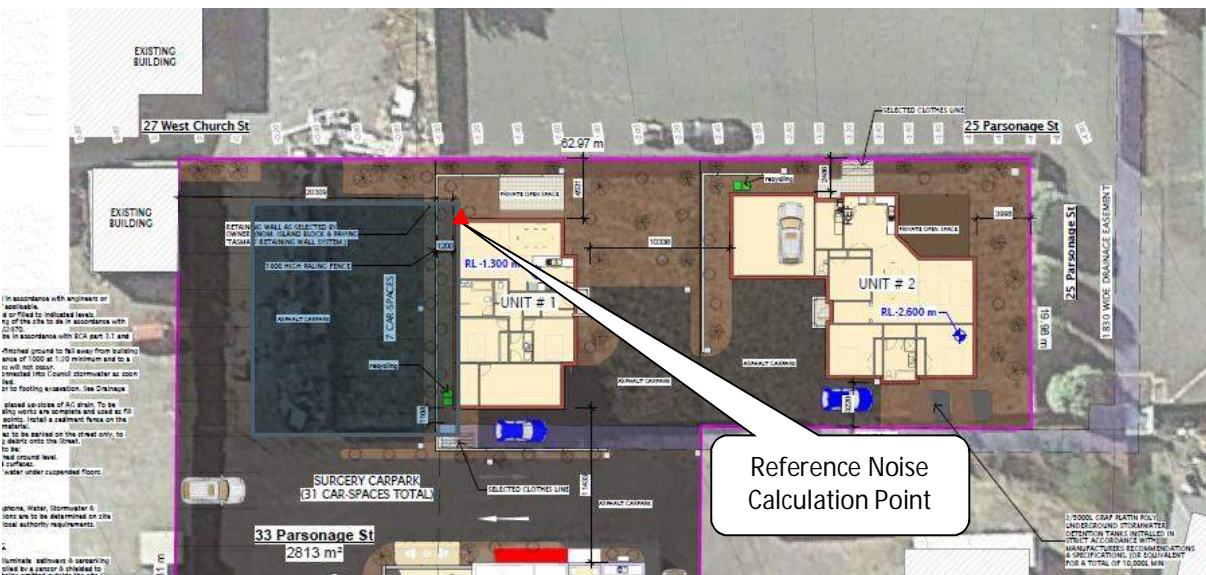


Figure 3 - Location of Residential Units (Extract from Site Plan)

Noise Assessment

No specific information was available relating to the noise levels of the equipment in use at *Tranex* and it is not practical to measure the noise emissions due to the presence of traffic noise and other noise in the area. The noise emissions have been characterised by using reference noise data for typical equipment used by similar businesses. For this assessment, it has been conservatively assumed that

all noise sources are operating simultaneously, so the actual noise emissions levels will nearly always be lower than the level predicted.

The noise sources included for each site are:

- One large roof mounted exhaust fans near the rear of the building,
- Two roof mounted heat pumps near the front of the building, and
- Four angle grinders or similar power tools operating inside the workshop towards the rear of the building.

The combined noise level from these noise sources was calculated at the NW corner of the proposed Unit 1 (as shown in Figure 3 above) taking into account the reduction in noise level due to distance, but not taking credit for any shielding from intervening walls or fences.

The resulting noise level was 48.8 dB(A). This level is below the Tasmanian Environmental Protection Policy (Noise) guideline level of $LA_{eq, 16hours} = 50$ dB(A) for avoiding "Moderate Annoyance" of users of outdoor living areas. ($LA_{eq, 16hours}$ can be thought of as the average noise level over a 16 hour period.) This indicates that people using the outdoor space at Unit 1 will generally be unaffected by noise from the business. Unit 2 is further away.

The background noise level was not measured during this study, but using reference data provided in AS1055.3 *Acoustics - Description and measurement of environmental noise*, a reasonable estimate would be between 45 and 50 dB(A) during weekday, business hours. Background noise at this location is dominated by noise from nearby traffic. Industrial noise levels more than 5 dB above the background noise level are considered to be "intrusive". At 48.8 dB(A) the noise level from the business would not be considered intrusive.

Noise from Vehicles Accessing Tranex

In addition to noise from plant and equipment on site at *Tranex*, residents of Unit 1 may be affected by noise emitted by vehicles accessing the *Tranex* yard and loading dock. The noise level of a truck moving in the yard is likely to peak at about 62dB(A), but the duration of this noise will be quite short and only a small number of vehicle movements are expected each day. Vehicle movements will normally not occur at night or on weekends. This level of exposure is unlikely to cause annoyance to residents using the outdoor area at Unit 1.

Odour Assessment

Light metal manufacturing may produce a variety of offensive odours and fumes, as a result of the metal cutting, welding and painting processes employed. Fumes from metal cutting and welding are produced in very small volumes and modest intensities by individual tools such as stick welders, angle grinders and oxyacetylene torches etc. These fumes disperse rapidly and will rarely if ever be perceptible to an outside observer beyond the boundary of the contractor's site.

Painting and similar activities produce small volumes of fume which disperse rapidly.

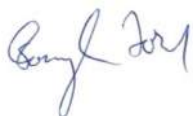
It is extremely unlikely that any activities carried out on site at the metal fabrication businesses will generate odour that can be perceived at 33 Parsonage Street.

Conclusions

The noise assessment and odour assessment indicate that emissions from 27 West Church Street are unlikely to cause an environmental nuisance or environmental harm for residents of the proposed new units or staff and patients at the extended dental surgery.

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

Yours sincerely



Douglas Ford
Senior Mechanical Engineer / Noise and Air Emissions Specialist

Summary of Experience

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

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

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

Traffic Impact Statement (TIS)

Dental Surgery Renewal / Two Unit Development 33 Parsonage Street, Deloraine

February 2018

Document History and Status

Rev	Date	Reviewed By	Revision Details
A	25/01/2017	A Howell	TIS Prelim for Comment

Distribution of Copies

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Subject: 'TIS report'
Document Report
Document Version A
Job No. 1571

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1. Introduction

IPD Consulting has been engaged to complete a brief Traffic Impact Statement (TIS) relating to a development proposed through Adams Building, to construct two (2) new residential units and expand the current Dental Surgery at 33 Parsonage St, Deloraine, Tasmania (*refer Fig 1.1 and 1.2 – Area / Locality Plans*). The general layout is as per *APPENDIX 1 – Proposed Development Plan*.

1.1 Background & Project Scope

The development proposes to generate a small amount of additional traffic beyond current operations, and this suggests from MVC planning scheme advice that a traffic assessment would be required to be undertaken to assess traffic impacts and any issues arising. The below report addresses traffic related aspects where applicable and attempts to identify and comment on any potential impacts affecting, or arising from, the development.

This report is presented as a Traffic Impact Statement (TIS) as suggested by MVC, which is a reduced form of a Traffic Impact Assessment (TIA), which acts to consider/review any major points of general concern. Due to the low numbers of additional vehicles beyond current operation arising from the proposed development, provision of a TIS is considered reasonable

1.2 Objectives

The key objectives of this report are:

- Review of the existing road physical characteristics in the vicinity of the site(s).
- Review of existing traffic conditions.
- Describe the development with regards to arrangements for access, including any implications for traffic efficiency, safety, and amenity.

1.3 Subject Site Location

The subject site considered in this TIS is located at 33 Parsonage Street, Deloraine, which is a short Meander Valley Council road link connecting Emu Bay Road (DSG) and West Barrack Street.

The property has an existing access driveway off Parsonage Street, approximately 80m from the Emu Bay Road junction, which is proposed to be maintained in service as per the development plans.

Being unsigned, the Parsonage Street speed limit is the default 50 km/hr.

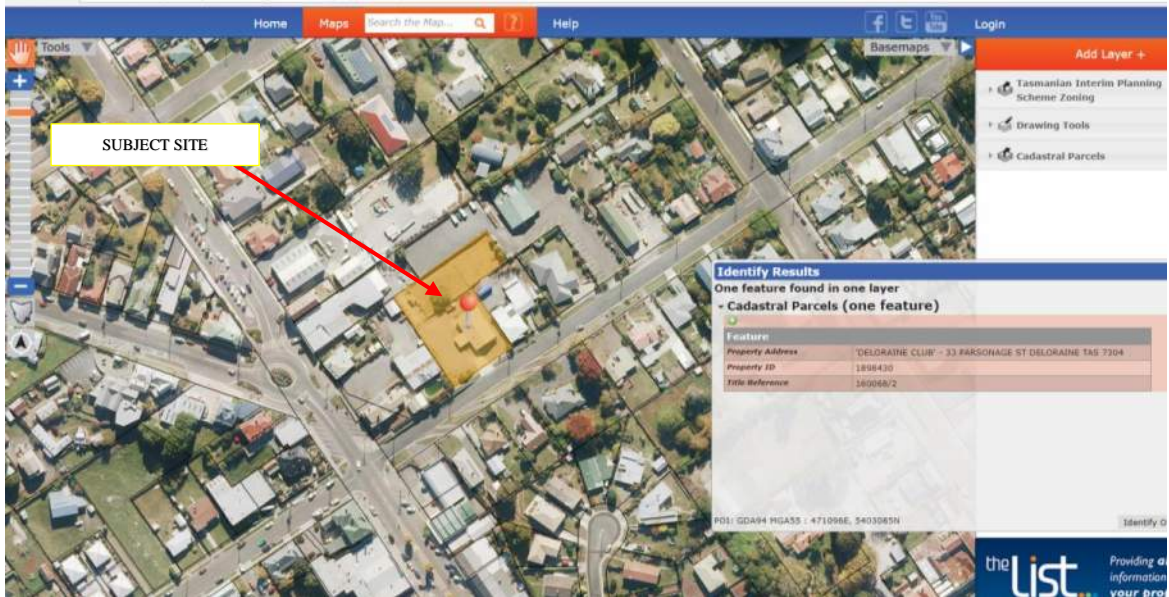


Fig 1.1 – Locality Plan /Area of site (Existing Image from www.THELIST.tas.gov.au)

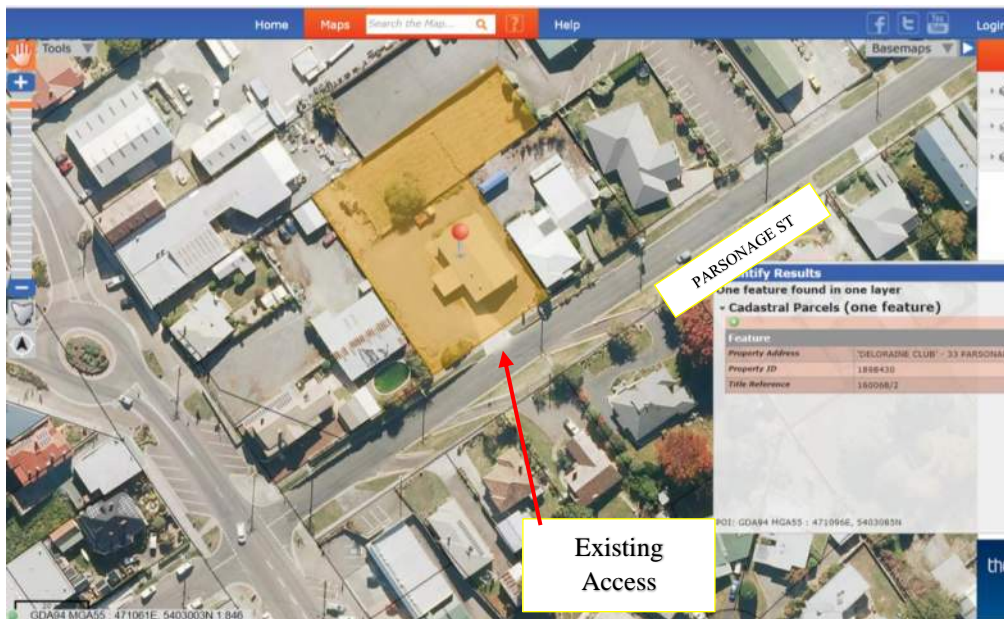


Fig 1.2 – Site (zoom), and accesses (Existing Image from www.THELIST.tas.gov.au)

1.4 Information Sources & References

IPD have been provided with relevant information on the development, including preliminary plans prepared for development application stages. These details provide an outline of the proposed works, and indicates that generally the development proposes no significant change to the existing traffic arrangements, other than relocation of the property access.

IPD have reviewed publicly available information including www.THELIST.tas.gov.au and other online tools, to ascertain any obvious issues relating to the development, and have undertaken a site inspection to review the site.

IPD have utilized the DIER (now Department of State Growth or DSG) document “*Traffic Impact Assessment (TIA) Guidelines*” in the preparation of this report.

Further referenced documents include:

- DSG Tasmanian State Road Hierarchy
- MVC Interim Planning Scheme 2013 - Specifically, E4 Road and Rail Assets Code (2013)
- AUSTRROADS Publications (various)

1.5 Planning Scheme Aspects

The Planning scheme applicable is the Meander Valley Council Interim Planning Scheme 2013.

The current zoning for the land and surrounding area is 21.0 – GENERAL BUSINESS.

The Road and Rail Assets Code (E4) from the planning scheme applies.

2. Existing Conditions

2.1 Transport Network

Parsonage Street in this area (East of Emu Bay Road) is a short link street (260m) which provides access to and from the (DSG Collector Road) Emu Bay Road to the lower priority West Barrack Street, a street providing further generally local access to residential areas beyond. Parsonage Street in the context of the Local Government Road Hierarchy may best be described as sitting somewhere between a “Local Access Road” (50-1000 VPD) and a “Link Road” (1000-3000 VPD).

There are approx. 14 properties with access (or potential for access) to Parsonage Street in this link, including the subject site, and also the exit of the commercial premises 25 Parsonage Street. The street has kerb and channel on both sides of the road, and a footpath is located on the Northern side of the street (including outside the subject site).

The road surface is in reasonable condition, with a sealed width of approx. 8m and a two coat seal. It is built generally to an urban standard in the area of the new access, and the kerb and channel is showing some signs of age. The road alignment has a crest around the vicinity of the existing dental surgery access.

Based on the small volume of additional traffic generated by the new development, a brief inspection considered general operations of the street and access as currently operating, as no traffic count or speed data was available from MVC for this site. Based on the author’s familiarity with the road link, the traffic volumes for this road link are currently satisfactory for the road and nearby junction capacity.

Default speed limit of 50 km/hr applies for Parsonage Street at this location.

DSG advised that no crashes in the area of the site, including both nearby junctions, have been recorded in the last 5 years – implying that the current traffic volumes and general arrangements for the surrounding area and the site access, are currently operating satisfactory.



Fig 2.1a – Existing access to the property

2.2 Road Conditions & Road Safety Performance

Generally, the road network in this area appears to function satisfactorily, and provides appropriate carriageway width, visibility, and manoeuvrability.

Existing property access to the subject site, appears satisfactorily located, and the driveway access itself is in reasonable condition. This access appears to be constructed to the IPWEA/LGAT Standards for an urban driveway of this standard, with a width approaching 9m. Observation of vehicles entering and exiting the site notes no issues with the current access.

The new development proposes seven new dwellings/units, and as such vehicle numbers are anticipated at around 63 VPD additional using Beefeater Street, and the new access. Based on the small traffic numbers capacity of the surrounding network is not considered an issue.



Fig 2.2a – Visual from proposed access looking to West (approx)



Fig 2.2b – Visual from proposed access looking to East (approx) - note flowers slightly obscuring view



Fig 2.2c – Visual from proposed access looking to East (approx) further out towards road - note flowers at this point present less obstruction.

3. Proposed Development

3.1 Site Development

The development as proposed includes construction of two (2) new units, and expansion of the dental surgery to provide one additional consulting room (from 4 to 5 total), with some general improvements of the rest of the building.

The existing access to Beefeater Street in the location proposed appears to have the capacity to meet the requirements of the LGAT/IPWEA guidelines, with some consideration of roadside flower beds to the East to ensure that SISD with regards to vertical curve in Parsonage St looking towards the East is acceptable.

The Parsonage St link and the current access can likely accommodate additional vehicle movements arising from this development, based on likely low vehicle numbers existing and generated additional (with satisfactory operation of current arrangements noted during inspections/recent site visits).

3.2 Traffic Generation & Distribution

It is noted that the development as proposed is likely to present only a minor increase in vehicle movements to Parsonage Street and the wider network, adding around 48 VPD to the daily traffic network.

Additional traffic generated as calculated includes 8 VPD generated from each unit (16 total), and 32 VPD from the additional consulting room to be included (Max 3 patients per hour 8am-6pm max plus on additional staff member = 32 VPD). Total = 48 VPD additional, but only under maximum capacity. It is likely that this number is conservative based on more realistic throughput for patients.

It is noted that the dental surgery use is generally consistent throughout any day due to the appointment basis of the business, and thus the peak hour figures are realistically very low.

The existing Emu Bay Road junction (as the likely higher priority route to and from the subject site) can easily accommodate this small increase in traffic, based on site inspection and author familiarity with the site.

Due to the development not being seen as a contributor to any large increase in vehicle traffic generated, further off-site impacts are not considered further by this report.

4. Traffic Impacts

4.1 Access/Junctions

Based on the details provided, it is likely that the property access as proposed can satisfactorily be maintained to cater for development as planned, and in accordance with the IPWEA/LGAT standards. It is recommended that the dual width driveway as provided for this site be maintained in the current location, with minimum width exceeding IPWEA standard drawing TSD-R09-v1.

Whilst there is some minor obscuring of view due to downslope roadside flower bed, it is believed that this low planting, with acceptable sight distance as vehicles exit the access driveway and combined with the uphill slope for west-bound approaching vehicles in Parsonage Street, ensure that this access junction can continue to operate satisfactorily.

The proposed access to Beefeater Street has been assessed on site for sight distance and is believed satisfactory on that basis, with SISD in excess of 80m in either direction, meeting requirements of planning scheme.

4.2 Surrounding Road Network Impacts

Due to the likely limited additional traffic generated from the development, assessment of additional road network parameters beyond the site are outside the formal remit of this report, however volumes are not considered material and would have limited impact on the wider network.

4.3 Parking Assessment

Not required to be assessed

4.4 Sight Distances

A specific assessment on site has been undertaken to review sight distances with respect to planning scheme requirements.

Clause E4.7.4 of the Planning Scheme notes that sight distance for accesses for Acceptable Solution A1 must comply with Safe Intersection Sight Distance (SISD) from table E4.7.4. For a speed limit of 50km/hr (60km/hr or less from E4.7.4) and an assumed vehicle speed of estimated up to 50km/hr this SISD is nominally 80 metres. As noted from photos for the proposed site access, SISD appears achieved in both directions.

ACCEPTABLE SOLUTION A1 for E4.7.4 is considered to be met for the proposed access.

4.5 Road Safety & Traffic Service

Due to the sight distances with regard to Planning Scheme Performance Solution A1 being deemed met, road safety appears to not be compromised by the development works proposed.

Traffic service for the proposed development is believed adequately provided with the existing infrastructure (capacity, turning gaps, etc.), based on the low traffic volumes anticipated.

4.6 Pedestrian and Cyclist impacts

Currently there is formal pedestrian access via footpath near to the site, and no changes are proposed or considered required.

4.7 Delivery Vehicles

Not required to be assessed.

4.8 Public Transport Provision

Taxis can service the site. Buses appear to service the general area. No specific changes are proposed.

4.9 Summary of Assessment against Planning Scheme E4 – Road and Railway Assets Code

Item	Comment/Criteria Met
E4.6.1 – Use of Road or Rail Infrastructure	A1 – Not Applicable A2 – Not Met – use increase of more than 10% is proposed P2 – REQUIREMENTS ARE MET (Safe Access, Deemed acceptable - refer comments Section 4.1 - 4.5) A3 – Not Applicable
E4.7.1 – Development on and adjacent to Existing & Future Arterial Roads and Railways	A1 – Not applicable (no works/key items proposed within 50m of Cat 1 or 2 Roads or Railways)
E4.7.2 – Management of Road Accesses and Junctions	A1 – Deemed to Comply A2 – Not applicable (<60 km/hr)
E4.7.3 – Management of Rail Level Crossings	NOT APPLICABLE
E4.7.4 – Sight Distances at Accesses, Junctions and Level Crossings	A1 – REQUIREMENTS ARE MET (Deemed acceptable - refer comments Section 4.4)

Conclusion: Requirements for E4 are met (subject conditions as noted)

4.10 Summary of Assessment against Planning Scheme Zoning Requirements (those relevant to traffic only)

Planning Scheme requirements for 21.0 – General Business note one item relating to commercial vehicles and any impact on amenity.

21.3.1 Amenity Objective

To ensure that the use of land is not detrimental to the amenity of the surrounding area in terms of noise, emissions, operating hours or transport.

Acceptable Solutions - A1; Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.

Performance Criteria - P1; Commercial vehicles (except for visitor accommodation and recreation) must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, odour, dust and illumination

The proposal suggests no commercial vehicles (HV) are likely to service the development on a regular basis and opening hours of the dental surgery will regardless be inside the nominate times.

ACCEPTABLE SOLUTION A1 IS MET.

5. Regulatory Authority Feedback on Traffic Impacts

5.1 Meander Valley Council Comment/Feedback

MVC feedback has provided informal advice in relation to traffic aspects for the development and noted that the provision of a TIS style report covering major points would be acceptable due to current successful operations of the site, and limited additional traffic being generated. No traffic count data was available on the MVC provided list (online access) at this time.

5.2 DSG comment

DSG provided Crash Statistics information as requested for the site and nearby area, and report no crashes in the last 5 years for Parsonage Street or either junction with Emu Bay Road or West Barrack Street, etc.

6. TIA Conclusions

This TIA has investigated the potential impacts from the development of the site as proposed.

Key findings are as follows:

- That the proposed new access with general arrangements as per the proposed concept layout and as currently operating satisfactorily for similar use, can meet the requirements to service the development and cater for traffic as proposed
- That traffic service is likely adequately provided for by the road and access arrangements as proposed, in order to service the development,
- Sight distances for the new access are deemed to comply with the planning scheme E4.7.4 Acceptable Solution A1, with sound SISD able to be achieved generally based on an assessment of the site
- Other Planning Scheme Requirements under Code E4 are met as noted.

IPD Consulting conclude based on the above assessment of available information, that traffic aspects associated with the development are likely to meet the requirements for Traffic Safety and Service, and any potential for adverse effect on the existing traffic situation is unlikely based on relevant standards and guidelines noted, subject to recommendations and comments noted.

Limitations

- *IPD have completed this TIA based on information provided by the client and available in the public domain, additional information beyond this has not been considered*
- *Based on the nature of the development, this TIA has considered the access and operational aspects for this development only, and has not considered in detail the wider impacts beyond the site (upstream network impacts), this being outside the scope of this report.*

Proposed Development Plan



DSG Crash Stats data



Submission to Planning Authority Notice

Council Planning Permit No.	PA\18\0098	Council notice date	22/11/2017
TasWater details			
TasWater Reference No.	TWDA 2017/01843-MVC	Date of response	27/11/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	33 PARSONAGE ST, DELORAINE	Property ID (PID)	1898430
Description of development	Addition to dental surgery and multiple dwellings at rear		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Adams Building Design	040817 3/ 12 Site/Drainage Plan	5	31/10/2017
Adams Building Design	040817 4/ 12 Site Plan	5	31/10/2017
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost. 3. Prior to commencing construction /use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of \$343.55 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater. 			

Advice

Trade Waste

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

Location of all pre-treatment devices

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

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

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

General

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

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

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

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

Justin Simons

From: Juliepmhenson <juliepmhenson@gmail.com>
Sent: Friday, 23 February 2018 5:36 PM
To: Planning @ Meander Valley Council
Subject: Representation re Application number: PA\18\0098

We are residents of 22 Parsonage St, Deloraine and the recent submission for planning made by Adams Building Design on behalf of Stephen Mace at Fresh Start Dental, 33 Parsonage St, is of interest to us.

After examining the proposal, we offer no objection to the plans put forward. However, we would very much like the landscaping on the street front of the business to include vegetative screening that is sufficient to properly screen the building and car park, to improve the visual impact and provide effective sound proofing of the movement of vehicles.

We note that suggestions of ground cover, shrubbery and trees have been made in the submission, which sound lovely but I reiterate that we are concerned that the shrubs should be tall and dense enough to screen the property from the street. The suggested Mexican Orange Blossom and Diosma would be beautiful but are unlikely to grow tall enough to be effective.

We would therefore request that any shrubs planted along the street frontage (Parsonage Street) be of a **minimum** 2-3 metres height.

If this request can be incorporated into the landscaping plans we would appreciate it very much.

Regards

Peter and Julie Henson
Conisbro
22 Parsonage Street
Deloraine 7304

Mobile: 0404770059 (Julie)

Sent from my iPad

BEVAN WARREN 15/2 MAIL@BWE.TAS.COM

31 Parsonage street

047 622 513

Becks Home Hardware

30A West Barrack St

DELORAINE RECOMMENDED STORMWATER DETENTION TANK SIZES

Block size (m ²)	Peak, Permissible (L/s)	0.5	0.6	0.7	0.8	0.9	1
100	0.999	0.21	0.30	0.36	0.50	0.61	0.72
200	1.798	0.42	0.60	0.75	0.99	1.21	1.45
300	2.597	0.61	0.88	1.15	1.49	1.82	2.17
400	3.396	0.84	1.19	1.58	1.99	2.43	2.89
500	4.195	1.05	1.49	1.97	2.49	3.04	3.61
600	4.994	1.20	1.79	2.36	2.98	3.64	4.34
700	5.793	1.47	2.08	2.76	3.48	4.25	5.00
800	6.592	1.68	2.38	3.15	3.98	4.86	5.78
900	7.391	1.89	2.68	3.55	4.48	5.46	6.50
1000	8.190	2.10	2.98	3.94	4.97	6.07	7.23
1100	8.989	2.31	3.28	4.32	5.47	6.68	7.95
1200	9.788	2.52	3.57	4.71	5.97	7.28	8.67
1300	10.587	2.73	3.87	5.10	6.47	7.89	9.39
1400	11.386	2.94	4.17	5.50	6.96	8.50	10.12
1500	12.185	3.15	4.47	5.89	7.46	9.11	10.84
2000	17.578	4.19	5.98	7.88	9.85	12.14	14.45
3000	27.971	5.24	7.49	9.85	12.45	15.18	18.06
4000	38.364	6.29	8.99	11.82	14.80	18.21	21.68

PLUMBING NOTES

- All plumbing work to comply with AS 1500 parts 1, 2, 3 & 4, and the Local Council plumbing regulations.
- Hot water from the HWC is to be tempered to 50°C.
- Hot & cold recirculation lines to be DN20 with DN15 branches to individual fixtures.
- Drain all surface water away from footings in accordance with BCA part 3.1.2.3.
- The Building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
- Installation of ORG is to comply with AS1500 part 2 clauses 4.6 & 6.6 (minimum height to be 1.5m above ground level) surface level = 25mm).
- New Sewer = DN100 pvc @ 160 falls mm.
- New Stormwater = DN100 pvc @ 100 falls mm.
- UNLESS NOTED OTHERWISE:
- Grated drains to be installed via a gas sealed pit.
- STANDARD DRAIN SIZES:
TROUGH DN50
SINK DN50
W.C. DN100
STORMWATER DN90
- WATER PIPE SIZES:
COLD WATER DN 20 WITH DN16 BRANCHES
HOT WATER DN 20 WITH DN 16 BRANCHES
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER 50deg C
KITCHEN SINK & LAUNDRY 60deg C

PLUMBING NOTES

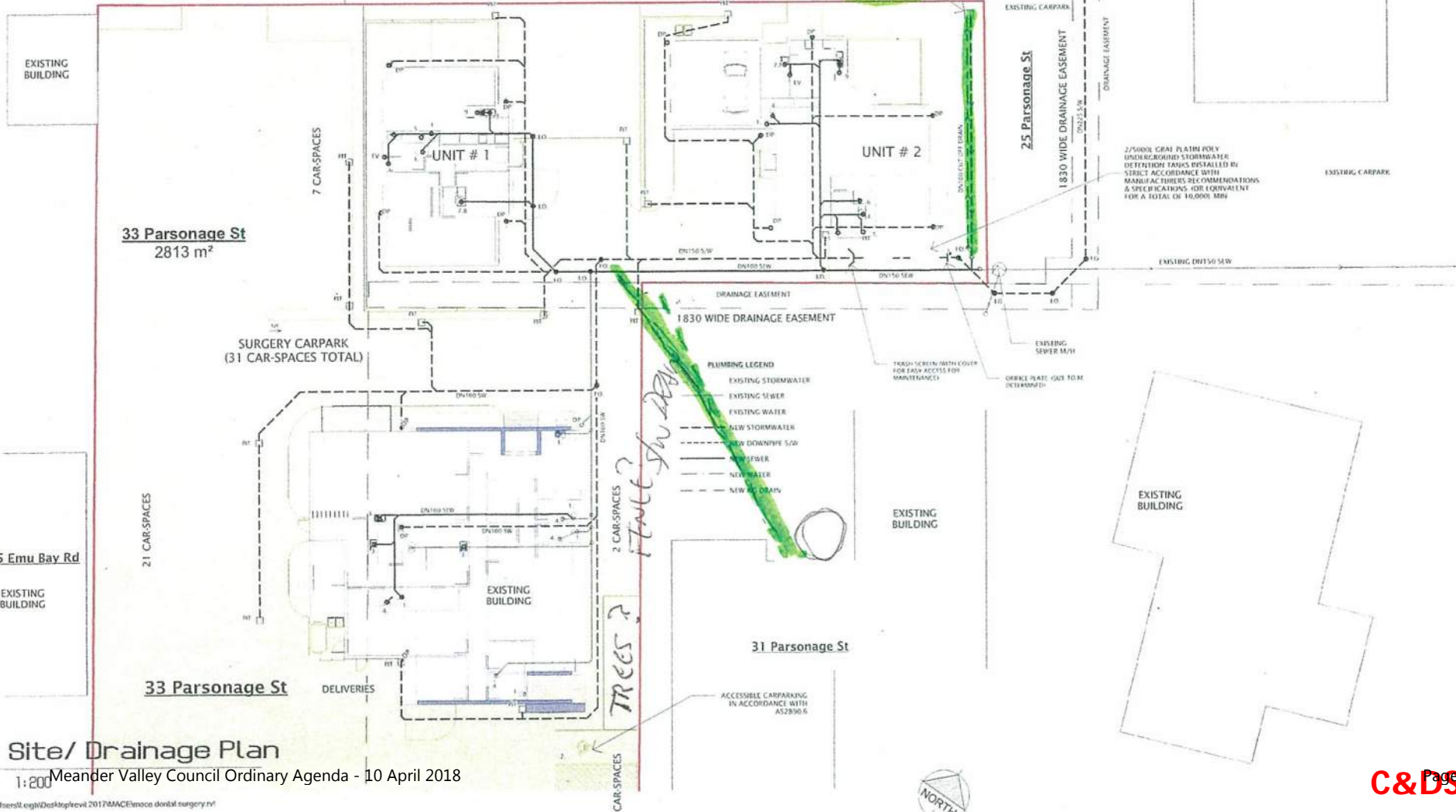
REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870:1990 Section 5.5. Additional requirements for class IV & E sites.

PLUMBING LEGEND

- 1. W.C.
- 2. URINAL
- 3. KITCHEN SINK
- 4. BATH / VANITY
- 5. BATH
- 6. SHOWER
- 7. WASH TROUGH
- 8. WASHING MACHINE
- 9. DISHWASHER
- 10. INSPECTION OUTLET
- ORG - OVERFLOW RELIEF GUILY
- DP - DRAINPIPE
- IV - DN50 VENT TO AIR
- M - WATER METER

Handwritten note: Full SW drain?

Handwritten note: TREES?



170 Adelaide Street
Launceston TAS 5220
Ph: 0411 294 351
E: laughton@adamsbuildingdesign.com.au
W: adamsbuildingdesign.com.au
ABN 71 008 418 121
GIC # C0081

Planning App (A2)

No.	Date	Description
1	31/10/17	preliminary
2	15/01/17	concept # 1
3	15/01/17	concept # 2
4	15/01/17	concept # 3
5	22/06/17	concept # 4
6	15/01/17	concept # 5

Project
Dental Surgery
Extensions
& 2 Units at
33 Parsonage Street,
Deloraine, TAS

Client
Stephen Mace

Drawing Title
Site / Drainage Plan

Scale 1:200

Starting Date 09.08.17

Plot Date 9/11/2017
9:25:50 AM

Project No. 040817
Drawing No. 3 / 12

Site/ Drainage Plan

1:200 Meander Valley Council Ordinary Agenda - 10 April 2018

C&DS Page 13



170 Adelaide Street
 Adelaide SA 5000
 Tel: (08) 1234 567
 Fax: (08) 1234 567
 Email: info@adamsbuildingdesign.com.au
 Website: www.adamsbuildingdesign.com.au
 ABN 23 123 456 789
 GST: 123456789

Planning App A2

No.	Date	Description
1	11/08/17	preliminary
2	15/08/17	concept # 1
3	06/09/17	concept # 2
4	27/08/17	concept # 3
5	15/08/17	concept # 4

Project
 Dental Surgery
 Extensions
 & 2 Units at
 33 Parsonage Street,
 Deloraine, TAS

Client
 Stephen Mace

Drawing Title
 Cost Infrastructure
 Details

Scale

Starting Date: 09.08.17
 Plot Date: 09/11/2017
 9:25:49 AM

Sheet No. Drawing No.
 04/0817 2 / 12

C&DS 3 46A BEEFEATER STREET, DELORAINE – PROPOSED CONDITIONS FOR PLANNING APPEAL PROCESS

1) Introduction

This report considers proposed conditions, as part of the appeal process, regarding PA\18\0064 for Multiple Dwellings (7 units) and demolition of a building at 46a Beefeater Street, Deloraine (CT 31888/3) with drainage works through 33 Tower Hill Street (CT 118654/2), 38 West Goderich Street (CT 118655/1) and 35 Moriarty Street (CT 32226/1), Deloraine.

2) Background

Applicant (appellant)

Rebecca Green & Associates

Planning and Appeal Controls

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

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

Appeal Process

Council refused an application PA\18\0064 for Multiple dwellings (7 units) and demolition of a building at 46A Beefeater Street, Deloraine with drainage works through 33 Tower Hill Street, 38 West Goderich Street and 35 Moriarty Street, Deloraine at the January 2018 Council meeting. Subsequently, the applicant appealed that decision through the Resource Management & Planning Appeal Tribunal (RMPAT).

As part of the appeal process, Council agreed to participate in the mediation process. Table 1 below shows the appeal process undertaken to date. At the direction of RMPAT, Council must prepare proposed conditions to address the issue of dispute. This report considers these proposed conditions.

Stage	Date	Outcome
Preliminary Conference	9 February 2018	Agreed to commence the mediation process and to

		expand the Grounds of Refusal
Notification from RMPAT	23 February 2018	10 persons joined the appeal (Joined Parties)
Pre-mediation Conference	1 March 2018	Directions given to Council to provide proposed conditions to address the issue of dispute
Notification from RMPAT	7 March 2018	Hearing date vacated to allow for a decision of Council regarding the proposed conditions
	March 2018	4 Joined Parties withdraw from proceedings, 6 Joined Parties remain
	27 March 2018	Discussed at Council workshop
Council meeting	10 April 2018	Council to consider a proposal of conditions

Table 1: summary of appeal process to date

Grounds of Refusal

In accordance with the directions from the RMPAT, the Grounds of Refusal were expanded to read:

- *The proposed use and development having access onto Beefeater Street, Deloraine is inconsistent with the Objectives and Performance Criteria (P2) of clause E4.6.1 in that the safety and efficiency of Beefeater Street is reduced by the increased use of the access and junctions. The level of use proposed does not maintain an acceptable level of safety for all road users.*

Proposed Conditions

As part of the mediation process and at the direction of RMPAT, Council must prepare proposed conditions to address the issue of dispute. If Council consents to the proposed conditions, these proposed conditions will be subsequently forwarded to all parties. Once received, the other parties will consider and respond accordingly. The proposed conditions could potentially form part of a future Consent Agreement.

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

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

Not applicable.

5) Statutory Requirements

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

6) Risk Management

RMPAT make directions for the timely and efficient resolution of appeals. These directions must be complied with or a costs order against the party may result.

7) Consultation with State Government and other Authorities

TasWater was notified on 5 February 2018 that an appeal had been lodged.

8) Community Consultation

Community involvement is administered by the *Resource Management and Planning Appeal Tribunal Act 1993*.

9) Financial Impact

Not applicable.

10) Alternative Options

Council can either approve the proposed conditions with amendments, or can refuse the proposed conditions.

11) Officers Comments

If Council does not agree to the proposal, then the appeal will be determined at a Hearing to be scheduled by the Tribunal.

Council's officers have prepared the following conditions to address the issue of dispute-

- 1) The applicant must construct new kerb and channel and footpath across the entire frontage of 46a Beefeater Street (CT 31888/3), including removal of the existing driveway crossover.**
- 2) Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:**
 - a) Construction design drawings must be prepared for approval of Council's Director Infrastructure Services showing the alignment of proposed works and cross sections, including the details for the construction of the new driveway.**

As set out in Council's Statement of Facts and Contentions, Council's position is that:

1. the level of use of the new access required to service the Proposal will significantly increase the number of daily vehicle movements on the section of Beefeater Street that runs between Moriarty Street and Emu Bay Road; and
2. the increase will reduce the level of safety for all users of the relevant section of road to unacceptable levels contrary to Performance Criteria P2 of clause E4.6.1 of the Interim Scheme.

The works proposed by draft permit condition 1 will assist to mitigate Council's road safety concerns under clause E4.6.1 by:

- a. increasing the width of Beefeater Street between the access for the Proposal and the intersection with Emu Bay Road;
- b. providing improved delineation of the vehicle pavement between the access for the Proposal and the intersection with Emu Bay Road, which in turn will increase the ability of vehicles to safely navigate that narrow section of road; and
- c. providing separation for pedestrians (including those generated by the Proposal) and other users of the footpath (i.e. cyclists) which in turn will increase the safety of those road users.

As the proposed works are limited to the frontage of 46A Beefeater Street only, the scope of the works is considered to be fair and reasonable.

Appeal process

If Council agrees to the proposed conditions, the proposed conditions would be forwarded to the Tribunal and the Joined Parties for consideration. If all parties agree, the proposed conditions would form part of a future Consent Agreement.

A future Consent Agreement would require a resolution of Council. To expedite the process, it is recommended that, in this instance, the General Manager be delegated the authority to act as the Planning Authority, and sign the Consent Agreement, as under section 6(3) of the *Land Use Planning and Approvals Act 1993*.

If Council does not agree to the proposal, then the appeal will be determined at a Hearing date to be re-scheduled by RMPAT.

Conclusion

In conclusion, the proposed conditions for the Multiple dwellings (7 units) and the demolition of a building at 46a Beefeater Street, Deloraine (CT 31888/3) with drainage works through 33 Tower Hill Street (CT 118654/2), 38 West Goderich Street (CT 118655/1) and 35 Moriarty Street (CT 32226/1), Deloraine will assist to mitigate Council's road safety concerns. The proposed conditions are considered fair and reasonable.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

It is recommended that Council:

1. resolves to advise the Resource Management and Planning Appeal Tribunal and all parties that the proposed conditions to resolve the appeal have been determined, as follows:

- 1) The applicant must construct new kerb and channel and footpath across the entire frontage of 46a Beefeater Street (CT 31888/3), including removal of the existing driveway crossover.**
- 2) Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:
 - a) Construction design drawings must be prepared for approval of Council's Director Infrastructure Services showing the alignment of proposed works and cross sections, including the details for the construction of the new driveway.****

2. resolves to forward the Draft Planning Permit to the Resource Management and Planning Appeal Tribunal and all parties, as follows:

DRAFT PLANNING PERMIT

PLANNING APPLICATION NO: PA\18\0064

LOCATION: 46a Beefeater Street (CT 31888/3), with drainage works through 33 Tower Hill Street (CT 118654/2), 38 West Goderich Street (CT 118655/1) and 35 Moriarty Street (CT 32226/1), DELORAINE

APPLICATION: Rebecca Green & Associates

DEVELOPMENT: Multiple dwelling (7 units) and demolition of a building

In accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*, you are advised that the application for Multiple dwelling (7 units) for land located at 46a Beefeater Street (CT 31888/3), with drainage works through 33 Tower Hill Street (CT 118654/2), 38 West Goderich Street (CT 118655/1) and 35 Moriarty Street (CT 32226/1), DELORAINE, is **APPROVED**, generally in accordance with the endorsed plans:

- a) **Rebecca Green & Associates – Planning Submission – dated 28 September 2017;**
- b) **Adorn Drafting – Drawing Number: 420 – Sheets: 1-14 – dated 14 November 2017;**
- c) **IPD Consulting P/L – Traffic Impact Assessment – dated September 2017;**
- d) **IPD Consulting P/L – Preliminary Stormwater Review – dated 25 September 2017;**

and subject to the following conditions:

1. **The applicant must construct new kerb and channel and footpath across the entire frontage of 46a Beefeater Street (CT 31888/3), including removal of the existing driveway crossover.**
2. **The new vehicular crossover must be constructed and sealed in accordance with LGAT standard drawing TSD-RO9-V1 (copy attached) to a width of 6.0m and to the satisfaction of Council's Director of Infrastructure Services.**
3. **Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:**

- a) **Amended site plan showing the first 7m of the internal driveway being at least 4.5m in width and a passing bay every 30m.**
 - b) **Construction design drawings must be prepared for approval of Council's Director Infrastructure Services showing the alignment of proposed works and cross sections, including the details for the construction of the new driveway.**
- 4. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/01667-MVC attached).**

Note:

1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.
2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
 - a) Building approval; and/or
 - 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) any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined.
4. 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.
5. 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.

6. 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.

3. resolves to delegate to the General Manager authority to act as the Planning Authority for any subsequent Consent Agreement approval process, as under section 6(3) of the Land Use Planning and Approvals Act 1993.

DECISION:

DRAFT PLANNING PERMIT

PLANNING APPLICATION NO: PA\18\0064

LOCATION: 46a Beefeater Street (CT 31888/3), with drainage works through 33 Tower Hill Street (CT 118654/2), 38 West Goderich Street (CT 118655/1) and 35 Moriarty Street (CT 32226/1), DELORAINE

APPLICATION: Rebecca Green & Associates

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- c) **IPD Consulting P/L – Traffic Impact Assessment – dated September 2017;**
- d) **IPD Consulting P/L – Preliminary Stormwater Review – dated 25 September 2017;**

and subject to the following conditions:

- 1) The applicant must construct new kerb and channel and footpath across the entire frontage of 46a Beefeater Street (CT 31888/3), including removal of the existing driveway crossover.**
- 2) The new vehicular crossover must be constructed and sealed in accordance with LGAT standard drawing TSD-RO9-V1 (copy attached) to a width of 6.0m and to the satisfaction of Council's Director of Infrastructure Services.**

- 3) Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:**
- a) Amended site plan showing the first 7m of the internal driveway being at least 4.5m in width and a passing bay every 30m.**
 - b) Construction design drawings must be prepared for approval of Council's Director Infrastructure Services showing the alignment of proposed works and cross sections, including the details for the construction of the new driveway.**
- 4) The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2017/01667-MVC attached).**

Note:

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6. 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.

Merrilyn Young

From: Leanne Rabjohns
Sent: Monday, 26 March 2018 12:53 PM
To: admin@rgassociates.com.au; mjaauskick@gmail.com;
admin@construction3.com.au; gaylmansell71@gmail.com;
'rmpat@justice.tas.gov.au'; 'aaxelsen@tassie.net.au'
Cc: Marc Edwards (medwards@pageseager.com.au); Krista Palfreyman; Dino De Paoli
Subject: RE: PA\18\0064 - draft conditions - 46a Beefeater Street, Deloraine

Follow Up Flag: Follow up
Flag Status: Completed

Dear Rebecca

For the avoidance of doubt, my email below is provided on a strictly "*Without Prejudice*" basis.

Kind Regards

From: Leanne Rabjohns
Sent: Monday, 26 March 2018 12:44 PM
To: admin@rgassociates.com.au; mjaauskick@gmail.com; admin@construction3.com.au; gaylmansell71@gmail.com;
rmpat@justice.tas.gov.au; 'aaxelsen@tassie.net.au'
Cc: Marc Edwards (medwards@pageseager.com.au); Krista Palfreyman; Dino De Paoli
Subject: PA\18\0064 - draft conditions - 46a Beefeater Street, Deloraine

Dear Rebecca

I **enclose** for your consideration draft conditions of approval for PA\18\0064.

At this stage the draft conditions do not represent an offer to settle Appeal 18/18P by consent; the conditions would need to be approved by full Council before any such offer could be made.

Council is expected to consider the draft conditions at its ordinary meeting scheduled on 10 April 2018.

Turning to the draft conditions, I draw your attention to condition no.1 and the proposed curb, channel and footpath works along the frontage of 46A Beefeater Street only.

As set out in Council's Statement of Facts and Contentions, Council's position is that:

1. the level of use of the new access required to service the Proposal will significantly increase the number of daily vehicle movements on the section of Beefeater Street that runs between Moriarty Street and Emu Bay Road; and

2. the increase will reduce the level of safety for all users of the relevant section of road to unacceptable levels contrary to Performance Criteria P2 of clause E4.6.1 of the Interim Scheme.

The works proposed by draft permit condition no.1 will assist to mitigate Council's road safety concerns under clause E4.6.1 by:

- a. increasing the width of Beefeater Street between the access for the Proposal and the intersection with Emu Bay Road;
- b. providing improved delineation of the vehicle pavement between the access for the Proposal and the intersection with Emu Bay Road, which in turn will increase the ability of vehicles to safely navigate that narrow section of road; and
- c. providing separation for pedestrians (including those generated by the Proposal) and other users of the footpath (i.e. cyclists) which in turn will increase the safety of those road users.

As the proposed works are limited to the frontage of 46A Beefeater Street only, the scope of the works is considered to be fair and reasonable.

I look forward to receiving your feedback.

In accordance with the position reached at the Tribunal teleconference held on 1 March 2018, the remaining joined parties have been copied into this correspondence.

NOTE: this email has been sent to aaxelsen@tassie.net.au as previous emails have suggested that Gayl Mansell's computer is temporarily offline.

Kind Regards

C&DS 4 2017-2018 COMMUNITY INCENTIVE GRANTS APPLICATION ASSESSMENTS - ROUND 4 - APRIL 2018

1) Introduction

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

2) Background

The total Grants allocation for the year is \$93,200 (1% of the General Rate). \$10,000 of this sum is reserved for Council's policy for refunding regulatory fees to community groups and \$8,000 is earmarked for individual sponsorships and establishment grants leaving a balance of \$75,200 for community grants. With four rounds each year, the Committee aims to work around an amount of 25% of the balance, each quarter. For 2017-18, this is \$18,800. Remaining funds for community grants currently stand at \$15,360 with an additional \$12,000 likely to be available from a projected underspend of the regulatory fees and individual sponsorships allocations.

Tanya King and Jonathan Harmey (Director Corporate Services) and Neville Scott (General Inspector) met on 27 March 2018 to consider the applications received. They were supported by Patrick Gambles (Community Development Manager) and Merrilyn Young (Grants Administrator).

3) Strategic/Annual Plan Conformance

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

- Future Direction (3): Vibrant and engaged communities
- Future Direction (4): A healthy and safe community

4) Policy Implications

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

5) Statutory Requirements

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

6) Risk Management

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

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

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

9) Financial Impact

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

10) Alternative Options

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

11) Officers Comments

Individual Sponsorship Requests

The following request has been approved by the General Manager during the period December 2017 – March 2018:

Kirsten Harvey of Blackstone Heights has received \$150.00 towards her travel costs in participating in the Special Olympics, Australia National Games, in South Australia.

Regulatory Fees Refund Scheme

No applications were received for fee refunds during the period December 2017- March 2018.

Grant Applications from Organisations

Ten grant applications were received for the round, totalling requests of \$25,955. A range of factors were considered to achieve a fair distribution. The recommended outcomes are indicated in the final column of the following table:

Organisation	Project	Project Cost \$	Grant Requested \$	Grant Recommended \$
Blackstone Hts Com News Assoc	Community Notice Board	3,000	3,000	3,000
*Children First Foundation	Special Kids Show Tickets	240	240	240
Deloraine Creative Studios	Pottery Hub Project	16,499	2,981	2,710
Deloraine House	Stove and Range Hood	3,845	3,000	3,000
Italian Day Centre (North)	Fresh Meals Service	2,734	2,734	2,590
Jumping Tasmania (North)	Tas Show Jumping Champs	13,700	3,000	3,000
Parkham Community Assoc.	Tree Management	3,000	3,000	3,000
Prospect Park Sports Club	Audio-visual Improvements	5,882	3,000	3,000
Westbury & Dis Historical Soc.	Community Notice Board	2,000	2,000	2,000
Whitemore Cricket Club	Cricket Pitch Replacement	8,341	3,000	3,000
		59,241	25,955	25,540

Ten allocations equalling \$25,540 are recommended for approval by Council. These have a total project cost of \$59,241. In addition, voluntary labour is estimated in excess of \$40,000.

*The Children First Foundation has been fast-tracked to meet the event timeframe; with the approval of the General Manager.

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation

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

Organisation	Project	Grant Recommended \$
Blackstone Hts Com News Assoc. Inc	Community Notice Board	3,000
Children First Foundation Inc	Special Kids Show tickets	240
Deloraine Creative Studios Inc	Pottery Hub Project	2,710
Deloraine House Inc	Stove and Range Hood	3,000
Italian Day Centre (North) Inc	Fresh Meals Service	2,590
Jumping Tasmania (North) Inc	Tas Show Jumping Champs	3,000
Parkham Community Assoc. Inc	Tree management	3,000
Prospect Park Sports Club Inc	Audio-visual improvements	3,000
Westbury & Dis Historical Society Inc	Community Notice Board	2,000
Whitemore Cricket Club Inc	Cricket pitch replacement	3,000
		25,540

GOV 1 2017-2018 ANNUAL PLAN – QUARTERLY REVIEW – MARCH 2018

1) Introduction

The purpose of this report is for Council to consider the March quarterly review of the Annual Plan.

2) Background

Section 71 of the Local Government Act 1993 requires Council to prepare an Annual Plan. This plan provides details of the works and programs to be undertaken by Council and is the organisation's commitment to both Councillors and the community that these works and programs will be delivered.

3) Strategic/Annual Plan Conformance

This performance report relates directly to the achievement of the Annual Plan.

4) Policy Implications

Not applicable.

5) Statutory Requirements

It is a requirement of the Local Government Act 1993 that Council prepares and approves an Annual Plan.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

There is no requirement to consult with the Tasmanian Government when preparing this quarterly review.

8) Community Consultation

There is no requirement to consult with the community when preparing this review.

9) Financial Impact

Not applicable.

10) Alternative Options

Not applicable.

11) Officers Comments

In the March quarter there were 102 targets.

Of these targets – 89 were achieved, 10 in progress, 2 not achieved and 1 deferred.

Deferred

Program 4.9 Recreation & Facilities Management
Activity 4.9.1 Preliminary Review of Sport & Recreation Plan
Target: Report proposed changes
Comment: Deferred whilst addressing 4.9.4 – Develop a Draft Long Term Capital Asset Expenditure Plan for recreation facilities.

Not Achieved

Program 4.5 Natural Resource Management
Activity 4.5.2 Review and update Councils Natural Resource Management Strategy
Target: Develop internet version of Strategy
Comment: The development of the Internet version of the Strategy is reliant on the new website that is currently under development.

Program 5.6 Management
Activity 5.6.2 Engage consultant to undertake assessment and provide report on Works Depots
Target: Receive report and present to Council
Comment: Project scope has been recently revised and engagement of consultant has not been completed.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive and note the Annual Plan review for the March 2018 quarter.

DECISION

Meander Valley Council

Annual Plan 2017-2018



Meander Valley Council
WORKING TOGETHER



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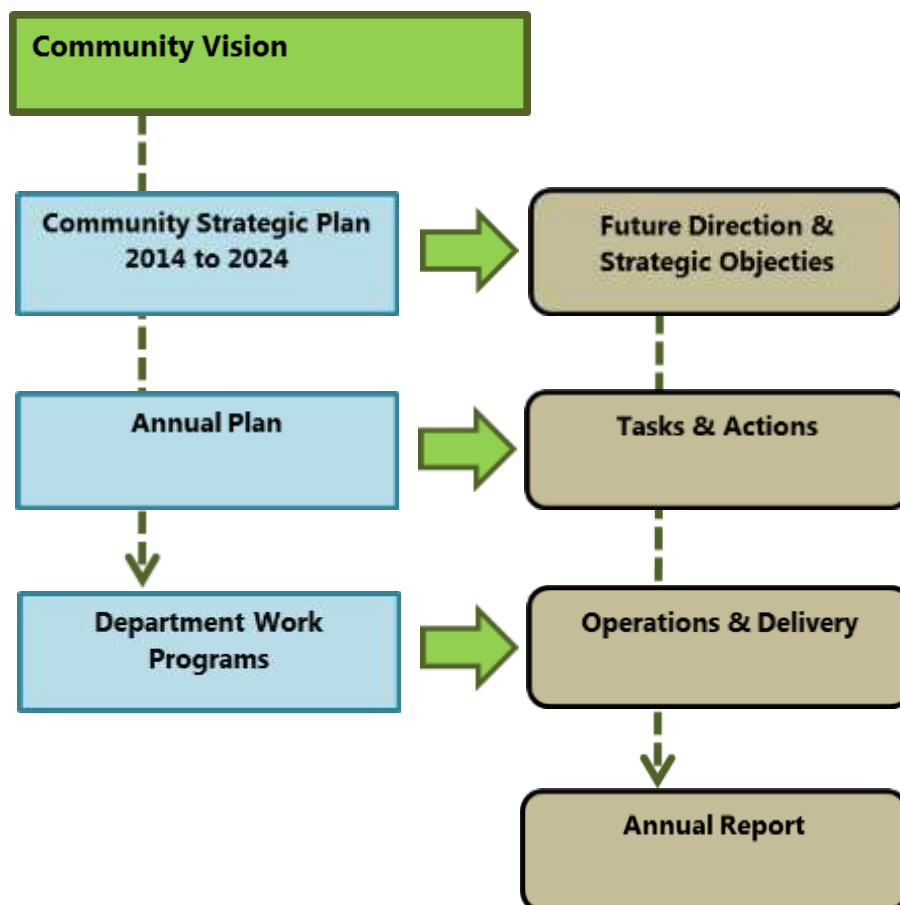
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5.6 Management	54

ANNUAL PLAN OVERVIEW

The Annual Plan outlines the programs and services Council intends to deliver throughout the financial year. Preparation of the Annual Plan is informed by the strategic objectives of the Meander Valley Community Strategic Plan 2014 to 2024, the activities required to undertake the day-to-day operations and the management of regulatory responsibilities.

Link to Community Strategic Plan 2014 to 2024

The Community Strategic Plan 2014 to 2024 outlines the vision of the community. Council works to implement the vision through six future direction statements that are aligned with key strategic outcomes. These strategic outcomes guide the development of projects and programs. The diagram below depicts the current strategic planning framework of Meander Valley Council:



The coming year will see Council deliver the following projects –

- Upgrade of the Westbury Recreation Ground Change Rooms
- Implementation of Waste Management Strategy Action Plan
- Local Provision Schedules for inclusion in the new Tasmanian Planning Scheme
- Implementation of the Hadspen Urban Growth Plan
- Deloraine and Districts Recreation Precinct Feasibility Study
- Development of Stormwater System Management Plans

An extensive Capital Works Program, valued at \$13.5 million, will be delivered. The value of the works approved is in line with the projections in the Long Term Financial Plan, with \$3.0 million of this figure being allocated to building new and upgraded infrastructure.

The Capital Works Program delivers \$1.9 million in roads, bridges and building works funded by Government Grants.

BUDGET ESTIMATES

	2017-2018	2016-2017
Revenue:		
Rate Revenue	11,890,600	11,293,500
Fees and User Charges	1,126,500	1,101,700
Contributions and Donations	120,000	61,800
Interest	751,000	907,300
Grants and Subsidies	4,638,000	4,287,000
Other Revenue	1,023,300	1,013,200
Total Operating Revenue:	19,549,400	18,664,500
Operating Expenditure:		
Employee Costs	6,606,800	6,661,000
Maintenance and Working Expenses	6,179,700	5,442,000
Borrowing Costs	241,300	271,300
Depreciation	5,052,000	4,961,000
Payments to Government Authorities	1,136,200	1,075,600
Other Payments	250,200	245,000
Total Operating Expenditure:	19,466,200	18,655,900
Underlying Surplus/(Deficit)	83,200	8,600
Net Operating Surplus/(Deficit)including capital and abnormal items	4,117,700	2,932,100
Capital Expenditure	13,517,700	15,033,100
Repayment of Loans:		
Asset Sales:	215,000	215,000
Closing Cash Balance:	14,766,509	15,718,609
Net assets:	281,043,086	276,925,386

RATES AND CHARGES

The following rates and charges will apply for 2017-2018:

General rate:	All rateable properties are applied a General Rate of 5.6727 cents in the \$ of AAV with a minimum charge of \$135.
Waste Management:	For properties without a kerbside collection service the charge is \$52. For each separate service where kerbside garbage and/or green-waste and recycling collection is provided the charge is \$180 for the standard collection of one 80L mobile garbage bin and one mobile recycling bin or \$206 for the extra capacity collection of one 140L mobile garbage bin and one mobile recycling bin or \$360 for one 240L mobile garbage and one mobile recycling bin.
Fire Levies:	<p>All properties within the municipal area are rated based on the income requirements of the State Fire Commission.</p> <p>Properties within the Launceston Permanent Brigade District are applied a rate of 1.3147 cents in the \$ of AAV with a minimum of \$39.</p> <p>Properties within the Volunteer Brigade Districts are applied a rate of 0.3847 cents in the \$ of AAV with a minimum of \$39.</p> <p>All other properties are applied a rate of 0.3535 cents in the \$ of AAV with a minimum of \$39.</p>
Payment Method:	Ratepayers are provided with the option of paying their rates in full, with no discount for early payment, or paying their rates in four approximately equal instalments due on 31 August 2017, 31 October 2017, 31 January 2018 and 30 March 2018.
Penalties for late payment:	Any late payment of rates and charges will be subject to daily interest at a rate equivalent to 8.72% per annum (2.389c per \$100 per day).

Council's rating policy No 77 is available on the website www.meander.tas.gov.au

POLICY REVIEW

POLICY FOR REVIEW	28 June Audit Panel	30 Sept. Council	30 Sept. Audit Panel	31 Dec. Council	31 Dec. Audit Panel	31 March Council	31 March Audit Panel	30 June Council
Governance:								
Policy 23: Appointment & Responsibilities of Council Representatives								
Policy 67: Personal Information Protection								
Policy 83: Fraud Control								
Policy 84: Gifts & Benefits								
Corporate Services:	Nil							
Infrastructure Services:								
Policy 37: Vegetation Management								
Community and Development Services:								
Policy 34: Real Estate Advertising Signs								
Policy 66: Bonds & Bank Guarantees								
Policy 82: Community Grants								
Policy 85: Open Space								
Works:	Nil							

DOCUMENT REVIEW

OPERATION Document Reviews	By 30 September	By 31 December	By 31 March	By 30 June
Governance:				
Style Manual				
Delegations				
Special Committees of Council				
Pubic Interest Disclosures				
Economic Development Strategy				
Corporate Services				
Customer Service Charter				
Infrastructure Services:				
Municipal Emergency Management Plan				
Community and Development Services:				
Meander Valley Community Safety Plan				
Works:	Nil			

PROGRAM ACTIVITY

Governance

Directorate	1. Governance	Program number and title	1.1 Secretarial and Administrative support
Program Objective	To undertake functions to ensure compliance with legislative requirements		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (3) - Vibrant and Engaged communities <i>3.2 Successful local events enhance community life.</i></p> <p>Future Direction (5) - Innovative Leadership and Community Governance <i>5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver Annual Plan Responsible Officer: Executive Assistant	5.1	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review. Prepare 2018/19 Annual Plan
2	Prepare Annual Report & Conduct Annual General Meeting (AGM) Responsible Officer: Executive Assistant	5.6	Complete draft for printing In progress	Complete report and present at AGM. Advertise and conduct AGM Achieved		
3	Policy Review & Operations Document Review Responsibility – Executive Assistant Responsible Officer: Executive Assistant	5.1	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule

4	Conduct Australia Day (AD) event Responsibility – Executive Assistant Responsible Officer: Executive Assistance	3.2	Review AD criteria. Call for nominations Achieved	Assess nominations. Plan civic function Achieved	Conduct a civic function on AD Achieved	
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Action performance targets

No.	Performance target
2	AGM held and Annual Report adopted by Council
4	AD Event Conducted

Directorate	1. Governance	Program number and title	1.2 Risk Management
Program Objective	Minimise risk to our people and the public		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5) - Innovative leadership and community governance <i>5.4 Meander Valley Councilors and employees have the knowledge, skills and attitude to responsibly undertake community governance and operational responsibilities.</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Implement Risk Management Framework Responsible Officer: General Manager	5.6	Review the framework Achieved	Action the framework Achieved	Action the framework Achieved	Action the framework
2	Implement the Internal Audit Program Responsible Officer: Risk & Safety Officer	5.4	Review of Audit outcomes Achieved	Conduct Audit Achieved	Review of Audit outcomes Achieved	Conduct Audit

Action performance targets

No.	Performance target
1	Review Completed and Update endorsed by Audit Panel
2	Audit Recommendations implemented

Directorate	1. Governance	Program number and title	1.3 Employee Health and Safety Management
Program Objective	To provide a safe place of work for our people and to measure and monitor our employer obligations.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5)- Innovative leadership and community governance <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Health and Safety Committee Responsible Officer: Health & Safety Officer	5.6	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting
3	Deliver a Health and Wellbeing Program Responsible Officer: General Manager	5.6	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs
6	Workplace Consultative Committee operation Responsible Officer: General Manager	5.6	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting

Action performance targets

No.	Performance target
1	Conduct meetings
2	N/A
3	Respond to suggestions with 14 days of meetings

Directorate	1. Governance	Program number and title	1.4 Other Governance Functions
Program Objective	To provide good governance		
Link to Community Strategic Plan 2014 to 2024	<p>Future direction (2) - A thriving local economy</p> <p><i>2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.</i></p> <p><i>2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure</i></p> <p><i>2.3 People are attracted to live in the townships, rural and urban areas of Meander Valley.</i></p> <p>Future Direction (5) - Innovative leadership and community governance</p> <p>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Participation in Northern Tasmania Development Corporation Ltd (NTDC) Responsible Officer: General Manager	2.1	Attend NTDC Local Government Committee Meeting Achieved	Attend NTDC Local Government Committee Meeting Achieved	Attend NTDC Local Government Committee Meeting Achieved	Attend NTDC Local Government Committee Meeting
2	Review Council's Delegation Register Responsible Officer: General Manager	5.6		Review register Achieved		
3	Participate in benchmarking project with other Councils in the northern region Responsible Officer: General Manager	5.6	Review options provided by Consultant Achieved			
4	Promote investment in Meander Valley to support the growth of identified industry sectors Responsible Officer: General Manager	2.2	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress

5	Continue to implement actions contained in the Communication Action Plan Responsible Officer: Communications Officer	2.3	Review progress and reset priorities Achieved	Report on progress via the Briefing Reports Achieved	Report on progress via the Briefing Reports	Report on progress via the Briefing Reports
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Action performance targets

No.	Performance target
2	Complete Review and implement changes
4	Report on new development opportunities where commercial in confidence arrangements allow
5	Complete work plan for 2017 – 2018 FY.

Corporate Services

Directorate	2. Corporate Services	Program number and title	2.1 Financial Services
Program Objective	Responsibly manage the Council's core financial activities		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5) - Innovative leadership and community governance <i>5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Raise Rates and Sundry Debtor accounts Responsible Officer: Director Corporate Services	5.2	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target
2	Implement Enterprise Cash Receipting System Upgrade Responsible Officer: Rates Officer	5.6		Plan implementation requirements Achieved	Implement upgrades to the test environment Achieved	Implement upgrade to the production environment
3	Complete State Authority returns Responsible Officer: Rates Officer	5.6	Initial State Fire and Treasury pensioner claims and Annual State Fire Levy data return Achieved			Final State Fire and Treasury pensioner claims
4	Issue Section 132 certificates (Property Rates) Responsible Officer: Rates Officer	5.6	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target

5	Arrange annual insurance renewals Responsible Officer: Finance Officer & Director Corporate Services	5.6		Crime Insurance (Fidelity Guarantee renewal) Achieved	Directors and Officers and Employment Practices renewal Achieved	Annual renewals as per schedule incl. Public Liability and PI, ISR, Workers Comp. and MV
6	Reconciliation of Control Accounts Responsible Officer: Senior Accountant	5.2	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target

Action performance targets

No.	Performance target
1	<ul style="list-style-type: none"> ▪ Issue Rates notices before 31st July 2017 ▪ Issue Sundry Debtor notices within 10 working days of receipt of request
4	<ul style="list-style-type: none"> ▪ Issue 98% of Section 132 Certificates within 3 working days of entry of request
6	<ul style="list-style-type: none"> ▪ Reconcile rates, sundry debtor and creditors control accounts within 10 working days of the month end ▪ Reconcile Payroll within 5 working days of processing.

Directorate	2. Corporate Services	Program number and title	2.2 Financial Management & Reporting
Program Objective	To comply with statutory requirements for Local Government Finance, State and Federal Taxation and to provide meaningful reports for internal financial management		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (5) - Innovative leadership and community governance</p> <p><i>5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan.</i></p> <p><i>5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley</i></p> <p><i>5.3 Evidence based decision-making engages the community and is honest, open and transparent.</i></p> <p><i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review and present the Long Term Financial Plan (LTFP) to Council Responsible Officer: Senior Accountant	5.2				Review and present the LTFP to Council
2	Coordinate the development and adoption of Budget and Rating recommendations with statutory timeframes Responsible Officer: Director Corporate Services	5.2			Determine budget update program Achieved	Present budget, fees and charges to Council in June
3	Annual external reporting Responsible Officer: Senior Accountant	5.6	Produce Statutory Accounts and complete KPI consolidated data sheets Achieved			Prepare end of year timetable for Statutory Accounts and Audit
4	Issue BAS, FBT and Payroll Tax returns within legislative timeframes Responsible Officer: Senior Accountant	5.6	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time

5	Provide internal financial management reports on a timely basis for decision making Responsible Officer: Senior Accountant	5.3	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target
6	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment policy Responsible Officer: Senior Accountant	5.2	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment
7	Co-ordinate functions of the Audit Panel Responsible Officer: Director Corporate Services	5.6	Conduct meeting as per Audit Schedule Achieved	Conduct meeting as per Audit Schedule Achieved	Conduct meeting as per Audit Schedule Achieved	Conduct meeting as per Audit Schedule
8	Review Council's Financial Management Strategy Responsible Officer: Senior Accountant	5.1				Prepare review documentation by Council in July

Action performance targets

No.	Performance target
5	<ul style="list-style-type: none"> ▪ Produce and distribute ongoing project expenditure reports ▪ Produce and distribute monthly operating statements within 10 working days of end of month ▪ Submit September, December and March quarterly financial reports to Council in Oct 2017, Jan 2018 and April 2018 respectively

Directorate	2. Corporate Services	Program number and title	2.3 Information Technology
Program Objective	Provide reliable and effective information technology services for the organisation		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5)- Innovative leadership and community governance <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance and upgrade of IT infrastructure Responsible Officer: IT Officer	5.6	Commence rolling replacement of PC's Achieved	Complete rolling replacement of PC's. Deferred		
2	Implement recommendations of IT Security Review Responsible Officer: IT Officer	5.6	Review recommendations of IT Security Review Achieved	Plan and prioritise recommended actions Achieved	Implement chosen recommendations Achieved	

Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.4 Information Management
Program Objective	Effectively manage and maintain Council's information resource		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5) Innovative leadership and community governance <i>5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan.</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance of Council's cemetery records in accordance with the Cemeteries Act Responsible Officers: Customer Service Officer & Information Management Officer	5.6	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation
2	Annual Archive Disposal Responsible Officer: Information Management Officer	5.6	Arrange for removal of documents due for disposal Achieved			List documents due for disposal
3	Implementation of Archive Office Audit Recommendations Responsible Officer: Information Management Officer	5.1	Document and prioritise improvement projects Achieved	Commence identified priority projects Achieved	Continue with priority projects Achieved	Report on status of projects
4	Implementation of ECM Connected Content Responsible Officer: Information Management Officer	5.6	Plan software implementation Achieved	Commence testing and conduct system administration training Achieved		Implement software upgrade into production system

Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.5 Human Resources
Program Objective	Effectively manage and support Council's human resources		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5)- Innovative leadership and community governance <i>5.4 Meander Valley Councillors and employees have the knowledge, skills and attitude to responsibly undertake community governance and operational responsibilities.</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review 2016 Enterprise Agreement Responsible Officer: HR/Payroll Officer	5.6	Review increases and apply across new scale and allowances. Achieved			Review CPI percentage determine increase
2	Coordinate training needs via Learning Management system Responsible Officer: HR/Payroll Officer	5.4	Report to Directors on quarterly training to be delivered Achieved	Update training plan following Performance Reviews. Report to Directors on quarterly training to be delivered Achieved	Report to Directors on quarterly training to be delivered Achieved	Report to Directors on quarterly training to be delivered

3	Performance Review System Responsible Officers: HR/Payroll Officer & Directors	5.4	Ensure all employee performance reviews have been completed Achieved	Ensure all inside employee salary reviews have been completed Deferred	Ensure all mini performance review and all outside employee wage reviews have been completed Achieved	Review the current year's performance reviews and recommend any changes required
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Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.6 Great Western Tiers Visitor Information Centre
Program Objective	Effectively manage and maintain Council's Visitor Information Centre		
Link to Community Strategic Plan 2014 to 2024	Future Direction (2) - A thriving local economy <i>2.4 A high level of recognition and demand for Great Western Tiers products and experiences.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Report on Visitation statistics and sales revenue Responsible Officer: Director Corporate Services	2.4	Advise information in the Briefing Report Achieved	Advise information in the Briefing Report Advise information in the Briefing Report Achieved	Advise information in the Briefing Report Achieved	Advise information in the Briefing Report

Action performance targets

N/A

Infrastructure Services

Directorate	3. Infrastructure Services	Program number and title	3.1 Emergency Services
Program Objective	To build capacity and resilience in the community and ensure Council is prepared to assist with emergency services in the response to emergencies and lead in the recovery		
Link to Community Strategic Plan 2014 to 2024	Future Direction (4) - A healthy and safe community <i>4.4 Prepare and maintain emergency management plans and documents and work with our communities to educate and plan for emergencies.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate the Municipal Emergency Management and Recovery Committee (MEMRC) Responsible Officer: Director Infrastructure	4.4	Chair quarterly meeting Deferred to October	Chair quarterly meeting Achieved	Chair quarterly meeting	Chair quarterly meeting
2	Support the operation of the Meander Valley SES unit through ongoing management of the MOU Responsible Officer: Director Infrastructure	4.4		Report to Council in Annual Plan Review Deferred		Report to Council in Annual Plan Review
3	Conduct emergency management training facilitated by Red Cross Responsible Officer: Administration Officer Infrastructure Services	4.4		Conduct training Achieved	Conduct training Achieved	
4	Review Municipal Emergency Management Plan Responsible Officer: Administration Officer Infrastructure	4.4			Review Plan Deferred	Review Plan

Action performance targets

No.	Performance target
1	Meetings held
2	Obtain activities report from Deloraine SES and provide information to Council on a 6 monthly basis in Briefing Reports
3	Complete training for MVC officers and service group members
4	Review Plan and submit to SES

Directorate	3. Infrastructure Services	Program number and title	3.2 Transport
Program Objective	To maintain the serviceability and integrity of Council's transport network.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.3 The Meander Valley transport network meets the present and future needs of the community and business</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver the bridge inspection and maintenance program Responsible Officer: Senior Technical Officer	6.1, 6.3	Finalise supply agreement In progress	Contractor engaged for maintenance works In progress	Prepare maintenance budget items for 2018-2019 In progress	Maintenance works completed
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016/2017 Capital Works Program Responsible Officer: Director Infrastructure	6.1, 6.3	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review
3	Undertake footpath proactive defect inspections Responsible Officers: Director Works & Asset Management Coordinator	6.1			Undertake required inspections Achieved	Undertake required inspections

Action performance targets

No.	Performance target
1	Quarterly tasks achieved. Contractor performance assessed
2	Completion of projects in line with project plan requirements
3	Meet timeframes set out by Conquest

Directorate	3. Infrastructure Services	Program number and title	3.3 Property Services
Program Objective	Operate property services in a safe and effective manner to satisfy public demand.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Operate Deloraine Swimming Pool and provide support to community swimming pool at Caveside Responsible Officer: Property Management Officer	6.4, 6.6	Review and extend existing contract Achieved	Undertake pre-opening inspection and required maintenance. Open pool 1 December Achieved	Operate pool to 1 March Achieved	
2	Review the operation of the Deloraine Pool	6.6		Complete review Achieved		
3	Complete Annual Maintenance Statement (Section 56) and Asbestos Audit (NCOP) compliance Responsible Officer: Property Management Officer	6.1			Carry out annual inspections Achieved	
4	Co-ordinate building maintenance – general, reactive and programed Responsible Officer: Property Management Officer	6.1	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance

5	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2017-2018 Capital Works Program Responsible Officer: Property Management Officer		Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program
6	Review Evacuation Plans Responsible Officer: Property Management Officer	6.6				Review plans

Action performance targets

No.	Performance target
1	Review of Contractors compliance with the contract
2	Meet timeframes set out by Conquest
3	Meet timeframes set out by Conquest
4	Completion of projects in line with project plan requirements
5	Completion of review by June 30

Directorate	3. Infrastructure Services	Program number and title	3.4 Parks & Recreation
Program Objective	To provide and maintain parks and recreation facilities throughout the Local Government Area.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake inspections and condition assessments of all equipment and facilities Responsible Officer: Director Works & Technical Officer Community Spaces	6.1, 6.6	Undertake required inspections Achieved	Undertake required inspections Achieved	Undertake required inspections Achieved	Undertake required inspections
2	Complete the Strategic Plan for Council's open space areas for Hadspen and Prospect Vale Responsible Officer: Technical Officer Community Spaces	6.6	Community consultation Achieved	Report to Council In progress	Prepare budget items for 2018-2019 Achieved	
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2017-2018 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review
4	Undertake tree audit of reserves (parks and sports facilities) and identified townstreets Responsible Officer: Technical Officer Community Spaces	6.1		Undertake audit In progress		
5	Provide support to the Townscape Reserves and Parks Special Committee (TRAP) Responsible Officer: Technical Officer Community Spaces	6.6	Conduct meeting and report on outcomes Achieved	Conduct meeting and report on outcomes Achieved	Conduct meeting and report on outcomes	Conduct meeting and report on outcomes
6	Westbury Recreation Ground Function Centre Business Case Responsible Officer: Property Management Officer	6.6	Draft report to Council Workshop Achieved			

Action performance targets

No.	Performance target
1	Meet timeframes set out by Conquest. Annual comprehensive inspection completed by December 31
2	Present Strategy to Council by December 31
3	Completion of projects in line with project plan requirements
4	Complete audit work by 31 December
5	Bimonthly meetings
6	Present business case to Council Workshop by December 31

Directorate	3. Infrastructure Services	Program number and title	3.5 Asset Management and GIS
Program Objective	Provision of Asset and GIS services to assist the operations of Council.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.3 The Meander Valley transport network meets the present and future needs of the community and business.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate Asset Management Group and Improvement Plan <ul style="list-style-type: none"> - Review Asset Management Plans - Undertake Conquest training and development - Undertake AM training and awareness - Develop whole of organisation approach to AM Responsible Officer: Asset Management Coordinator	6.1, 6.6	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program
2	Prepare 2018-2019 Capital Works Program Responsible Officer: Asset Management Coordinator	6.1, 6.3, 6.6		Update Proposed Projects list Achieved	Prioritise and undertake further design and cost estimation Achieved	Annual program prepared for approval by Council
3	Update asset information including <ul style="list-style-type: none"> - capitalisation of assets in Conquest - undertake bridge revaluation Responsible Officer: Asset Management Coordinator	6.1	Capitalisation of assets and recording in Conquest and GIS In progress	Capitalisation of assets and recording in Conquest and GIS In progress	Capitalisation of assets and recording in Conquest and GIS In progress	Capitalisation of assets and recording in Conquest and GIS
6	GIS Activities <ul style="list-style-type: none"> - Input GIS data relating to capitalisation of assets and subdivisions Responsible Officer: Asset Management Coordinator	6.1				Update GIS

7	Undertake additional survey of stormwater assets and update GIS Responsible Officer: Asset Management Coordinator	6.1				Complete by 30 June
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Action performance targets

No.	Performance target
2	To prepare annual Capital Works Program for approval at May Council meeting
3	Capitalisation of assets prior to finalisation of 2017-2018 Statutory Reporting. Completion of bridge revaluation for TAO by Dec 30 2017.
4	Update GIS information for completed projects by 30 June

Directorate	3. Infrastructure Services	Program number and title	3.6 Waste Management and Resource Recovery
Program Objective	To provide adequate, efficient, and affordable waste services within Meander Valley Local Government Area		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Provision of kerbside collection contracts for waste, recyclables and organics Responsible Officer: Senior Technical Officer	6.6	Manage Contract In progress	Manage Contract In progress	Manage Contract In progress	Manage Contract
2	Provision of landfill, waste transfer stations and resource recovery operations contract Responsible Officer – Senior Technical Officer	6.6	Manage Contract In progress	Manage Contract In progress	Manage Contract In progress	Manage Contract
3	Provision of hard waste collection Responsible Officer: Senior Technical Officer	6.6		Undertake collection Achieved	Report to Council in Annual Plan Review Achieved	
4	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2017-2018 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review In progress	Report to program in Annual Plan Review
5	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites. Responsible Officer: Senior Technical Officer	6.6	Ground and surface water monitoring. Annual Report to EPA Achieved		Ground and surface water monitoring Achieved	

Action performance targets

No.	Performance target
1	Supervise and review contract
2	Supervise and review contract
3	Report to Council by March 31 on collection results
4	Completion of projects in line with project plan requirements

Directorate	3. Infrastructure Services	Program number and title	3.7 Stormwater Management
Program Objective	<p>To minimize the risk of flooding and provide clean water into the region's waterways. Council through the Urban Drains Act and the Local Government (Highways) Act aims to provide piped stormwater networks in line with current local government standards and major stormwater networks (overland flows and roads) capable of meeting a 1% AEP.</p> <p>Water quality is managed through Water Sensitive Urban Design (WSUD) principles where appropriate.</p>		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Develop stormwater system management plans in line with legislation Responsible Officer: Senior Technical Officer	6.1				Complete program by 30 June
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2017-2018 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review

Action performance targets

No.	Performance target
1	Complete all high risk catchments by June 2018
2	Completion of projects in line with project plan requirements

Directorate	3. Infrastructure Services	Program number and title	3.8 Sustainable Development
Program Objective	Develop sustainable practices within our organisation and community through leading, supporting and encouraging staff, contractors and community to use energy, water and non-renewable resources more productively. Promote and support sustainable economic development initiatives.		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley</i> <i>1.4 Meander Valley is environmentally sustainable.</i></p> <p>Future Direction (2) - A thriving local economy <i>2.2 Economic development in Meander Valley is planned, maximizing existing assets and investment in infrastructure.</i></p> <p>Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Support activities of the Sustainable Environment Committee Responsible Officer: Sustainable Development Project Manager	1.4	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes
2	Support the progress of the Hadspen Urban Growth Area Responsible Officer: Sustainable Development Project Manager	2.2	Report in Annual Plan Review Achieved	Report in Annual Plan Review Achieved	Report in Annual Plan Review Achieved	Report in Annual Plan Review
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2017-2018 Capital Works Program Responsible Officer: Director Infrastructure Services	6.1	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review

4	Bioenergy Project Responsible Officer:- Sustainable Development Project Manager	2.2	Background report completed Achieved	Stage 1 Feasibility Achieved	Report to Council Achieved	
5	Prepare Local Provisions Schedule for the Tasmanian Planning Scheme Responsible Officer: Senior Strategic Planner	1.1	Prepare Project Plan Achieved	Draft Local Provisions Schedule Achieved	Finalise Local Provisions Schedule Achieved	
6	Westbury Road Prospect Vale – Activity Centre Plan Responsible Officer: Senior Strategic Planner	6.6	Prepare project plan and engage consultant In progress	Develop draft plan In progress	Present plan to Council In progress	

Action performance targets

No.	Performance target
2	Part V agreements established with landowners for infrastructure development
3	Completion of projects in line with project plan requirements
4	Complete feasibility and commence business case

Community and Development Services

Directorate	4. Community & Development Services	Program number and title	4.1 Land Use & Planning
Program Objective	To carry out planning duties and prepare policies for the sustainable development of the local government area		
Link to Community Strategic Plan 2014 to 2024	Future Direction (1) - A sustainable natural and built environment. <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i> <i>1.2 Liveable townships, urban and rural areas across the local government area with individual character.</i> <i>1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Process development applications in accordance with delegated authority Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
2	Process Planning Scheme Amendments Responsible Officer: Director Community & Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target

Action performance targets

No.	Performance target
1	Within Statutory time frames, 100% Conformance
2	Within Statutory time frames, 100% Conformance

Directorate	4. Community & Development Services	Program number and title	4.2 Building, Plumbing & Permit Authority 2016
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Building Act 2016 and the Tasmanian Building Regulations 2016.		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment.</p> <p><i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i></p> <p><i>1.2 Liveable townships, urban and rural areas across the local government area with individual character.</i></p> <p><i>1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.</i></p> <p><i>1.4 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.</i></p> <p>Future Direction (3) Vibrant and engaged communities.</p> <p><i>3.2 Successful local events enhance community life.</i></p> <p>Future Direction (4) A healthy and safe community.</p> <p><i>4.3 Public health and safety standards are regulated, managed and maintained.</i></p> <p>Future direction (5) Innovative leadership and community governance</p> <p><i>5.5 Councils in the region collaborate and share resources for the collective good of their communities</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Permit Authority – Issue Permits for Category 4 Building works Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
2	Permit Authority – Process Notifiable Building Works (Category 3) Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
3	Permit Authority – Manage outstanding Building Completions and Illegal Works Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3				Reduce outstanding completions by 10%

4	Coordinate Major Events applications Responsible Officer: 337 Officers	3.2	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
5	Conduct inspections and process applications for Plumbing Permits Responsible Officer: Plumbing Surveyor	1.4, 1.4, 5.5	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target

Action performance targets

No.	Performance target
1	Issue Building Permits within 7 working days from the date all other permits and documents as required by the Building Act, are received by Council. Achieve 95% conformance.
2	Building applications processed in a timely manner
3	Outstanding building completions and illegal works reduced by 10%
4	Respond to applications within 7 working days
5	Process plumbing applications within 7 days and special connection permits within 14 days of receipt of all information

Directorate	4. Community & Development Services	Program number and title	4.3 Environmental Health
Program Objective	Manage Council's statutory obligations in relation to Environmental Protection and Preventative Health		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment. <i>1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.</i></p> <p>Future Direction (4)- A healthy and safe community. <i>4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.</i> <i>4.3 Public health and safety standards are regulated, managed and maintained.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Monitor and sample water quality of recreational waters Responsible Officer: Environmental Health Officer	1.5, 4.1	Record Results Achieved	Record Results Achieved	Record Results Achieved	Record Results
2	Inspect Places of Assembly annually as per program Responsible Officer: Environmental Health Officer	4.1, 4.3	Issue Annual Licence Achieved	Issue Annual Licence Achieved	Issue Annual Licence Achieved	Issue Annual Licence
3	Inspect and register food premises annually Responsible Officer: Environmental Health Officer	4.1, 4.3	Issue annual registration for all premises Achieved	Inspections as per Schedule Achieved	Inspections as per Schedule Achieved	Issue annual registration for all food premises
4	Co-ordinate immunisation clinics for school and staff Responsible Officer: Environmental Health Officer	4.1, 4.3				Complete Immunisation Program

Action performance targets

No.	Performance target
1	Respond to non-conformances within 48 hours
2	Conduct inspections as per program
3	Conduct inspections as per program
4	Provide school based immunisations as per program

Directorate	4. Community & Development Services	Program number and title	4.4 General Inspector
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Dog Control Act 2000, Fire Services Act 1979 and the Local Government Act 1993.		
Link to Community Strategic Plan 2014 to 2024	Future direction (4) - A healthy and safe community. <i>4.3 Public health and safety standards are regulated, managed and maintained.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Annual Audit of Dog Registrations Responsible Officer: General Inspector	4.3			Conduct Audit Achieved	
2	Fire Abatement Management Responsible Officer: General Inspector	4.3		Issue Notices Achieved	Issue Notices Achieved	
3	Investigate incidents and complaints regarding animal control Responsible Officer: General Inspector	4.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target

Action performance targets

No.	Performance target
1	Audit conducted as scheduled
2	Notices issued as required
3	Investigate all cases and complaints within 10 days

Directorate	4. Community & Development Services	Program number and title	4.5 Natural Resource Management
Program Objective	Facilitate Natural Resource Management for Council and Community		
Link to Community Strategic Plan 2014 to 2024	Future Direction (1) - A sustainable natural and built environment. <i>1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.</i> <i>1.4 Meander Valley is environmentally sustainable</i> <i>1.6 Participate and support programs that improve water quality in our waterways.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Continue implementation of NRM strategies as per annual work plan Responsible Officer: NRM Officer	1.3, 1.4, 1.6	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
2	Review and update Councils Natural Resource Management Strategy Responsible Officer: NRM Officer	1.3, 1.4, 1.6	Complete Strategy Achieved	Design internet version of Strategy In progress	Develop internet version of Strategy Not Achieved	Internet version of strategy completed
3	Participate in the Tamar Estuary Esk Rivers Program Responsible Officer: NRM Officer	1.3, 1.4, 1.6			Report on TEER activities Achieved	

Action performance targets

No.	Performance target
1	Complete actions within timeframes and within budget
2	Strategy completed
3	Attend annual meetings and support a regional approach to river catchment management

Directorate	4. Community & Development Services	Program number and title	4.6 Community Development
Program Objective	Working with the community for the benefit of all		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (3) - Vibrant and engaged communities. <i>3.1 Creativity and learning are art of daily life across the communities of Meander Valley.</i> <i>3.2 Successful local events enhance community life.</i> <i>3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.</i></p> <p>Future Direction (4) - A healthy and safe community. <i>4.1 The health and wellbeing needs of all sectors of the community are planned, met and managed.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Facilitate the operation of the Meander Valley Community Safety Group Responsible Officer – Community Development Manager	3.4, 4.1.	Conduct meeting and report on progress Achieved	Conduct meeting and report on progress Achieved	Conduct meeting and report on progress Achieved	Conduct meeting and report on progress
2	Deliver the Community Grants Program Responsible Officer – Community Development Manager	3.1, 3.2, 3.4, 4.1.	Acquit Round 1 and advertise Achieved	Acquit Round 2 and advertise Achieved	Acquit Round 3 and advertise Achieved	Acquit Final Round and advertise Conduct Grants Information Forum
3	Conduct Art Exhibition Responsible Officer – Community Development Manager	3.1, 3.2	Review Art exhibition Achieved	Establish format for exhibition Achieved	Conduct exhibition Achieved	Review exhibition

Action performance targets

No.	Performance target
1	Meetings held and goals achieved
2	Number and range of grant applications
3	Number of artists participating

Directorate	4. Community & Development Services	Program number and title	4.7 Services To Young people
Program Objective	To address and support the needs of young people through responsive and participatory approaches		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (3) - Vibrant and engaged communities</p> <p><i>3.1 Creativity and learning are part of daily life across the communities of Meander Valley.</i></p> <p><i>3.2 Successful local events enhance community life.</i></p> <p><i>3.3 Educations and training opportunities are available to everyone across the local government areas.</i></p> <p><i>3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.</i></p> <p><i>3.5 Young people have the opportunity to be engaged in community life.</i></p> <p>Future Direction (4) - A healthy and safe community.</p> <p><i>4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.</i></p> <p><i>4.2 Infrastructure, facilities and programs encourage increased participation in all forms of active and passive recreation.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Conduct School Holiday Program Responsible Officer: Community Officer	3.1, 3.2, 3.3, 3.4, 3.5, 4.1, 4.2	Conduct and report Achieved	Conduct and report Achieved	Conduct and report Achieved	Conduct and report Evaluate overall outcomes
2	Conduct Stepping Stones Camps Responsible Officer: Community Officer	3.1, 3.3, 3.4, 4.1, 4.2.	Conduct program Achieved	Conduct program Achieved	Conduct program Achieved	Conduct program and evaluate overall outcomes
4	Conduct 'National Youth Week' Event Responsible Officer: Community Officer	3.1, 3.2, 3.5, 4.1.			Prepare and advertise event Achieved	Conduct event
5	Facilitate outdoor recreation programs Responsible Officer: Community Officer	3.1, 3.3, 4.1, 4.2.	Conduct program Achieved	Conduct program Achieved	Conduct program Achieved	Conduct program

Action performance targets

No.	Performance target
1	Programs conducted and evaluated
3	Program conducted and evaluated
4	Event conducted and evaluated
5	Program conducted and evaluated

Directorate	4. Community & Development Services	Program number and title	4.8 Recreation and Sport Services
Program Objective	To provide current and future recreation and sport programs and facilities		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment. <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i></p> <p>Future Direction (4) - A healthy and safe community. <i>4.2 Infrastructure, facilities and programs encourage increased participation in all forms of active and massive recreation.</i></p> <p>Future direction (5) - Innovative leadership and community governance. <i>5.3 Evidence based decision making engages the community and is honest, open and transparent.</i></p> <p>Future Direction (6) - Planned infrastructure services. <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Support the operation of the Recreation Co-Ordination Group Responsible Officer: Recreation Coordinator	4.2, 6.4	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting
2	Co-ordinate usage and promotion of Prospect Vale Park and Hadspen Recreation Ground Responsible Officer: Recreation Coordinator	4.2, 6.4	Conduct all users meeting Achieved	Liaise with User Groups Achieved	Conduct all users meeting Achieved	Liaise with User Groups
3	Deloraine & Districts Recreation Precinct Feasibility Study Responsible Officer: Recreation Coordinator	1.1, 4.2, 5.3	Draft report to Council In progress		Review recommendations Achieved	

Action performance targets

No.	Performance target
1	Meeting held and goals achieved
2	User meeting held and goals achieved
3	Study completed and reported to Council

Directorate	4. Community & Development Services	Program number and title	4.9 Recreation Facilities Management
Program Objective	To provide indoor facilities for recreational, social and community based activities that are safe, comfortable and fit for purpose		
Link to Community Strategic Plan 2014 to 2024	<p>Future direction (1) - A sustainable natural and built environment. <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i></p> <p>Future Direction (3) - Vibrant and engaged communities. <i>3.3 Education and training opportunities are available to everyone across the local government area.</i> <i>3.5 Young people have the opportunity to be engaged in community life.</i></p> <p>Future Direction (4) -A healthy and safe community. <i>4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.</i> <i>4.2 Infrastructure facilities and programs encourage increased participation in all forms of active and passive recreation.</i></p> <p>Future direction (6) - Planned infrastructure services. <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Preliminary Review of Sport and Recreation Plan Responsible Officer: Recreation Coordinator	1.1, 4.1, 6.4		Review document In progress	Report proposed changes Not Achieved	
2	Develop a strategy and implement to promote and market indoor recreation facilities to current and prospective users Responsible Officer: Recreation Coordinator	3.5, 4.1, 4.2, 6.4.	Develop and implement strategy Achieved	Conduct all users meeting In progress	Review strategy In progress	Conduct all users meeting

3	Research and design a pilot Meander Valley VET Work Placement Program at the Westbury Sports Centre and associated local venues Responsible Officer: Recreation Coordinator	3.3, 3.5, 4.1, 6.4		Complete research and design In progress	Complete Pilot Program Achieved	Review and evaluate effectiveness
4	Develop a Draft Long Term Capital Asset Expenditure Plan for recreation facilities Responsible Officer: Recreation Coordinator	1.1, 4.1, 4.2, 6.1, 6.4		Identify existing documents and prepare scope of review In progress	Facility inspections and consultation In progress	Prepare draft plan for Council

Action performance targets

No.	Performance target
1	Review, identify and report proposed changes
2	Complete strategy and hold all user meetings
3	Pilot Program to be conducted and evaluated
4	Prepare draft Plan

Works

Directorate	5. Works	Program number and title	5.1 Parks, Reserves, Sports Grounds and Cemeteries
Program Objective	To ensure that Councils parks, reserves, cemeteries and sports grounds are suitably maintained to provide a safe, clean and inviting experience to community and sporting organisations.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Provide facility maintenance services Responsible Officers: Works Supervisors and Works Officers	6.1, 6.4, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review
2	Undertake capital works as per the specific projects listed in the 2016-2017 Capital Works Program	6.1	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System & Conformance with annual budget
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.2 Roads
Program Objective	To construct and maintain a safe and effective road network to meet the needs of road users and the community.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.3 The Meander Valley transport network meets the present and future needs of the community and business</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake the maintenance work in accordance with the level of service required. Responsible Officer: Works Supervisors & Works Officers	6.1, 6.3, 6.6	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review
2	Plan and deliver capital works projects and provide progress report to Council Responsible Officer: Works Director, Works Supervisors & Works Officers	6.3, 6.6	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System
1	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.3 Toilets, Street Cleaning and Litter Collection
Program Objective	To ensure public toilets and streets are maintained in a clean and tidy condition.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake street/reserve litter collection and street cleaning Responsible Officers: Works Supervisors & Works Officers	6.1, 6.4, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review
2	Undertake cleaning of toilets in accordance with the current level of service Responsible Officers: Works Supervisors & Works Officers		Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System
1	Conformance with annual budget
2	Achieve 95% conformance with Customer Service Request System
2	Conformance with annual budget

Directorate	5. Works	Program number and title	5.4 Urban Stormwater
Program Objective	To provide and maintain an effective urban storm water drainage system		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6)- Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.5 Stormwater and flooding cause no adverse impacts.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Provide storm water maintenance services Responsible Officers: Works Supervisors and Works Officers	6.1, 6.5, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review
2	Plan and deliver capital work projects and provide progress report to Council Responsible Officers: Works Director, Works Supervisors and Works Officers	6.1, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system
1	Conformance with annual budget
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.5 Plant
Program Objective	To provide plant and equipment that suits Councils activities and is financially sustainable		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Manage plant to achieve operational objectives Responsible Officers: Works Director and Works Supervisors	6.1, 6.6			Complete major plant annual review Achieved	
2	Undertake plant purchases in accordance with 10 year Major Plant Replacement Program and report to Council Responsible Officer: Works Director	6.1, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review

Action performance targets

No.	Performance target
1	Major plant hire rates to be competitive with private sector
1	Major plant utilisation reviewed to inform 10 year Plant Replacement Program
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.6 Management
Program Objective	To provide facilities, resources and leadership to support the effective and efficient delivery of services to the community		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Respond to customer enquiries Responsible Officers: Works Director, Works Supervisors and Works Officers	6.1 t	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review
2	Engage consultant to undertake assessment and provide report on Works Depots Responsible Officer: Works Director and External Consultant	6.6	Finalise scope of project Achieved	Engage consultant In progress	Receive report and present to Council Not Achieved	

Action performance targets

No.	Performance target
1	Provide advice to customer in accordance with Customer Service Charter
1	Achieve 95% conformance with Customer Service Request System
2	Report to Council and finalise future strategy for Depot sites

CORP 1 FINANCIAL REPORTS TO 31 MARCH 2018

1) Introduction

The purpose of this report is to present Council's financial reports for the period ending 31 March 2018.

2) Background

The financial reports to 31 March 2018 are presented for Council's attention and include:

1. Consolidated operating statement, with accompanying operating statements for the key operational areas of Council. These compare actual results with budget
2. Exceptions and trends report
3. A detailed list of capital works project expenditure to date
4. A detailed list of capital resealing project expenditure to date
5. A detailed list of capital gravelling project expenditure to date
6. Cash reconciliation & investments summary

3) Strategic/Annual Plan Conformance

The Annual Plan requires the financial reports to March 2018 be presented at the April 2018 Council meeting.

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

- Future direction (5): Innovative leadership and community governance

4) Policy Implications

Not applicable.

5) Statutory Requirements

Not applicable.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Not applicable.

10) Alternative Options

Not applicable.

11) Officers Comments

The financial performance for nine months of the financial year is discussed in the Exception and Trends Report which is attached.

AUTHOR: Justin Marshall
SENIOR ACCOUNTANT

12) Recommendation

It is recommended that Council receive the following financial reports for the period ended 31 March 2018:

- 1. Consolidated operating statement with accompanying operating statements for the key operational areas of Council***
- 2. Exception and trends report***
- 3. A detailed list of capital works project expenditure to date***
- 4. A detailed list of capital resealing project expenditure to date***
- 5. A detailed list of capital gravelling project expenditure to date***
- 6. Cash reconciliation & investments summary***

DECISION:



Meander Valley Council

2018 Operating Statement as at 31-Mar-2018

	Actual 2018	Budget 2018	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	11,918,744	11,890,600	100.24%
Fees & User Charges	960,561	1,126,500	85.27%
Contributions & Donations	96,850	420,000	23.06%
Interest	619,852	751,000	82.54%
Grants & Subsidies	5,006,547	6,272,600	79.82%
Other Revenue	653,397	1,023,300	63.85%
Total Operating Revenue	\$ 19,255,952	\$ 21,484,000	89.63%
Operating Expenditure			
Departments			
Governance	904,164	1,203,800	75.11%
Corporate Services	1,380,637	2,006,200	68.82%
Infrastructure Services	2,196,177	3,363,100	65.30%
Works	2,728,563	3,682,300	74.10%
Community & Development Services	1,790,442	2,661,300	67.28%
Maintenance & Working Expenses	\$ 8,999,983	\$ 12,916,700	69.68%
Interest	158,490	241,300	65.68%
Depreciation	3,789,000	5,052,000	75.00%
Payments to Government Authorities	568,103	1,136,200	50.00%
Administration Allocated	-	-	
Other Payments	76,561	250,200	30.60%
Total Operating Expenditure	\$ 13,592,137	\$ 19,596,400	69.36%
Operating Surplus/(Deficit)	\$ 5,663,815	\$ 1,887,600	



Meander Valley Council

2018 Operating Statement as at 31-Mar-2018

	Actual 2018	Budget 2018	% of Budget
General Administration			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	169,712	172,500	98.38%
Contributions & Donations	1,573	2,000	78.64%
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	3,335	1,500	222.34%
Total Operating Revenue	\$ 174,620	\$ 176,000	99.22%
Operating Expenditure			
Departments			
Governance	770,423	987,300	78.03%
Corporate Services	1,078,766	1,597,700	67.52%
Infrastructure Services	128,210	244,800	52.37%
Works	4,340	5,200	83.45%
Community & Development Services	85,102	90,100	94.45%
Maintenance & Working Expenses	\$ 2,066,841	\$ 2,925,100	70.66%
Interest	-	-	
Depreciation	149,700	199,600	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	(48,483)	(80,200)	60.45%
Other Payments	500	30,000	1.67%
Total Operating Expenditure	\$ 2,168,557	\$ 3,074,500	70.53%
Operating Surplus/(Deficit)	(\$ 1,993,937)	(\$ 2,898,500)	68.79%



Meander Valley Council

2018 Operating Statement as at 31-Mar-2018

	Actual 2018	Budget 2018	% of Budget
Roads Streets and Bridges			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	64,849	64,500	100.54%
Contributions & Donations	-	200,000	0.00%
Interest	-	-	
Grants & Subsidies	2,329,357	2,813,300	82.80%
Other Revenue	2,250	-	
Total Operating Revenue	\$ 2,396,456	\$ 3,077,800	77.86%
Operating Expenditure			
Departments			
Governance	-	-	
Corporate Services	-	-	
Infrastructure Services	102,962	192,400	53.51%
Works	1,591,045	2,177,700	73.06%
Community & Development Services	-	-	
Maintenance & Working Expenses	\$ 1,694,006	\$ 2,370,100	71.47%
Interest	-	-	
Depreciation	2,395,050	3,193,400	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	100,000	0.00%
Total Operating Expenditure	\$ 4,089,056	\$ 5,663,500	72.20%
Operating Surplus/(Deficit)	(\$ 1,692,601)	(\$ 2,585,700)	65.46%



Meander Valley Council

2018 Operating Statement as at 31-Mar-2018

	Actual 2018	Budget 2018	% of Budget
Health and Community and Welfare			
Operating Revenue			
Rate Revenue	2,586,212	2,572,900	100.52%
Fees & User Charges	326,039	424,600	76.79%
Contributions & Donations	30,000	164,000	18.29%
Interest	161,917	211,300	76.63%
Grants & Subsidies	1,826,776	2,006,500	91.04%
Other Revenue	63,459	86,200	73.62%
Total Operating Revenue	\$ 4,994,403	\$ 5,465,500	91.38%
Operating Expenditure			
Departments			
Governance	133,718	216,500	61.76%
Corporate Services	265,654	368,000	72.19%
Infrastructure Services	1,422,087	2,291,800	62.05%
Works	655,485	992,500	66.04%
Community & Development Services	603,194	1,025,500	58.82%
Maintenance & Working Expenses	\$ 3,080,137	\$ 4,894,300	62.93%
Interest	158,490	241,300	65.68%
Depreciation	397,050	529,400	75.00%
Payments to Government Authorities	568,103	1,136,200	50.00%
Administration Allocated	48,374	79,600	60.77%
Other Payments	46,428	77,600	59.83%
Total Operating Expenditure	\$ 4,298,582	\$ 6,958,400	61.78%
Operating Surplus/(Deficit)	\$ 695,821	(\$ 1,492,900)	-46.61%



Meander Valley Council

2018 Operating Statement as at 31-Mar-2018

	Actual 2018	Budget 2018	% of Budget
Land Use Planning and Building			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	264,766	280,400	94.42%
Contributions & Donations	-	-	
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	48,215	37,000	130.31%
Total Operating Revenue	\$ 312,981	\$ 317,400	98.61%
Operating Expenditure			
Departments			
Governance	-	-	
Corporate Services	-	-	
Infrastructure Services	166,152	229,300	72.46%
Works	-	-	
Community & Development Services	745,429	1,076,300	69.26%
Maintenance & Working Expenses	\$ 911,580	\$ 1,305,600	69.82%
Interest	-	-	
Depreciation	14,100	18,800	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	-	
Total Operating Expenditure	\$ 925,680	\$ 1,324,400	69.89%
Operating Surplus/(Deficit)	(\$ 612,699)	(\$ 1,007,000)	60.84%



Meander Valley Council

2018 Operating Statement as at 31-Mar-2018

	Actual 2018	Budget 2018	% of Budget
Recreation and Culture			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	135,195	184,500	73.28%
Contributions & Donations	51,460	54,000	95.30%
Interest	-	-	
Grants & Subsidies	41,000	348,000	11.78%
Other Revenue	24,769	16,000	154.81%
Total Operating Revenue	\$ 252,424	\$ 602,500	41.90%
Operating Expenditure			
Departments			
Governance	24	-	
Corporate Services	25,355	33,500	75.69%
Infrastructure Services	359,471	401,400	89.55%
Works	720,186	892,600	80.68%
Community & Development Services	356,718	475,900	74.96%
Maintenance & Working Expenses	\$ 1,461,753	\$ 1,803,400	81.06%
Interest	-	-	
Depreciation	548,325	731,100	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	28,980	41,600	69.66%
Total Operating Expenditure	\$ 2,039,058	\$ 2,576,100	79.15%
Operating Surplus/(Deficit)	(\$ 1,786,635)	(\$ 1,973,600)	90.53%



Meander Valley Council

2018 Operating Statement as at 31-Mar-2018

	Actual 2018	Budget 2018	% of Budget
Unallocated and Unclassified			
Operating Revenue			
Rate Revenue	9,332,533	9,317,700	100.16%
Fees & User Charges	-	-	
Contributions & Donations	13,818	-	
Interest	457,935	539,700	84.85%
Grants & Subsidies	809,415	1,104,800	73.26%
Other Revenue	511,369	882,600	57.94%
Total Operating Revenue	\$ 11,125,069	\$ 11,844,800	93.92%
Operating Expenditure			
Departments			
Governance	-	-	
Corporate Services	10,863	7,000	155.18%
Infrastructure Services	17,296	3,400	508.69%
Works	(242,493)	(385,700)	62.87%
Community & Development Services	-	(6,500)	0.00%
Maintenance & Working Expenses	(\$ 214,335)	(\$ 381,800)	56.14%
Interest	-	-	
Depreciation	284,775	379,700	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	109	600	18.22%
Other Payments	653	1,000	65.27%
Total Operating Expenditure	\$ 71,203	(\$ 500)	-14240.51%
Operating Surplus/(Deficit)	\$ 11,053,866	\$ 11,845,300	93.32%

OPERATING STATEMENT - EXCEPTION & TRENDS REPORT

Consolidated Operating Statement

The Operating Statement to March 2018 is within management's forecasts. There are some exceptions from Councils budget adopted in June 2017 and developing trends which are discussed further in the Analysis by Function sections.

REVENUE

Rate Revenue – All Rate Revenue is recognised for the year with only additional rates received on supplementary valuations between now and the financial year end to be included.

Fees & User Charges – Is slightly above budget expectations, due primarily to development approval and building approval fees being above expectations. This is expected to be within budget by year end.

Contributions & Donations – Is well below budget however when new subdivision assets taken over by Council are recognised at financial year end, is expected to be within budget.

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

Grants & Subsidies – Is within budget and is expected to remain within budget by year end.

Other Revenue – Is below budget to the end of March primarily due to the amount of annual TasWater distributions that have been received to this point in time.

EXPENSES

Departments

Governance – within budget expectations

Corporate Services – slightly below budget expectations

Infrastructure Services – slightly below budget expectations

Works – within budget expectations

Community & Development Services – slightly below budget expectations

Interest – Three of the four annual Tascorp loan interest instalments have been incurred. The annual recognition for unwinding of the Westbury and Deloraine tip rehabilitation provisions is recognised under interest and will be accounted for at year end which has caused this item to be under budget at March.

Depreciation – Is accurately calculated and accounted for at year end however a proportionate amount (75%) of the budget has been allocated for the purposes of the Operating Statement.

Payments to Government Authorities – Only two of the four instalments for the Fire Levy have been incurred to March, which has caused this item to be under budget. The third instalment is due in April.

Other Payments – Is below budget. This item is largely notional accounting values of infrastructure assets written off upon reconstruction or disposal, this is accounted for as part of the year end procedures. The Tasmanian Audit Office fees and Community Grants are also recognised in Other Payments. This item is expected to be within budget at year end.

Analysis by Function

Administration

Revenue	\$ 174,620	99.22 %
Expenses	\$ 2,168,557	70.53 %

Revenue is above budget to March, primarily due to property sales related activities including the 337 property certificate fees income in Fees & User Charges being above expectations.

Expenses for *Community & Development Services* are above budget in line with the employee expenses required to prepare the 337 certificates. Other Payments includes the Tasmanian Audit Office fees which will be fully expensed by year end.

Roads, Street and Bridges

Revenue	\$ 2,396,456	77.86 %
Expenses	\$ 4,089,056	72.20 %

Fees & User Charges income is the annual heavy vehicle licence fees distribution from the State Government which has been received in full. Grants & Subsidies reflect the receipt of 75% of the annual Grants Commission allocation, \$1,206,799 of the annual Commonwealth Roads to Recovery funding and \$350,000 of grant funding for the Union Bridge reconstruction. Contributions & Donations includes subdivision road assets taken over from developers and is expected to be in line with budget when accounted for at year end.

Roads & Streets maintenance expenditure is within budget expectations to this point of the year. Bridge maintenance expenditure is below budget but expected to be below budget at year end. Other Payments are budgeted amounts for road and bridge infrastructure that is written off upon reconstruction or disposal, this will be accounted for at financial year end.

Health, Community and Welfare

Revenue	\$ 4,994,403	91.38 %
Expenses	\$ 4,298,582	61.78 %

Revenue is well above budget to date, this is due to the full recognition of all Waste Management Service Charges and Fire Levies for the year. The Contributions & Donations income will increase to be within budget once stormwater infrastructure assets from new subdivisions are recognised and contributions from community cars are accounted for at year end. Interest income is three interest payments received from Aged Care Deloraine (ACD). Interest expenses are for Council's loan from Tascorp related to the ACD development. Grant revenue includes \$1,766,353 from the Commonwealth being the first claim for natural disaster relief funding for the June 2016 floods.

Expenditure is below budget to this point of the year. *Infrastructure* is below budget due in part to the March's monthly invoices not being received for garbage collection, recycling collection and the provision of street lighting. Some planned consulting expenditure has not yet been incurred. Also, the Western Tiers Walking Infrastructure project has not yet commenced. *Works* is below budget due in part to street cleaning and stormwater maintenance being less than expected to date. *Community & Development Services* is below budget partly due to the new Business Development Officer position not yet being filled.

Analysis by Function

Payments to Government Authorities is the State Fire Levy, two of the four instalments have been paid to March. Interest Expense is payments to Tascorp as described above however also includes a budget for the accounting transactions of unwinding the liability for Council to rehabilitate tip sites at Cluan and Deloraine.

Land Use Planning & Building

Revenue	\$ 312,981	98.61 %
Expenses	\$ 925,680	69.89 %

Fees & User Charges are development approval and building approval fees which have exceeded expectations to date. Other Revenue includes plumbing surveying and permit authority services provided to Northern Midlands Council, which are above budget expectations.

Community & Development Services expenditure is slightly below budget to date due to building inspections and plumbing expenses being less than anticipated.

Recreation and Culture

Revenue	\$ 252,424	41.90 %
Expenses	\$ 2,039,058	79.15 %

Contributions from property developers in lieu of public open space due to subdivision activity has exceeded budget. Grants & Subsidies is funds received from the State Government towards the Four Springs universally accessible angling platform. The Grants & Subsidies budget also includes \$300,000 for the Westbury Recreation Ground.

Overall expenditure is slightly above budget. *Corporate Services* expenditure includes all property insurance premiums and land tax which have been paid. *Infrastructure* includes the annual Deloraine pool management contract's seasonal costs with the season now complete. *Community & Development Services* includes costs associated with the Deloraine recreation precinct feasibility study. Other Payments include community grants in the recreation area, with a greater amount of grants allocated to recreation than in the community development function to this point.

Unallocated & Unclassified

Revenue	\$ 11,125,069	93.92 %
Expenses	\$ 71,203	N/A

Rate Revenue is the general rates component of the general rates raised for the year. Contributions & Donations is a long service leave entitlement contribution received in respect of a new Works employee who was formerly an employee of City of Launceston Council. Interest income is slightly above budget expectations. Three of the four instalments of Financial Assistance Grants from the State Grants Commission have been received. Other Revenue includes Council's ownership distributions from TasWater with \$465,664 received to date, however the full amount is expected to be received at year end.

Departmental expenditure is principally accounting entries to balance depreciation across the functions of Council and gravel inventory allocations. This expenditure will trend closer to budget at year end.

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Administration						
100 - Administration						
5039 Deloraine Office/Serv Tas Building - Costs of Sale 10/11	\$9,950.01	\$0.00	\$9,950.01	\$0.00	-\$9,950.01	0.00%
5041 Council Chambers - Foyer Doors 16/17	\$1,384.20	\$1,817.95	\$3,202.15	\$7,500.00	\$4,297.85	42.70%
5101 Workstations and Peripherals	\$0.00	\$24,026.56	\$24,026.56	\$23,000.00	-\$1,026.56	104.46%
5102 Network Infrastructure	\$0.00	\$3,916.43	\$3,916.43	\$36,800.00	\$32,883.57	10.64%
5111 Software and Upgrades	\$14,900.00	\$7,700.00	\$22,600.00	\$88,200.00	\$65,600.00	25.62%
5115 Conquest Software Upgrade 14/15	\$5,059.71	\$0.00	\$5,059.71	\$45,000.00	\$39,940.29	11.24%
5116 Mobile Inspection Software 16/17	\$14,186.78	\$7,146.44	\$21,333.22	\$34,000.00	\$12,666.78	62.74%
5127 MVC Website Upgrade	\$0.00	\$6,888.13	\$6,888.13	\$15,000.00	\$8,111.87	45.92%
5128 New Projector - Council Chambers	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	0.00%
100 - Administration Sub Total	\$45,480.70	\$51,495.51	\$96,976.21	\$253,500.00	\$156,523.79	38.25%
100 - Administration Sub Total	\$45,480.70	\$51,495.51	\$96,976.21	\$253,500.00	\$156,523.79	38.25%
Roads Streets and Bridges						
201 - Roads and Streets						
5506 Priestleys Lane - Birralee	\$0.00	\$14,462.83	\$14,462.83	\$20,000.00	\$5,537.17	72.31%
5660 Fern Bank Rd - Osmaston	\$0.00	\$9,600.21	\$9,600.21	\$12,000.00	\$2,399.79	80.00%
5722 Franklin St - Westbury	\$0.00	\$69,873.21	\$69,873.21	\$70,000.00	\$126.79	99.82%
5813 Jane St - Bracknell	\$16,466.23	\$17,045.62	\$33,511.85	\$60,000.00	\$26,488.15	55.85%
5829 Morrison St - Deloraine	\$0.00	\$0.00	\$0.00	\$45,600.00	\$45,600.00	0.00%
5852 Goderick East - Deloraine 12/13	\$0.00	\$0.00	\$0.00	\$54,000.00	\$54,000.00	0.00%
5856 Towerhill St - Deloraine	\$0.00	\$66,500.81	\$66,500.81	\$70,000.00	\$3,499.19	95.00%
5859 Parsonage St - Deloraine	\$0.00	\$20,029.04	\$20,029.04	\$20,250.00	\$220.96	98.91%
5863 Goderick West - Deloraine	\$0.00	\$29,775.69	\$29,775.69	\$30,000.00	\$224.31	99.25%
5888 Winifred Jane Cres - Hadspen	\$0.00	\$25,224.33	\$25,224.33	\$24,000.00	-\$1,224.33	105.10%
5893 Pitcher Pd - Prospect Vale	\$0.00	\$6,252.37	\$6,252.37	\$7,000.00	\$747.63	89.32%
5942 Bordin St - Prospect Vale	\$0.00	\$3,143.51	\$3,143.51	\$20,000.00	\$16,856.49	15.72%
5952 Jardine Cr - Prospect Vale	\$0.00	\$13,528.27	\$13,528.27	\$14,000.00	\$471.73	96.63%

Capital Project Report

2018 Financial Year



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	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
5956 Bradford Av - Prospect Vale	\$0.00	\$152.98	\$152.98	\$20,000.00	\$19,847.02	0.76%
5975 Adelaide St - Westbury	\$0.00	\$21,055.93	\$21,055.93	\$50,000.00	\$28,944.07	42.11%
5976 Taylor St - Westbury	\$0.00	\$40,308.60	\$40,308.60	\$40,000.00	-\$308.60	100.77%
5980 Dexter St Footpath, Adelaide St to William St - Westbury	\$641.66	\$35,015.37	\$35,657.03	\$35,000.00	-\$657.03	101.88%
5984 Old Bass Highway - Carrick	\$0.00	\$23,403.05	\$23,403.05	\$23,500.00	\$96.95	99.59%
5990 Meander Valley Road - Deloraine	\$0.00	\$98,600.94	\$98,600.94	\$99,000.00	\$399.06	99.60%
6102 Blackstone Rd - Blackstone Heights 16/17	\$494.81	\$5,037.10	\$5,531.91	\$110,000.00	\$104,468.09	5.03%
6113 Caveside Rd - Caveside	\$0.00	\$155,394.43	\$155,394.43	\$155,000.00	-\$394.43	100.25%
6125 R2R 2018 Dairy Plains Rd - Western Creek	\$0.00	\$432,803.69	\$432,803.69	\$432,000.00	-\$803.69	100.19%
6138 Lansdowne Pl - Deloraine	\$0.00	\$12,740.04	\$12,740.04	\$13,000.00	\$259.96	98.00%
6171 Liena Rd - Liena	\$11,614.47	\$24,356.19	\$35,970.66	\$40,000.00	\$4,029.34	89.93%
6172 Gulf Rd - Liffey	\$298,007.65	\$854,799.99	\$1,152,807.64	\$1,152,000.00	-\$807.64	100.07%
6176 Meander Main Rd - Meander	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	0.00%
6195 R2R 2018 Gannons Hill Rd - Moltema	\$0.00	\$161,669.17	\$161,669.17	\$160,000.00	-\$1,669.17	101.04%
6223 Dynans Bridge Rd - Weegen	\$1,533.25	\$0.00	\$1,533.25	\$2,000.00	\$466.75	76.66%
6224 R2R 2018 Weegen Rd - Weegen	\$0.00	\$114,703.06	\$114,703.06	\$114,000.00	-\$703.06	100.62%
6247 Whitemore Rd - Whitemore	\$0.00	\$49,485.27	\$49,485.27	\$45,000.00	-\$4,485.27	109.97%
6259 Blackspot Railton Rd, Kimberley	\$16,272.68	\$450,288.60	\$466,561.28	\$500,000.00	\$33,438.72	93.31%
6272 East Barrack St - Deloraine	\$0.00	\$32,203.07	\$32,203.07	\$32,000.00	-\$203.07	100.63%
6276 Westbury Rd - Prospect: Transport Study Projects	\$0.00	\$0.00	\$0.00	\$1,609,500.00	\$1,609,500.00	0.00%
6283 Westbury Rd - Cycling Lanes 13/14	\$15,873.50	\$1,621.62	\$17,495.12	\$50,000.00	\$32,504.88	34.99%
6284 New Footpath Developments - Westbury 15/16	\$0.00	\$0.00	\$0.00	\$115,668.00	\$115,668.00	0.00%
6285 New Footpath Developments - Blackstone	\$0.00	\$15,789.86	\$15,789.86	\$393,500.00	\$377,710.14	4.01%
6288 Westbury Rd - PVP Entrance Roundabout 15/16	\$38,214.17	\$12,381.60	\$50,595.77	\$50,000.00	-\$595.77	101.19%
6289 Mt Leslie Rd - St Patricks Parking Improvements 16/17	\$45,116.07	\$500.50	\$45,616.57	\$215,000.00	\$169,383.43	21.22%
6294 Westbury Roads Connectivity Program 16/17	\$0.00	\$0.00	\$0.00	\$258,500.00	\$258,500.00	0.00%
6295 Railton Road - Underpass	\$0.00	\$282.61	\$282.61	\$50,000.00	\$49,717.39	0.57%
6695 Nutt Street - Deloraine	\$0.00	\$300.39	\$300.39	\$45,000.00	\$44,699.61	0.67%
201 - Roads and Streets Sub Total	\$444,234.49	\$2,818,329.95	\$3,262,564.44	\$6,266,518.00	\$3,003,953.56	52.06%

Capital Project Report

2018 Financial Year



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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
210 - Bridges						
5204 Liffey River Liffey/Bracknell	\$27,882.33	\$23,005.41	\$50,887.74	\$51,000.00	\$112.26	99.78%
5205 Liffey River Pitts Lane	\$0.00	\$12,867.61	\$12,867.61	\$12,400.00	-\$467.61	103.77%
5228 Mersey River Liena Road	\$0.00	\$81,935.58	\$81,935.58	\$100,000.00	\$18,064.42	81.94%
5237 Ration Tree Creek Echo Valley Road 16/17	\$0.00	\$892.46	\$892.46	\$260,000.00	\$259,107.54	0.34%
5247 R2R 2018 Western Creek Fellows Road	\$2,055.30	\$7,241.50	\$9,296.80	\$60,000.00	\$50,703.20	15.49%
5266 Un-Named Creek R/Vale-Selbourne	\$37.59	\$9,100.97	\$9,138.56	\$10,000.00	\$861.44	91.39%
5267 R2R 2018 Western Creek Montana Road	\$4,930.64	\$193,643.45	\$198,574.09	\$199,000.00	\$425.91	99.79%
5279 Dry Creek Mayberry Road	\$24.16	\$72,901.82	\$72,925.98	\$18,000.00	-\$54,925.98	405.14%
5290 Mersey River Union Bridge Road	\$1,555,453.34	\$1,268,202.53	\$2,823,655.87	\$2,489,800.00	-\$333,855.87	113.41%
5348 Cubits Creek Western Creek Road	\$37.59	\$3,510.36	\$3,547.95	\$5,000.00	\$1,452.05	70.96%
5363 Allsops Creek Bankton Road	\$0.00	\$5,527.13	\$5,527.13	\$80,000.00	\$74,472.87	6.91%
5364 Dalebrook River Bankton Road	\$0.00	\$9,335.83	\$9,335.83	\$0.00	-\$9,335.83	0.00%
5369 Myrtle Creek Myrtle Creek Road	\$4,773.09	\$0.00	\$4,773.09	\$0.00	-\$4,773.09	0.00%
210 - Bridges Sub Total	\$1,595,194.04	\$1,688,164.65	\$3,283,358.69	\$3,285,200.00	\$1,841.31	99.94%
200 - Roads Streets and Bridges Sub Total	\$2,039,428.53	\$4,506,494.60	\$6,545,923.13	\$9,551,718.00	\$3,005,794.87	68.53%
Health and Community Welfare						
310 - Animal Control						
6705 Westbury Council Offices - Dog Pens & Parking	\$0.00	\$127.46	\$127.46	\$15,000.00	\$14,872.54	0.85%
310 - Animal Control Sub Total	\$0.00	\$127.46	\$127.46	\$15,000.00	\$14,872.54	0.85%
315 - Cemeteries						
6306 Deloraine Lawn Cemetery Seating, Bins & Garden 16/17	\$0.00	\$0.00	\$0.00	\$28,700.00	\$28,700.00	0.00%
6308 Deloraine Lawn Cemetery Shelter 16/17	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
315 - Cemeteries Sub Total	\$0.00	\$0.00	\$0.00	\$43,700.00	\$43,700.00	0.00%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
316 - Community Amenities						
6520 Public Wifi at Council Buildings Project 15/16	\$4,149.97	\$3,503.69	\$7,653.66	\$45,000.00	\$37,346.34	17.01%
6521 Westbury Rec Grd - Public Toilets 15/16	\$14,416.32	\$111,793.17	\$126,209.49	\$126,000.00	-\$209.49	100.17%
6522 Main St, Hadspen - Bus Shelter 16/17	\$2,770.98	\$20,114.10	\$22,885.08	\$23,000.00	\$114.92	99.50%
6523 CCTV Security Cameras Westbury & Deloraine	\$0.00	\$2,169.77	\$2,169.77	\$60,000.00	\$57,830.23	3.62%
316 - Community Amenities Sub Total	\$21,337.27	\$137,580.73	\$158,918.00	\$254,000.00	\$95,082.00	62.57%
317 - Street Lighting						
6551 Northern Lights - LED Street Light Replacement	\$0.00	\$27,435.55	\$27,435.55	\$340,800.00	\$313,364.45	8.05%
317 - Street Lighting Sub Total	\$0.00	\$27,435.55	\$27,435.55	\$340,800.00	\$313,364.45	8.05%
321 - Tourism & Area Promotion						
7831 Folk Museum - Rising Damp Corrective Works	\$6,486.40	\$1,564.70	\$8,051.10	\$100,000.00	\$91,948.90	8.05%
7832 Westbury Sihlouette Trail Lighting	\$1,306.70	\$0.00	\$1,306.70	\$5,000.00	\$3,693.30	26.13%
321 - Tourism & Area Promotion Sub Total	\$7,793.10	\$1,564.70	\$9,357.80	\$105,000.00	\$95,642.20	8.91%
322 - Economic Services						
7851 HUGAP Sewerage Infrastructure Design	\$194,329.27	\$74,953.71	\$269,282.98	\$268,800.00	-\$482.98	100.18%
7852 HUGAP Water Infrastructure Design	\$27,617.26	\$4,410.19	\$32,027.45	\$29,700.00	-\$2,327.45	107.84%
7853 HUGAP Electrical Load Design	\$19,638.58	\$115.38	\$19,753.96	\$20,700.00	\$946.04	95.43%
7854 HUGAP Road Infrastructure	\$18,550.95	\$31,915.15	\$50,466.10	\$50,000.00	-\$466.10	100.93%
7855 HUGAP Stormwater Infrastructure	\$1,797.92	\$16,616.42	\$18,414.34	\$18,000.00	-\$414.34	102.30%
322 - Economic Services Sub Total	\$261,933.98	\$128,010.85	\$389,944.83	\$387,200.00	-\$2,744.83	100.71%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
335 - Household Waste						
6602 Westbury Land fill Site	\$0.00	\$18,553.86	\$18,553.86	\$110,800.00	\$92,246.14	16.75%
6605 Mobile Garbage Bins	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	0.00%
6611 Mobile Organics Bins	\$12,717.56	\$3,847.66	\$16,565.22	\$300,000.00	\$283,434.78	5.52%
6612 Design of Cluan Tip Rehabilitation 16/17	\$30,699.87	\$12.39	\$30,712.26	\$31,000.00	\$287.74	99.07%
6614 Deloraine Landfill - Security Fence	\$0.00	\$27,950.49	\$27,950.49	\$28,000.00	\$49.51	99.82%
335 - Household Waste Sub Total	\$43,417.43	\$50,364.40	\$93,781.83	\$499,800.00	\$406,018.17	18.76%
351 - Storm Water Drainage						
6402 Percy St, Carrick - Stormwater	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	0.00%
6404 East St, Carrick Stormwater	\$0.00	\$6,190.06	\$6,190.06	\$20,000.00	\$13,809.94	30.95%
6405 Elizabeth St Bracknell Stormwater	\$0.00	\$20,029.52	\$20,029.52	\$20,000.00	-\$29.52	100.15%
6406 Louisa St Bracknell Stormwater	\$0.00	\$13,997.71	\$13,997.71	\$14,000.00	\$2.29	99.98%
6409 West Barrack St, Deloraine - Stormwater	\$0.00	\$11,864.94	\$11,864.94	\$12,000.00	\$135.06	98.87%
6410 Joscelyn St, Hagley - Stormwater	\$0.00	\$21,500.83	\$21,500.83	\$30,000.00	\$8,499.17	71.67%
6411 Lonsdale Lane, Westbury - Stormwater	\$0.00	\$28,907.18	\$28,907.18	\$40,000.00	\$11,092.82	72.27%
6414 Winifred-Jane Cres, Hadspen - Stormwater 14/15	\$7,335.10	\$0.00	\$7,335.10	\$8,000.00	\$664.90	91.69%
6417 Tyler House, Prospect - Stormwater 14/15	\$4,447.88	\$7,563.62	\$12,011.50	\$12,000.00	-\$11.50	100.10%
6418 West Goderich St, Deloraine - Stormwater	\$0.00	\$12,039.24	\$12,039.24	\$12,000.00	-\$39.24	100.33%
6431 Dexter St, Westbury - Stormwater	\$6,249.13	\$69,622.15	\$75,871.28	\$80,000.00	\$4,128.72	94.84%
6433 Jane St, Bracknell Stormwater 15/16	\$0.00	\$4,167.65	\$4,167.65	\$4,000.00	-\$167.65	104.19%
6460 Henrietta St Bracknell Stormwater	\$0.00	\$10,927.88	\$10,927.88	\$11,000.00	\$72.12	99.34%
6470 William St Westbury - Stormwater 16/17	\$971.00	\$12,449.12	\$13,420.12	\$14,000.00	\$579.88	95.86%
6479 Kipling Cr - Hadspen Stormwater 15/16	\$7,806.49	\$0.00	\$7,806.49	\$35,100.00	\$27,293.51	22.24%
6489 Liffey St Carrick Stormwater	\$76,065.98	\$27.00	\$76,092.98	\$75,800.00	-\$292.98	100.39%
6490 Deloraine Community Complex – Stormwater Improvements	\$6,877.39	\$340.03	\$7,217.42	\$8,000.00	\$782.58	90.22%
6491 Clayton Place, Deloraine - Stormwater	\$4,433.41	\$59,977.32	\$64,410.73	\$72,000.00	\$7,589.27	89.46%
6493 Gulf Rd, Liffey - Stormwater	\$0.00	\$23,922.05	\$23,922.05	\$24,000.00	\$77.95	99.68%
6494 Side Entry Pit Replacements 15/16	\$3,091.43	\$8,749.95	\$11,841.38	\$12,000.00	\$158.62	98.68%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
6495 Urban Stormwater Drainage – Program Budget	\$0.00	\$0.00	\$0.00	\$41,700.00	\$41,700.00	0.00%
6496 Open Drain Program, Blackstone Heights 15/16	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
6497 Open Drain Program, Carrick	\$0.00	\$0.00	\$0.00	\$26,200.00	\$26,200.00	0.00%
6498 Open Drain Program, Westbury	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	0.00%
351 - Storm Water Drainage Sub Total	\$117,277.81	\$312,276.25	\$429,554.06	\$726,800.00	\$297,245.94	59.10%
300 - Health and Community Welfare Sub Total	\$451,759.59	\$657,359.94	\$1,109,119.53	\$2,372,300.00	\$1,263,180.47	46.75%

Recreation and Culture

505 - Public Halls

7428 Bracknell Hall - Bracing Building Structure 16/17	\$4,203.08	\$303.77	\$4,506.85	\$5,000.00	\$493.15	90.14%
7433 Selbourne Hall - Re-wiring	\$0.00	\$14,498.51	\$14,498.51	\$15,000.00	\$501.49	96.66%
7434 Selbourne Hall - Roofing Of Entrance	\$0.00	\$11,168.97	\$11,168.97	\$11,200.00	\$31.03	99.72%
7435 Meander Hall - Partial Roof Replacement	\$0.00	\$20,293.77	\$20,293.77	\$20,300.00	\$6.23	99.97%
505 - Public Halls Sub Total	\$4,203.08	\$46,265.02	\$50,468.10	\$51,500.00	\$1,031.90	98.00%

515 - Swimming Pools and Other

7505 Caveside Pool Replace Fence	\$0.00	\$389.11	\$389.11	\$22,000.00	\$21,610.89	1.77%
515 - Swimming Pools and Other Sub Total	\$0.00	\$389.11	\$389.11	\$22,000.00	\$21,610.89	1.77%

525 - Recreation Grounds & Sports Facilities

7610 Westbury Sports Ctr - Electrical Upgrade	\$0.00	\$12.39	\$12.39	\$22,000.00	\$21,987.61	0.06%
7649 Deloraine Community Complex - Male Changeroom Refurb. 16/17	\$6,451.38	\$65,022.09	\$71,473.47	\$70,000.00	-\$1,473.47	102.10%
7667 Westbury Rec Ground - New Function Ctr Development	\$0.00	\$2,054.42	\$2,054.42	\$0.00	-\$2,054.42	0.00%
7668 Westbury Rec Ground - Building Design & Upgrade 14/15	\$130,566.38	\$20,783.73	\$151,350.11	\$1,148,781.00	\$997,430.89	13.17%

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	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
7669 Westbury Rec Grd - Bus Shelter & BBQ 15/16	\$6,135.09	\$49,516.94	\$55,652.03	\$56,000.00	\$347.97	99.38%
7671 PVP Development Plan - Sportsgrounds Upgrade	\$0.00	\$0.00	\$0.00	\$124,900.00	\$124,900.00	0.00%
7678 PVP Main Access & Parking 15/16	\$96,299.00	\$3,001.06	\$99,300.06	\$100,000.00	\$699.94	99.30%
7681 Carrick Cenotaph Refurbishment	\$0.00	\$8,359.91	\$8,359.91	\$6,000.00	-\$2,359.91	139.33%
7685 PVP - Solar Photovoltaic Panel and Battery Storage System	\$0.00	\$14,167.63	\$14,167.63	\$14,800.00	\$632.37	95.73%
7686 Westbury Skate Park - Drinking Fountain	\$0.00	\$9,881.82	\$9,881.82	\$10,000.00	\$118.18	98.82%
7687 PVP AFL & Soccer Sports Lighting	\$0.00	\$23,923.04	\$23,923.04	\$152,100.00	\$128,176.96	15.73%
525 - Recreation Grounds & Sports Facilities Sub Total	\$239,451.85	\$196,723.03	\$436,174.88	\$1,704,581.00	\$1,268,406.12	25.59%
545 - Sundry Cultural Activities						
7908 MVPAC Roof Renewal 16/17	\$1,014.86	\$12.39	\$1,027.25	\$60,000.00	\$58,972.75	1.71%
545 - Sundry Cultural Activities Sub Total	\$1,014.86	\$12.39	\$1,027.25	\$60,000.00	\$58,972.75	1.71%
565 - Parks and Reserves						
8011 Blackstone Wetlands Footbridge (No.453) 16/17	\$0.00	\$1,158.72	\$1,158.72	\$40,000.00	\$38,841.28	2.90%
8012 Deloraine Train Park - Play Equip/Retaining Wall 16/17	\$0.00	\$26,236.23	\$26,236.23	\$44,800.00	\$18,563.77	58.56%
8014 Deloraine Riverbank - New Walkway at Cenotaph	\$0.00	\$8,876.68	\$8,876.68	\$60,000.00	\$51,123.32	14.79%
8015 Pitcher Parade Dog Run Improvements	\$0.00	\$465.92	\$465.92	\$24,000.00	\$23,534.08	1.94%
8017 Deloraine Rotary Park - Relocate Mountain Man	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	0.00%
8018 Chudleigh Memorial Hall - Playground Renewal	\$0.00	\$31,436.40	\$31,436.40	\$30,000.00	-\$1,436.40	104.79%
8019 Westbury Village Green - Table & Seating	\$0.00	\$31,948.49	\$31,948.49	\$30,000.00	-\$1,948.49	106.49%
8020 Bordin St Reserve - Park Improvements	\$0.00	\$56,498.24	\$56,498.24	\$65,000.00	\$8,501.76	86.92%
8024 West Parade Carpark - Install New Light	\$0.00	\$61.98	\$61.98	\$15,000.00	\$14,938.02	0.41%
8027 Molecombe Dr, Prospect - Playground Renewal	\$0.00	\$22,817.70	\$22,817.70	\$25,000.00	\$2,182.30	91.27%
8031 Deloraine Riverbank - Walkway Renewal 16/17	\$18,644.90	\$25,180.28	\$43,825.18	\$44,000.00	\$174.82	99.60%
8053 Blackstone Park - Sale of Public Land	\$1,369.78	\$0.00	\$1,369.78	\$0.00	-\$1,369.78	0.00%
8054 Mace St Reserve - Disposal Costs 14/15	\$738.18	\$4,370.00	\$5,108.18	\$0.00	-\$5,108.18	0.00%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
8057 Hadspen Development Reserve Land Purchase 16/17	\$0.00	\$0.00	\$0.00	\$260,000.00	\$260,000.00	0.00%
8064 MVPAC Reserve - New Handrail	\$0.00	\$5,009.36	\$5,009.36	\$5,000.00	-\$9.36	100.19%
8079 Hadspen Lions Park - Erosion Control & Landscaping	\$0.00	\$17,601.33	\$17,601.33	\$50,000.00	\$32,398.67	35.20%
8094 Deloraine Train Park - Drinking Fountain	\$0.00	\$6,412.10	\$6,412.10	\$7,000.00	\$587.90	91.60%
8095 Molecombe Dr, Prospect - New Walkway	\$0.00	\$20,137.22	\$20,137.22	\$20,000.00	-\$137.22	100.69%
8096 Carrick Cenotaph - New Light Pole	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	0.00%
565 - Parks and Reserves Sub Total	\$20,752.86	\$258,210.65	\$278,963.51	\$734,800.00	\$455,836.49	37.96%
500 - Recreation and Culture Sub Total	\$265,422.65	\$501,600.20	\$767,022.85	\$2,572,881.00	\$1,805,858.15	29.81%

Unallocated and Unclassified

625 - Management and Indirect O/Heads

8803 Minor Plant Purchases	\$0.00	\$21,864.69	\$21,864.69	\$37,800.00	\$15,935.31	57.84%
8814 Deloraine Works Depot - Flooring & Heating	\$0.00	\$3,599.18	\$3,599.18	\$5,000.00	\$1,400.82	71.98%
625 - Management and Indirect O/Heads Sub Total	\$0.00	\$25,463.87	\$25,463.87	\$42,800.00	\$17,336.13	59.50%

655 - Plant Working

8701 4.5 Tonne Truck (Plant 926)	\$0.00	\$56,216.82	\$56,216.82	\$57,000.00	\$783.18	98.63%
8705 Truck Replacement (Plant 931)	\$0.00	\$62,560.64	\$62,560.64	\$63,000.00	\$439.36	99.30%
8713 Trailer 13t (New Plant)	\$0.00	\$29,942.00	\$29,942.00	\$30,000.00	\$58.00	99.81%
8716 Ute CSR	\$0.00	\$17,736.24	\$17,736.24	\$18,000.00	\$263.76	98.53%
8717 Flocon Hotmix Truck (Plant 916) 16/17	\$0.00	\$225,366.42	\$225,366.42	\$226,000.00	\$633.58	99.72%
8726 4.5 Tonne Tip Truck (No.975)	\$0.00	\$63,121.73	\$63,121.73	\$65,000.00	\$1,878.27	97.11%
8732 Reel Mower (New Plant)	\$0.00	\$22,727.27	\$22,727.27	\$23,000.00	\$272.73	98.81%
8733 Tractor Replacement (Plant 800)	\$0.00	\$74,546.51	\$74,546.51	\$75,000.00	\$453.49	99.40%
8738 Dual Cab Ute (No.212)	\$0.00	\$26,536.42	\$26,536.42	\$27,000.00	\$463.58	98.28%
655 - Plant Working Sub Total	\$0.00	\$578,754.05	\$578,754.05	\$584,000.00	\$5,245.95	99.10%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
675 - Other Unallocated Transactions						
8707 Fleet Vehicle Purchases	\$0.00	\$28,356.96	\$28,356.96	\$86,000.00	\$57,643.04	32.97%
675 - Other Unallocated Transactions Sub Total	\$0.00	\$28,356.96	\$28,356.96	\$86,000.00	\$57,643.04	32.97%
600 - Unallocated and Unclassified Sub Total	\$0.00	\$632,574.88	\$632,574.88	\$712,800.00	\$80,225.12	88.75%
Total Capital Project Expenditure	\$2,802,091.47	\$6,349,525.13	\$9,151,616.60	\$15,463,199.00	\$6,311,582.40	59.18%

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	<i>Actual Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5722 Franklin St - Westbury	\$43,097.73	\$0.00	-\$43,097.73	0.00%
5750 Alport St - Kimberley	\$3,969.47	\$0.00	-\$3,969.47	0.00%
5767 Johnstones Lane - Deloraine	\$6,135.93	\$0.00	-\$6,135.93	0.00%
5770 Settlers Road - KIMBERLEY	\$93.83	\$0.00	-\$93.83	0.00%
5800 Bay View Drive - Blackstone Heights	\$115,014.29	\$0.00	-\$115,014.29	0.00%
5801 Baker Ct - Blackstone Heights	\$47,166.54	\$0.00	-\$47,166.54	0.00%
5823 Glover Av - Blackstone Heights	\$184.22	\$0.00	-\$184.22	0.00%
5825 Emu Bay Rd - Deloraine	\$58,194.12	\$0.00	-\$58,194.12	0.00%
5826 Church St West - Deloraine	\$6,433.73	\$0.00	-\$6,433.73	0.00%
5827 Barrack St East - Deloraine	\$23,610.25	\$0.00	-\$23,610.25	0.00%
5828 Barrack St West - Deloraine	\$16,212.96	\$0.00	-\$16,212.96	0.00%
5854 Weston St - Deloraine	\$10,339.44	\$0.00	-\$10,339.44	0.00%
5857 Church St East - Deloraine	\$1,299.93	\$0.00	-\$1,299.93	0.00%
5858 Gleadow St - Deloraine	\$9,014.03	\$0.00	-\$9,014.03	0.00%
5888 Winifred Jane Cres - Hadspen	\$8,510.75	\$0.00	-\$8,510.75	0.00%
5899 Mace St - Prospect Vale	\$120,309.24	\$0.00	-\$120,309.24	0.00%
5904 Lola Ct - Prospect Vale	\$9,562.78	\$0.00	-\$9,562.78	0.00%
5972 Lonsdale Prom - Westbury	\$2,644.71	\$0.00	-\$2,644.71	0.00%
5984 Old Bass Highway - Carrick	\$12,636.30	\$0.00	-\$12,636.30	0.00%
5990 Meander Valley Road - Deloraine	\$28,111.44	\$0.00	-\$28,111.44	0.00%
6100 Priestleys Lane - Birralee	\$44,749.13	\$0.00	-\$44,749.13	0.00%
6110 Bridgenorth Rd - Bridgenorth	\$516.08	\$0.00	-\$516.08	0.00%
6113 Caveside Rd - Caveside	\$30,068.89	\$0.00	-\$30,068.89	0.00%
6124 Cluan Rd - Cluan	\$104.06	\$0.00	-\$104.06	0.00%
6136 Dunhams Rd - Deloraine	\$27,935.83	\$0.00	-\$27,935.83	0.00%
6141 Dunorlan Rd - Dunorlan	\$105,295.10	\$0.00	-\$105,295.10	0.00%
6165 Warm Springs Rd - Kimberley	\$7,153.99	\$0.00	-\$7,153.99	0.00%
6166 Morrison St - Kimberley	\$18,255.29	\$0.00	-\$18,255.29	0.00%
6195 R2R 2018 Gannons Hill Rd - Moltema	\$64,119.38	\$0.00	-\$64,119.38	0.00%
6202 Avenue - Parkham	\$4,131.34	\$0.00	-\$4,131.34	0.00%
6207 Quamby Brook Rd - Quamby Brook	\$55,216.67	\$0.00	-\$55,216.67	0.00%
6214 R2R 2018 Selbourne Rd - Selbourne	\$33,766.32	\$0.00	-\$33,766.32	0.00%
6224 R2R 2018 Weegen Rd - Weegen	\$54,555.64	\$0.00	-\$54,555.64	0.00%
6247 Whitmore Rd - Whitmore	\$44,095.84	\$0.00	-\$44,095.84	0.00%
6259 Blackspot Railton Rd, Kimberley	\$24,457.21	\$0.00	-\$24,457.21	0.00%
6299 Reseals General Budget Allocation	\$0.00	\$1,197,600.00	\$1,197,600.00	0.00%
201 - Roads and Streets Sub Total	\$1,036,962.46	\$1,197,600.00	\$160,637.54	86.59%
Capital Resealing Projects - Grand Total	\$1,036,962.46	\$1,197,600.00	\$160,637.54	86.59%

Capital Gravelling Report

2018 Financial Year



28-Mar-2018 20:03:25

	<i>Actual Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5670 Avenue - Parkham	\$234.33	\$0.00	-\$234.33	0.00%
5799 Gravel Resheeting General Budget Alloc	\$0.00	\$200,000.00	\$200,000.00	0.00%
201 - Roads and Streets Sub Total	\$234.33	\$200,000.00	\$199,765.67	0.12%
Capital Gravelling Expenditure Total	\$234.33	\$200,000.00	\$199,765.67	0.12%

Meander Valley Council Cash Reconciliation as at 31-March-2018

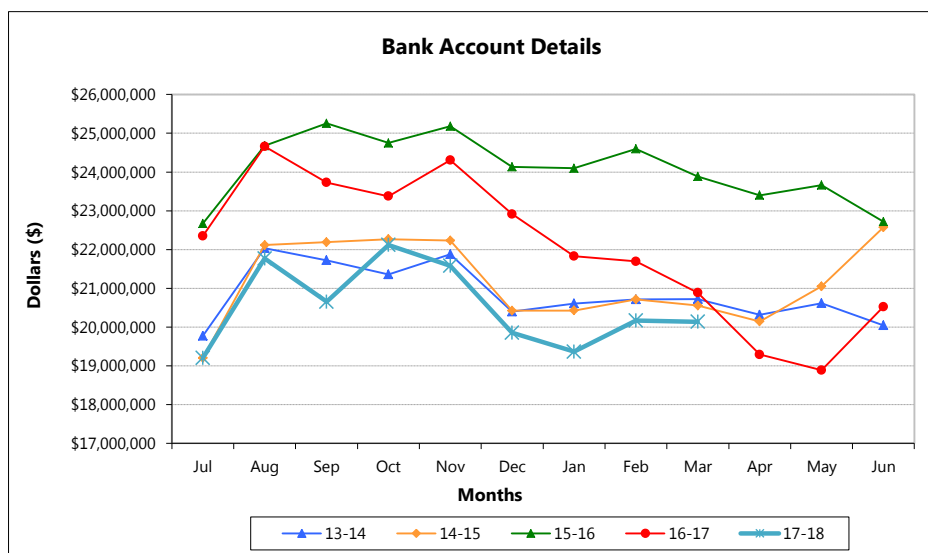
	2017-18	2016-17
Balance Carried Forward from previous Year	\$ 20,521,466	\$ 22,723,207
Add Deposits	\$ 20,118,384	\$ 19,605,938
Less Payments	-\$ 20,292,598	-\$ 21,441,063
Balance as per Bank Account	\$ 20,347,253	\$ 20,888,082

Made up of:	Amount	Interest Rate
Cash at Bank	469,024	0.75%
Bankwest at Call Account	100,000	1.75%
Westpac Bank Cash Management Account	1,500,904	2.00%
Commonwealth Bank at Call Account	100	0.70%
National Bank	1,877,762	2.50%
Westpac Bank	3,000,000	2.57-2.62%
Bendigo Bank	4,264,700	2.60-2.70%
Defence Bank	1,000,000	2.75%
MyState Financial	4,133,119	2.70-2.75%
Bankwest	2,001,644	2.20-2.50%
Bank of Us	1,000,000	2.65%
Bank of Sydney	1,000,000	2.55%

\$ 20,347,253

Less expenditure commitments:	
2018 Operating expenditure outstanding	-4,581,263
2018 Capital expenditure outstanding	-6,671,986
Add assets:	
2018 Operating income outstanding	1,978,048
2018 Estimated rate debtors outstanding	1,729,046
Estimated Commonwealth Flood Reimbursement	1,974,905
Part 5 agreement amounts receivable	795,514
2017 Audited loans receivable	3,600,000
Less liabilities:	
2017 Audited tip rehabilitation	-3,445,079
2017 Audited employee leave provisions	-1,606,714
2017 Audited loans payable	-3,600,000

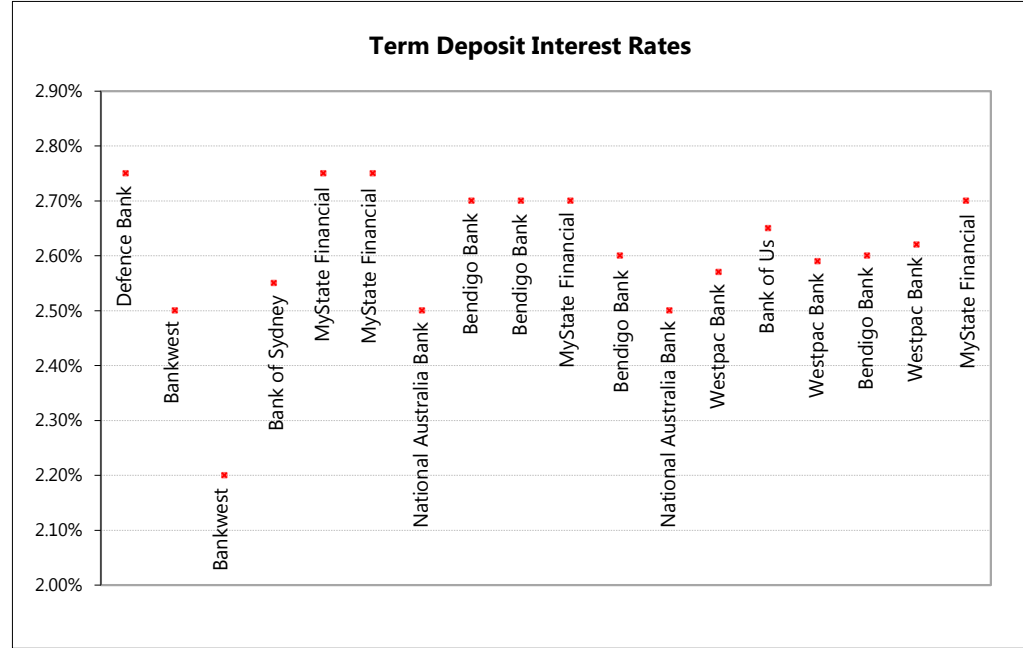
Adjusted Cash Balance **\$ 10,519,724**



Date: 31-March-2018

Institution	Deposit	Rate %	Entered	Due
Defence Bank	1,000,000	2.75%	8/04/2017	8/04/2018
Bankwest	1,000,000	2.50%	16/01/2018	16/04/2018
Bankwest	1,001,644	2.20%	9/03/2018	8/05/2018
Bank of Sydney	1,000,000	2.55%	13/03/2018	12/06/2018
MyState Financial	1,000,000	2.75%	12/06/2017	12/06/2018
MyState Financial	1,000,000	2.75%	15/06/2017	15/06/2018
National Australia Bank	834,034	2.50%	28/09/2017	28/06/2018
Bendigo Bank	1,000,000	2.70%	12/07/2017	12/07/2018
Bendigo Bank	1,000,000	2.70%	18/07/2017	18/07/2018
MyState Financial	1,133,119	2.70%	28/08/2017	28/08/2018
Bendigo Bank	1,027,500	2.60%	14/09/2017	14/09/2018
National Australia Bank	1,043,727	2.50%	29/10/2017	29/10/2018
Westpac Bank	1,000,000	2.57%	27/11/2017	27/11/2018
Bank of Us	1,000,000	2.65%	8/12/2017	7/12/2018
Westpac Bank	1,000,000	2.59%	14/12/2017	14/12/2018
Bendigo Bank	1,237,200	2.60%	15/12/2017	17/12/2018
Westpac Bank	1,000,000	2.62%	17/01/2018	17/01/2019
MyState Financial	1,000,000	2.70%	2/03/2018	2/03/2019

\$ 18,277,225

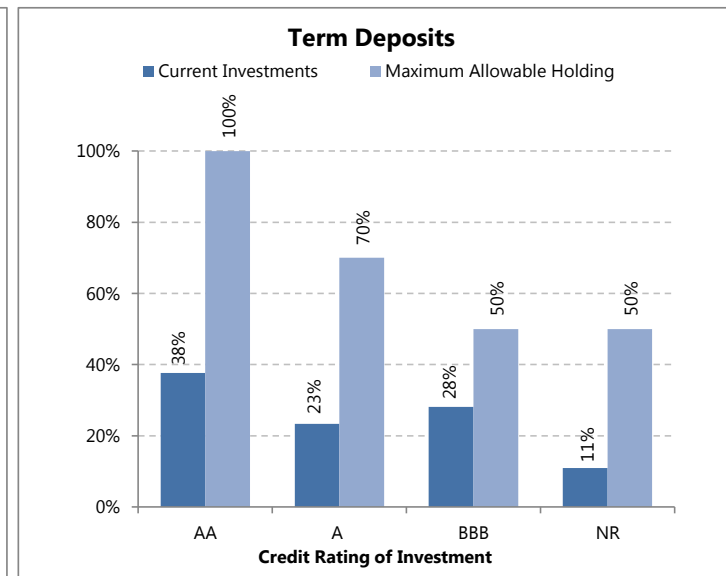
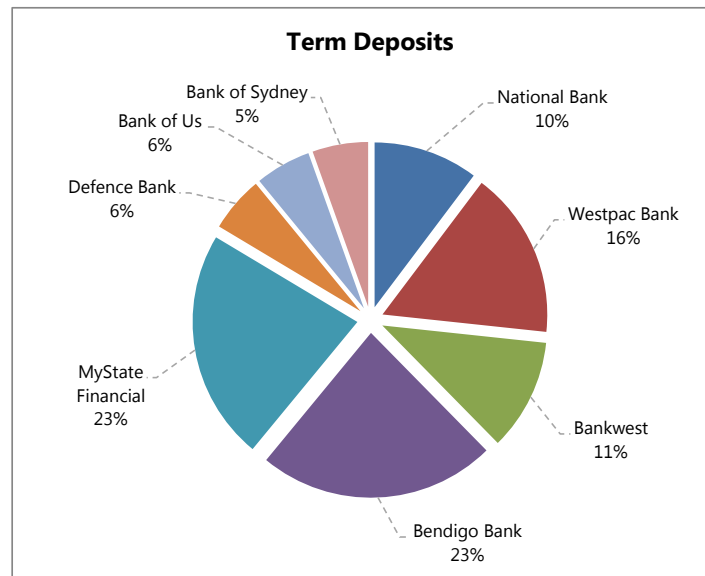


Average Interest Rate 2.61%

Term Deposits with institutions

Institution	Credit Rating	Amount
National Bank	AA	1,877,762
Westpac Bank	AA	3,000,000
Bankwest	AA	2,001,644
Bendigo Bank	A	4,264,700
MyState Financial	BBB	4,133,119
Defence Bank	BBB	1,000,000
Bank of Us	NR	1,000,000
Bank of Sydney	NR	1,000,000

\$ 18,277,225



INFRA 1 REVIEW OF POLICY NO. 66 – BONDS AND BANK GUARANTEES- SUBDIVISIONS

1) Introduction

The purpose of this report is for Council to review Policy No. 66 – Bonds and Bank Guarantees – Subdivisions.

2) Background

Policy No. 66 provides guidance about managing the completion of public infrastructure in new subdivisions.

The policy provides for Council to seal a subdivision plan before the completion of all infrastructure. This is subject to a bond and bank guarantee being provided to Council by the land developer as financial security to complete the outstanding infrastructure work.

This approach allows the developer to generate financial return during the development of the subdivision through the sale of land, but protects both Council and future land owners against a failure of the developer to deliver infrastructure to the required standard.

3) Strategic/Annual Plan Conformance

The Annual Plan provides for the review of this Policy in the June 2018 quarter

4) Policy Implications

The process of policy review ensures that policies remain up to date and relevant.

5) Statutory Requirements

Local Government (Building and Miscellaneous Provisions) Act 1993

6) Risk Management

Council is exposed to potential financial risk if infrastructure is not completed by developers.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Not applicable.

10) Alternative Options

Council can elect to amend or discontinue the existing Policy.

11) Officers Comments

It is recommended that the Policy is renamed from Bonds and Bank Guarantees – Subdivisions, to Security for Incomplete Works in Subdivisions.

The Policy continues to operate effectively, and it provides the opportunity for Council to support developers whilst protecting Council against the risk of a developer not completing infrastructure work to the required standard.

It is recommended that the Policy is continued subject to amendments as highlighted. The key change is to remove reference to the Land Use Planning and Approval Act 1993, as the Local Government (Building and Miscellaneous Provisions) Act 1993 provides the legislative framework for the application of security. The attached amended document was provided to the Council Audit Panel Meeting on 27 February. No further alterations were suggested by the Audit Panel.

AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Council confirms the continuation of the renamed Policy 66 - Security for Incomplete Works in Subdivisions, amended as follows:



POLICY MANUAL

Policy Number: 66
Works—in Subdivisions

Bonds & Bank GuaranteesSecurity for Incomplete

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Purpose: The purpose of this Policy is to outline the application of ~~bonds and bank guarantees~~security in relation to ~~subdivisions—containing—~~incomplete infrastructure works in subdivisions.

Department: ~~Development~~Infrastructure Services
Author: ~~Martin Gill~~Dino De Paoli, Director

Council Meeting Date: ~~10 April 2018~~ 9 June 2015
Minute Number: ~~322/2015~~

Next Review Date: ~~June 2018~~ April 2022

POLICY

1. Definitions

~~Guarantee~~Security: Security in the form of ~~cash~~ bond or bond and bank guarantee.
~~Infrastructure:~~ Assets including, but not limited to, roads, stormwater drainage, footpaths, driveways and public lighting.

2. Objective

The objective of this policy is to ensure ~~essential~~ infrastructure is completed in subdivisions at an appropriate point in time considering the level of occupancy of prior to occupancy of dwellingspremises.

3. Scope

The policy shall apply to all approved subdivision applications. ~~approved by Council when acting as the Planning Authority.~~

4. Policy

1. Where the value of the incomplete infrastructure in subdivisions is less than \$~~1520~~,000 no ~~cash or bond and bank guarantees~~security will be accepted in lieu of the works being completed unless extenuating circumstances are accepted by the Director Infrastructure Services. In addition, the final survey plan will not be sealed by Council until such works are completed to the satisfaction of Council's Engineer.

Policy Name: ~~Bonds & Bank Guarantees~~ Security for incomplete works in Subdivisions

Version 3-4
Page 1



2. ~~For larger subdivisions w~~Where the value of incomplete infrastructure in subdivisions is in excess of \$1520,000 the developer will be required to lodge ~~a security guarantee~~ before the final plan is sealed by Council. In addition, the following conditions will apply:

a) The developer will be allowed 12 months to complete the infrastructure or at an approved point in time as agreed by the Director Infrastructure Services. If the outstanding works are not completed to the satisfaction of Council's Engineer, the security guarantee will be called in to allow Council to complete the outstanding works.

b) ~~When issuing the planning permit for the subdivision, Council may include a condition on the permit that allows Council to require a Part V Agreement that includes the following conditions:~~The value of the security will be an amount equivalent to the estimated cost of outstanding works if constructed 12 months from the date of the agreement plus 50% to cover costs related to indexation of works and Council project management costs.

~~• In the event that the applicant requests Council to seal the final plan of subdivision, or for stages thereof, prior to the installation of all the required infrastructure works to the satisfaction of Council's Engineer. The applicant to provide security in the form of a bond and bank guarantee, to an amount equivalent to the estimated cost of outstanding works if constructed 12 months from the date of the agreement.~~

~~• c)~~ The estimated cost will be determined using the tendered rates for the project or the Rawlinsons Construction Cost Guide or another ~~mutually~~ agreed method for costing.

~~• d)~~ Sealing of the subdivision plan will be subject to the consent of all other relevant authorities.

~~The Part V Agreement is to be lodged with the Recorder of Titles pursuant to the Land titles Act 1980 and a copy is also to be lodged with the Tasmanian Planning Commission.~~

~~e) a) Where the final plan is sealed under guarantee and there is incomplete infrastructure, pursuant to Section 72 of the Building Act 2000, any building permit issued by Council in these circumstances will be conditioned as follows:~~

~~The building must not be occupied and no certificate of occupancy issued until the following infrastructure is completed to the satisfaction of Council's Engineer and Plumbing Surveyor:~~

Policy Name: **Bonds & Bank Guarantees – Security for incomplete works in Subdivisions**

Version **3-4**
Page 2

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- ~~Water~~
- ~~Sewerage~~
- ~~Drainage~~
- ~~Access~~

5. Legislation

~~Land Use Planning and Approval Act 1993;~~

Local Government (Building and Miscellaneous Provisions) Act 1993;

~~Building Act 2000.~~

6. Responsibility

The Director ~~Development~~ Infrastructure Services is responsible for ensuring compliance with the policy.

Policy Name: ~~Bonds & Bank Guarantees –~~ Security for incomplete works in Subdivisions

Version ~~3-4~~
Page 3

DECISION:

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

GOV 2 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 13 March, 2018.

GOV 3 LEAVE OF ABSENCE

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

The meeting moved into Closed Session at x.xxpm

The meeting re-opened to the public at x.xxpm

Cr xxx moved and Cr xxx seconded ***“that the following decisions were taken by Council in Closed Session and are to be released for the public’s information.”***

The meeting closed at

.....
CRAIG PERKINS (MAYOR)