

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 13 February 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 13 February 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 unlikelyhood of an emergency evacuation an alarm will sound and evacuation wardens will assist with the evacuation. When directed, everyone will be required to exit in an orderly fashion through the front doors and go directly to the evacuation point which is in the car-park at the side of the Town Hall.

Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 13 February 2018 at 1.30pm.

PRESENT:**APOLOGIES:****IN ATTENDANCE:****CONFIRMATION OF MINUTES:**

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 16 January, 2018, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
23 January 2018	<ul style="list-style-type: none"> • Policy 67 – Personal Information Policy • Policy 81 – Social Media • Policy 37 – Vegetation Management • State Sports & Recreation Infrastructure Strategy Discussion Paper • Council Community Forums 2018 • Public Meeting – Westbury Recreation Ground Clubroom Development • A conversation with Cr Michael Kelly

ANNOUNCEMENTS BY THE MAYOR:

Tuesday 23 January 2018
Council Workshop

Thursday 25 January 2018
Australia Day Celebration

Tuesday 30 January 2018
Hanging of Jigsaw, Aged Care Deloraine

Saturday 3 February 2018
Official Opening "Tasmanian Love Stories exhibition", Deloraine Creative Studios

Monday 5 February 2018
Ridley "ground breaking", Valley Central

Friday 9 February 2018
TasWater Owners Representative Quarterly Briefing

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 – JANUARY 2018

2. PUBLIC QUESTIONS WITH NOTICE – FEBRUARY 2018

3. PUBLIC QUESTIONS WITHOUT NOTICE – FEBRUARY 2017

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – JANUARY 2018

1.1 Cr Bob Richardson

Some years ago, Council adopted a policy to act as a catalyst for development of education facilities in the eastern section of the municipality (the former Westbury municipal area).

Principal amongst the aims of that policy were:

- establishment of infant and primary school facilities at Hadspen; and
- establishment of secondary (and post-secondary) facilities at, or near, Westbury

(That policy did not include, but probably should have included a review of educational offerings at Blackstone and Prospect Vale, whose population far exceeds Penguin, New Norfolk, Bridgewater-Brighton, Smithton, Latrobe Yet the Education Department has no presence there!)

What progress has Council made with the Tasmanian Education Department, particularly in relation to Council policy regarding Hadspen and, to a lesser extent, Westbury?

Response by Martin Gill, General Manager

At the Ordinary Council Meeting July 2013 Council considered a notice of motion from Councillor Bob Richardson:

“that a working group be formed consisting of Council, community and Tasmanian Government representatives to progress the establishment of a school at Hadspen and in doing so, consider the impact this may have on schools in the area.”

The motion was carried unanimously.

Following the decision Council wrote to the then Minister for Education and Skills the Hon. Nick McKim MP inviting him and representatives from the Department of Education to a meeting to `progress` the Council decision.

The Minister acknowledged the letter stating that he was seeking `advice on the matters raised` and would write to the Mayor as soon as possible.

No correspondence was received prior to the 2014 State Government Election.

Following the State Government Election in 2014 the Hon. Jeremy Rockliff MP assumed the role as the Minister for Education and training. Council secured a meeting with the Minister in late 2015.

In January 2016 Cr Bob Richardson wrote to the General Manager seeking an update on the meeting and referencing the motion he put in July 2013.

The former Director Economic Development and Sustainability provided the following advice:

The initial meeting with the Minister was to clarify a process which would allow for Council to discuss and explore future education requirements for the Meander Valley LGA with the Education Department.

Council was advised to work with the Deputy Secretary Corporate and Business Services at the Department of Education, Mr Rob Williams. The former Director Economic Development and Sustainability made a number of attempts to secure a meeting, but unfortunately, was unable to do so.

Council officers will write to the Department Secretary seeking to re-open discussions.

1.2 Cr Bob Richardson

1. Given the location of the demographic centres in the Meander Valley, and that in the extra-urban section of the municipality there are three approximately equal-sized population centres (namely Deloraine, Westbury/Hagley and Hadspen) and that growth is likely to be concentrated in the area east of Westbury, would it not make sense to concentrate capital works (both local and state government's) nearer the demographic centres?

Response by Martin Gill, General Manager

The concept of the demographic centre is an abstract one and highly dependent on which mathematical, spatial or statistical methodology is utilised. The demographic centre of Melbourne is about 120 metres west of the Glen Iris train station. Five years ago the demographic centre of Melbourne was in Ashburton about 3.5km to the south east. Because it is a conceptual construct a demographic centre is only one part of any analysis that would be utilised to make decisions about the best location for investment.

Meander Valley is a good example of the limitations of nominating a demographic centre. The dispersal of population centres, the spatial and social

links to Launceston, the presence of a central infrastructure spine that facilitates easy movement, are all components that introduce complexity to the notion of a definable demographic centre.

It is too simplistic to treat the Meander Valley local government area as an isolated whole and then determine where the infrastructure should go by nominating a demographic centre.

Could also Council confirm that both Deloraine and Hadspen lie about 15 minutes travel from Westbury?

Response by Martin Gill, General Manager

Westbury to Hadspen – 21min

Westbury to Deloraine – 19min

2. In the past 20 or so years, Westbury and its surrounding postcode district has experienced significant private capital investment, including \$35 to \$40 million residential investment, massive manufacturing investment of tens, if not 100's of millions of dollars, commercial renovations of \$ millions.

Is Council aware that this private investment in Westbury of hundreds of millions of dollars has remained largely totally unmatched by local and state governments?

Response by Martin Gill, General Manager

Council officers cannot confirm the exact amount of private investment over the 20 year period but it would be unusual to expect that government would match private investment amounts or that the level of private investment would be a framework for determining government grant distribution or use of Council resources.

If the same logic to government funding was extended to Prospect Vale for instance, Council would be financially unsustainable within 12 months.

Having said that, the State Government did contribute \$500,000 towards the Valley Central Industrial Development in December 2010. Council has provided support to private investment under Council Policies 76 (Industrial Land Development) and 86 (Industrial Development Incentive). Council has also incurred costs in facilitating private investment.

In terms of capital investment in sporting, cultural and community infrastructure could Council confirm which was the last significant such Council investment in Westbury:

Was it the Westbury Sports Centre, about 45 to 50 years ago? Or was it the Town Hall about 1933 (85 years ago)?

Response by Jonathan Harmey, Director Corporate Services

Council undertakes significant upgrade and renewal of community infrastructure works in the functions of roads, bridges and stormwater each year.

The most recent significant investment in sporting, cultural and community building infrastructure is the Public Toilets, Bus Shelter & BBQ projects at the Westbury Recreation Ground with a current cost of \$181,862 being completed in 2018. The most recent before this was a significant upgrade of the Westbury Historical Society building with a cost of \$125,507 which was completed in June 2011.

With reference to the two buildings listed in the question, the Westbury Sports Centre has an estimated completion date of 1977, a major floor upgrade to the building occurred in 2002. The Westbury Town Hall has an estimated build date of 1933, with flooring/refurbishment work in 2011 and heating upgrades in 2016.

1.3 Cr Bob Richardson

Some time ago I requested that Council inform one of the demographic centres of

- a. the whole municipality, and
- b. the section of the municipality from Hadspen westwards.

I have undertaken a (reasonably) objective analysis of population data and come to the conclusion that:

- i. Municipality's demographic centre is likely to be about at the eastern end of Carrick
- ii. The demographic centre for the area Hadspen west is about Hagley.

Could Council confirm that this is near to being accurate.

Response by Martin Gill - General Manager

The accuracy would depend on the methodology used to determine the population centre. Assuming that the methodology used is the one dimensional median centre where the points to be halved are population aggregates the

demographic centre of Meander Valley would most likely be just west of Carrick.

For the section of the municipality from Hadspen westwards:

- **Including Hadspen – near Exton**
- **Excluding Hadspen- west of the Meander River in Deloraine**

If we use the point of minimum aggregate travel methodology, the point that minimises the sum of distances between the centre and all other points the demographic centre of Meander Valley would be somewhere along Sandy Lane just north west of the Meander Township.

For the section of the municipality west of Hadspen the demographic centre would be somewhere near the corner of Chestnut Road and Creeleys Road in Western Creek.

1.4 Cr Bob Richardson

In about 2006, the grandstand at Westbury Recreation Ground was demolished by Council. The area beneath the grandstand contained home and away team change rooms, including toilets and showers.

It was stated that, at the time of demolition, the building with its attendant change room facilities (and score box) were no longer serviceable.

An unofficial statement provided to me was that to replace that structure would have cost (about 10 years ago) about 1.4 to 2.0 million dollars.

Can this be confirmed as a reasonable ball-park figure?

Presumably the value of the structure had been depreciated to nil at the time of its demolition. Should not this depreciation be allocated towards the proposed change room/community centre structure?

Response by Jonathan Harmey, Director Corporate Services

A building valuation completed 1 February 2005 provided an opinion that the replacement cost of the existing structure was \$200,000 and the market value \$45,000. Additional description of the condition at that time was "Grandstand is in poor order. In its present condition it is unsuitable for public use. The building needs extensive repairs to bring up to a suitable standard. It has not been used for many years."

A reasonable ball-park figure for a replacement structure about ten years ago is unable to be estimated. Council officers were provided with an independent condition survey and structural assessment ten and a half years ago in June 2007 which stated the grandstand could not be structurally certified either at that time, or reinstated to its original condition due to extensive concrete deterioration, failure of the wall and columns. The timber elements had suffered severe deterioration, dry rot and were unstable as a result. Council discussed the removal of the grandstand at the January 2008 meeting.

Council first recognised depreciation in the 1993-94 financial year following the introduction of Australian Accounting Standard 27. Some depreciation would have been recognised on the building between 1994 and 2008. All of the specific details for the structure are not easily accessible, however, it is noted that \$29,105 of depreciation expense was recognised for the grandstand for the seven years between 2002 and 2008. The Market Value of \$45,000 provided in February 2005 was written down to nil following its removal in 2008.

1.5 Cr Bob Richardson

It is noted in the Financial agenda item (January 2018) that our term deposits are allocated as follows:

- in AA rated institutions 37%
- in A-rated institutions 23%
- in BBB rated institutions 34%
- in unrated institutions 5%

ie. in institutions rated less than AA, 63%.

It is acknowledged that the Australian Commonwealth Government has various guarantees in place. However can this, or will this continue, particularly given the Coalition's performance in the past three years by trebling our debt?

***Response by Jonathan Harmey, Director Corporate Services
Council officers place term deposits according to Council Policy 71 (Investment of Surplus Council Funds). There are some guarantees in place by the Australian Commonwealth Government Financial Claims Scheme for authorised deposit-taking institutions. The Scheme is currently in place and we have no indication of the Government policy in the future.***

Could Council please advise what is meant by the institutional ratings of AA, BBB, A and not rated? And who provides these ratings?

Response by Jonathan Harmey, Director Corporate Services
Institutional ratings are an indication of the credit risk of a prospective debtor. Ratings are assigned by credit rating agencies such as Standard & Poor's, Moody's and Fitch. AA, A, BBB and NR (Not Rated) are all long-term credit ratings; the following table provides additional description for each:

Category	Definition
AA	The obligor's capacity to meet its financial commitments on the obligation is very strong.
A	The obligator is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitments on the obligation is still strong.
BBB	The obligator exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the obligor's capacity to meet its financial commitments on the obligation.
NR	This indicates that no rating has been requested, or that there is insufficient information on which to base a rating.

1.6 Cr Bob Richardson

Frequently in Council discussions the word "community" is mentioned. And "vibrant" communities.

A commonly held view is that communities are groups of people in a particular area who work together/interact in the employment, cultural, social, recreational and other activities –from cradle to grave.

Does Council have such a definition of "community"?

Response by Martin Gill - General Manager

In 2013 Council adopted Not a Spectator Sport, A Community Development Framework. The document includes the following statement:

Community is a familiar term that has many complex meanings. For the purposes of this paper it can be expressed as 'interrelating people of all ages living in the same locality under the same government'

Page 4 of the document includes a number of concepts that complement our understanding of vibrant communities including but not limited to:

- **Social capital - networks and shared values**

- **Community engagement – active participation and collaboration**
- **Community capacity-building – strengthening of skills**
- **Sustainable communities – economically, environmentally and socially healthy and resilient**

Communities (of various sizes) also commonly have, or need facilities to enable interactions. Such facilities include educational, health (including government and private), emergency response/safety facilities (including police, SES, ambulance), recreational and cultural/social facilities, and so on.

Will Council initiate a Council workshop to prepare a discussion document for consideration by ratepayers to assist future planning at local, municipal and state levels?

Response by Martin Gill, General Manager

Council has already begun this work; during 2017 Council had three workshops focused on preparing an understanding of each of the local communities by undertaking:

- **A review of population and population changes**
- **A review of capital expenditure in each settlement**
- **An audit of existing facilities in each settlement including government, private, recreational and safety**

This work forms the basis of a discussion document.

1.7 Cr Bob Richardson

Early in 2017 Council officers estimated that the cost of building the Alveston Drive facility would be in the order of \$4.5 million.

Could that be confirmed?

Does that facility have heating and cooling facilities including in the basketball courts section?

Response by Martin Gill, General Manager

The Herron Todd White building valuation report from July 2014 indicated that the building replacement costs for the Alveston Drive complex would be approximately \$4.6M, excluding the sports stadium timber flooring which is valued as a separate asset at approximately \$260K.

The Complex has heating and cooling with the exception of the basketball courts.

1.8 Cr Bob Richardson

May I quote from the Deloraine and Districts Recreation Study on page 377 of the documentation:

“Meander Valley has a population just under 20,000 people, which is largely static in growth. The bulk of the local population is within the eastern part of the municipality with the ability to access a diverse range of quality sporting, recreation and community facilities within the City of Launceston”.

The implication is clear – that Council should concentrate upon Deloraine and let Launceston look after the cost!

If ever there was an argument for a municipal boundary adjustment, this is it!

Is this what the Meander Valley municipality wants? ie. to include Hadspen, Blackstone and Prospect Vale in Launceston?

That is what the Deloraine community seem to want. Or is it that they only want the area of Meander Valley to the east of Deloraine to remain in the Meander Valley so they can obtain subsidies from those ratepayers?

Response by Martin Gill, General Manager

I cannot speak on behalf of the community but the ideas that you have raised were not part of any discussion during the preparation of the Deloraine and Districts Recreation Feasibility Study.

1.9 Cr Bob Richardson

There are some population centres, which have sporting facilities for locals to use; some of those communities also have secondary schools which commonly have many sporting facilities. There are some communities often of similar size, or larger, which have neither.

In relation to Westbury and netball facilities, there are neither.

About two (or three?) years ago an approach was made by the Meander Valley Suns Football and Netball Club, which has established netball teams but still has no netball facilities. I supported that approach – it seemed reasonable to support a community group but which clearly has a pressing need!

Could Council please advise progress on the matter of establishment of netball court(s)/facilities at Westbury? If progress has not been made, can the Suns be guaranteed inclusion in the 2018/19 Financial Capital Works budget?

Response by Martin Gill, General Manager

In September 2016 the Director Infrastructure Services wrote to the Meander Valley Suns Football and Netball Club indicating that the club should work with the Recreation Coordinator to discuss 'opportunities moving forward, with respect to short-term works, future capital works projects and how to take advantage of any external funding opportunities.

During the following 12 months the Recreation Coordinator worked with the Meander Valley Suns Netball Club to secure access for training at the Westbury Sports Centre and further discussions about development of the club.

In September 2017 the president of the Meander Valley Suns Netball Club met with the Recreation Coordinator to discuss the club's plans for 2018. At that point the Meander Valley Suns Netball Club indicated:

- That the majority of players were coming from the eastern urban areas end of Meander Valley***
- They were planning to move their training and social base to Entally Lodge in Hadspen***
- That they were not expecting to continue the relationship with the Meander Valley Suns Football Club because the clubs were heading in different directions***

In early 2018 the clubs confirmed that they will not be merging and that the netball club had moved to Hadspen to use the indoor facilities at Entally Lodge.

Given the likelihood of residential developments at Hadspen in the near future, will Council include such similar facilities at Hadspen?

Response by Martin Gill, General Manager

As indicated in the previous response facilities are already available in Hadspen and the Meander Valley Suns Netball Club have established their base there.

1.10 Cr Bob Richardson

The Local Government Act (1993) outlines restrictions placed upon Councillors in regard to interest. That interest refers to Councillors who have an interest in a matter and if so, including even signing petitions who may not be involved in discussions where they have an interest.

Can Council confirm this to be the case?

Response by Martin Gill, General Manager

The requirements regarding Conflict of Interest for Councillors is set out in Section 48 of the Local Government Act 1993 (Act) and states:

- (1) A councillor must not participate at any meeting of a council, council committee, special committee, controlling authority, single authority or joint authority in any discussion, nor vote on any matter, in respect of which the councillor–**
- (a) has an interest; or**
 - (b) is aware or ought to be aware that a close associate has an interest.**

1.11 Cr Andrew Connor

City Deal - Today the Prime Minister has been in the state handing over funds for the Launceston City deal. What projects, as part of this city deal will provide direct benefit or direct investment to Meander Valley given that almost half of the Council's residents live within the Launceston urban area?

Response by Martin Gill, General Manager

Meander Valley will benefit from a number of projects within the Launceston City Deal program;

- The development of a Regional Economic Development Strategy – underway**
- The Tamar River Health Action Plan – which will include an investment plan to support stock management initiative for farmers on the**

Meander River that will improve river water quality – under development

- ***The implementation of the LoRaWan network and installation of LoRa gateways in Deloraine and Westbury – underway***
- ***The Greater Launceston Transformation Project which includes:***
 - ***Digital Spatial models of Meander Valley***
 - ***People Movement Analytics***
 - ***Digital opportunities for industry, e.g. Aged Care***
 - ***Provision for a Smart Emergency Response system***

It might also be argued that Meander Valley Council benefits from projects that stimulate growth in Launceston because an expanded economic base provides more opportunities for the whole region.

If there are no tangible projects nor direct investment in Meander Valley's urban areas, would you consider this a failure of the Federal and State Governments to involve Meander Valley Council or a failure of Council to proactively become involved in the deal and negotiate investment in our municipality?

Response by Martin Gill, General Manager

It is reasonable to say that Meander Valley Council, and for that matter West Tamar, George Town and Northern Midlands should have been invited to the table earlier. The focus of the City Deal, however, were projects of a regional nature that were already in planning and development stages, such as the relocation of UTAS, the City Heart projects identified in the Greater Launceston Plan and the Launceston Sewerage Improvement Project.

Commitments to jobs and skills, innovation and digital opportunities and governance and city planning within the City Deal program were always going to have a broader regional benefit that extend to the Meander Valley community.

2. COUNCILLOR QUESTIONS WITH NOTICE – FEBRUARY 2018

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – FEBRUARY 2018

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

GOV 4 Extension to Meander Falls Road – Feasibility Study - Deputy Mayor
Michael Kelly

CERTIFICATION

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

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



Martin Gill
GENERAL MANAGER

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

COUNCIL MEETING AS A PLANNING AUTHORITY

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

C&DS 1 26 BLACKSTONE ROAD, BLACKSTONE HEIGHTS SUBDIVISION (2 LOTS)

1) Introduction

This report considers application PA\18\0125 for Subdivision (2 lots) on land located at 26 Blackstone Road, Blackstone Heights CT 27769/32.

2) Background

Applicant

Woolcott Surveys

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 proposal is to subdivide the land at 26 Blackstone Road in Blackstone Heights into 2 lots. Table 1 and Figure 1 below show the proposed layout and features.

Lots	Area (m²)	Frontage (m)	Feature
1	2894	32.39	Contains a single dwelling and outbuilding
2	2928	17.91	Vacant internal lot

Table 1: subdivision features

The land slopes down from Blackstone Road. The property contains a single dwelling and outbuilding. These buildings are located within proposed Lot 1. Proposed Lot 2 is vacant land. Surrounding land is utilised for residential use (single dwellings).

Lot 2 will require a new crossover to Blackstone Road. A few garden trees will need to be removed to accommodate the proposed crossover. The application included plans to demonstrate that Lot 2 future internal driveway would not impact on the open drain. Land to the rear of the property is gently sloping downwards towards the north-east.

There is an existing stormwater open drain along the western side boundary of the property. This is contained within an existing 5m wide drainage easement. The proposal includes a new 3m wide pipeline and services easement to connect the lots to an existing sewer line.

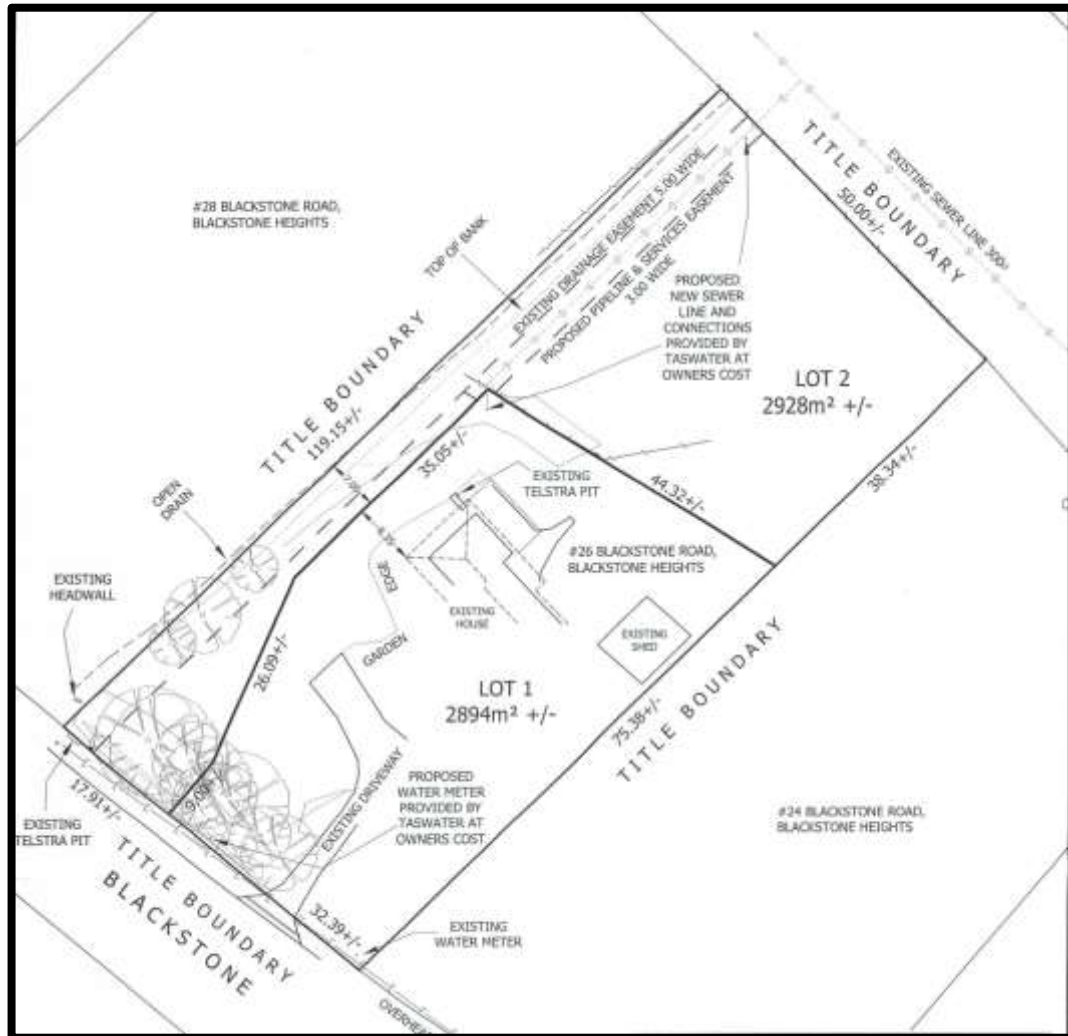


Figure 1: proposed subdivision layout (Source: Woolcott Surveys) – detailed plans attached



Figure 2: aerial photo of subject land



Photo 1: frontage to Lot 2



Photo 2: frontage to Lot 2



Photo 3: internal view towards Blackstone Road



Photo 4: view of open drain



Photo 5: internal view facing north-east



Photo 6: view of Lot 2

Site & Surrounds

The subject property is located within the ribbon strip of development along Blackstone Road.



Figure 3: aerial photo of surrounding land

Statutory Timeframes

Date Received:	8 December 2017
Request for further information:	Not applicable
Information received:	Not applicable
Advertised:	23 December 2017
Closing date for representations:	15 January 2018
Extension of time granted:	19 December 2017
Extension of time expires:	13 February 2018
Decision due:	13 February 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 2017/01973-MVC) was received on 15 December 2017 (attached document).

8) Community Consultation

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

Four (4) representations were received (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 Low Density Residential Zone. The land surrounding the site is located in the Low Density Residential Zone.

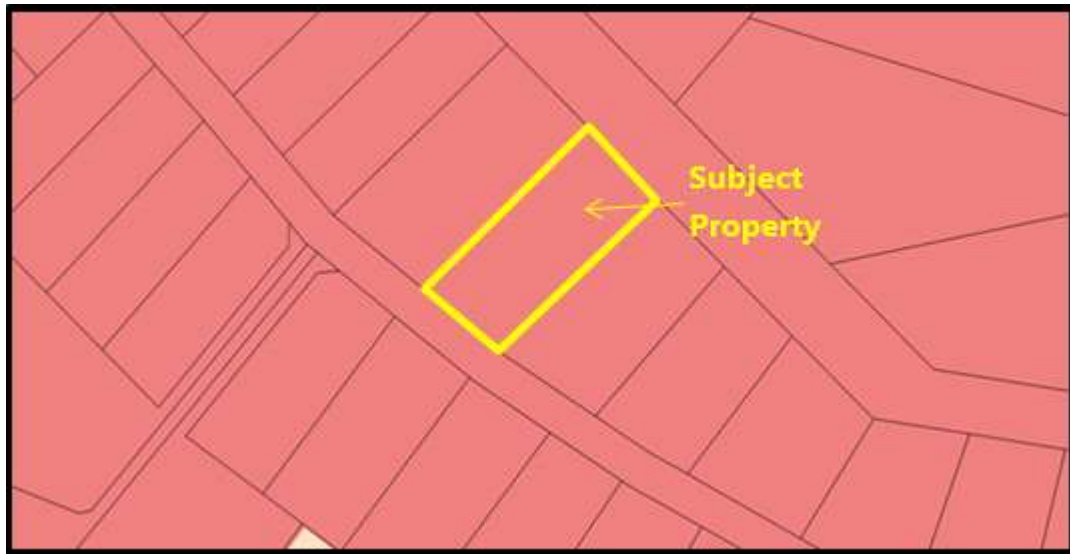


Figure 4: zone map

Use Class

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

- Residential

Residential is specified in section 10.2 - Use Table as being No Permit Required. The No Permit Required status is dependent on the use and development meeting all of the applicable Acceptable Solutions in the scheme. In this instance:

- The use and development relies on Performance Criteria under the planning scheme.

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

Compliance Assessment

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

Low Density Residential Zone			
Scheme Standard		Comment	Assessment
12.3.1 Amenity			
A1	If for permitted or no permit required uses.	Residential use is a No Permit Required use class	Complies
A2	Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable	
12.4.3.1 General Suitability			
A1	No Acceptable Solution	No Acceptable Solution	Relies on Performance Criteria
12.4.3.2 Lot Area, Building Envelopes and Frontage			
A1	Each lot must: a) have a minimum area in accordance	<ul style="list-style-type: none"> Lot 1 is 2894m² and Lot 2 is 	Relies on Performance Criteria

	<p>with Table 12.4.3.1; and</p> <p>b) be able to contain a 35 metres diameter circle with the centre of the circle not more than 35 metres from the frontage; and</p> <p>c) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</p> <p>d) be required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>e) be for the provision of public utilities; or</p> <p>f) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>g) to align existing titles with zone boundaries and no additional lots are created.</p>	<p>2928m²</p> <ul style="list-style-type: none"> • Lot 2 is an internal lot (cannot comply with b)) • The setbacks from the dwelling and outbuilding to the proposed boundary comply with the standard 	
A2	Each lot must have a frontage of at least 4 metres.	The frontage for Lot 1 is 17.9m and for Lot 2 is 32.39m	Complies
A3	Each lot must be connected to a reticulated: <p>a) water supply; and</p>	<ul style="list-style-type: none"> • Each lot has the ability to connect to reticulated water and 	Complies

	b) sewerage system.	sewerage <ul style="list-style-type: none"> • A SPAN has been received 	
A4	Each lot must be connected to a reticulated stormwater system.	<ul style="list-style-type: none"> • Each lot can connect to the stormwater system • Easement will be required for Lot 1 	Complies

Recreation and Open Space Code

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

Road and Railway Assets Code

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

A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	Each lot will generate less than 40 vehicle movements per day	Complies
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	Each lot has one (1) access	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at <ul style="list-style-type: none"> a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained. 	Site distance is acceptable	Complies

Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	Each lot has sufficient space for two (2) car parking spaces	Complies

Performance Criteria

Low Density Residential Zone

12.4.3.1 General Suitability

Objective

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

Performance Criteria P1

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

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

Comment:

The zone purpose states:

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To ensure that development respects the natural and conservation values of the land and is designed to

mitigate any visual impacts of development on public views.

12.1.2 Local Area Objectives

Blackstone Heights

Future subdivision will be determined on the basis of infrastructure capacity.

12.1.3 Desired Future Character Statements

Blackstone Heights

Blackstone Heights is characterised by large prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open spaces.

The Acceptable Solution for lot size is 1600m². Lot 1 is 2894m² and Lot 2 is 2927m². Both lots exceed the Acceptable Solution for lot size. As such, both lots could be considered 'larger lots'.

The proposed layout shows a rectangular lot and an internal lot. Internal lots are common feature along Blackstone Road and the surrounding area (see Figure 5 below). The shape of the lots is generally in keeping with the surrounding greater landscape.

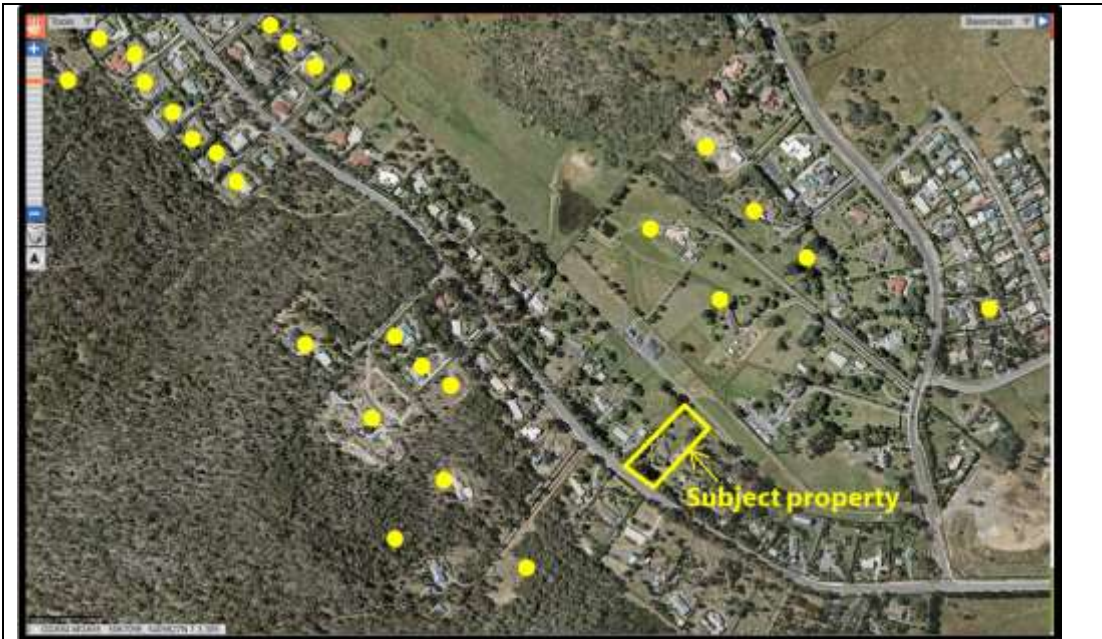


Figure 5: aerial view of surrounding land showing internal lots (yellow dots) (Source: TheList)

From Blackstone Road, the main visual difference will be an additional crossover. The visual impact of any future development on Lot 2 will be obscured from Blackstone Road by a separation distance.

Lot 1 has an existing crossover. Lot 2 has frontage to Blackstone Road. It is noted that Council is currently preparing engineering design information for a new footpath across the frontage of 26 Blackstone Road. The crossover design for Lot 2 will need to consider the proposed footpath works.

The application included details of the internal driveway for Lot 2. The construction of the internal driveway is not part of this application. The plans have been submitted to demonstrate that an internal driveway is possible within the access strip. Council's Director Infrastructure Services has provided the following:

The design documentation for the proposed driveway access for Lot 2 has been reviewed and is considered reasonable although it is noted a thorough verification of the design has not been undertaken and is not deemed to be necessary in this instance. All works will need to be contained within the subject title. Runoff will need to be contained within the lot or directed to the drainage easement. Construction of the driveway partially within the drainage easement is not considered an issue and the integrity and

capacity of the existing open drain, and ability for Council to undertake maintenance of the drain in the future, should not be adversely impacted.

NOTE: Due to the slope of the embankment, Lot 2's internal driveway may require building approvals. It is the developer's responsibility to seek advice from a Building Surveyor prior to the commencement of any works.

The purpose of the subdivision is to create one (1) additional residential lot. The surrounding land use is residential. Both lots will have frontage to Blackstone Road.

The property is not heritage listed. The land is not mapped as being Landslip Hazard.

Both lots are capable of connecting to sewerage and reticulated water services. A 3m wide pipeline and services easement is proposed to provide for a sewer connection to each lot.

There is a 5m wide stormwater drainage easement along the western side boundary. The Plan of Subdivision does not show stormwater connection points or dedicated easements. However, both lots are able to connect to Council's stormwater system.

The following condition is recommended:

- 1. Lots 1 and 2 must be connected to Council's stormwater system, to the satisfaction of Council's Infrastructure Services. An easement is required over Lot 2 in favour of Lot 1. The minimum width of any easement must be 3 m.**

As such, the proposed subdivision is consistent with the Objectives and Performance criteria.

12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective

To ensure:

- a) *the area and dimensions of lots are appropriate for the zone; and*
- b) *the conservation of natural values, vegetation and faunal habitats; and*
- c) *the design of subdivision protects adjoining subdivision from adverse impacts; and*
- d) *each lot has road, access, and utility services appropriate for the zone.*

Performance Criteria P1

Each lot for residential use must provide sufficient useable area and dimensions to allow for:

- a) *a dwelling to be erected in a convenient and hazard free location; and*
- b) *on-site parking and manoeuvrability; and*
- c) *adequate private open space; and*
- d) *reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and*
- e) *development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape.*
- f) *additional lots must not be located within the Low Density Residential Zone at Hadspen, Pumicestone Ridge or Travellers Rest.*

Comment:

The application includes an internal lot. As such, the Acceptable Solution for each lot to be able to contain a 35m diameter circle, with the centre of the circle not more than 35m from the frontage cannot be complied with.

The area of Lot 2 without the access handle is approximately 2,228m². This area is greater than the Acceptable Solution for lot area being 1,600m². A dwelling could be located on Lot 2 that meets all the setback standards. In addition, the area provides for adequate car parking and manoeuvrability. The standards for private open space could be met on site.

Lot 1 has an existing crossover. Lot 2 has frontage to Blackstone Road. It is noted that Council is currently preparing engineering design information for a new footpath across the frontage of 26 Blackstone Road. The crossover design will need to consider the proposed footpath works.

Amenity is defined 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.

Factors that affect amenity are noise, overshadowing, privacy and overlooking. The Acceptable Solutions for setbacks and lot area are designed to ensure that residential amenity is protected. In this case, the proposed lots meet the Acceptable Solution for lot area. Lot 2 is of a shape and size to provide for the construction of a dwelling that could meet the setback standards. The buildings contained within Lot 1 meet the Acceptable Solutions for setbacks to the proposed new boundary.

The following condition and note are recommended:

- 1. The vehicular crossover servicing proposed Lot 2 must be constructed and sealed in accordance with LGAT standard drawing TSD-RO3-V1 and TSD-R04-V1 (attached) and to the satisfaction of Council's Director Infrastructure Services.**

NOTE:

Council is currently preparing engineering design information for a new footpath across the frontage of 26 Blackstone Road. Prior to the construction of the vehicular access to lot 2 separate consent is required by the Road Authority to ensure the proposed driveway will match in with the proposed footpath works. A Driveway Crossover Application form is enclosed. All enquiries should be directed to Council's Infrastructure Department on telephone 6393 5312.

As such, the development is consistent with the Objective and Performance Criteria.

Representations

Four (4) representations were received (attached documents). A summary of the representations is as follows:

Representation 1:

1. *Our area of Blackstone Heights is a fully developed and long established low density housing area free from home unit development and intensive housing.*
2. *No. 26 Blackstone Rd is a similar sized block/lot to our own and many others in our subdivision. Approval of this application will not be consistent with the amenity of this subdivision.*
3. *When purchasing our block in 1990 we did so with the purpose of living in a low density housing area with a semi-rural outlook. In 2011/12 your Council re-zoned No 22 Blackstone Rd. (Draft Planning Scheme Amendment 2(2011) and although objected to by us (my email 5/12/2011) we now find a house and a number of smaller building built directly behind us.*
4. *Search of the title of No 26 Blackstone Rd confirms that the block is contained within sealed plan No.27769 and is subject to (as are all other blocks in the sealed plan) a number of registered covenants that bind all land owners to certain conditions of living within this subdivision.
Covenant No.15 specifically states "not to sub divide such lot".
Covenant No 16 specifically states "not to erect on such lot any other than a private dwelling house and buildings appurtenant thereto".
Approval of this application will eventually mean in effect 2 houses with outbuildings being onto the same block. This is completely against the intention of the original covenants put in place to ensure this area is a low density zone. (Refer Meander Valley Interim Planning Scheme 2013 Clauses 12.1.1.2, 12.1.2).*
5. *Our biggest concern, if this subdivision is approved, is that it will set precedence for other owners of lots to also consider similar developments. We see this setting a platform of division and legal disputes between neighbours which is not conducive to community harmony and will cause future land use conflicts.*
6. *We also question if this development fits under your "Planning Scheme Operation – 7.5 Compliance with Applicable Standards." We don't think so.*

For use and many of our immediate neighbours Blackstone Heights is a Low Density Residential area which we have enjoyed for many years and in terms of your 2013 Planning Scheme we wish to keep it that way.

Representation 2:

I am concerned that Mr Taylor of 26 Blackstone Road has applied to subdivide his block for the purpose of building another house.

I strongly object to this as I am aware that there are covenants on all the titles in the area that restricts the subdivision of our blocks.

I do not wish this development to open the flood gates for other neighbours to do the same as I enjoy my present outlook and semi-rural setting.

Representation 3:

Both myself and wife Jan do not wish this application to be approved and are strongly opposed to any further development in our area. We already have a house which has been built directly behind us even though we objected to the land in question being re-zoned some years back. When I first purchased our block and subsequently built our house I did so in the knowledge that all the blocks in this subdivision had covenant that prevented any subdivision and/or building of additional dwellings thereon. We are surprised that the Council is even considering this application in view of the covenants that exist. We do not want to be built in, we do not want to live in a normal suburb and that is why we chose to live at Blackstone Heights with its semi rural outlook. We have enjoyed the peace and quiet of the area for over 30 years and we want to keep it that way.

Representation 4:

*Council have advised that they do not acknowledge the registered Covenants in the Schedule of Easements. Upon seeking legal advice, this is still a binding lawful agreement and would be a breach to not comply...Meander Valley Planning Scheme 2013 **does** recognise and make reference to covenants in alternate clauses as detailed below, so why does it not recognise covenants on our existing Titles? I also ask what Act empowers the Council to ignore and be exempt from such registered covenants? Does the Council recognise LAND TITLES ACT 1980? Meander Valley Planning Scheme 2013 6.3.2Desired Future Character Statements Blackstone Heights...This is an outstanding community with an exceptional outlook. I purchased in this area for the lifestyle, privacy and the fact of larger allotments. If there was an existing unit development when I purchased I would have declined. In direct contrast, when I choose to sell my property less buyers would be attracted for the same reasons. Resulting in a lower sales price. With 7 successful years in property development and sales both Residential and Commercial that is an*

undisputable trend. Approval of this application is not in the best interest of the community and is in breach.

Comment:

- Covenant

A common theme of the representations is the covenant. Council has previously received legal advice regarding covenants. A covenant is an agreement between landowners, not Council. Unless there is specific clause in the planning scheme that requires assessment of a covenant, Council cannot consider a covenant. The advice further states that *although Council may have approved of the subdivision which contains the covenant does not mean that Council is liable if someone else chooses to breach it.*

- Amenity

The issue of amenity has been discussed above.

- Desired Future Character Statement

The Desired Future Character Statement has been discussed above.

- Devaluation of property

Devaluation of property is not a matter addressed in the planning scheme. As such, it cannot be considered through the planning process.

- Compliance with Applicable Standards

The application has been assessed against the zone provisions and applicable codes. The property is not located within a specific area plan.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Subdivision (2 lots) is acceptable in the Low Density Residential zone and in keeping with the surrounding pattern of development.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Subdivision (2 lots) on land located at 26 Blackstone Road, Blackstone Heights CT 27769/32 by Woolcott Surveys, requiring the following discretions:

- 12.4.3.1 General Suitability
- 12.4.3.2 Lot Area, Building Envelopes and Frontage

be APPROVED, generally in accordance with the endorsed plans:

- a) Woolcott Surveys – Proposal Plan – dated 18 December 2017;***
- b) Woolcott Surveys – Bushfire Assessment Report – dated 6 December 2017;***

and subject to the following conditions:

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:**
 - a) Such covenants or controls are expressly authorised by the terms of this permit; or**
 - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.**
 - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.**
- 2. The vehicular crossover servicing proposed Lot 2 must be constructed and sealed in accordance with LGAT standard drawing TSD-RO3-V1 and TSD-R04-V1 (attached) and to the satisfaction of Council’s Director of Infrastructure Services.**
- 3. Lots 1 & 2 must be connected to Council’s stormwater system, to the satisfaction of Council’s Infrastructure Services. An easement is required over Lot 2 in favour of Lot 1. The minimum width of any easement must be 3 m.**
- 4. Prior to the sealing of the final plan of survey, the following must be completed to the satisfaction of Council:**
 - a) The driveway crossover is to be completed, as per Condition 2.**
 - b) Lots 1 and 2 are to be connected to Council’s stormwater system, as per Condition 3.**
 - c) The developer must pay to Council \$3,200.00, a sum equivalent to 5% of the unimproved value of the approved lots, as Public Open Space contribution.**
- 5. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No2017/01973-MVC attached).**

Note:

1. **Council is currently preparing engineering design information for a new footpath across the frontage of No 26 Blackstone Road. Prior to the construction of the vehicular access to Lot 2 separate consent is required by the Road Authority to ensure the proposed driveway will match in with the proposed footpath work. A Driveway Crossover Application Form is enclosed. All enquiries should be directed to Council's Technical Officer on 6393 5312.**
2. **Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. 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:

CODE E1 – BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

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

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

26 Blackstone Road, Blackstone Heights

Certificate of Title / PID:

27769/32

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

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Two lot Subdivision

Code Clauses³:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

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

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

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

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title: Proposed 2 Lot Subdivision – 26 Blackstone Road, Blackstone Heights (revised)

Author: Woolcott Surveys

Date: 06/12/2017

Version: 3

Bushfire Report

Title: Bushfire Assessment – 26 Blackstone Road, Blackstone Heights

Author: Ian Abernethy

Date: 06/12/2017

Version: 1(revised)

Bushfire Hazard Management Plan

Title: N/a

Author:

Date:

Version:

Other Documents

Title:

Author:

Date:

Version:

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

4. Nature of Certificate⁵

X	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
X	E1.4 (a)	Insufficient increase in risk	Report, Plans and Planning Scheme

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

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

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

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

<input type="checkbox"/>	E1.6.1.1 A1. (b)	Provides BAL 19 for all lots	
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E1.6.1.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	
X	E1.6.1.2 A1. (a)	Insufficient increase in risk	Report, Plans and Planning Scheme
<input type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	

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

5. Bushfire Hazard Practitioner⁶

Name:	Ian Abernethy	Phone No:	0417233732
Address:	Cimitiere St	Fax No:	
	Launceston	Email Address:	iabernethy@pittsh.com.au
	7250		
Accreditation No:	BFP - 124	Scope:	1, 2, 3 and 3a

6. Certification⁷

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

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

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

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

Signed:
certifier



Date: 06/12/2017 Certificate No: L170812

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

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



WOOLCOTT SURVEYS

**Bushfire Assessment Report
26 Blackstone Rd, Blackstone Heights**

for

DL and NA Taylor

(revised plan)

Prepared by

IAN ABERNETHY

BFP 124

06/12/2017

PROPOSAL

It is proposed to subdivide the subject land into two lots in the manner shown below:



Figure 1 – site/proposal plan –source Woolcott Surveys

The whole site is 5822 sqm in area. Lot sizes are:

- Lot 1 = 2894 sqm
- Lot 2 = 2928 sqm

TITLE DETAILS

Property Address	26 BLACKSTONE RD BLACKSTONE HEIGHTS TAS 7250
Property ID	7281757
Title Reference	27769/32

LAND USE PLANNING

The land use control document covering this site is the Meander Valley Interim Planning Scheme 2013. The site is zoned Low Density Residential use under the Planning Scheme.

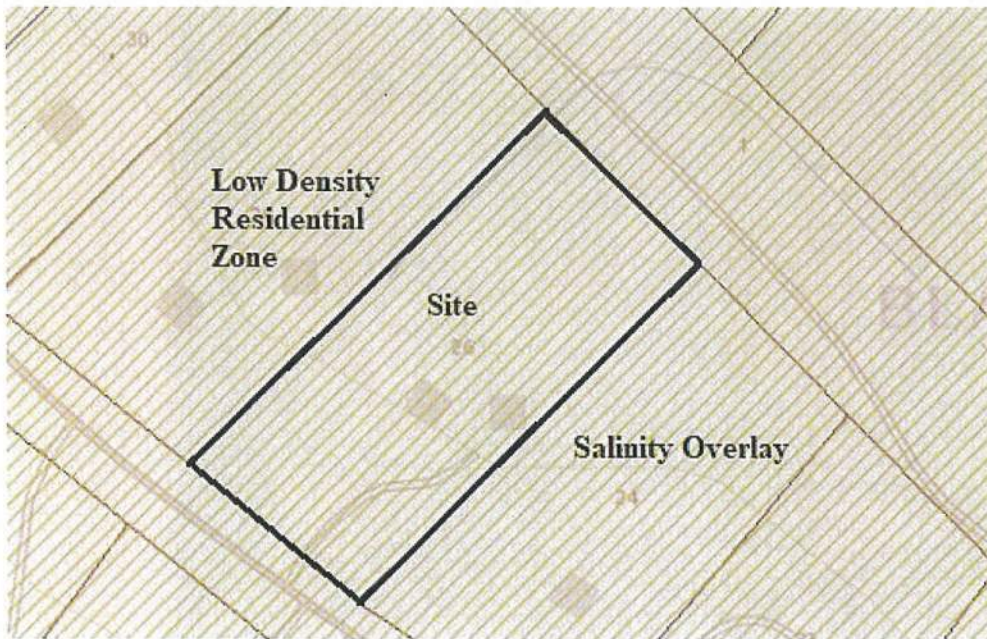


Figure 2 – zoning and overlays

CURRENT USES IN AREA

The site is in an established residential area of Blackstone. Similar titles in this area have been subdivided in the method proposed. There are dwellings and maintained gardens on all sides of the subject site.



Figure 3 – Uses in the immediate area

CRITICAL THREAT AREAS

Bushfire Prone Vegetation is defined as –

bushfire-prone vegetation means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

Application of a 100m radius from the subject site, new lot, will determine the extent of any bushfire prone vegetation.

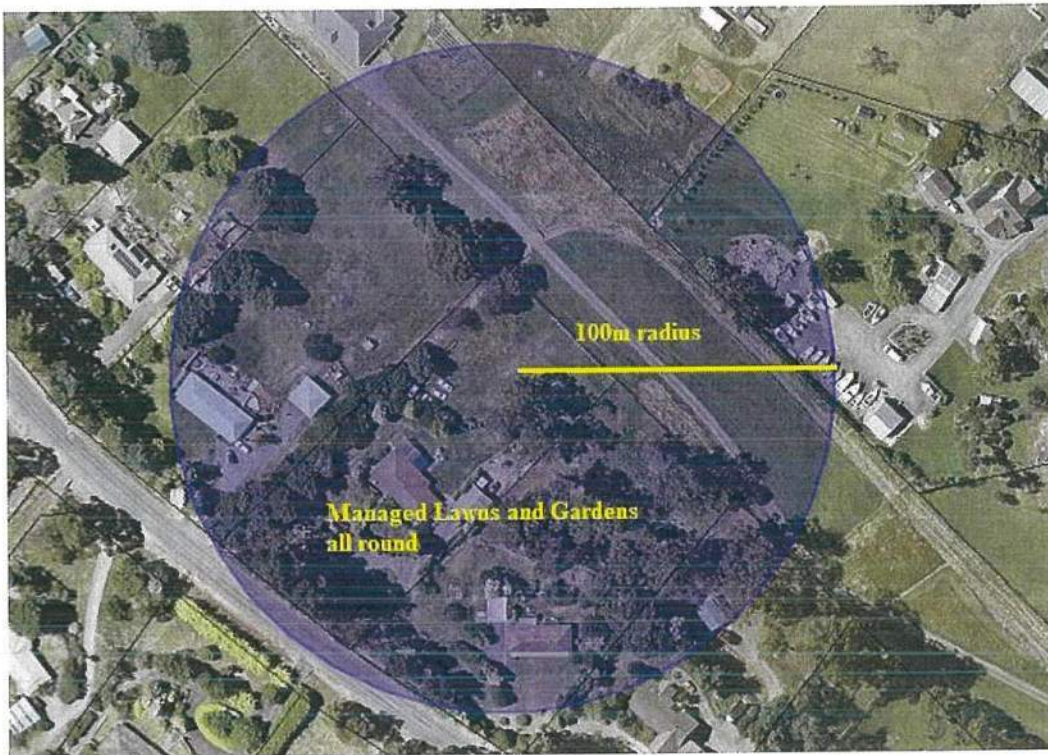


Figure 4 – Defining and Risk Area

ENVIRONMENTAL MATTERS

Reference to Tas VEG 3 classifies the vegetation on the site and surrounding lots as (FUR) Urban Areas

ACCESS

Access to the site will be via Blackstone Road, a Council maintained road.

WATER

Water supply for both domestic and fire fighting is in Blackstone Road. There is one hydrant directly outside the subject site – giving 90m house lay to all parts of any new dwelling.

SLOPE

The site slopes generally SW to NE.

POWER LINES

Existing overhead power lines run along the NE side of Blackstone Road. The vegetation under this power line is controlled by lopping, typical of an urban area.

ASSESSMENT OF RISK

The question which has to be answered is – will the proposed subdivision create a greater or lesser risk in terms of bushfire?

The land used for maintained lawns, including the subject lands can be dismissed from further assessment, due to the definition of bushfire prone vegetation. Whether the land is subdivided or not will not present a greater bushfire risk to the existing dwelling.

Given the development on all sides can be classed as having maintained lawns the subject site is not within a bushfire prone area due to absence of bushfire prone vegetation.

CONCLUSIONS

The development can be classed as exempt from the bushfire code.

RECOMMENDATIONS

1. NIL

REFERENCES

Meander Valley Interim Planning Scheme 2013.

Standards Australia. (2009). AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

Guidelines for development in Bushfire Prone Areas in Tasmania - 2005

Interim Directive No1 – Bushfire Prone Areas - 2016

PREPARED BY

IAN ABERNETHY – Nov 2017



WOOLCOTT SURVEYS

PLANNING APPLICATION

2 Lot Subdivision

Owner:
David Taylor

Property address:
26 Blackstone Road
Blackstone Heights

Meander Valley Council
Low Density Residential Zone

James Stewart
james@woolcottsurveys.com.au
0467 676 721

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1. Proposal

Application is made for a proposed 2 lot subdivision. The proposal seeks to create an internal vacant lot and retain the house on the front lot. The lot sizes for the proposed 2 lot subdivision are as follows:

Lot Number	Lot Size
Lot 1 (House Lot)	2928m ²
Lot 2	2894m ²

Each lot is proposed to have approximately 25m of frontage. Lot 2 has been designed with a wide frontage as a result of the existing open drain and easement running along the north-western boundary. Given the block falls down from the road, sufficient room has been provided to ensure an appropriately graded driveway could be installed as part of a future dwelling approval, whilst ensuring a crossover could go in which avoided all services currently within the road reserve (i.e. Telstra Pit and Telstra Post).

A future driveway would need to be partially constructed within the drainage easement, and would ensure that flow patterns were not impacted by such a construction. This would be assessed during the construction of a future dwelling, however the engineering drawings have indicated that a driveway could be constructed without compromising the open drain.

Water connection to lot 2 will be just inside the front boundary, while a new private services easement will run from the internal boundary of lot 2, down to the existing sewer line located at 1A Panorama Road, Blackstone Heights.



Figure 1 - Vacant area on proposed lot 2



Figure 2 - Looking across at proposed access point onto Blackstone Rd.

2. Subject Land

2.1 Location

The block of land is located at 26 Blackstone Road, Blackstone Heights. The block is within a residential area.



Figure 3 - Aerial view of subject site.

2.2 Land Area and topography

The block has an existing area of 5822m². The land drops down from Blackstone Road and has a gentle fall to the north east.

2.3 Existing Infrastructure

The block is connected to reticulated sewer, stormwater and water. TasWater sewer runs down an easement on the north of the property, while TasWater reticulated water runs along Blackstone road. There is an open stormwater drain running within the drainage easement on the north of the property. Council have indicated this is counted as an open drain and part of the reticulated stormwater system.

Tasnetworks overhead lines run along the northern side of Blackstone Road. There is a Telstra pit and infrastructure located just inside the road reserve, near the southern corner of the lot



Figure 4 - Telstra Pit and Pole.



Figure 5 - Fire Plug



Figure 6 - Pole and pit

2.4 Access

Access to the site is via an existing sealed Council crossover onto a sealed Council maintained Road.

2.5 Special or Significant Features of the Subject Land

There are no special features of the land. There is a drainage easement noted on the plans running down the northern boundary. The easement contains a Council open drain and TasWater reticulated sewer line.

2.6 Existing Uses, Buildings and Structures

The property contains an existing single dwelling and associated outbuilding.

2.7 Adjoining properties

The area is made up of predominantly single dwellings. There are single dwellings on the northern, eastern and western sides.

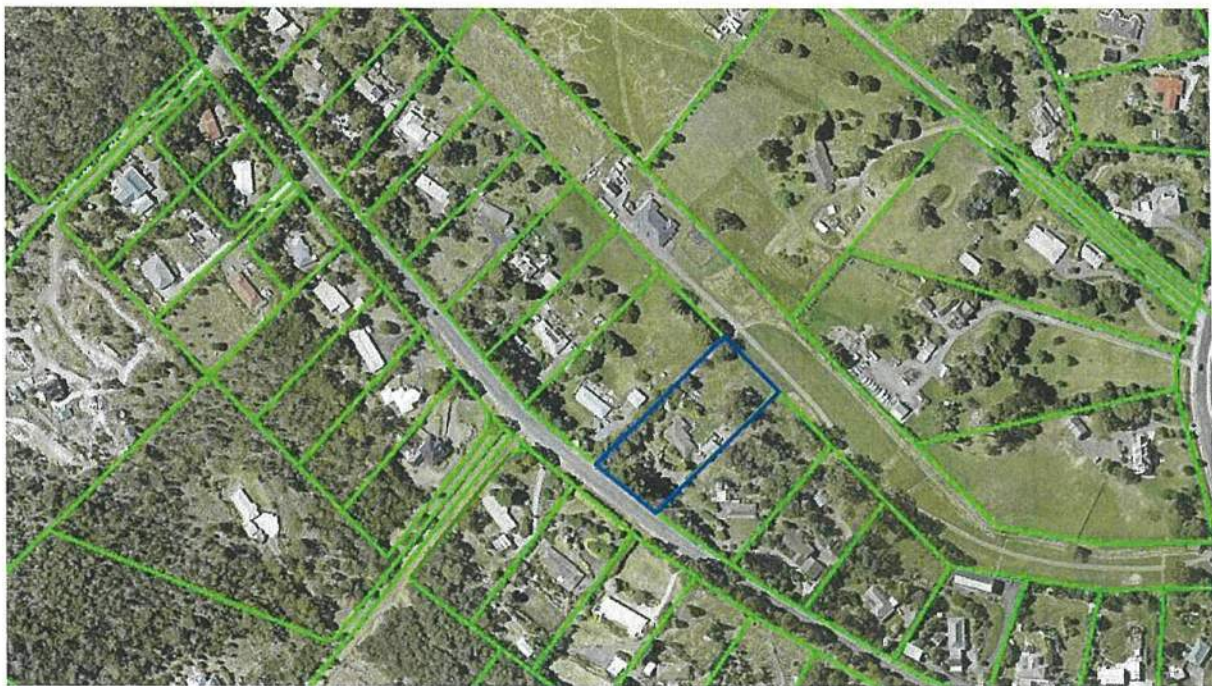


Figure 7 - Aerial view of the general area.

3. Planning Controls

3.1 Zoning and Overlay map of subject land and surrounding land

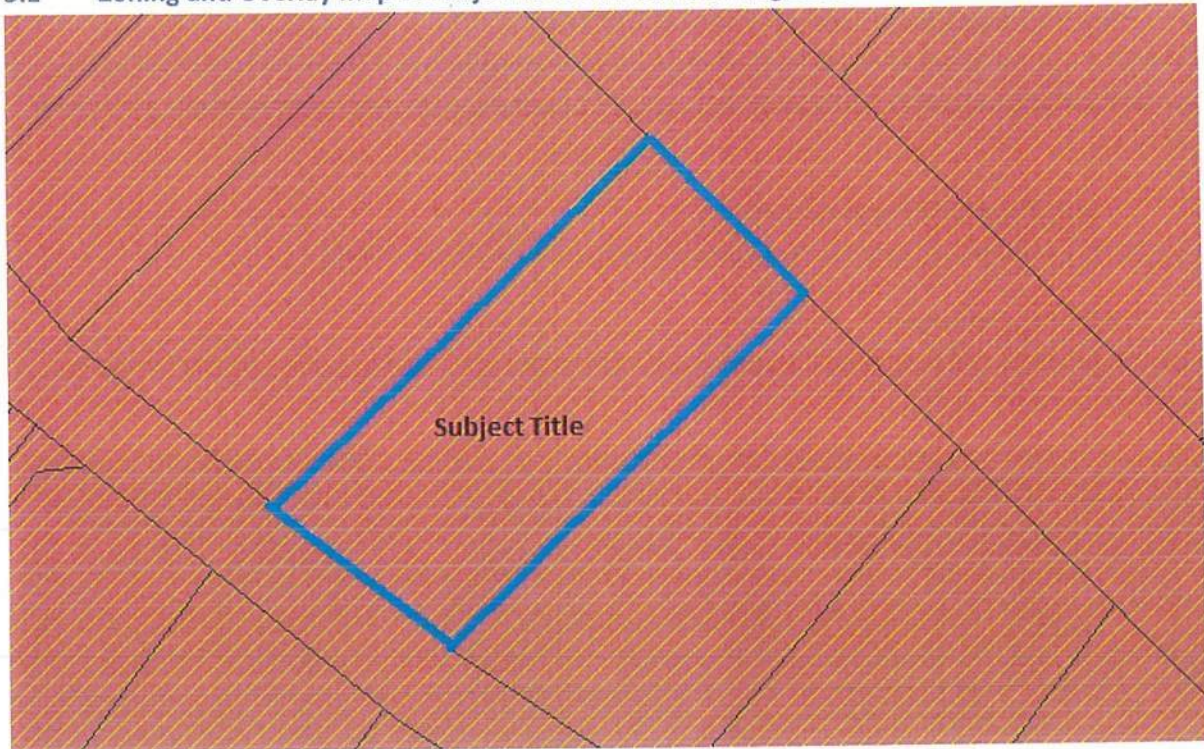


Figure 8 - Zoning Map and overlay. Salinity Risk overlay applies.

4. Meander Valley Interim Planning Scheme 2015

4.1 Planning Scheme Zone Assessment

12.0 Low Density Residential Zone

12.4.3.1 General Suitability

Objective:	
The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of: <ul style="list-style-type: none"> a) slope, shape, orientation and topography of land

	<ul style="list-style-type: none"> b) any established pattern of use and development; c) connection to the road network; d) availability of or likely requirements for utilities; e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and f) potential exposure to natural hazards.
--	--

Response:

Performance Criteria relied upon. The subdivision needs to be consistent with the zone purpose having regard to a number of issues. The purpose of the Low Density Residential Zone is to provide for residential uses on larger lots. The subdivision will result in two lots, both larger than 2500m². These are lots which are consistent with other smaller Low Density Residential lots in the Blackstone Heights Area.

- a) The lots will be oriented in such a manner that appropriate residential use and development can occur in the future.
- b) There is a mixture of lot sizes and shapes in the Blackstone area, however lots are generally rectangular or square in nature. There are a large number of internal lots within the area.
- c) Both lots can achieve a legal connection to a Council maintained Road.
- d) Both lots can connect to utilities within the area.
- e) There are no requirements to protect various values as outlined in the criteria. There is a drainage easement running along the boundary which is not assessed as being of ecological significance. That being said, development has deliberately steered clear of this area.
- f) Bushfire is the only identified natural hazard. A bushfire report and plan has been identified to Council demonstrating that hazard management areas can be achieved for the proposed new lot.

12.4.3.2 Lot Area, Building Envelopes and Frontage

<p>Objective</p> <p>To ensure:</p> <ul style="list-style-type: none"> a) the area and dimensions of lots are appropriate for the zone; and b) the conservation of natural values, vegetation and faunal habitats; and c) the design of subdivision protects adjoining subdivision from adverse impacts; and d) each lot has road, access, and utility services appropriate for the zone. 	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot must:</p> <ul style="list-style-type: none"> a) have a minimum area in accordance with Table 12.4.3.1 below; and <p style="text-align: center;">Blackstone Heights: 1600m²</p>	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ul style="list-style-type: none"> a) a dwelling to be erected in a convenient and hazard free location; and

<ul style="list-style-type: none"> b) be able to contain a 35 metres diameter circle with the centre of the circle not more than 35 metres from the frontage; and c) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or d) be required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or e) be for the provision of public utilities; f) for the consolidation of a lot with another lot with no additional titles created; or g) to align existing titles with zone boundaries and no additional lots are created. 	<ul style="list-style-type: none"> b) on-site parking and manoeuvrability; and c) adequate private open space; and d) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and e) development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape. f) additional lots must not be located within the Low Density Residential Zone at Hadspen, Pumicestone Ridge or Travellers Rest.
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Response:

Performance criteria is relied upon since the proposed lot is an internal lot and a 35m diameter will not be able to be achieved within 35m of the frontage. Both lots will provide sufficient area for residential use:

- a) ensuring there is sufficient room for a single dwelling. Lot 1 will contain the existing single dwelling while lot 2 has a size of 3000+m², resulting in large area which can accommodate a single dwelling and achieve hazard management areas.
- b) Both lots can provide ample room for vehicles to manoeuvre and park.
- c) Sufficient room for private open space associated with each dwelling.
- d) There is reasonable and legal access from the carriageway to the lots. The drain has been taken into consideration when designing the lot layout and configuration.
- e) The development is in character with similar internal allotments within the Blackstone area. The layout will not impact on amenity of adjoining properties.
- f) Blackstone height is not prohibited from creating additional lots.

A2 Each lot must have a frontage of at least 4 metres.	P2 No performance criteria.
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Response:

The development complies with the acceptable solution. Each lot will have in excess of 4m frontage, with approximately 25m proposed.

<p>A3 Each lot must be connected to a reticulated:</p> <ul style="list-style-type: none"> a) water supply; and b) sewerage system. 	<p>P3 Lots that are not provided with reticulated water and sewerage services must be:</p> <ul style="list-style-type: none"> a) in a locality for which reticulated services are not available or capable of being connected; and
--	---

	b) capable of accommodating an on-site wastewater management system.
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Response:

The development complies with the acceptable solution. The proposed lots will be connected to the reticulated water and sewerage system as shown on the site plan. Water runs along Blackstone Road, while Sewer runs down the drainage easement and along the rear boundary of the property.

A4 Each lot must be connected to a reticulated stormwater system.	P4 Each lot must be capable of disposal of stormwater to a legal discharge point.
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Response:

The development complies with the acceptable solution. The proposed lots will be connected to the reticulated stormwater system within the open drain.

4.2 Planning Scheme Code Assessment

E1.0 Bushfire Prone Areas Code

The property is deemed to be within a bushfire prone area. Ian Abernethy has provided a bushfire report and hazard management plan demonstrating that the development meets all relevant criteria of the bushfire prone areas code.

E4.0 Road and Railway Assets Code

E4.6 Use Standards

As the application is for a residential use with the addition of a single lot, it would be expected that approximately 9 traffic movements per day would be likely. The speed limit is not greater than 60km/h and the site is not within 50m of a category 1 or 2 road.

E4.6 Development Standards

E4.6.1 Use and road or rail infrastructure

Objective:

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

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

Acceptable Solutions

Performance Criteria

<p>A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building envelopes on new lots; and c) outdoor sitting, entertainment and children’s play areas 	<p>P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:</p> <ul style="list-style-type: none"> a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related Road and Rail Assets Code Page E4-4 environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant’s expense within three years or as otherwise agreed by the road or rail authority.
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Response:

Acceptable solution achieved. The proposed new access is not within 50m of a category 1 or 2 road, railway or future road.

E4.7.2 Management of Road Accesses and Junctions

<p><i>Objective:</i></p> <p>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
<p>Acceptable Solutions</p> <p>A1 For roads with a speed limit of 60km/h</p>	<p>Performance Criteria</p> <p>P1 For roads with a speed limit of 60km/h</p>

or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
--	--

Response:

Acceptable solution achieved. Each lot contains only one access. Existing accesses are currently in place for proposed lot 1 while proposed lot 2 will require a new crossover. The single access will provide both entry and exit for the site.

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

Response:

Not applicable. Blackstone Road does not have a speed limit which exceeds 60km/h.

E4.7.3 Management of Rail Level Crossings

Not applicable. There are no railway crossings or railway lines within the vicinity of the property.

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

<p><i>Objective:</i></p> <p>To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>

Response:

Acceptable solution achieved. The speed limit for this section of Blackstone Road is 60km/h. Table E4.7.4 requires that there be 105m sight distance in either direction. Sight distance to both north and south is well in excess of this figure.



Figure 9 - Site distance looking north west.



Figure 10 - Site distance looking south east.

E6.0 Car Parking and Sustainable Transport Code

The car parking and sustainable transport code applies to all use and development. The proposed application is for subdivision of existing land, with no use proposed at this time. There are no car parking spaces proposed, and no requirement for car parking spaces at this stage. Ample room is provided on site for a number of car parking spaces should a future use be proposed.

E10.0 Recreation and Open Space Code

E10.6 Development Standards

E10.6.1 Provision of Public Open Space

Objective:

a) To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and

b) To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.

Acceptable Solutions	Performance Criteria
<p>A1 The application must:</p> <p>a) include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.</p>	<p>P1 Provision of public open space, unless in accordance with Table E10.1, must:</p> <p>a) not pose a risk to health due to contamination; and</p> <p>b) not unreasonably restrict public use of the land as a result of:</p> <ul style="list-style-type: none"> I. services, easements or utilities; and II. stormwater detention basins; and III. drainage or wetland areas; and IV. vehicular access; and <p>c) be designed to:</p> <ul style="list-style-type: none"> I. provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and II. reasonably contribute to the pedestrian connectivity of the

	<ul style="list-style-type: none"> III. broader area; and be cost effective to maintain; and IV. respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and V. provide for public safety through Crime Prevention Through Environmental Design principles; and VI. provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and VII. have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and VIII. create attractive environments and focal points that contribute to the existing or desired future character statements, if any.
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Response:

A letter has been included with this application seeking consent from the General Manager for a monetary contribution, in lieu of public open space.

E16.0 Urban Salinity Code

Subdivision of land for any purpose involving 3 lots or less is exempt under clause E16.4 (d). The requirements of the code therefore do not apply to this application.

5. Strategic Planning

5.1 State Policies

The following State Policies are currently in force:

Tasmanian State Coastal Policy 1986;

State Policy on Water Quality and Management 1997; and

State Policy on the Protection of Agricultural Land 2000.

National Environment Protection Council (Ambient Air Quality) Measure

National Environment Protection Council (Assessment of Site Contamination) Measure 1999

National Environment Protection Council (Movement of Controlled Wastes between States and Territories) Measure

National Environment Protection Council (National Pollutant Inventory) Measure

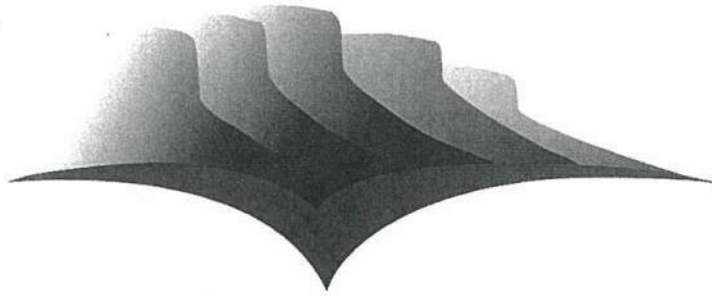
National Environment Protection Council (Used Packaging Materials) Measure

The proposed subdivision is not known to conflict with or contravene any of the above State Policies.

6. Summary

The proposed 2 lot subdivision is in keeping with the intent of the Low-Density Zone by providing larger lots within a residential area. The development is consistent with the zone provisions and any relevant codes.

Annexure 1 – Certificate of Title Plan and Folio Text



Meander Valley Council

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

Public Open Space contribution

In accordance with Clause E10.0 of the Meander Valley Interim Planning Scheme 2013 the General Manager gives consent that no land is required for public open space but instead there is to be a cash payment in lieu for PA\18\0125 Subdivision (2 lots) at 26 Blackstone Road, Blackstone Heights (CT 27769/32).

Signed:

Martin Gill
GENERAL MANAGER

13 December 2017

PLANNING

DRAFT

#7 PANORAMA ROAD,
BLACKSTONE HEIGHTS

#30 BLACKSTONE ROAD,
BLACKSTONE HEIGHTS

#1A PANORAMA ROAD,
BLACKSTONE HEIGHTS

#28 BLACKSTONE ROAD,
BLACKSTONE HEIGHTS

LOT 2
2928m² +/-

LOT 1
2894m² +/-

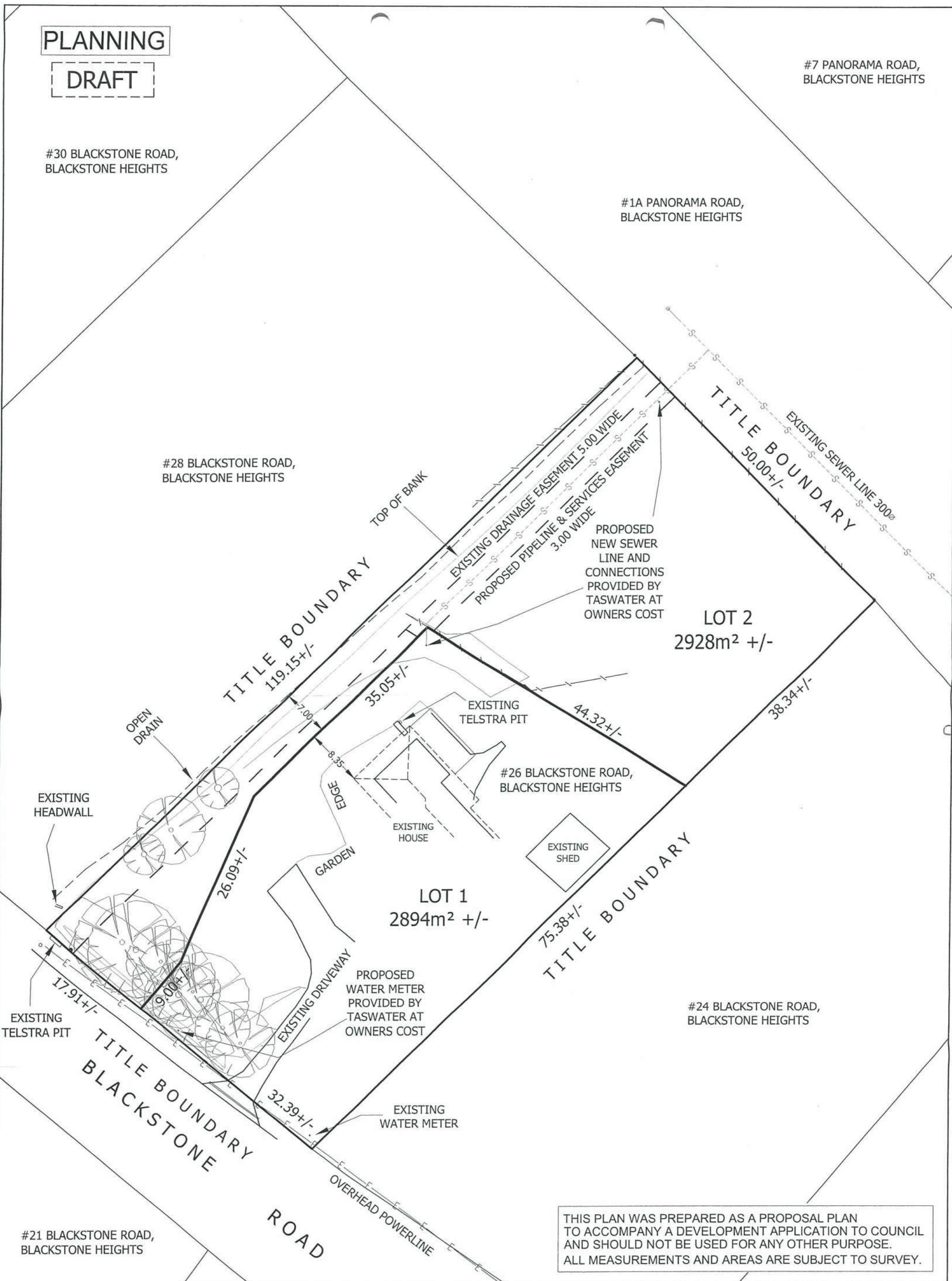
#26 BLACKSTONE ROAD,
BLACKSTONE HEIGHTS

#24 BLACKSTONE ROAD,
BLACKSTONE HEIGHTS

#21 BLACKSTONE ROAD,
BLACKSTONE HEIGHTS

PA18/0125 - Amended Subdivision Plan - 26 Blackstone Rd, Blackstone Heights

1187044



THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

PROPOSED 2 LOT SUBDIVISION
 OWNERS: DAVID LLOYD TAYLOR & NOELEN ANN TAYLOR
 #26 BLACKSTONE ROAD, BLACKSTONE HEIGHTS, 7250
 C.T. 27769/32



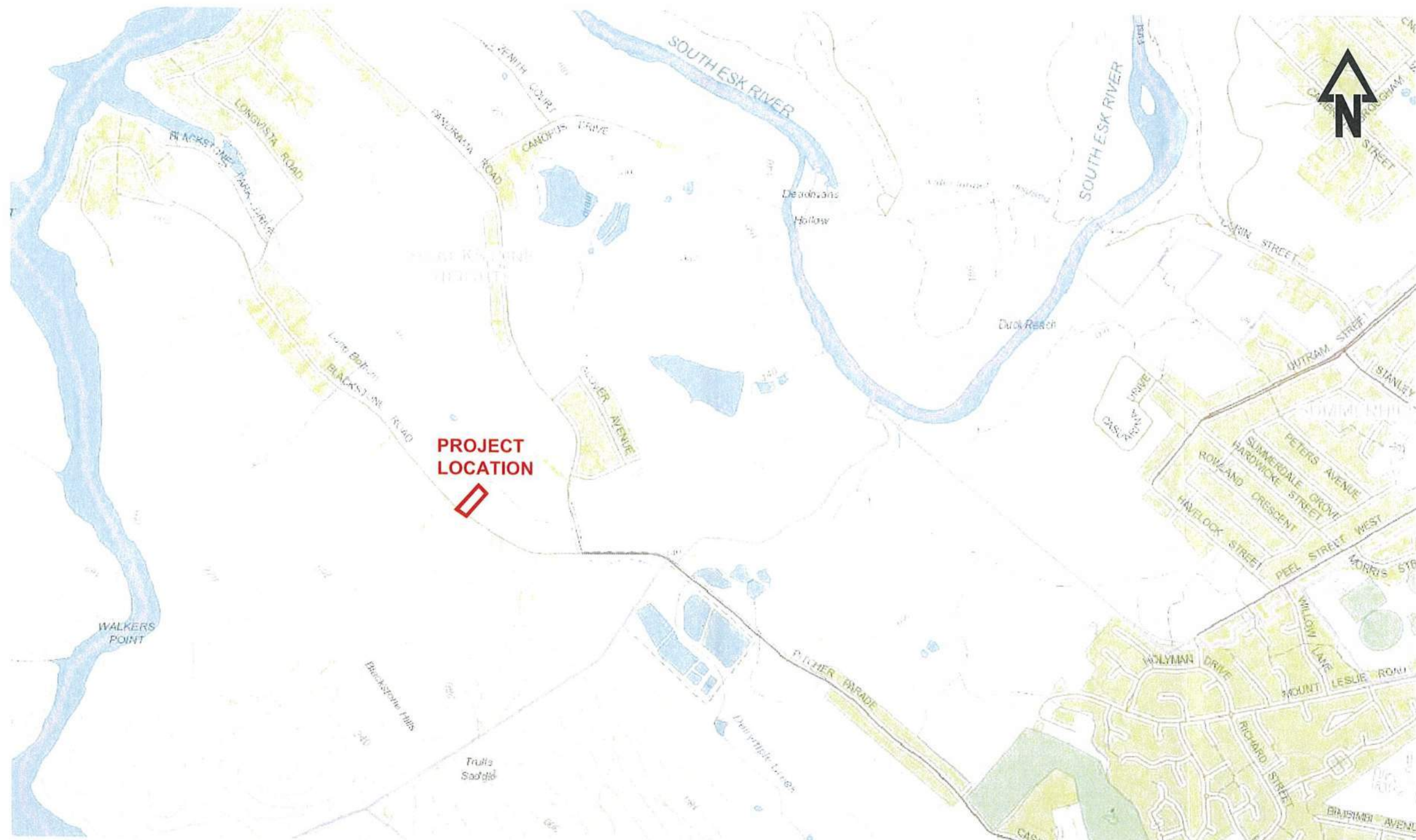
WOOLCOTT SURVEYS

10 Goodman Court Invermay TAS 7248
 PO Box 593 Mowbray Heights TAS 7248
 Phone (03) 6332 3760
 Fax (03) 6332 3764
 Email: admin@woolcottsurveys.com.au

Job Number
 L170812

Drawn JAG	File name L170812_PROPOSAL PLAN_181217.DWG	Date 18/12/2017	Scale 1:500@A3	Edition V4.0	Sheet 1 OF 1
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D. L. & N. A. TAYLOR
 SUBDIVISION
 26 BLACKSTONE ROAD - BLACKSTONE HEIGHTS
 NOVEMBER 2017



**PROJECT
 LOCATION**

LOCALITY PLAN
 N.T.S.



RJK CONSULTING ENGINEERS
 t 0400 642 469
 TASMANIA - PO Box 128, Prospect TAS 7250

JOB NAME:	D. L. & N. A. TAYLOR
LOCATION:	26 BLACKSTONE ROAD BLACKSTONE HEIGHTS
DESCRIPTION:	PROPOSED SUBDIVISION
DRAWING:	COVER SHEET AND LOCALITY PLAN

DRAWN BY: RJK	CHECKED BY: RJK	
SCALE: N/A		
DATE: 29-11-2017		
JOB NUMBER	SHEET	Size
17/18 TAS	11	A3

DRAWING INDEX

SHEET

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DRIVEWAY CROSS SECTIONS - SHEET 4 OF 4	11

STANDARD SEWER & WATER DRAWINGS (WSA)

- SEW-1103 - Typical Arrangements
- SEW-1104-V - Property Connection Details
- SEW-1105-V - Property Connection Details
- SEW-1106 - IO Interface Method
- SEW-1108 - Property Connection Details - Y Branch & Around Obstructions
- SEW-1109 - Property Connection Details - Private Property & Marking Systems
- SEW-1150-M - Locality Plan
- SEW-1201-V - Embedment & Trenchfill - Typical Arrangements
- SEW-1202 - Standard Embedment Flexible & Rigid Pipes
- SEW-1300-V - Precast MH Types P1 & P2
- SEW-1302-V - MH Pipe Connection Details
- SEW-1303-V - MH Change In Level Arrangements
- SEW-1304-V - MH Channel Arrangements & Details
- SEW-1305-V - MH Channel Arrangements & Details
- SEW-1307-V - Step Irons
- SEW-1308-V - Typical MH Cover Arrangements

Drawings as listed in TasWater Supplement to Water Supply Code of Australia WSA
03-2011-3.1 Version 3.1 MRWAV2.0 Section 26



RK
CONSULTING
ENGINEERS

RJK CONSULTING ENGINEERS
t 0400 642 469
TASMANIA - PO Box 128, Prospect TAS 7250

JOB NAME:	D. L. & N. A. TAYLOR	DRAWN BY:	RJK	CHECKED BY:	RJK
LOCATION:	26 BLACKSTONE ROAD BLACKSTONE HEIGHTS	SCALE:	N/A	DATE:	29-11-2017
DESCRIPTION:	PROPOSED SUBDIVISION	JOB NUMBER		SHEET	
DRAWING:	DRAWING INDEX	17/18 TAS	02 of 11	Size	A3

NOTES: (GENERAL, EARTHWORKS & LANDSCAPING)

GENERAL:

1. M.V.C. - MEANDER VALLEY COUNCIL
2. T.W. - TAS WATER
3. ORIGINAL BASE SURVEY BY MH & Assoc
4. ALL SETOUT BY LICENSED SURVEYOR.
5. LEVEL DATUM - AHD
6. PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO LOCATE ALL EXISTING UNDERGROUND SERVICES.
7. ALL EXISTING MANHOLES AND SERVICE PITS / LIDS AFFECTED BY THE WORKS TO BE RAISED TO SUIT DESIGN LEVELS. WORK TO BE CARRIED OUT BY THE RELEVANT AUTHORITY AT DEVELOPERS EXPENSE.
8. CONTRACTOR TO ARRANGE PROVISION OF 'AS CONSTRUCTED' INFORMATION. SURVEY CO-ORDINATES TO BE RECORDED IN GDA94 & AHD AND PROVIDED IN ELECTRONIC AND HARD COPY FORMAT IN ACCORDANCE WITH THE REQUIREMENTS OF TASWATER. CONTACT TASWATER TO OBTAIN FURTHER DETAILS.
9. SERVICE OFFSETS AS PER TSD STANDARD DRAWINGS.

EARTHWORKS:

10. STRIP TOPSOIL FROM ENTIRE AREA OF ROADWAYS AND EXTERNAL AREAS THAT ARE TO BE CUT OR FILLED. TOPSOIL SHALL BE STOCK PILED ON SITE WHERE DIRECTED.
11. REDUNDANT OPEN DRAINS TO BE FILLED TO SUIT SURROUNDING NATURAL SURFACE. CONTRACTOR TO PROVIDE REPORT OF SITE CLASSIFICATION AND CERTIFICATION OF LEVEL 2 COMPACTION TO AS 3798.
12. AREAS OF FILL GREATER THAN 300MM IN DEPTH SHALL BE FILLED AND COMPACTION IN ACCORDANCE WITH AS 3798.
13. NO FILING OVER SERVICE MAINS IS PERMITTED. ALL FILLING TO BE DONE PRIOR TO PIPE TRENCHING AND INSTALLATION.

LANDSCAPING:

14. ALL DISTURBED SURFACES SHALL BE REVEGETATED AND STABILISED WITH STABILISATION GRASS MIX. GOOD QUALITY TOPSOIL TO BE USED ON NATURE STRIP AREAS. GRASS SEED TYPES TO BE ADVISED M.V.C
15. ADVISORY NOTE - LANDSCAPING DESIGN, INCLUDING STREET FURNITURE AND BOLLARDS TO BE CONFIRMED.

NOTES: (ROAD WORKS & DRAINAGE)

ROAD WORKS:

1. SERVICES UNDER TRAFFICKED AREAS SHALL BE BACKFILLED WITH COMPACTED PAVEMENT SUB BASE MATERIALS.
2. REFER TO TSD'S FOR THE FOLLOWING
 - DRIVEWAY CROSSINGS
 - FOOTPATHS
 - PEDESTRIAN ACCESS RAMPS
 - KERB PROFILES

STORMWATER:

3. TOPS OF MANHOLES SHALL BE FINISHED TO MATCH ADJACENT FINISHED SURFACE LEVELS AND GRADES.
4. PIPE BEDDING AND HAUCHING - AS PER TSD.
5. 20MM CRUSHED ROCK BEDDING TO BE USED IN STORMWATER TRENCHES WITH SUB-SOIL DRAINS.
6. NEW PIPEWORK SHALL BE:
 - AS SPECIFIED ON STORMWATER LONG SECTIONS
 - PROPERTY CONNECTIONS: 150MM Ø P.V.C (SN8)
7. ALL PIPES GREATER THAN 100MMØ ARE TO BE RUBBER RING JOINTED AND LAID ON A MINIMUM OF 75MM SAND BEDDING EXTENDING TO 150MM ABOVE THE TOP OF PIPE.
8. ALL STORMWATER LOT CONNECTIONS SHALL BE BROUGHT NOMINALLY 100MM ABOVE SURROUNDING SURFACE AND SEALED WITH A GLUED END CAP. CAPS SHALL BE PAINTED GREEN. LOCATIONS OF CONNECTION POINTS TO BE MARKED WITH STAR PICKETS.
9. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON CONDUCTIVE PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
10. MANHOLE BENCHING:
 - MINIMUM HEIGHT OF HALF PIPE DIAMETER
11. SIDE ENTRY PITS TO TSD-SW10 - TYPE 1 UNO
12. MANHOLE, LIDS AND SURROUNDS:
 - TRAFFICKED AREAS - CLASS D - 'GATIC' HEAVY DUTY
 - NON TRAFFICKED AREAS - 'GATIC' LIGHT DUTY

NOTES: (SEWER & WATER)

SEWER:

1. ALL SEWER SUPPLY CONSTRUCTION TO:
 - SEWERAGE SUPPLY CODE OF AUSTRALIA (WSA 02-2002-2.3) - PART 3: CONSTRUCTION
 2. NEW PIPEWORK SHALL BE:
 - AS SPECIFIED ON SEWER LONG SECTIONS
 - PROPERTY CONNECTIONS: 100 DIA: P.V.P.C. (SN10) RRJ AND IN ACCORDANCE WITH SEW-1106 INCLUDING BOUNDARY BOXES AS SHOWN.
- NOTE- INSPECTION OPENINGS SHALL BE 0.5M INSIDE THE PROPERTY BOUNDARY NOT OUTSIDE THE BOUNDARY.
- TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE <http://www.mrwa.com.au/Pages/products.aspx>
3. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE
 4. ALL LIVE CONNECTIONS BY TW AT DEVELOPERS COST.
 5. MANHOLES BENCHING:
 - FULL DEPTH OF PIPE DIAMETER - AS PER WSA SEW-1302-V
 6. MANHOLES, LIDS AND SURROUNDS:
 - TRAFFICKED AREAS (MOST AREAS IN ROAD RESERVE) - CLASS D - 'GATIC' HEAVY DUTY
 - NON TRAFFICKED AREAS - 'GATIC' LIGHT DUTY

WATER:

1. ALL WATER SUPPLY CONSTRUCTION TO:
 - WATER SUPPLY CODE OF AUSTRALIA (WSA 03/2002-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION
 - TASWATER'S STANDARD DRAWINGS TW-SD-W-20 SERIES
 - WATER METERING POLICY/METERING GUIDELINES
 - BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2003.
2. NEW PIPEWORK SHALL BE:
 - SERIES 2 DPVC PN16 - SIZE AS INDICATED ON THE DRAWINGS
 - TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE <http://www.mrwa.com.au/Pages/products.aspx>
3. PROVIDE THRUST BLOCKS AT ALL BENDS AND TEES.
4. ALL LIVE CONNECTIONS BY TW AT DEVELOPERS COST.
5. ALL STOP VALVES TO BE CLOCKWISE CLOSING.
6. PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUG.
7. STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH TASWATER DRAWINGS TW/311.
8. FIRE PLUGS AND VALVE POSITIONS TO BE MARKED ON KERB BACKS WITH HIMARK CONCRETE PAINT.
9. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
10. MINIMUM COVER: - UNDER ROADWAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS - 750MM, RESIDENTIAL LAND - 450MM, NON RESIDENTIAL LAND 600MM.
11. ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-11 AND TASWATER STANDARD DRAWING TW-SD-W-20 SERIES. THEY SHALL BE DN25(I.D.20) HDPE (PE100) SDR 11 PN16 PIPE. WHERE UNDER ROADS PIPES SHALL BE SLEEVED IN DN100 SN4 PVC PIPE AND FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2m CENTRES TO PREVENT WATER HAMMER.
12. ALL FITTINGS TO BE F.B.E.
13. FIRE PLUGS TO HAVE MIN 100MM RISERS WITH SPRING TYPE PLUGS.
14. TASWATER TO WITNESS PRESSURE TEST TO 1200 kPA PRIOR TO BACK FILL AT JOINTS.
15. MAIN TO BE DISINFECTED PRIOR TO CONNECTION TO THE RETICULATION NETWORK. REFER TO WSA CODE FOR DETAILS.
16. PLACEMENT OF WATER MAINS IN FILL REQUIRES THE CONTRACTOR TO PROVIDE DOCUMENTARY EVIDENCE INCLUDING:
 - THE COMPOSITION OF FILL MATERIAL, VERIFYING THAT IT CONTAINS NO ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT.
 - THE PLACED LAYER THICKNESS
 - THE COMPACTION METHOD USED
 - THE DEPTH BELOW THE SURFACE OF EACH COMPACTED LAYER AT WHICH EACH FIELD DENSITY WAS MEASURED
 - THE FIELD DENSITY CALCULATION SHEETS AND RESULTS FOR ALL OF THE FILL BELOW THE INVERT OF THE PROPOSED WATER MAIN. VERIFYING THAT IT HAS AN IN-SITU DENSITY OF NOT LESS THAN 95% OF ITS STANDARD MAXIMUM DRY DENSITY (AS1289.5.1.1).

NOTES FOR SURVEYOR

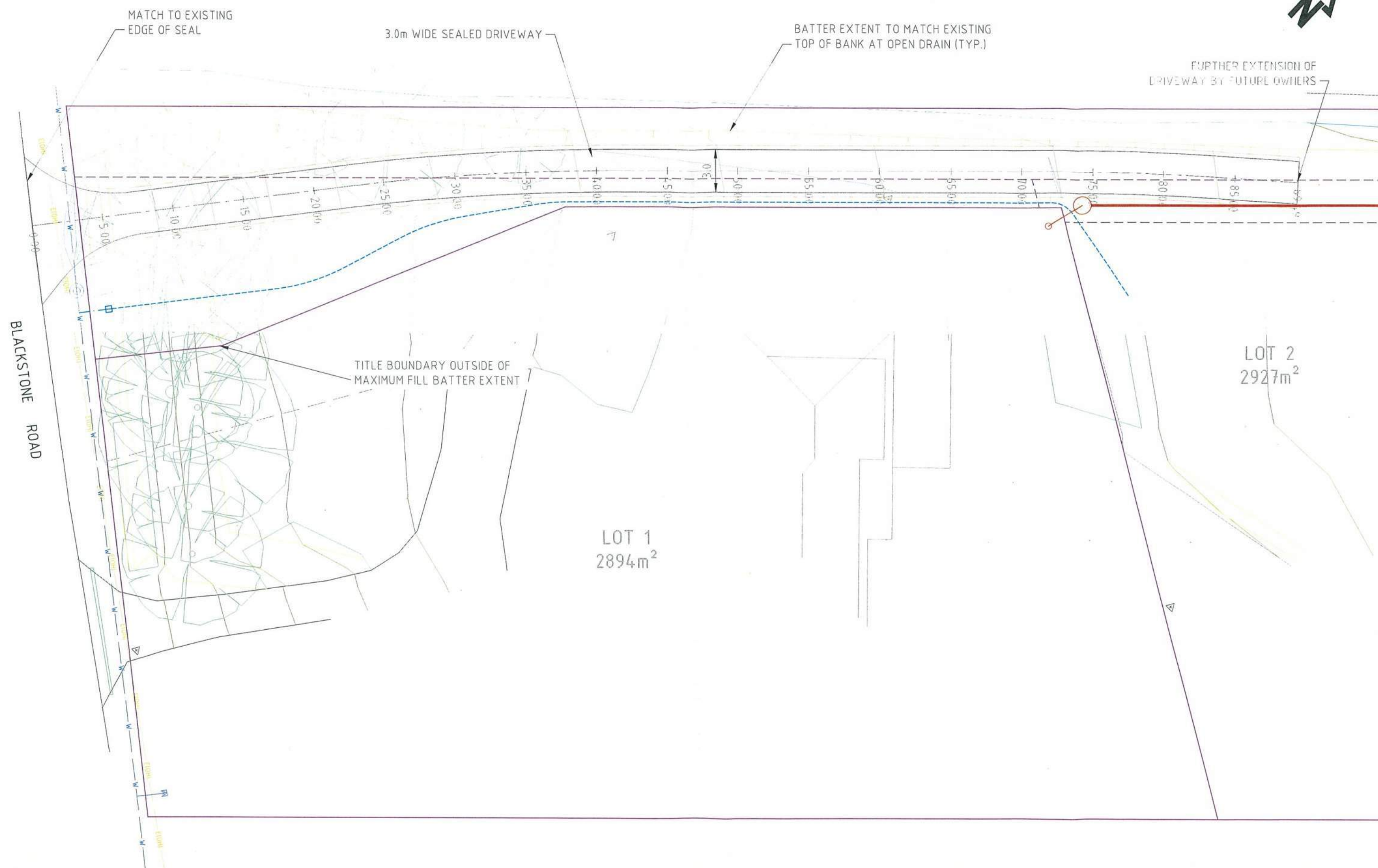
- FOR ALL SEWER SERVICES THAT ARE NOT DEEMED TO CONTROL THE LOT THE PLAN OF SUBDIVISION COUNCIL ENDORSEMENT PAGE IS TO NOTE, PURSUANT TO SECTION 83 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993, THAT TASWATER CANNOT GUARANTEE CUSTOMERS SANITARY DRAINS WILL BE ABLE TO DISCHARGE VIA GRAVITY INTO TASWATER'S SEWERAGE SYSTEM.
- TASWATER EASEMENTS SHALL BE CREATED IN ACCORDANCE WITH TASWATER'S PIPELINE EASEMENT AGREEMENT.



RJK CONSULTING ENGINEERS
t 0400 642 469

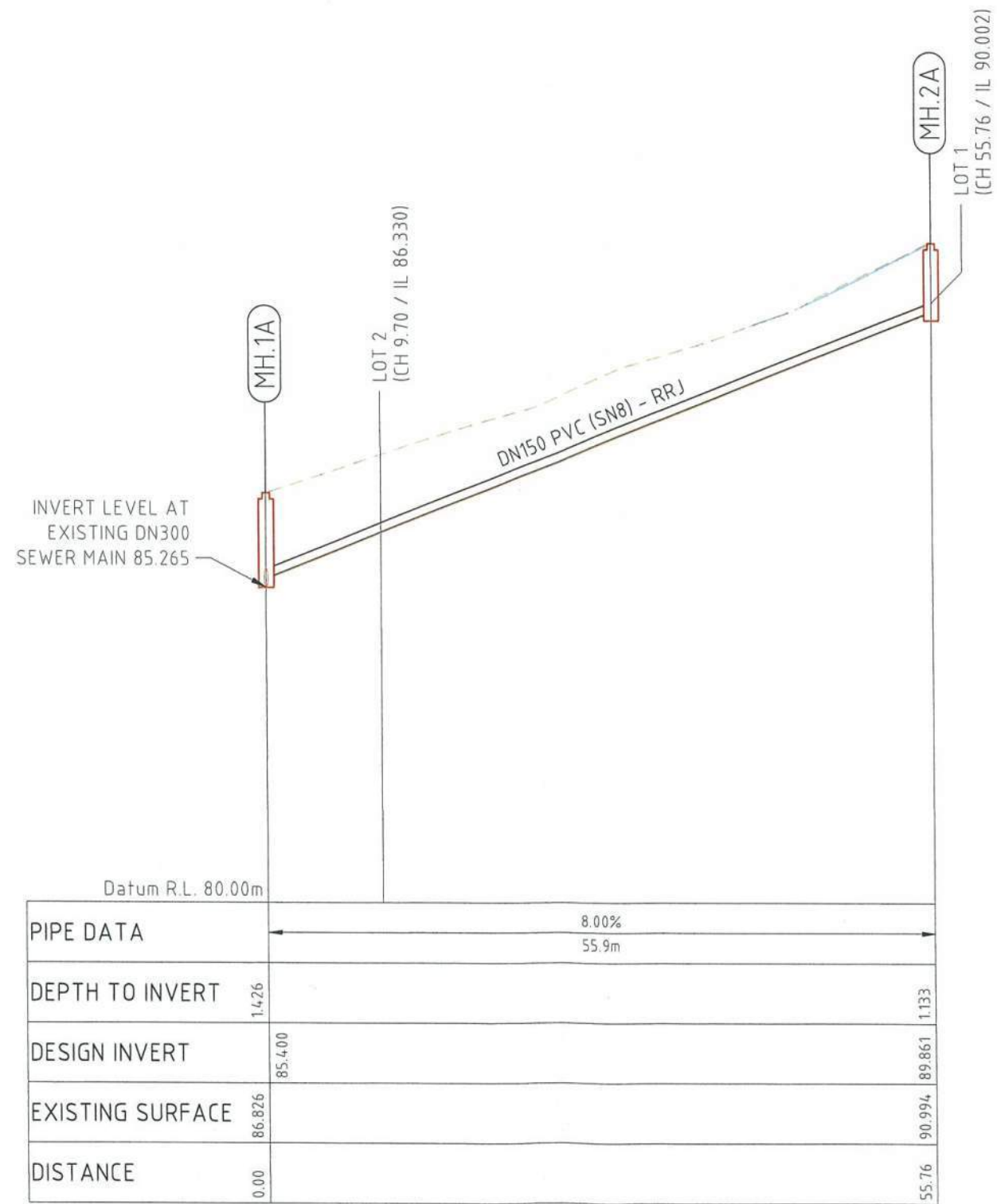
TASMANIA - PO Box 128, Prospect TAS 7250

JOB NAME:	D. L. & N. A. TAYLOR	DRAWN BY:	RJK	CHECKED BY:	RJK
LOCATION:	26 BLACKSTONE ROAD BLACKSTONE HEIGHTS	SCALE:	N/A	DATE:	29-11-2017
DESCRIPTION:	PROPOSED SUBDIVISION	JOB NUMBER:	17/18 T/S	SHEET:	Page 7/11
DRAWING:	NOTES	Size:	A3		



JOB NAME:	D. L. & N. A. TAYLOR	DRAWN BY:	RJK	CHECKED BY:	RJK
LOCATION:	26 BLACKSTONE ROAD BLACKSTONE HEIGHTS	SCALE:	1: 250 HORIZ.	DATE:	29-11-2017
DESCRIPTION:	PROPOSED SUBDIVISION	JOB NUMBER:	17/18 TCS	SHEET:	11
DRAWING:	DRIVEWAY CONSTRUCTION DETAILS	Size:	A3		

C&DS



SEWER LONG SECTION FOR LINE A
 SCALES: HORIZONTAL 1:750 VERTICAL 1:100



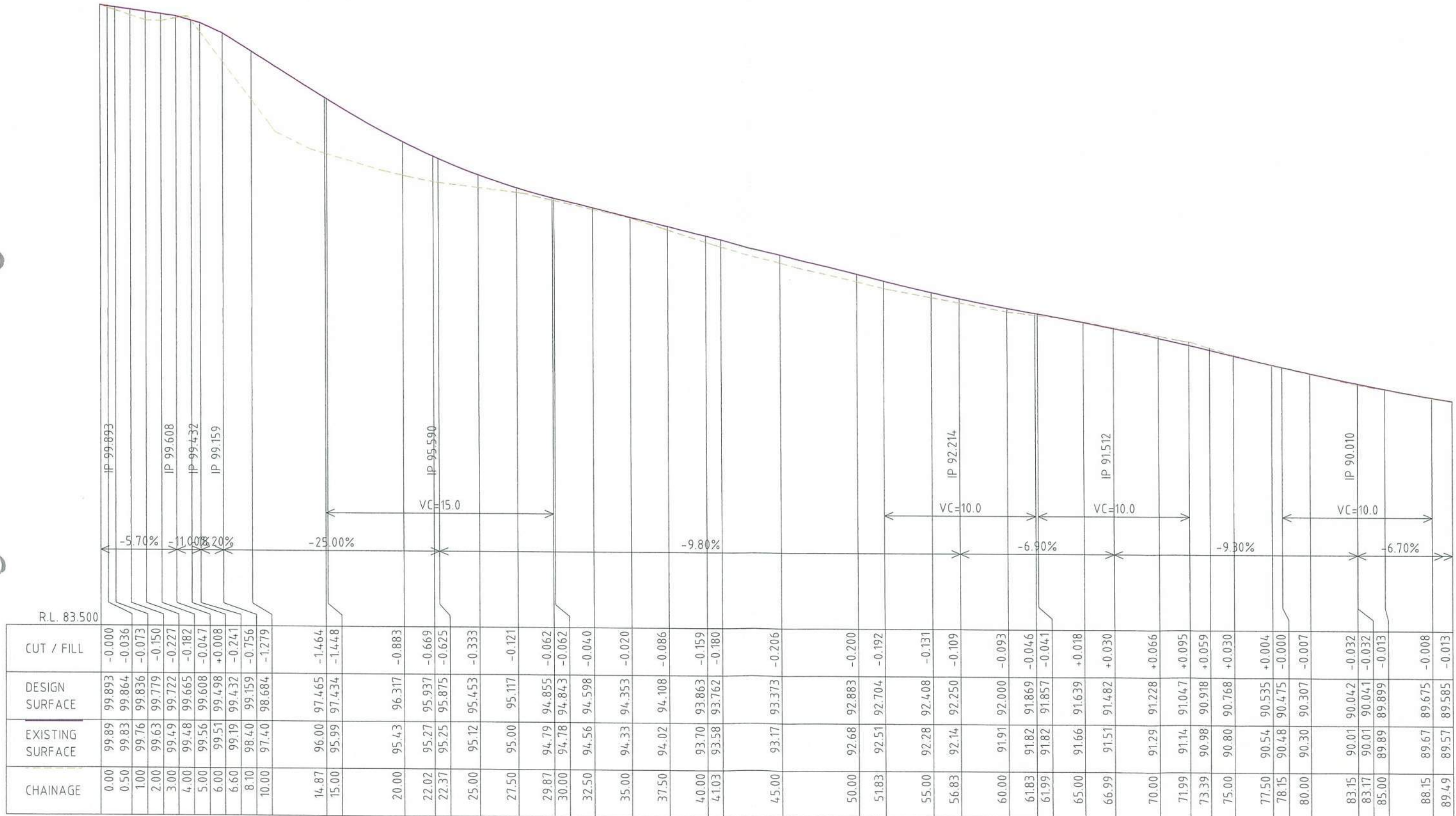
RJK CONSULTING ENGINEERS
 t 0400 642 469
 TASMANIA - PO Box 128, Prospect TAS 7250

JOB NAME: D. L. & N. A. TAYLOR
 LOCATION: 26 BLACKSTONE ROAD
 BLACKSTONE HEIGHTS

DRAWN BY: RJK CHECKED BY: RJK
 SCALE: AS SHOWN
 DATE: 29-11-2017

DESCRIPTION: PROPOSED SUBDIVISION
 DRAWING: SEWER LONG SECTION

JOB NUMBER	SHEET	Size
17/18 T/A	Page 7 of 11	A3



LONG SECTION - DRIVEWAY (CH 0.000 to CH 89.488)
 SCALES: HORIZONTAL 1:250 VERTICAL 1:100



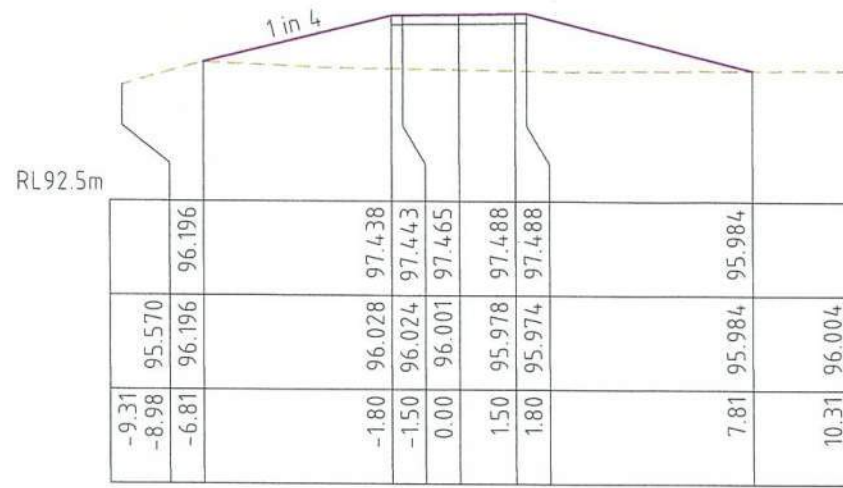
RJK CONSULTING ENGINEERS
 t 0400 642 469
 TASMANIA - PO Box 128, Prospect TAS 7250

JOB NAME: D. L. & N. A. TAYLOR
 LOCATION: 26 BLACKSTONE ROAD
 BLACKSTONE HEIGHTS

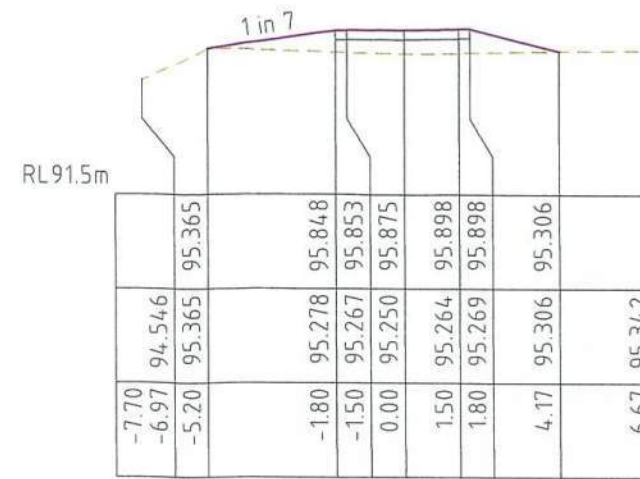
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 SCALE: AS SHOWN
 DATE: 29-11-2017

DESCRIPTION: PROPOSED SUBDIVISION
 DRAWING: DRIVEWAY LONG SECTION

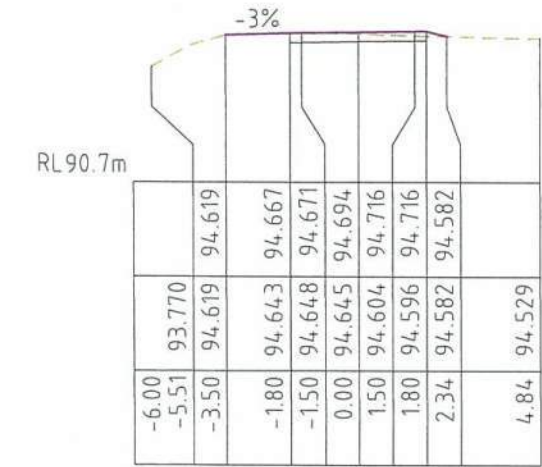
JOB NUMBER	SHEET	Size
17/18 TAS	8 of 8011	A3



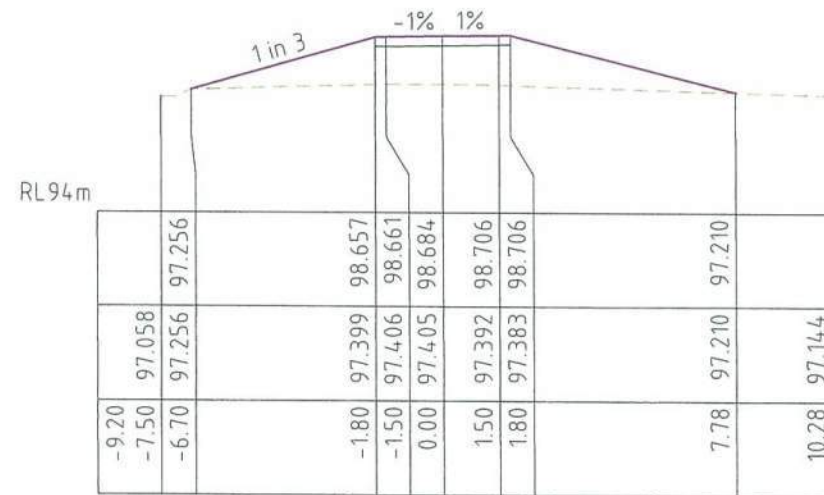
CH 14.87 m
DRIVEWAY



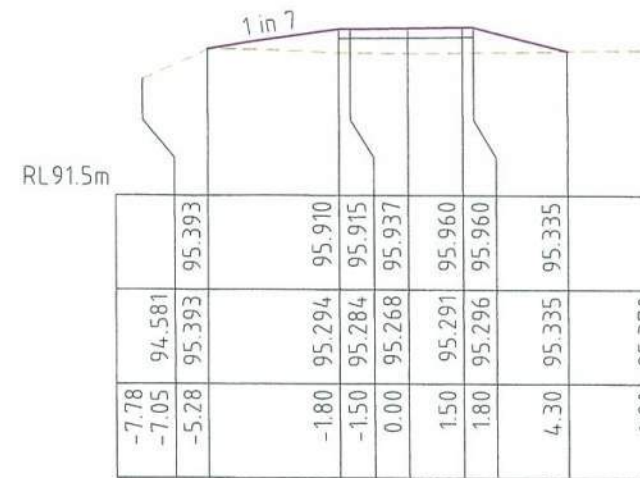
CH 22.37 m
DRIVEWAY



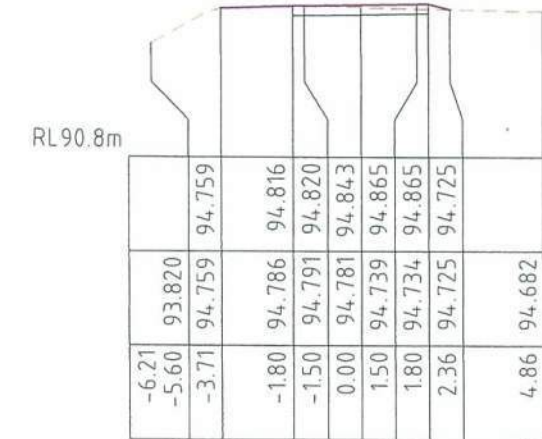
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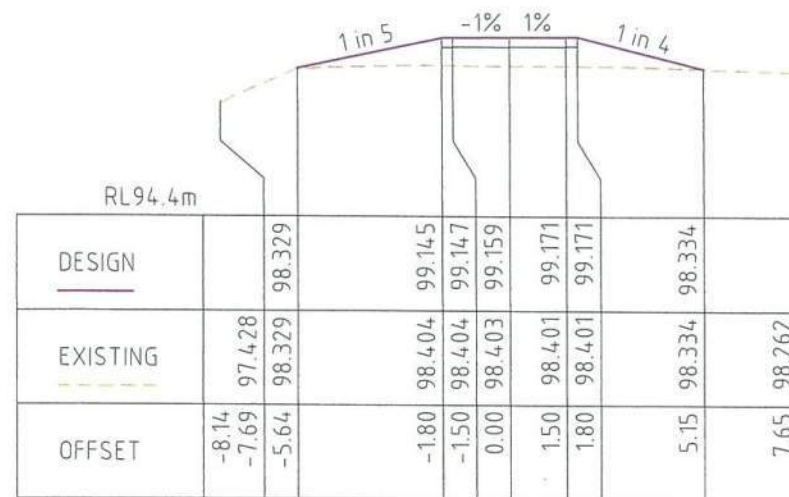
CH 10.00 m
DRIVEWAY



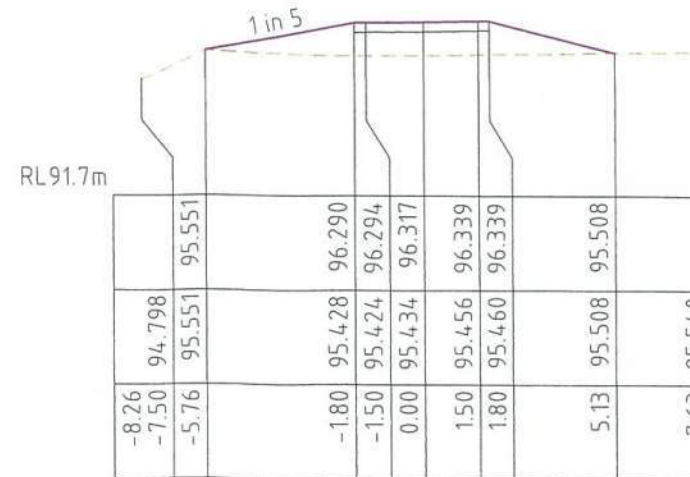
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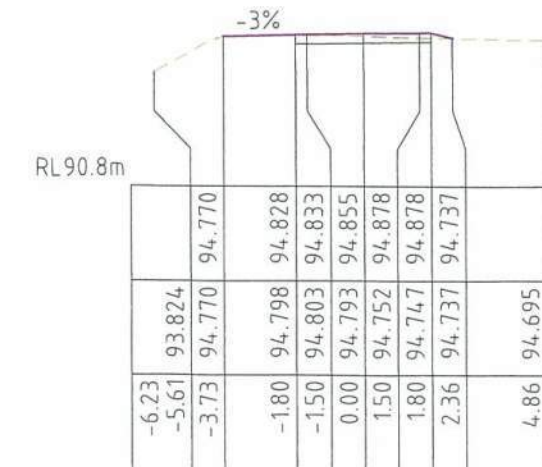
CH 30.00 m
DRIVEWAY



CH 8.10 m
DRIVEWAY



CH 20.00 m
DRIVEWAY



CH 29.87 m
DRIVEWAY



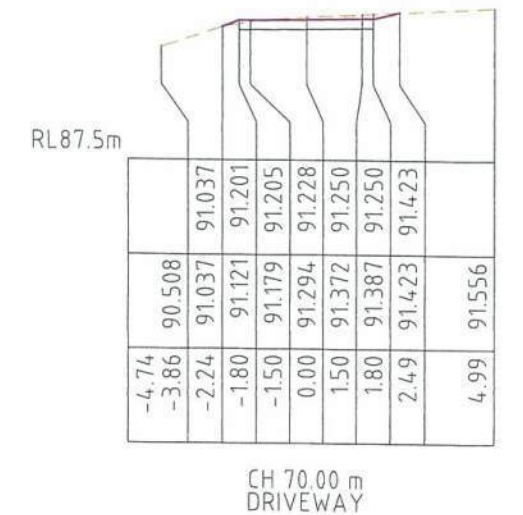
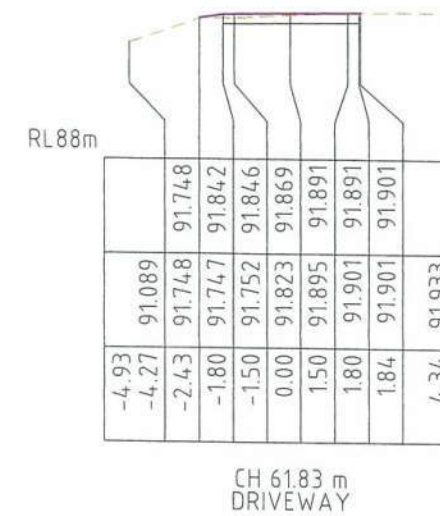
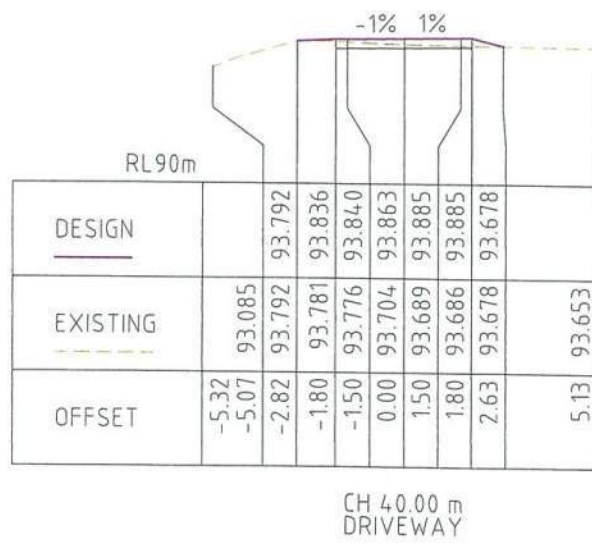
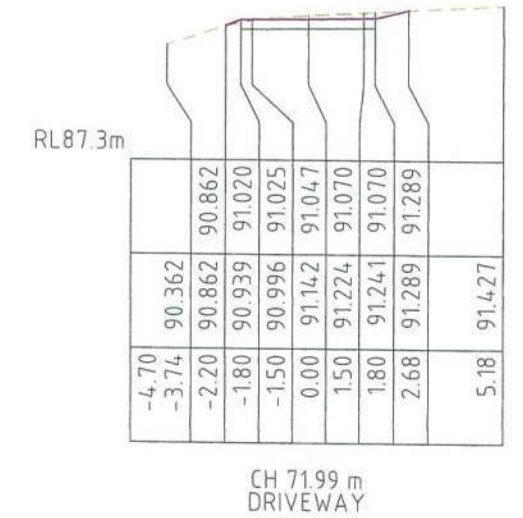
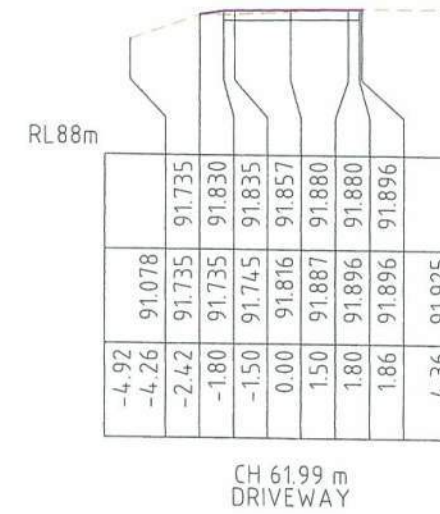
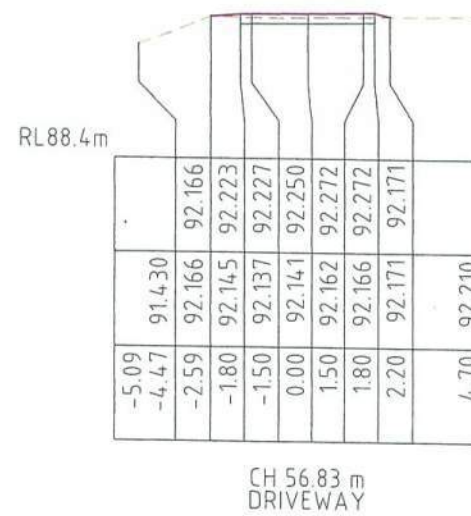
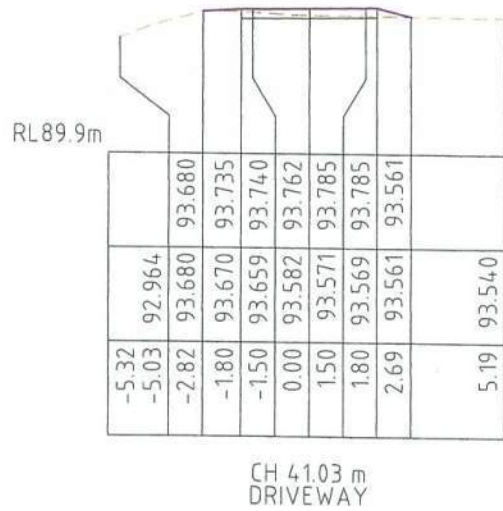
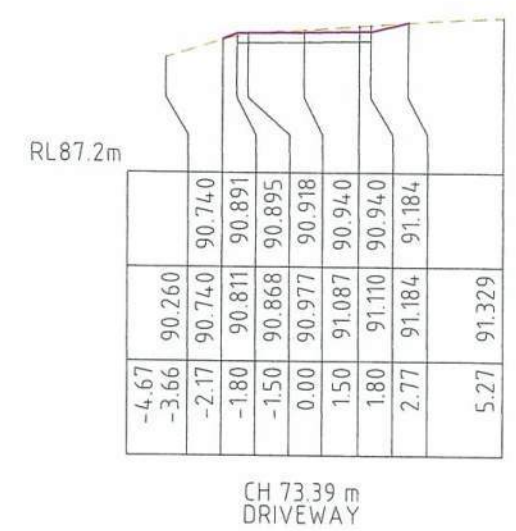
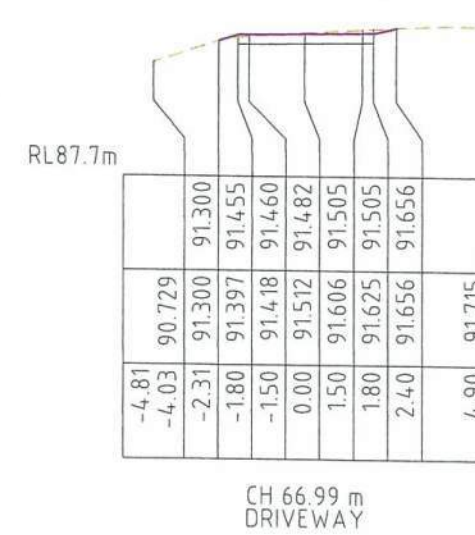
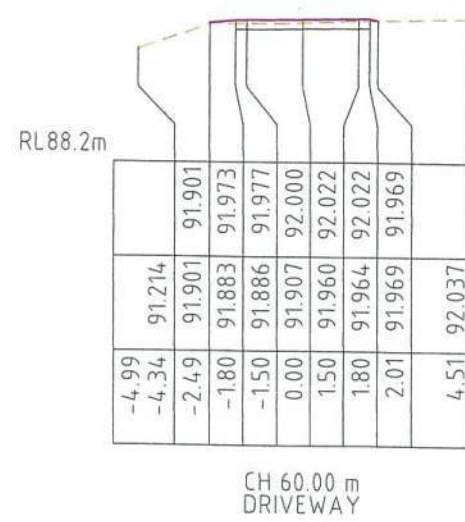
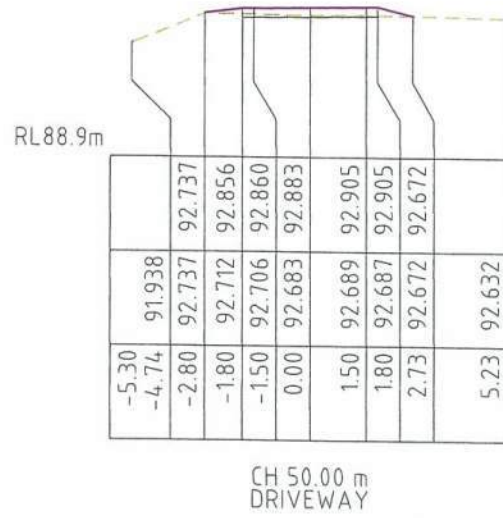
RJK CONSULTING ENGINEERS
t 0400 642 469
TASMANIA - PO Box 128, Prospect TAS 7250

JOB NAME: D. L. & N. A. TAYLOR
LOCATION: 26 BLACKSTONE ROAD
BLACKSTONE HEIGHTS

DRAWN BY: RJK CHECKED BY: RJK
SCALE: 1: 200 HORIZ. 1: 200 VERT.
DATE: 29-11-2017

DESCRIPTION: PROPOSED SUBDIVISION
DRAWING: DRIVEWAY CROSS SECTIONS - SHEET 2 of 4

JOB NUMBER	SHEET	Size
17/18 TAS	8211	A3



Leanne Rabjohns

From: David Young <dekyoung@bigpond.com>
Sent: Tuesday, 9 January 2018 12:18 PM
To: Planning @ Meander Valley Council
Subject: FW: Development Application -Woolcott Surveys. PA\18\0125- No. 26 Blackstone Rd, Blackstone Heights

To The General Manager,

refer to your notice of 23/12/17 in the Examiner Newspaper regarding the above development application.

My wife and I wish to strongly object to the approval of this application for the following reasons:-

1. Our area of Blackstone Heights is a fully developed and long established low density housing area free from home unit development and intensive housing.
2. No.26 Blackstone Rd is a similar sized block/lot to our own and many others in our subdivision. Approval of this application will not be consistent with the amenity of this subdivision.
3. When purchasing our block in 1990 we did so with the purpose of living in a low density housing area with a semi-rural outlook. In 2011/12 your Council re-zoned No 22 Blackstone Rd. (Draft Planning Scheme Amendment 2(2011) and although objected to by us (my e-mail 5/12/2011) we now find a house and a number of smaller buildings built directly behind us.
Our concerns then have now been vindicated.
4. Search of the title of No.26 Blackstone Rd confirms that the block is contained within sealed plan No.27769 and is subject to (as are all other blocks in the sealed plan) a number of registered covenants that bind all land owners to certain conditions of living within this subdivision.
Covenant No.15 specifically states "not to sub divide such lot."
Covenant No 16 specifically states "not to erect on such lot any other than a private dwelling house and buildings appurtenant thereto"
Approval of this application will eventually mean in effect 2 houses with outbuildings being on the same block. This is completely against the intention of the original covenants put in place to ensure this area is a Low density Zone. (Refer Meander Valley Interim Planning Scheme 2013 Clauses 12.1.1.2, 12.1.2.)
5. Our biggest concern, if this subdivision is approved, is that it will set a precedence for other owners of lots to also consider similar developments. We see this setting a platform of division and legal disputes between neighbours which is not conducive to community harmony and will cause future land use conflicts.
6. We also question if this development fits under your "Planning Scheme Operation - 7.5 Compliance with Applicable Standards." We don't think so.

For us and many of our immediate neighbours Blackstone Heights is a Low Density Residential area which we have enjoyed for many years and in terms of your 2013 Planning Scheme we wish to keep it that way.

To quote "amenity" - means, 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 and enjoyable"

We do understand that it is not the Councils responsibility to police covenants on titles but we do feel it is your responsibility to consider the fact that these covenants exist and by declining this development application, at this point, you will thwart further legal disputes between neighbours and thus help maintain the goodwill and harmony that presently exists amongst them.

Yours Sincerely,

David & Kaye Young
32 Blackstone Road,

BLACKSTONE HEIGHTS Tas.,
Tel. 6340 1097

The General Manager,
Meander Valley Council
P.O. Box 102,
WESTBURY Tas.,
7303

PA118/0125

Index No.	12212		
Doc No.	119,480		
RCVD	10 JAN 2013	MVC	7250
Action C. Year	LR	Dept.	OS
EO		OD	✓

34 Blackstone Rd.,
Blackstone Heights, Tas.
7250
Ph. 63443480

Dear General Manager,

My name is Norman Jones of 34 Blackstone Road, Blackstone Heights and I have lived at this address for over 30 years.

I am concerned that Mr Taylor of 26 Blackstone Road has applied to subdivide his block for the purpose of building another house.

I strongly object to this as I am aware that there are covenants on all the titles in the area that restricts the subdivision of our blocks.

I do not wish this development to open the flood gates for other neighbours to do the same as I enjoy my present outlook and semi-rural setting.

Please be advised if the Council approves this application then I propose to engage my Solicitor to take further legal action.

Yours Faithfully,



Norman Jones

8/01/18

The General Manager
Meander Valley Council
Planning Section
P.O. Box 102,
WESTBURY TAS.,
7303

Index No. 12212			
Doc No.			
RCVD	12 JAN 2018	MVC	
Action Officer	LR	Dept.	CDS
EO		OD	✓

30 Blackstone Road,
Blackstone Heights Tas.
7250
63401051
11th January 2018

Dear Sir/Madam

I am writing this letter in response to our neighbour at No. 26 Blackstone Road, Blackstone Heights submitting an application to sub divide his block for the purpose of building another house. Refer your notice Examiner 23/12/17 – Woolcotts Survey PA\18\0125.

Both myself and wife Jan do not wish this application to be approved and are strongly opposed to any further development in our area. We already have a house which has been built directly behind us even though we objected to the land in question being re-zoned some years back. When I first purchased our block and subsequently built our house I did so in the knowledge that all the blocks in this subdivision had covenants that prevented any subdivision and/or building of additional dwellings thereon.

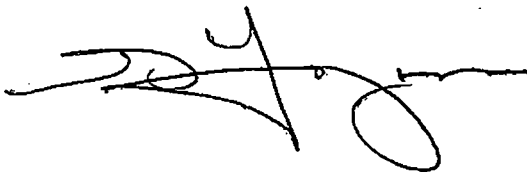
We are surprised that the Council is even considering this application in view of the covenants that exist.

We do not want to be built in, we do not want to live in a normal suburb and that is why we chose to live at Blackstone Heights with its semi rural outlook. We have enjoyed the peace and quiet of the area for over 30 years and we want to keep it that way.

Please note we feel so strongly about this issue that if this application is approved we will certainly be engaging our solicitor to fight the issue.

Yours sincerely,

Steve Ingram



LETTER OF OBJECTION

14th day of January 2018

Ref: PA\18\0125
Location: 26 Blackstone Road, BLACKSTONE HEIGHTS
Development: Subdivision (2 lots)

To The General Manager

It is with great disappointment that I forward this correspondence relating to the above noted application. Council have advised that they do not acknowledge the registered Covenants in the Schedule of Easements. Upon seeking legal advice, this is still a binding lawful agreement and would be a breach to not comply. In particular I refer to:

Clause 15. Not to Subdivide such lot

Clause 16. Not to erect on such lot any other than a private dwelling house and buildings appurtenant there to

Meander Valley Planning Scheme 2013 **does** recognise and make reference to covenants in alternate clauses as detailed below, so why does it not recognise covenants on our existing Titles? I also ask what Act empowers the Council to ignore and be exempt from such registered covenants? Does the Council recognise LAND TITLES ACT 1980 ?

Meander Valley Planning Scheme 2013

6.3.2 The planting, clearing or modification of vegetation for any of the following purposes:

(a) the landscaping and the management of vegetation:

(i) on pasture or cropping land, other than for plantation forestry on prime agricultural land; or

(ii) within a garden, national park, public park or state-reserved land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;

I fully understand it is not Councils role to enforce Covenants, however, if Council approve the said application this in turn leaves the door open for many land owners to follow. Thus, interrupting the rural aspect of our community. Part B Section 4 of the Planning Scheme supports and utilises the words harmonious, pleasant and enjoyable. The proposed subdivision breaks the uniformity of surrounding allotments in turn creating an unbalanced atmosphere amongst residence.

To this I reference:

Meander Valley Planning Scheme 2013

12.1.3 Desired Future Character Statements

Blackstone Heights

- a) Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill work where development is viewed from public open space.

Overall, Surrounding neighbours have approached my property wishing to view the suggested development, sharing their disappointment and irritation. In addition, the applicant for the proposal should have made an application to have the covenant removed as directed by LAND TITLES ACT 1980.

This is an outstanding community with an exceptional outlook. I purchased in this area for the lifestyle, privacy and the fact of larger allotments. If there was an existing unit development when I purchased I would have declined. In direct contrast, when I choose to sell my property less buyers would be attracted for the same reasons. Resulting in a lower sales price. With 7 successful years in property development and sales both Residential and Commercial that is an undisputable trend. Approval of this application is not in the best interest of the community and is in breach. Hoping this matter is resolved smoothly.

Kind Regards
Andrew Silver
28 Blackstone Road
BLACKSTONE HEIGHTS
TAS 7250

0417 832 498

Submission to Planning Authority Notice

Council Planning Permit No.	PA\18\0125	Council notice date	13/12/2017
TasWater details			
TasWater Reference No.	TWDA 2017/01973-MVC	Date of response	15/12/2017
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	26 BLACKSTONE RD, BLACKSTONE HEIGHTS	Property ID (PID)	7281757
Description of development	Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
RJK Consulting Engineers	17/18 TAS 04 of 11 Proposed Subdivision	--	29/11/2017
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 each lot of 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 of the subdivision/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>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 			

8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "RJK Consulting Engineers, 17/18 TAS Proposed Subdivision, dated 29/11/2017", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. At TasWater's discretion security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees

will be indexed, until the date they are paid to TasWater, as follows:

- a. \$252.15 for development assessment; and
- b. \$136.58 for Consent to Register a Legal Document

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

Advice

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>

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

TasWater cannot provide a supply of water for the purposes of firefighting to Lot 2 on the plan.

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

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

SEARCH OF TORRENS TITLE

VOLUME 27769	FOLIO 32
EDITION 1	DATE OF ISSUE 15-Jan-1993

SEARCH DATE : 21-Aug-2017

SEARCH TIME : 09.07 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL
 Lot 32 on Sealed Plan 27769
 Derivation : Part of 1,536 Acres Gtd to T S Kelsey
 Prior CT 4234/8

SCHEDULE 1

B283655 TRANSFER to DAVID LLOYD TAYLOR and NOELEEN ANN TAYLOR

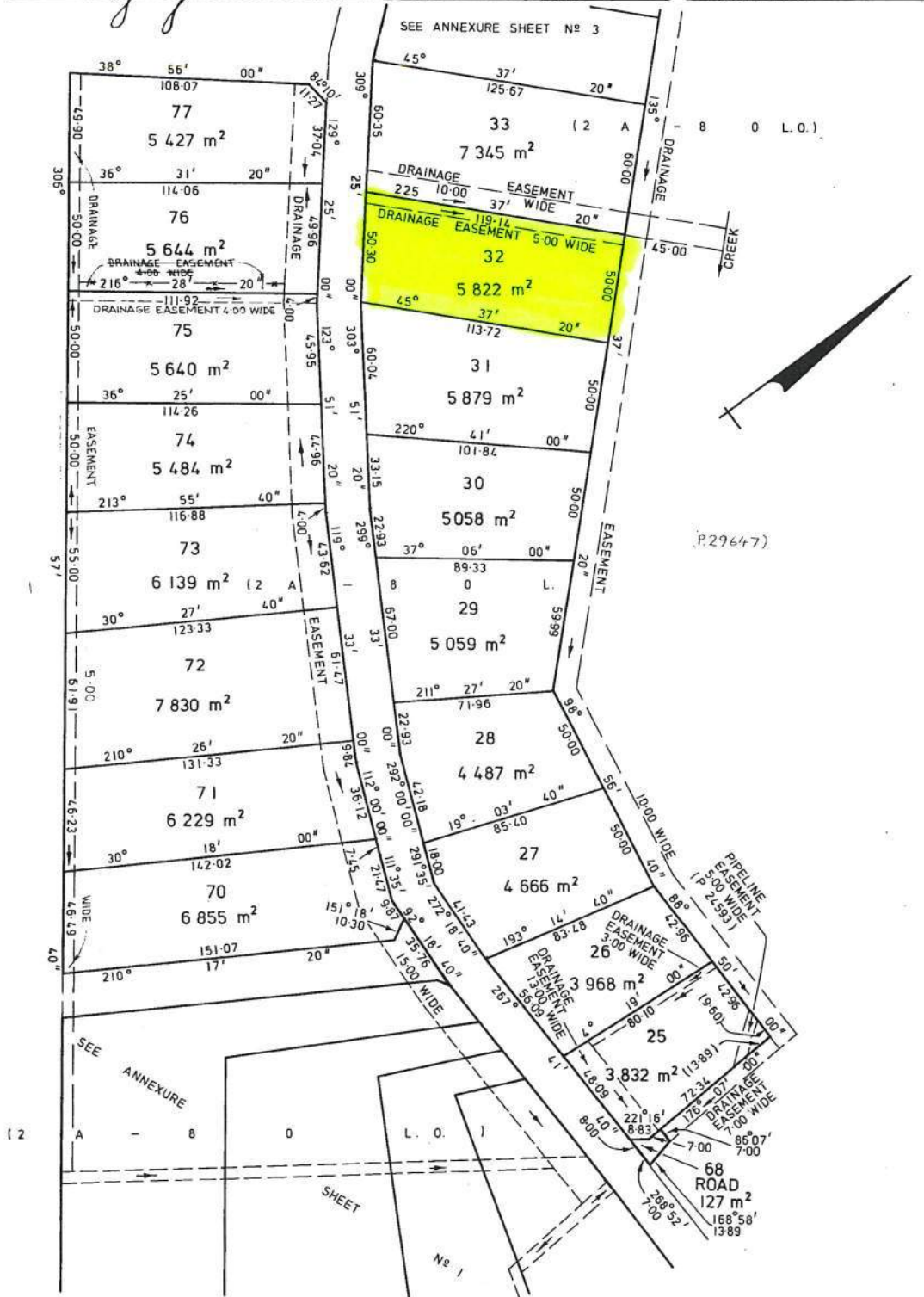
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 27769 EASEMENTS in Schedule of Easements
 SP 27769 COVENANTS in Schedule of Easements
 SP 27769 FENCING COVENANT in Schedule of Easements
 B330527 MORTGAGE to Tasmania Bank Registered 30-Jan-1990 at
 noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

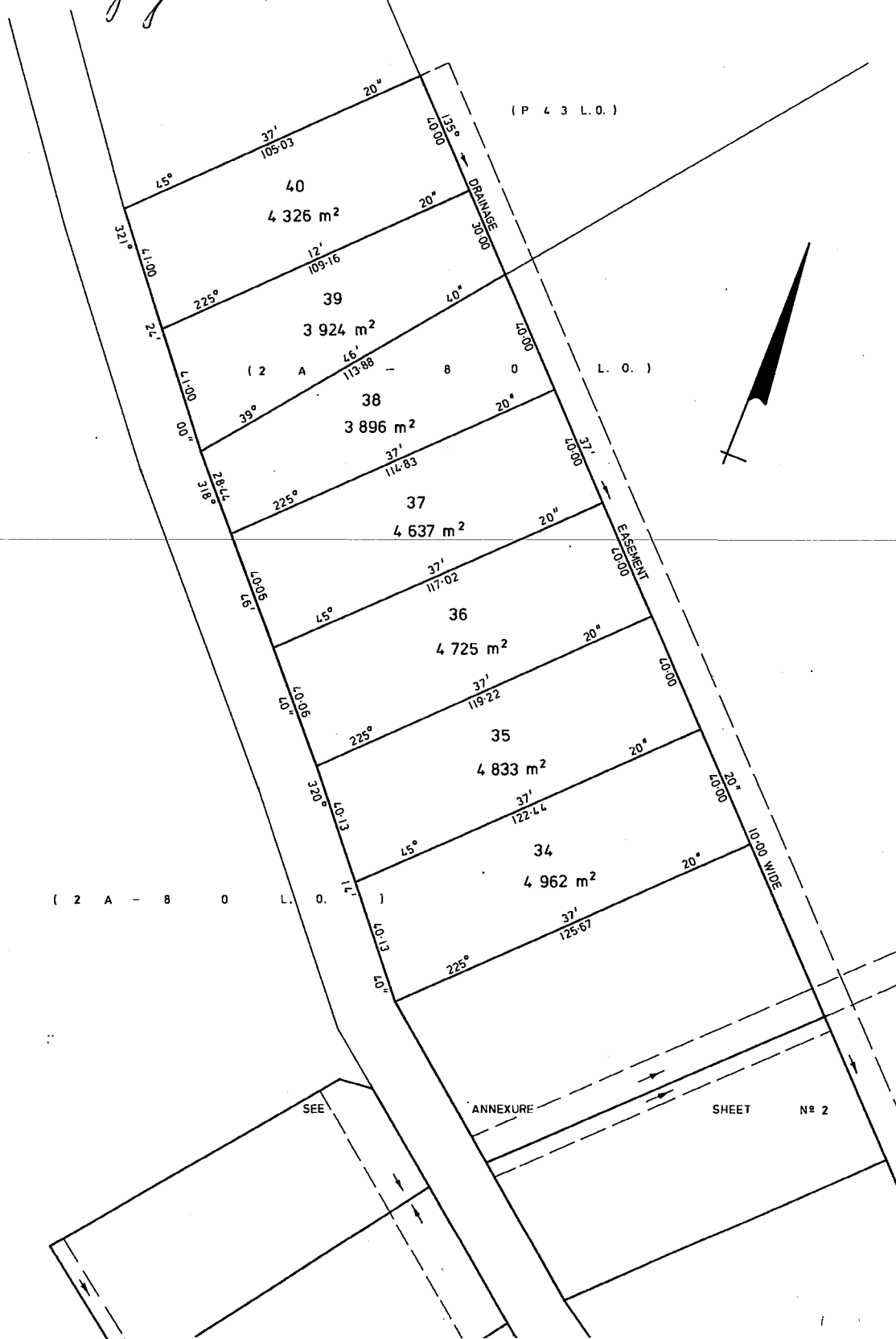
<p>ANNEXURE SHEET No. 2 (of 4 annexures) to plan by Surveyor R.V. Tait</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 9-12-85 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S: P27769</p>
<p>Signed for the purposes of identification Council Clerk <i>[Signature]</i></p>	<p>Surveyor: Roderick Vincent Tait Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4193 Fol. 12</p>	<p>SCALE 1: 1 500</p>



9.549 ha

757.

ANNEXURE SHEET No. 3 (of 4 annexures) to plan by Surveyor R. V. Tait	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 9-12-85 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.27769
	Signed for the purposes of identification Council Clerk <i>[Signature]</i>	Surveyor: Roderick Vincent Tait Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4193 Fol. 12 11





SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

27769

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of Lots 25 to 40 (inclusive) 64 to 67 (inclusive) and 70 to 77 (inclusive) on the Plan and the balance to observe the following stipulations:-

- 1. Not to erect on such Lot any building carport or garage the outer walls of which are constructed of any material other than brick stone or concrete brick or the roof of which is constructed of any material other than tiles or colourbond iron.
2. In the case of Lots 64 to 67 (inclusive) and 70 to 77 (inclusive) not to erect on such Lot any building carport garage or outbuilding within fifteen metres of the road frontage over such Lot.
3. In the case of Lots 25 to 40 (inclusive) not to erect on such Lot any building carport garage or outbuilding within ten metres of the road frontage of such Lot.
4. Not to erect on such Lot any fence within ten metres of the road frontage of such Lot.
5. Not to erect place or use upon such Lot any shop building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles wares merchandise whatsoever
6. Not to erect or place upon such Lot or any part thereof any boarding or structure for use as a bill posting or advertising station.

7. Not to affix or display on any wall or fence upon such Lot or any part thereof any posters bills boardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of such Lot or any building erected thereon)
8. Not to cut down or remove from such Lot any green trees without the consent in writing of the Warden Councillors and Electors of the Municipality of Westbury first had and obtained
9. Not to erect instal or amend any drainage pipes or drainage dissipators on such Lot or any part thereof which cause or may cause any storm water to enter or cause dammage to any adjoining lot or to any road shown on the Plan or any area adjacent to such road
10. Not to store heap or permit to be excavated carried way or removed from such Lot or any part thereof any trees logs earth clay stone gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling such lot or for the formation of any building swimming pool or barbecue to be constructed thereon.
11. Not to permit or allow any engine or machinery worked or driven by steam gas electric or other mechanical power and used for any trade operations to be erected affixed or placed on any part of such Lot.
12. Not carry on or permit or allow to be carried on on such Lot or any part thereof any trade or business.
13. Not to keep or allow to be kept on such Lot or any part thereof any pigs greyhounds or racing pigeons.
14. Not to keep or allow to be kept on such Lot or any such part thereof any poultry for commercial purposes
15. Not to sub-divide such Lot
16. Not to erect on such lot any other than a private dwelling house and buildings appurtenant thereto
17. Not to erect on such Lot any private dwelling house which, excluding any buildings appurtenant thereo, shall have a floor area of less than 130 square metres
18. Not to keep or allow to be kept on such Lot more than two in number of the following animals: cattle sheep and goats.

The owner of Lots 64 to 67 (inclusive) on the Plan covenants with the Vendor Saneith Pty. Ltd. and the owners for the time being of every other Lot on the Plan except Lot 68 to the intent that the burden of this covenant may run with and bind the covenantors Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other Lot shown on the Plan except Lot 68 to observe the following stipulations:-

That he will not construct or cause to be constructed any building or structure for residential purposes on that portion of such Lot indicated on the plan as applying to such Lot by reference to the following table:-

Lot 64	A B C D
Lot 65	C D E F
Lot 66	E F G H
Lot 67	G H J K



SCHEDULE OF EASEMENTS

PLAN NO.

27769

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS **THIS COPY SCHEDULE CONSISTS OF 7 PAGE/S**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

LOTS 25 and 64 on the Plan are each

Subject to an easement created by Transfer No.A979664 made between Mt. Leslie Estates Pty. Ltd. and Tasmanian Country Club Casino Pty. Ltd. (herein called "the Transferee") in the following terms:-

The full right and liberty for the Transferee and its successors in title and owners and occupiers for the time being of the land in Certificate of Title Volume 4166 Folio 98 (herein called "the dominant land") to draw and convey water from the South Esk River to the dominant land by means of a water supply pipeline and water pumping equipment installed or to be installed as hereinafter appears within that portion of such Lot (herein called "the servient land") marked "Pipeline Easement 5.00 wide on the Plan and for the purpose:

To install lay relay inspect maintain repair renew remove and cleanse a One hundred and fifty millimetre water supply pipeline along within and under the strip of land marked "Pipeline Easement" on the Plan and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary and Subject to the full right and liberty for the Transferee and its successors in title and owners and occupiers for the time being of the dominant land for the within purposes to enter upon such lot at any time with or without inspectors workmen servants agents or other persons authorised by the Transferee to pass and repass on foot or with motor vehicles in over along and upon such Lot PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through

the same AND PROVIDED FURTHER THAT the Transferee and its successors in title and owners and occupiers for the time being of the dominant land shall make good any damage or disturbance which may be caused to such Lot in relation to any installation inspection maintenance repair renewal removal replacement or cleaning of the water supply pipeline and the water pumping equipment

LOTS 25 to 40 (Inclusive) 64 to 67 (inclusive) and 70 to 77 (inclusive) on the Plan are each together with a right of carriage way over the Rights of Way (Private) shown on the Plan

LOT 77 on the Plan is subject to a right of drainage (appurtenant to the balance) over the Drainage Easement 15.00 wide shown passing through the said Lot 77

LOTS 66 and 67 and LOTS 70 to 77 on the Plan are each subject to a right of drainage (appurtenant to the balance) over such portion of the Drainage Easement 5.00 wide shown on the Plan passing through such Lot

LOT 64 is subject to a right of drainage (appurtenant to the balance) over the Drainage Easement 5.00 wide marked M.N.P.Q. on the Plan

LOT 65 is subject to a right of drainage (appurtenant to the balance) over the Drainage Easement 5.00 wide marked L.M.Q.R. on the Plan

LOT 25 is subject to a right of drainage (appurtenant to the balance) over the Drainage Easements 3.00 wide and 13.00 wide shown passing through the said Lot 25.

LOT 64 is subject to a right of drainage (appurtenant to the balance and the land comprised in Certificate of Title 4193/16) over the Drainage Easement 5.00 wide marked S.T.U.V. on the Plan

LOT 65 is subject to a right of drainage (appurtenant to the balance and the land comprised in Certificate of Title 4193/16) over the Drainage Easement 5.00 wide marked T.W.X.Y.) on the Plan

LOT 32 is subject to a right of drainage for the Warden Councillors and Electors of the Municipality of Westbury over the Drainage Easement 5.00 wide shown passing through the said Lot 32

LOT 33 is subject to a right of drainage for the Warden Councillors and Electors of the Municipality of Westbury over the Drainage Easement 10.00 wide shown passing through the said Lot 33

Lot 75 Lot 76 is subject to a right of drainage (appurtenant to the balance) over the drainage easement 4.00 wide passing through such Lot.

FENCING COVENANT

The owner of Lots 25 to 40 (inclusive) 64 to 67 (inclusive) and 70 to 77 (inclusive) on the Plan covenants with the Vendor Saneith Pty. Ltd. that the Vendor shall not be required to fence.

* The amendment above was made by me pursuant to a request to amend No. B135527 made under Section 481 of the Local Government Act, 1962.

COVENANTS

Recorder of Titles.

The owner of Lots 25 to 40 (inclusive) 64 to 67 (inclusive) and to 70 to 77 (inclusive) on the Plan covenants with the Vendor, Saneith Pty. Ltd. and the owners for the time being of Lots 25 to 40 (inclusive) 64 to 67 (inclusive) and 70 to 77 (inclusive) on the Plan to the intent that the burden of this covenant may run with

INTERPRETATION

Balance means the land remaining in Certificate of Title 4193/12 at the date of acceptance hereof excluding the Lots on the Plan

EXECUTED by ELDERS LENSWORTH FINANCE LIMITED*by its Attorneys under Power of Attorney Number 61/7548 and the said signatories declare that they have received no notice of revocation of the said power, in the presence of:

Jane Lowe
39 Canberra St, Brunswide
Law Clerk.

* as Mortgagee under Mortgage registered No. B2934

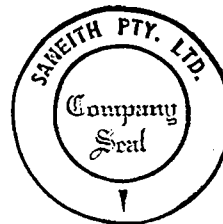
SIGNED by NATIONAL WESTMINSTER FINANCE AUSTRALIA LIMITED as Mortgagee under Mortgage registered No. B7266 by its Attorneys LEONARD GEORGE RISELEY and GRANT STEPHEN PRYOR pursuant to Power of Attorney registered No. 60/7575 which the Attorneys hereby declare that they have received no revocation of the within power in the presence of:

Ashley L. Higgins
5 Wivagai Court Sandford
Typist/Clerk.

Handwritten signatures and names: TIMOTHY JOHN WESTOBER, LENDAGE MANAGER, LOTTE ERNA HANDBA LERCH, ADMINISTRATION MANAGER.

Handwritten signature of Grant Stephen Pryor.

The common seal of Saneith Proprietary Limited as registered proprietor of the land comprised in Certificates of Title Volume 4193 Folios 12 and 16 was hereto affixed in the Presence of:-



Director

SECRETARY

The Common Seal of the Uniting Church in Australia Property Trust (Tas.) was hereto affixed in the Presence of:-



Mortgage under Mortgage A979666

Trustee

Signed by WILLIAM PETER MARIA ZEEMAN and PHILIP RAYMOND PAGE in the Presence of:-

m O Thomas
Law Clerk
Launceston

Mortgagees under Mortgage No. A979666

Handwritten signatures and initials: J.P. Kelly, J.R. Kelly, etc.

This is the schedule of easements attached to the plan of SANELTH PTY LTD
(Insert Subdivider's Full Name)

..... affecting land in

Certificate of Title Volume 4193 Folio 12 r/6
(Insert Title Reference)

Sealed by Municipality of Westbury on 9th September, 1985

Solicitor's Reference
Council Clerk/Town Clerk

054 3134

INFRA 1 REPRESENTATION TO DRAFT PLANNING SCHEME AMENDMENT 2/2017 - MEANDER VALLEY INTERIM PLANNING SCHEME 2013 – REZONING AND SUBDIVISION – MACE STREET AND BORDIN STREET, PROSPECT VALE

1) Introduction

The purpose of this report is for Council to consider and adopt a formal response to the representation made to the exhibition of the draft planning scheme amendment 2/2017 and development application for the:

- rezoning of land located at 7 Mace Street, Prospect Vale (CT: 8204/17) from Open Space Zone to General Residential Zone; and
- rezoning of land off Bordin Street, Prospect Vale (CT:172720/31) from General Residential Zone to Open Space Zone; and
- subdivision of 7 Mace Street into two lots (including access strip from Nanke Court).

This report is prepared in accordance with Section 39 of the former provisions of the Land Use Planning and Approvals Act (LUPAA) 1993.

2) Background

At its meeting of the 12 December 2017, Council initiated and certified a draft amendment to the Meander Valley Interim Planning Scheme 2013 to rezone the land at 7 Mace Street from Open Space Zone to General Residential Zone and land off Bordin Street from General Residential Zone to Open Space Zone to facilitate the relocation of the internal Mace Street park to a nearby location on Bordin Street.

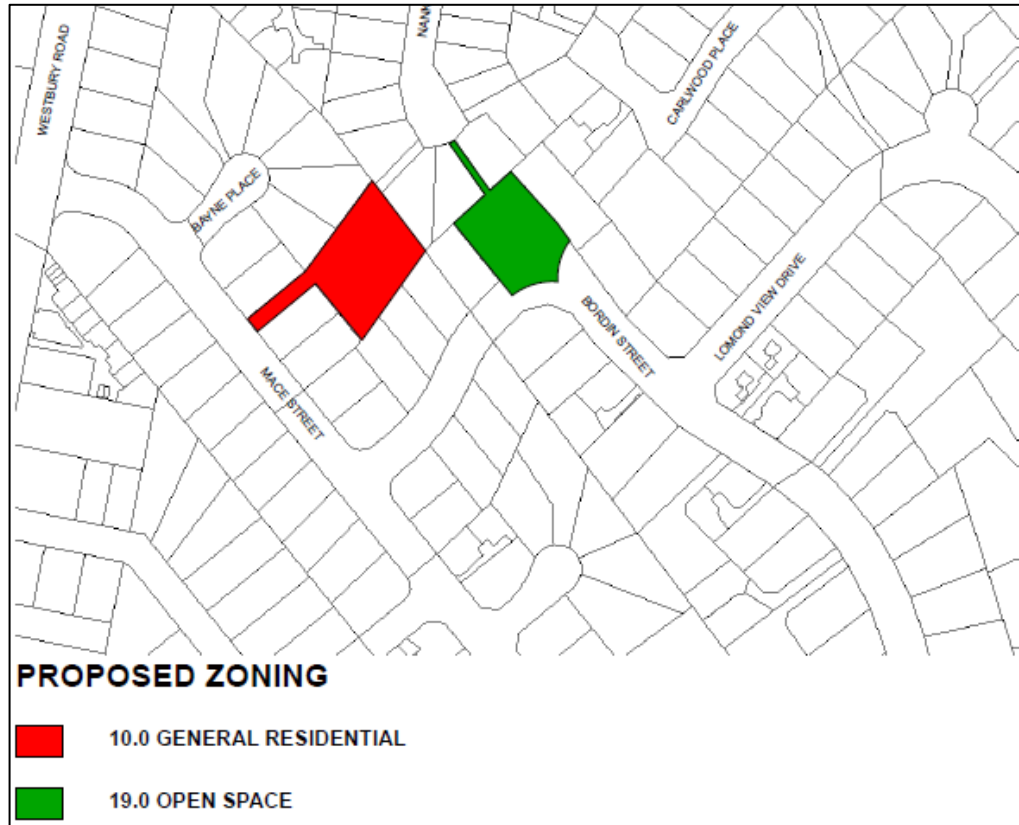


Figure 1 – Proposed zoning

Pursuant to section 43A of the former provisions of LUPAA, Council also determined an application for a subdivision of the land at 7 Mace Street into two lots, including an access strip from Nanke Court.

Following its decision, in accordance with Section 38 of the former provisions of LUPAA, Council placed the draft amendment on public notice for a period of 38 days.

The formal exhibition period commenced on Saturday 16 December 2017 and concluded on Monday 22 January 2018.

At the end of this period Council had received one representation.

In accordance with Section 39 of the former provisions, Council acting as the Planning Authority is required to formally consider the representation and to prepare a report to be submitted to the Tasmanian Planning Commission (Commission).

3) Strategic/Annual Plan Conformance

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

- Future Direction (1) - A sustainable natural and built environment
- Future Direction (4) - A healthy and safe community
- Future Direction (6) - Planned infrastructure services

4) Policy Implications

Not applicable

5) Statutory Requirements

Amendments to LUPAA 1993 to establish the Tasmanian Planning Scheme were gazetted on 17 December 2015. Until the Minister declares a new planning scheme following consideration of Council's Local Provisions Schedule, processes for the consideration of planning scheme amendments continue in accordance with the Act, as it was written prior to 17 December 2015. These provisions are defined as the 'former provisions' in Schedule 6 – Savings and Transitional Provisions in the amended LUPAA.

Under Section 39(2) of the former provisions, following the public exhibition of a draft amendment, the planning authority must not, later than the expiration of 35 days after the exhibition period, or such further period as the TPC allows, forward to the TPC a report comprising:

- a) a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and*
- b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to;
 - i. the need for modification of the draft amendment in the light of that representation; and*
 - ii. the impact of that representation on the draft amendment as a whole; and**
- c) such recommendations in relation to the draft amendment as the authority considers necessary.*

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

The draft amendment was referred to TasWater. TasWater required a concept servicing plan through a request for further information. The servicing plan was forwarded to TasWater on 24 January 2018.

8) Community Consultation

The draft amendment was placed on public exhibition for the statutory period between 16 December 2017 and 22 January 2018.

One representation was received.

9) Financial Impact

Not applicable

10) Alternative Options

Following consideration of the representation, Council acting as the Planning Authority can recommend modifications to the draft amendment to the Commission, in accordance with s.39(c) of the former provisions.

11) Officers Comments

One representation was submitted to the draft amendment. The representation is considered below in accordance with the requirements of section 39(2) of LUPAA.

Representation – R Macpherson

Statement of merit:

The representation objects to the rezoning and subdivision of 7 Mace Street and the loss of park land given over to residential development. The representation submits that parks are valuable for storm[water] control, water absorption, carbon dioxide conversion and wildlife diversity. The rezoning of the land would be detrimental to the community.

The representation states that one of the reasons for purchasing the house was that the park was adjoining land and the benefit that this provided to the representor's children.

Comment:

Many of the attributes of public parkland described in the representation are agreed by Council and are integral to Council's policies and actions in the provision of public open space and recreation opportunities throughout its settlements.

It is noted that the representation focuses only on the rezoning of the Mace St park and not the establishment of an alternate park on Bordin Street, a short distance away. By direct measurement, the new Bordin Street park is 30m to the east of the Mace Street park and is approximately 200m in walking distance.

It is important to note that good public open space is required to have certain characteristics, including clear public visibility for passive surveillance, which is a known deterrent for anti-social behaviour, a usable area for assets such as play equipment and it should contribute to pedestrian connectivity through the suburb or to particular destinations such as schools and shops.

The existing Mace Street park fails to meet safety objectives as it is internal with no passive surveillance from surrounding dwellings due to high fences. Council's original investigation in 2014 into the possibility of relocating the park was in response to complaints from adjoining landowners regarding ongoing anti-social behaviour in the park that was affecting resident amenity.

The Director of Infrastructure Services at that time, consulted with landowners adjoining the park to canvass views on a potential relocation in conjunction with the final stages of the Ben Lomond Views Estate. This was met with general support and Council notified its intention to divest the park, then determined to proceed with the divestment of the park in December 2014, in accordance with requirements under the Local Government Act 1993.

In addition, the existing Mace Street park does not provide any connectivity to other streets or pathways. The new Bordin Street park provides a linkage with clear visibility through to Nanke Court, which connects to Bradford Avenue and the southern entrance to Prospect High School.

The benefit of the proximity of the representor's land to the existing Mace Street park is acknowledged, however Council's obligation in providing public open space is to ensure that it represents best practice design for public benefit and safety in a financially responsible manner. Many children will have access to the new park, which is of an equivalent usable area with new play equipment and landscaping, however is much safer. There is no net loss of open space to this local community.

Need for modification:

There is no need to modify the amendment.

Impact on amendment as a whole:

The representation does not impact the amendment as a whole.

Recommendation:

There is no recommendation for modification of the amendment in response to this representation.

AUTHOR: Jo Oliver
SENIOR STRATEGIC PLANNER

12) Recommendation

It is recommended that:

- 1. pursuant to Section 39(2) of the former provisions of the Land Use Planning and Approvals Act 1993, Council endorse the officer's comments as its opinion as to the merits of the representation and its recommendation in relation to the draft amendment.***
- 2. Council forward the endorsed report to the Tasmanian Planning Commission.***

DECISION:

From: Robert Macpherson
Sent: 18 Jan 2018 05:51:58 +0000
To: Planning @ Meander Valley Council
Subject: Rezoning of Land 7 Mace street Prospect

I would like to submit a representation regarding the rezoning of land and subdivision at 7 Mace street Prospect.

As a very close resident of the Mace street park, I wish to raise my concerns about the draft amendment regarding the Interim planning scheme to rezone the land at 7 mace street from open space zone to general residential zone.

I have lived in Mace street for 15 years, purchased the house, with one of the reasons of the park being right at my back door. I have watched my kids grow up using the park, in fact it gave my kids a reason to be outside, and I believe rezoning the land would be detrimental to the community.

Our Parks are valued for there storm control, water absorption, carbon dioxide conversion and wildlife diversity just to name a few.

With more and more of our land being sold off for residential planning, now is the time to save what parks we have left for the community and to protect our natural ecosystems that parks provide.

I am voicing my concerns that this is not a positive choice for prospect and the surrounding community.

Regards

Robert Macpherson

11 Mace street

Prospect.

GOV 1 POLICY REVIEW NO. 81 – SOCIAL MEDIA

1) Introduction

The purpose of this report is for Council to review Policy No 81 – Social Media

2) Background

Council adopted the Social Media Policy (Policy) at the ordinary Council Meeting held on 14 June 2014. The Policy and supporting operational guidelines were developed as part of implementation of the Meander Valley Communications Strategy 2013 – 2018.

The Policy was presented to the Independent Audit Panel in March 2017 for review.

The Policy was taken to a Council workshop in January 2018 for review.

3) Strategic/Annual Plan Conformance

The Annual Plan provided for the policy to be reviewed in the 2017 June quarter.

4) Policy Implications

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

5) Statutory Requirements

Not applicable

6) Risk Management

The Policy manages the risks associated in engagement with social media.

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Council can elect to discontinue continue or amend and continue the existing Policy.

11) Officers Comments

Council has now been actively involved in the social media space for 3 years. During this period the Policy and the operational guidelines have been effective in managing use and avoiding any interactions that may have escalated and caused reputational damage.

Council continues to use social media as a tool to engage with, and inform our community. The use has been considered, limited to issues of relevance, focussed on council activity and has provided support to community groups and government agencies needing to disperse alerts and messages to our community.

The initial review by Council officers has resulted in a number of minor changes to the wording of the Policy. At the Council workshop a number of further changes were made. Council decided to amend the title of the policy and rename it Online Communication. It is recommended that the Council continues the Policy with these changes.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 81– Social Media amended as follows:

POLICY MANUAL

Policy Number: 81	Online Communication (Social Media)
Purpose:	To provide direction to assist the Mayor, Councillors and Employees in regard to in the appropriate and productive use of Council social media.
Department:	Economic Development and Sustainability Governance
Author:	Leith Green Marianne McDonald, Communications Officer
Council Meeting Date:	9 May 2017
Minute Number:	105/2014
Next Review Date:	<i>January 2022</i>

POLICY

1. Definitions

Social media - is a collection of internet based websites or applications that enable users to engage ~~and communicate through~~ by creating and sharing content ~~online~~. It can take on many forms including:

- Blogs
- Micro-blogging sites ~~(e.g. Twitter)~~
- Social Networking sites ~~(e.g. Facebook, LinkedIn, MySpace, Google +)~~
- Video and photo-sharing sites ~~(e.g. Flickr, Youtube, Pinterest, Instagram)~~

Council social media users - those authorised to administer Council-managed social media platforms.

Council managed social media platforms – those social media platforms created and managed by Council, such as a Meander Valley Council Facebook page, a Meander Valley Council Twitter account or a Meander Valley Council YouTube channel.

2. Objective

- To ensure appropriate and productive use ~~of social media~~
- ~~And~~ To minimise risks ~~pertaining to associated with~~ Council's ~~use of~~ social media.

3. Scope

This policy applies to all elected members and employees of Council.

4. Policy

All Council social media users must:

- Be authorised by the General Manager, and
- Act in accordance with Council's Values and Council's Social Media Operational Guidelines.

If Council employees or Councillors ~~take part comment publicly in~~ through Council's social media ~~conversations-channels on Council platforms~~ or using a personal account, the user must ~~state~~ make it clear that ~~the views~~ their comments represent their ~~own~~ opinion as a private individual or as a member of an external organisation and not ~~these~~ their opinion as a ~~of~~ Council employee or Council representative

5. Legislation and related Council Policies

Legislation:

Local Government Act 1993
Archives Act 1983
Copyright Act 1968
Right to Information Act 2009
Tasmanian Defamation Act 2005
Tasmania Anti-Discrimination Act 1998
Commonwealth Privacy Act 1988

Policies:

Risk Management Policy
Information Management Policy
Media Communications Policy
Customer Service Charter
Human Resources Policies and Procedures
Customer Service Standards
Meander Valley Council Social Media Operational Guidelines 2014

6. Responsibility

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

GOV 2 2017-2018 ANNUAL PLAN – QUARTERLY REVIEW – DECEMBER 2017

1) Introduction

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

2) Background

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

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

Not applicable

5) Statutory Requirements

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

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

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 December quarter there were 94 targets.

Of these targets – 76 were achieved, 15 in progress and 3 deferred.

Program 2.3	Information Technology
Activity 2.3.1	Maintenance and upgrade of IT infrastructure
Target:	Complete rolling replacement of PC's.
Comment:	Deferred pending upgrade of the operating system to Windows 10.

Program 2.5	Human Resources
Activity 2.5.3	Performance Review System
Target:	Ensure all inside employee salary reviews have been completed.
Comment:	Deferred following management decision to move salary reviews to the March quarter.

Program 1.3	Emergency Services
Activity 1.3.2	Support the operation of the Meander Valley SES through ongoing management of the MOU
Target:	Report to Council in Annual Plan Review
Comment:	SES has advised activities reports are provided on a 12 monthly basis from 1 April to 31 March. The activities report for April 2017 to 31 March 2018 will be provided to Councillors in the final quarter in our June 2018 Briefing report. A copy of the previous SES activity report will be attached to the February Briefing Report.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive and note the Annual Plan review for the December 2017 quarter as attached.

DECISION:

Meander Valley Council

Annual Plan 2017-2018



Meander Valley Council
WORKING TOGETHER



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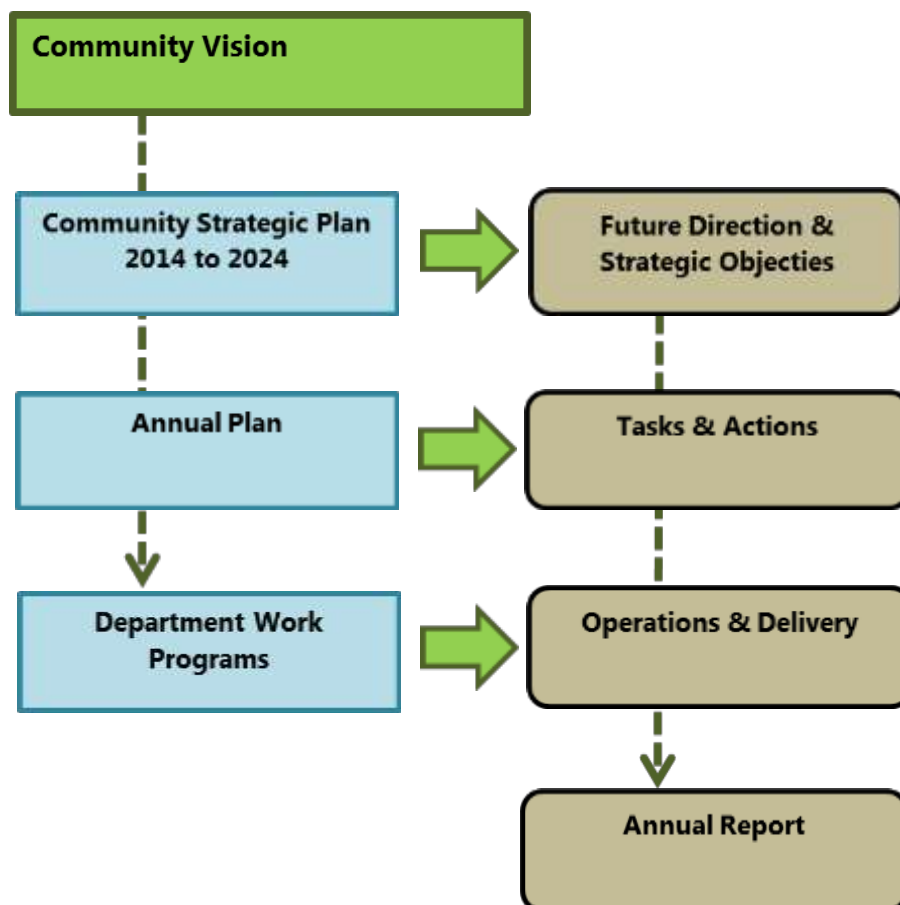
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ANNUAL PLAN OVERVIEW

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	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	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	

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	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	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	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	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	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	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	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

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	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	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	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	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	Achieve activity performance target
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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	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	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	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	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	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	

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	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	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
4	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	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 reviews and all outside employee wage reviews have been completed	Review the current year's performance reviews and recommend any changes required

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	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	
4	Review Municipal Emergency Management Plan Responsible Officer: Administration Officer Infrastructure	4.4			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	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	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	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	<p>Future Direction (6) - Planned infrastructure services</p> <p><i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i></p> <p><i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.</i></p> <p><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	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	
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	

4	Co-ordinate building maintenance – general, reactive and programmed Responsible Officer: Property Management Officer	6.1	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance	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	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	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	
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	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	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	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	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	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	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	
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	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	

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	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	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	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	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	
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	
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	

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	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	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	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	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	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	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	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	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	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	
2	Fire Abatement Management Responsible Officer: General Inspector	4.3		Issue Notices Achieved	Issue Notices	
3	Investigate incidents and complaints regarding animal control Responsible Officer: General Inspector	4.3	Performance Target Achieved	Performance Target Achieved	Performance Target	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	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	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	

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	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	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	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	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	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	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	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	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	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	

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	
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	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	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	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	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	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	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	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	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	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	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	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	
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	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	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 Achieved	Receive report and present to Council	

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

GOV 3 REVIEW OF POLICY NO. 67 – PERSONAL INFORMATION PROTECTION

1) Introduction

The purpose of this report is for Council to review Policy No. 67- Personal Information Protection.

2) Background

Policy No. 67- Personal Information Protection (Policy) was last reviewed by Council in November 2014.

The Personal Information Protection Act 2004 (Act) regulates the manner in which personal information is collected, used, stored and retrieved.

This Act requires Council to adopt a Personal Information Protection Policy. The purpose of this Policy is that it sets out Council's approach to managing, handling and the protection of personal information.

The Policy was presented to the Independent Audit Panel for consideration in September 2017.

The Policy was taken to a Council workshop in January 2018 for review.

3) Strategic/Annual Plan Conformance

The Annual Plan provides for the review of this Policy in the December 2017 quarter.

4) Policy Implications

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

5) Statutory Requirements

Council is required to have a policy in order to comply with its obligations under the Personal Information Protection Act 2004.

6) Risk Management

There is reputational and governance risk to Council if it does not comply with the relevant provisions of this legislation.

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 the existing Policy.

11) Officers Comments

This Policy was first developed in November 2005. To date there has been no matters that have required the use of this Policy, however, it is still relevant in its current form and should be retained.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 67 - Personal Information Protection as follows:-

POLICY MANUAL

Policy Number: 67

Personal Information Protection

Purpose:

This Policy sets out Council's approach to managing, handling and protecting the personal information of customers.

Department: Governance ~~& Community Services~~
Author: ~~David Pyke Director~~ Martin Gill, General Manager

Council Meeting Date: ~~14 October 2014~~ 13 February 2018
Minute Number: ~~177/2014~~
Next Review Date: **November 2017 2021**

POLICY

1. Definitions

“Personal Information” – is information or opinion in any recorded format, including photographs, sound and video recordings, about an individual that readily identifies that individual. Information such as a person’s name and address is personal information. Personal information does not include information that is contained in a publicly available record or publication.

2. Objective

The objective of this policy is to provide guidance to Council staff, elected members and contractors in relation to the management of personal information.

3. Scope

This Policy applies to all employees, elected members and contractors of the Council.

This Policy covers personal information that is collected, retained, stored and used by Council where it is necessary for one or more of Council’s functions or activities.

*This Policy uses the Personal Information Protection Principles at Schedule 1 of the *Personal Information Protection Act 2004* as a framework for the collection, management and disclosure of personal information.*

4. Policy

General - Information Collected

Personal Information Protection Principle 5 requires that a personal information custodian must set out in a document its policies on the management of personal information, and that the document is to be made available to any person who requests it.

The functions of the Meander Valley Council (the Council) are many and varied as provided under the *Local Government Act 1993* and other legislation and regulations made there under as well as By-laws made by the Council from time to time.

The Council collects, retains, stores and uses personal information where it is necessary for one or more of the Council’s functions and activities.

Under the *Personal Information Protection Act 2004* (the Act), the Council is the custodian of that information and the collection, use and disclosure of information which is to be used by the Council is governed by the Act.

The type of personal information collected by the Council includes names, addresses and telephone numbers, together with any specific information about a person that may be required for the purpose of discharging our functions across the organisation.

The Council is committed to upholding the right to privacy of all individuals who have dealings with the Council and endeavours to ensure that the personal information we hold is accurate, complete and up to date. Where practicable, we will check on the accuracy of your personal information before we use it.

Sensitive Information

Sensitive Information includes information relating to health, criminal record, racial origin and sexual preferences.

Generally, the Council will only collect sensitive information with consent of the person if it is necessary, or if the collection of that information is required or permitted by law.

Anonymity

If a person is making a general enquiry, it may not be necessary to identify themselves however, identification may be required if a person is making a specific enquiry, wishing to use a Council service or making an application to the Council.

Access to and Correction of Information Collected

The Act provides that a person can access personal information about them that is held by the Council.

A person who considers the personal information to be incorrect, incomplete, out of date or misleading, can request that the information be amended which will be processed in accordance with the provisions of the *Right to Information Act 2009*.

Depending upon the nature of the request a fee may be charged for this service.

A person who is not satisfied with the handling or outcome of a request for access to or correction of personal information, can lodge a complaint with the Ombudsman.

Use and Disclosure of Personal Information

The Council will only use personal information for the purposes for which it was collected unless with the consent of the person or if it required or authorised by law.

The Council will not reveal personal information to third parties outside the Council for their independent use unless authorised to do so, or the disclosure is required by a Court or Tribunal or allowed by law.

For example, there may be a need or requirement to disclose some or all information Council collect to contractors and agents of the Council, law enforcement agencies, courts, or other public sector bodies, or other authorised organisations under any relevant legislation.

The Council does not sell, trade or make available personal information to others.

The Act permits the disclosure of "basic personal information" (that is, name, address, date of birth and gender) to other public sector bodies where necessary for the efficient storage and use of information.

Some personal information Council has collected may be used in research, statistical analysis, state or national reporting, awareness programs, public statements or training, but not in a way which would identify the person to whom it relates.

Personal information in written submissions on policy matters or matters of public consultation may be disclosed in reports that are made public, unless the submission was submitted and/or accepted on a confidential basis.

Security of Personal Information

The Council uses a number of procedural, physical, and technical safeguards, including access controls, secure methods of communication and back-up and recovery systems to protect information from misuse and loss, unauthorised access, modification and disclosure.

Council Officers are only provided with access to the information that is necessary for them to carry out their functions within the Council and Council Officers are made aware of the importance of confidentiality and customer privacy.

Generally, information is destroyed or permanently de-identified when it is no longer required. However, under the *Archives Act 1983*, some information is required to be kept for specified periods or permanently.

Review of Policy

~~This Policy is to be reviewed on or before November 2017.~~

5. Legislation

- Privacy Act 1988
- Personal Information Protection Act 2004

6. Responsibility

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

GOV 4 NOTICE OF MOTION – EXTENSION TO MEANDER FALLS ROAD – FEASIBILITY STUDY – DEPUTY MAYOR MICHAEL KELLY

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Michael Kelly seeking Council support to undertake a feasibility study to extend Meander Falls Road, to provide better access to Meander Falls, and for Council to write to the Tasmanian political parties seeking a financial contribution toward the study.

2) Background

The area south of Meander is an area with untapped recreational tourism potential. It is a relatively unknown gateway to the Tasmania Wilderness World Heritage Area and the Great Western Tiers. One of the key attractions is the Meander Falls, currently accessible through a challenging six hour return walk.

In early 2016 Council engaged consultant Phil Austin from Project Management Solutions to undertake some preliminary route identification work and associated costing for a proposal to extend the Meander Falls Road. The work determined that physically, a road could be put through terminating close to the falls. The proposal sought to open up access and provide a short walk as an addition to the existing walk as a way of encouraging increased visitation to the area.

Following this work Council recognised that in order to progress the proposal the next step would be to undertake a feasibility study to:

- Quantify the benefits of the project
- Identify land ownership and relevant planning approval processes
- Prepare environmental impact statements
- Prepare a project risk assessment
- Review the concept road alignment and physical constraints
- Review project construction costs and whole of life asset costs

Council understands that it is not the land manager, but has determined that its role should be to facilitate and coordinate assessment of the proposal. Council would then use the feasibility study as a way of

advocating for investment in the project and tourism infrastructure investment in the broader Meander area.

Cr Kelly is recommending that Council commits \$125,000 to the feasibility study, and having done that, follow up by writing to the Tasmanian political parties seeking a financial contribution to match Council's commitment.

3) Strategic/Annual Plan Conformance

Furtheres the objectives of the Councils Community Strategic Plan 2014 to 2024:

- Future Direction (5) - Innovative leadership and community governance
- Future Direction (6) – Planned infrastructure

4) Policy Implications

Not applicable

5) Statutory Requirements

Not applicable

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Parks and Wildlife has been involved in preliminary discussions with Council about the proposal to extend the Meander Falls Road.

Further consultation will be required during the development of the feasibility study.

8) Community Consultation

This project was initiated following requests to Councillors from members of the Meander community. A presentation on the information contained within the consultant's report was provided to members of the Meander Community on 18 April 2016.

9) Financial Impact

It is estimated that the cost of undertaking the feasibility study and preparing the regulatory approvals applications would cost in the vicinity of \$250,000.

10) Alternative Options

Council can elect to not support the Notice of Motion.

11) Officers Comments

Council has already undertaken significant work in identifying and obtaining preliminary costs estimates for the proposal. A copy of the report titled "Meander Falls Proposed Extension to Access Road" prepared by Project Management Solutions is attached to this agenda report. A copy of this report was previously provided to Council for discussion in April 2016.

The feasibility study will provide answers to a number of unknown aspects of the proposed development. It will also enable Council to engage with the land owners and key stakeholders to determine if there is support for the project.

The project itself would provide for a variety of walking experiences, choice for visitors and would potentially further the work of the Meander Valley Destination Action Plan, in particular the objective to become the premier short walks destination in Tasmania.

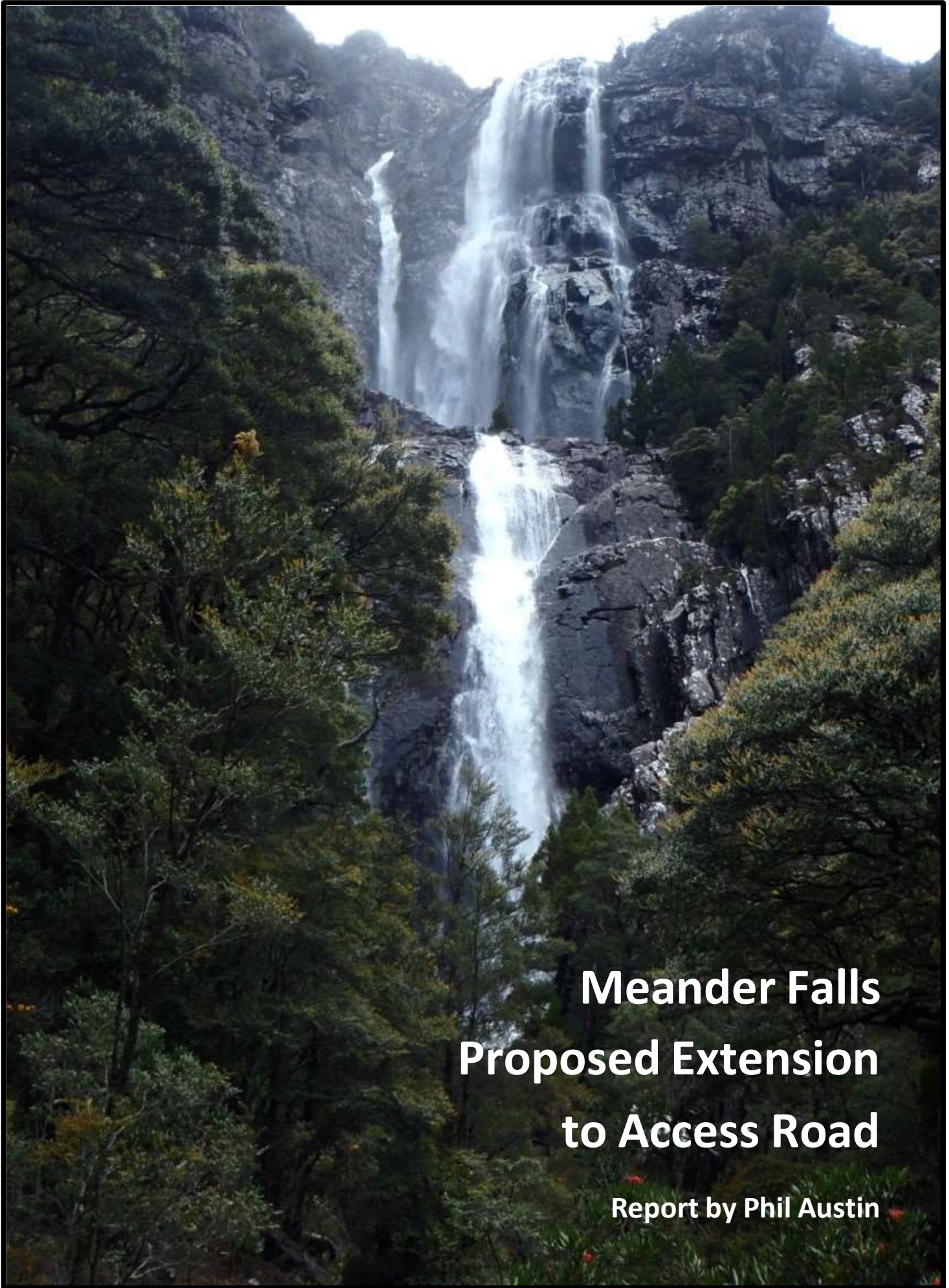
AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation (Deputy Mayor Michael Kelly)

It is recommended that Council:

- 1. Resolves to allocate \$125,000 in Council's operating budget for the preparation of a feasibility study for the proposal to extend Meander Falls Road, to provide better access to the Meander Falls.***
- 2. Writes to the Tasmanian political parties seeking a financial contribution to match Council's commitment.***

DECISION:



Meander Falls Proposed Extension to Access Road

Report by Phil Austin

Meander Falls (Proposed Road Access)

Upgrade Old Logging Road (Stage One)

This has been an old logging road which has accessed the higher regions of the walking track some years ago making it an easier task to accomplish is, 767 metres in length and climbs steeply with gradients from 15% to 25% finally flattening out in the last 200 metres to a reasonable gradient around 5% or less .

The old track has been left partially open and is heavily overgrown with saplings etc.. soils are very stable with no real signs of erosion present, approximately 150 metres from the current end point a small stream crosses the old track which would require a 600mm culvert pipe to be installed. A large section of the track follows a ridgeline which will reduce the need for culverts to achieve good drainage and allow for run off grips to be installed at no less than 30 metres apart due the steep terrain this will reduce the velocity of run off preventing erosion and be a cost effective drainage option.

It is feasible looking at the mapping for the area to continue this road for approximately one kilometre to a suitable location to provide for parking and facilitate a shorter journey to the Meander Falls, the road would finish just short of Stagg's Creek where an old cattle holding area is evident presumably used for resting the cattle on the way to summer grazing areas via Dixon's Track, effectively reducing the distance by almost half the current journey. Beyond this point the terrain becomes very steep with side slopes of 65% plus and gradients 15 to 20 % required.

I propose to use a Slashbuster excavator mounted to remove all small saplings etc.. this will mulch the material and create an open roadline with very little mess, there will be some larger trees to remove which can be utilised to local sawmills if of suitable quality or chip mills if required, this will assist with keeping things looking tidy and neat adding to the aesthetic appeal of the experience.

Steep gradients are an issue for safety reasons therefore it may be an option to restrict access during periods of frost, ice ,snow etc.. also a possible option is to cold seal the steep section or hotmix to provide a stable surface to reduce maintenance costs and facilitate access for longer periods.

The old track has a nice feel to it and although it's steepness does present some challenges I feel it is possible due to the stable nature of the soils to achieve a good long term access with manageable risks.

I offer the following costings for the above works.

Old Logging Road Upgrade To Class – 2 FPC Standard Stage One

Gradco Slashbuster Hire with 20 tonne Excavator = \$175.00/ Hr x 20 Hrs = \$3,500.00

Based on production of 400 metres per 10 hour day

GTS Excavations P/L Excavator Hire 20 T = \$135.00 /Hr x 20 Hrs = \$2,700.00

Based on 400 metres per 10 hour shift

Forward Holdings P/L Excavator Hire 7 T = \$105.00/Hr x 20 Hrs = \$2,100.00

Based on 400 metres per 10 hour shift trimming formation.

Forward Holdings P/L Excavator Hire 7 T = \$105.00 /Hr x 20 Hrs = \$2,100.00

Installing Drainage Structures & Guide Posts & Spreading

Walters Earthmoving P/L 10 yd Truck Hire \$95.00/Hr x 180 Hrs \$25,650.00

Walters Earthmoving P/L Grader Hire \$140.00/Hr x 60 Hrs \$8,400.00

Walters Earthmoving P/L Roller Hire \$110.00/ Hr x 20 Hrs = \$2,200.00

Walters Earthmoving P/L Supply 1440 m3 of 40 mm & 75mm R/base \$28,800.00

2304Tonnes of Blue Shale from Johnsons Quarry at Meander

Pavement Design Depth 300 mm 75 & 40 mm Material Combined

Humes P/L Supply Culvert Pipes 4x 600mm,8x375mm inc delivery \$2,965.00

GTS Excavations Supply Water Cart = \$100.00/Hr x 24 Hrs = \$2,400.00

Wiggins & Batchelor P/L Float Hire = \$150.00 / Hr Establishment Costs \$3,300.00

Dura-Post Supply SG-2143 Guide Posts = \$13.60 each x 20 = \$272.00

Project Management & Site Supervision \$80/Hr x 80 Hrs= \$6,400.00

Total Cost excluding GST \$90,787.00

Option to Seal Steep Sections above 20% Gradient

Preparing to seal with FCR 20 mm R/Base \$24,687.50

Optional sealing with cold seal to steep sections only approx. 500 metres \$39,000.00

Optional hot mix 50mm to steeper sections only approx 500 metres =

361 tonne x \$500 tonne = \$180,500.00

Forest Practices Plans

Forest Practices Plans or EIS will be required for all new works of a major nature, due to the old track being closed off it would qualify as major works, the proposed new road extension to continue the old road could be included in the plan, this will keep the costs manageable.

Costs are very variable depending on Special Values and a whole range of pre-determined factors within the legislation will control the requirements, due to the sensitive nature of the area I feel a fairly extensive plan will be necessary. With this in mind worst case scenario will be between 5 and 10 k per plan, best case scenario as low as 2 to 3 k per plan. I can assist with this process as an accredited Forest Practices Officer .

Proposed New Road to Stagg's Creek Class-2 FPC Standard(Stage Two)

The total distance is one kilometre from the end of the Old Logging Road Stage One. The construction would be carried out in conjunction with the old track upgrade and would benefit from synergies of equipment availability ,a joint FPP etc.. this area is heavily timbered and would need to be roadline harvested as part of the process, this will also assist in removing as much debris as possible. Consideration to be given to mulching small material on site to reduce the need to remove material from site which will be costly and problematic to remove and dispose of in other ways. Commercially viable timber from roadline to be made available to local millers for first right of refusal , timber to be stockpiled on site at a suitable landing ready for removal by purchaser. Due to the low volume of timber roadline timber to be logged as a part of the road construction process by the same contractors and machines doing the earthworks, this integration will assist in containing costs and make the logistics of the operation more manageable. Extensive car parking facilities factored in to costings.

Gradco Slashbuster Hire \$175/Hr x 75 Hrs =	\$13,125.00
GTS Excavations P/L (Harvesting Roadline)	\$24,375.00
Excavator, Skidder & Bushman 75 Hours (best guess but adequate)	
GTS Excavations (Formation) \$135/ Hr x 75 Hrs =	\$10,125.00
Forward Holdings P/L (Drainage & Trim) \$105 / Hr x 100 Hrs =	\$10,500.00
Humes Supply Pipes 10x1200mm, 60x375mm, delivered to site=	\$23,063.90
Mapping indicates two creek crossings (1200 mm c/pipes)	
Walters Earthmoving P/L 10 yd Truck \$95/Hr x506 Hrs	\$48,070.00
Forward Holdings (Spreading) \$105/Hr x 80 Hrs =	\$8,400.00
Walters Earthmoving (Grading) \$140/Hr x 20 Hrs =	\$2,800.00
GTS Excavations P/L (Watercart) \$100/Hr x 100 Hrs =	\$10,000.00

Walter's Earthmoving Supply R/Base 2,700m3 =4320 Tonnes	\$54,000.00
75mm & 40 mm Road Base From Johnsons Quarry at Meander	
Pavement Design Depth 300 mm 75 & 40 mm Material Combined	
Project Management Solutions & AKS Forest Solutions	\$10,000.00
Prepare Forest Practices Plan	
Dura-Post Supply SG-2143 Guide Posts \$13.60eachx30	\$408.00
Project Management & Site Supervision \$80/Hrx120=	\$9,600.00
<u>Total Cost excluding GST</u>	<u>\$224,466.90</u>

I have based my gravelling costs from Meander Johnsons Quarry which is a very good shale material is of good quality therefore long term it is the best option. The steepness of the spur does complicate the trucking component with access only viable with a 10 yd configuration as trailers would not handle the steep grades in an adverse situation. This does add significantly to the transport costs.

Also the roadline harvesting is problematic and hard to quantify without further assessment, bearing in mind the sensitive nature of the area I have opted for the worst case scenario from a budget perspective in order to give us the flexibility required during the project to complete the tasks to a high standard of compliance and aesthetic appeal.

Stagg's Creek Bridge Construction (Stage Three)

Stagg's Creek is a major stream carrying permanent water with major flood flows evident during heavy rainfall events, a bridge of some significance will be required to cater for long term access, the northern approach is reasonably easy to access and construct an abutment with the southern bank being much more difficult and a major cut will be required to allow an abutment to be installed, the cut is necessary as part of the road construction beyond this point. The span is approximately 10 metres and abutment construction will be expensive.

Proposed Cost new Bridge Structure **\$180,000.00**

Stagg's Creek to Jordan's Creek Class-2 FPC (Stage Four)

This section is 400 metres in length with side slopes up to 65% and road gradients up to 19%, from this point onwards any roadline salvage of timber products would be unlikely due to the extreme slopes and difficulties involved , also the construction element from this point onwards is classified as steep and difficult with landslip potential, although site conditions do not show any previous slip areas the construction techniques will need to be designed to minimise the risks and impacts as much as possible.

Wiggins & Batchelor P/L 40 tonne Excavator \$195.00/Hr x 100 hrs =	\$19,500.00
Formation Works	
GTS Excavations P/L \$135.00/ Hr x 100 Hrs =	\$13,500.00
Trimming Formation	
Forward Holdings P/L \$105.00 /Hr x 80 Hrs =	\$8,400.00
Install 12 sets of culverts (steep sidecut, rip rap, outer edge slip , R/ring joints	
Humes Supply Pipes 72 x 375 mm x \$154.84 each plus delivery	\$12,348.48
Walter's Earthmoving P/L Truck Hire (10 yd) \$95.00/Hr x320 Hrs	\$30,400.00
Gravelling based on 400mm cover with a two hour cycle time from Johnson's Quarry.	
Walter's Earthmoving P/L Supply Material at \$12.50/ per tonne	
x 2048 Tonnes =	\$25,600.00
Walter's Earthmoving Grader Hire \$140.00/ Hr x 50Hrs =	\$7,000.00
Walter's Earthmoving Roller Hire \$110.00 / Hr x 50 Hrs =	\$5,500.00
GTS Excavations P/L Water Cart Hire \$100.00 / Hr x 50 Hrs =	\$5,000.00
Wiggins & Batchelor P/L 30 Tonne Excavator \$195.00 Hr x 100 Hrs =	\$19,500.00
Fitted with vibrating plate to compact fill batter and Rockbreaker as required.	
Dura-Post Supply 24 Guide Posts \$13.60 Each	\$326.40 Geo-
Tas Supply and Install Armco Railing 400 Metres @\$100.00/Metre	\$40,000.00
Total Cost (Excluding GST)	\$187,074.88

Jordan's Creek Crossing Class-2 FPC (Stage Five)

This is an interesting one as the creek is running under a large scree shelf and doesn't appear above ground until quite a distance downslope from the proposed crossing point, with the use of geotextile fabrics and care in placing additional rock fill it is preferred to leave this untouched and simply raft our road over it with a minimum of disturbance , minimum meaning no disturbance outside of our road width parameter's within the streamside reserve area approx. 20 metres from both sides, all works to be heavily supervised with constant on site supervision by a qualified FPO or similar.

Wiggins & Batchelor P/L 40 Tonne Excavator \$195.00/ Hr x 10 Hrs =	\$1,950.00
GTS Excavations P/L 20 Tonne Excavator \$135.00 /Hr x 10 Hrs =	\$1,350.00
Forward Holdings P/L Supply Geo Fabric and Install/Gravel etc..	\$21,250.00
<u>Total Cost (excluding GST)</u>	<u>\$24,550.00</u>

Jordan's Creek to Switch Back Section Class- 2 FPC (Stage Six)

This section is one kilometre in length and comprises of steep side slopes and gradients similar to stage four, therefore I will apply the same cost and construction parameters on this stage.

Wiggins & Batchelor P/L 40 Tonne Excavator \$195.00/Hr x 200 Hrs \$39,000.00

Formation Works

GTS Excavations P/L 20 Tonne Excavator \$135.00 / Hr x 200 Hrs \$ 27,000.00

Trimming Formation

Forward Holdings P/L Installing Culverts \$105.00 / Hr x 100 Hrs = \$10,500.00

Install 29 sets, (steep sidecut, rip rap, outer edge slip, R/ring Joints.

Humes Supply Pipes 375 mm x 145 pipes @\$154.84 each plus delivery \$24,251.80

Walter's Earthmoving P/L Truck Hire (10 yd only) \$95.00/Hr x1000 Hrs \$95,000.00

Gravelling based on a 2.5 hour cycle time with 400 mm cover

Walter's Earthmoving P/L Supply Material @ \$12.50 per Tonne 5,120 T \$64,000.00

Walter's Earthmoving P/L Grader Hire \$140.00 / Hr x 100 Hrs = \$ 14,000.00

Walter's Earthmoving P/L Roller Hire \$110.00 / Hr x 100 Hrs = \$11,000.00

GTS Excavations P/L Water Cart \$100.00 / Hr x 100 Hrs = \$10,000.00

Wiggins & Batchelor P/L 30 Tonne Excavator \$195.00/Hr x 200 \$ 39,000.00

Fitted with vibrating plate to compact fill batter and rockbreaker as required

Dura Post Supply 60 Guide Posts \$13.60 each = \$816.00

Geo-Tas Supply and Install Armco Railing 1000 metres@ \$100.00/metre \$100,000.00

Total Cost (excluding GST) **\$434,567.80**

Switch Back Section Class- 2 FPC (Stage Seven)

This section comprises of 1.35 kilometres of steep and difficult terrain is similar to the previous stage except for the need to install switch back sections as the grades are otherwise impossibly steep. I will apply the same costs on a kilometre basis to simplify the process .

Based on costings for(Stage Six) Total Cost (Excluding GST) **\$586,665.45**

End of Switch Back Section to Meander Falls Class- 2 FPC (Stage Eight)

This section is almost a walk in the park in comparison with the other sections, it is fairly flat and easy going , however I feel extra care should be taken to again minimise impacts so close to the Falls with minimum disturbance being the objective things to consider may be to remove all roadline clearing debris from site, restrict disturbance to roadline only, install drainage at ground level to minimise drainage excavations, no turning or pull off areas before road end to minimise scarring during construction phase, all spoil materials to be removed from site, Geo textiles used in preference to earthworks where possible. This section has an unnamed creek crossing which appears to run a reasonable volume of water, a concrete culvert should be ample to handle the flows based on ground conditions and stream size. I will apply the same figures on a per kilometre basis for this section as the previous section although it is easier in a volume of material to move sense it is equally as difficult in a landscape management, minimum disturbance sense and the distance and difficulty from quarries etc is compounded.

Based on Costings per Kilometre over previous sections(excluding GST) **\$144,855.60**

Construction techniques have been based on the Forest Practices Code recommendations for steep country road construction which include culvert spacings being reduced to 75% of normal to ensure culvert outlet flows are minimised and adequate capacity is installed to prevent any failures, minimum size is 375 mm, cut batters to be as steep as possible without risking undue batter slumping to reduce the amount of material to be excavated and the visual impact, during construction allowances should be made to allow for settlement of fill batters with a berm or windrow left on the outside fill shoulder to compensate for settlement, tension cracks are to be treated immediately until the works stabilise (usually after the first few rains) culvert discharge points to be protected with armouring eg riprap, rocks, geotextile or similar , culvert pipes to be rubber ring joint to assist with potential movement of fill batter's also useful to consider cross sectional strengthening of outside edge below pipe outlet.

A large proportion of the roadline is steep sidecut on a steep sideslope, it is recommended that any side slopes above 31 degrees or 60.1 % be treated as extreme and all materials be removed by end hauling to create a solid bench construction commonly referred to as full bench, this technique has many benefits and I feel we should give it serious consideration as

it will enhance the environmental acceptance , reduce the potential impact after heavy rains and overall I feel is our best option from Stagg’s Creek to the end of the Switch Back section a distance of 2.75 KM (**there will be some short sections where this won’t be required**) it would be safe to assume at least 2.5 km would fall into this category and require end haul construction as the preferred option, this approach has the potential to produce approximately 30,000 cubic metres of material to be disposed of, ideal for a quarry rehab or dam face or similar, it will add considerably to the cost and I would recommend this to be done via back loading with our gravel trucks delivering road base and removing spoil concurrently to minimise costs, yes it adds to the confusion and still adds to the cost however it does reduce the costs significantly, reduces the traffic impact on local roads, potentially the quarry supplying road base may be able to use spoil for rehab purposes which would be preferred.

It does mean that construction works on site are a little more complex coordinating truck movements, excavations, culvert installations and everything else that will be happening, however it is possible and is feasible with good site planning and a flexible approach to the project to achieve. Intermediate stockpiling of road base may be an option to assist with truck costs and logistics on site at certain stages.

One may consider the potential costs to the project, assuming the disposal site is within the boundaries of the site and quarry or somewhere in between will be preferred, loading spoil on site should be constant therefore it would be necessary to have some capacity for trucks to stockpile close by, with spoil to be removed later so as to prevent any hold ups with excavations as this would be unacceptably costly, to summarise this element and be realistic we must consider the reality of moving an additional major volume of material which is in the order of 30,000 m3 or 51,000 tonnes with a conversion factor of 1.7 , this equates to 5,100 truck movements from site, plus material handling and disposal management this could easily total a million dollars of additional costs . Undoubtedly this does remove many of the concerns re stability , slumping, landslip etc., and with the Meander River close by and directly affected by any adverse runoff below the works, this would be cheap insurance in my view.

After all this I must say the area is very majestic, it does present many challenges in location and construction but once you arrive at the Falls and view them with the dramatic dolerite cliff faces as a back drop it is impressive and leaves a lasting impression on those fortunate enough to have viewed it.

Summary of Costs

<u>Stage One</u>	<u>\$90,787.00</u>
<u>Stage Two</u>	<u>\$224,466.90</u>
<u>Stage Three</u>	<u>\$180,000.00</u>
<u>Stage Four</u>	<u>\$187,074.88</u>
<u>Stage Five</u>	<u>\$24,550.00</u>
<u>Stage Six</u>	<u>\$434,567.80</u>

<u>Stage Seven</u>	<u>\$586,665.45</u>
<u>Stage Eight</u>	<u>\$144,855.60</u>
<u>Project Management Costs</u>	<u>\$80,000.00</u>
<u>Total Cost (excluding GST)</u>	<u>\$1,773,147.60</u>

Potential Extras: please view Stage One options to seal steep sections

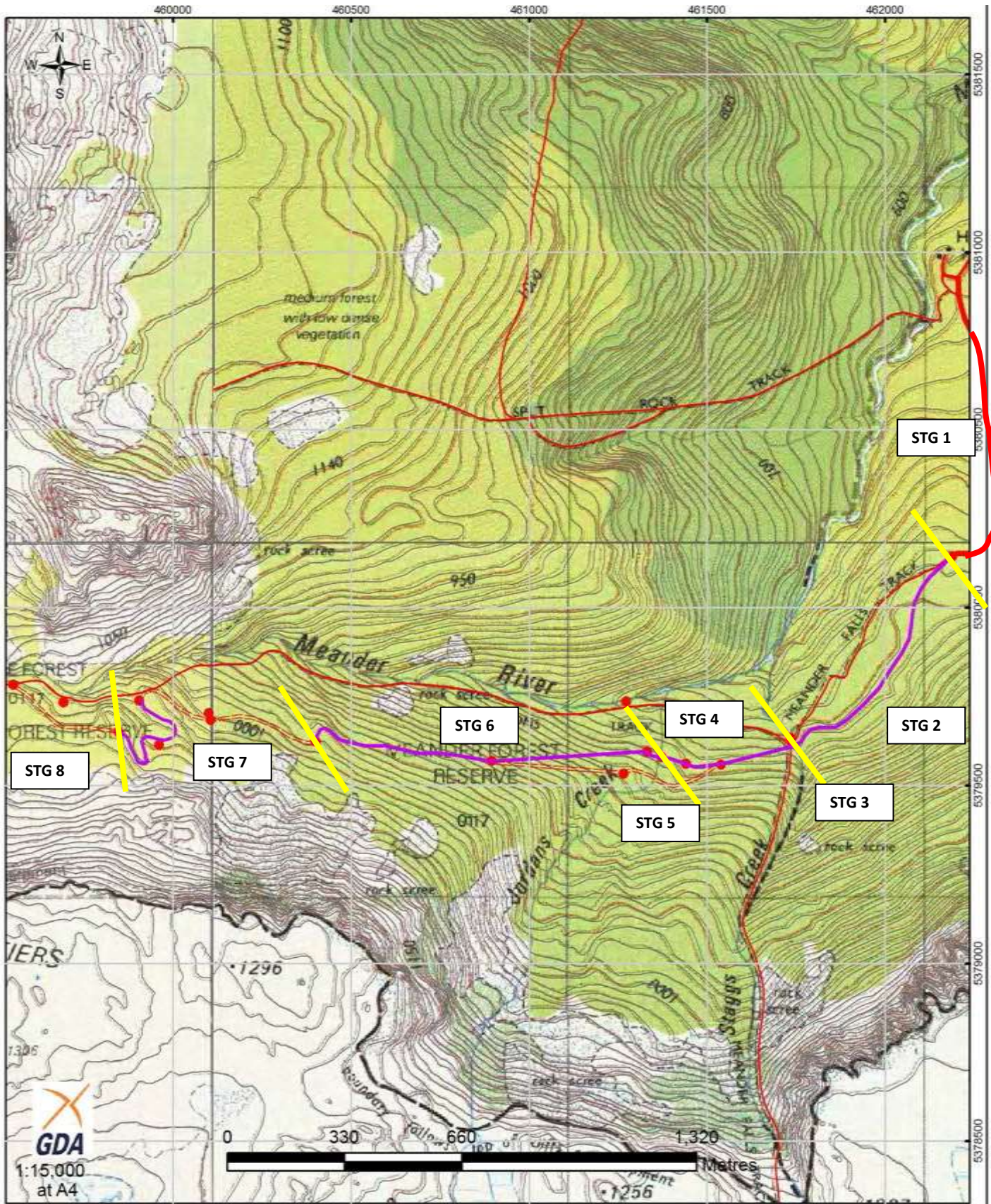
End haul construction techniques on side slopes above 31 degrees have the potential to severely impact on the overall price, however equally this will also impact heavily on the environmental outcomes in a positive sense. At this stage it would be fair to assume an additional cost of up to a million dollars to allow for this , with further works required to find a suitable location for placement of spoil etc.. (old quarry or similar)

Prepare 22/03/2016

Phil Austin

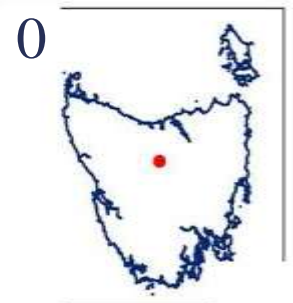
Project Management Solutions

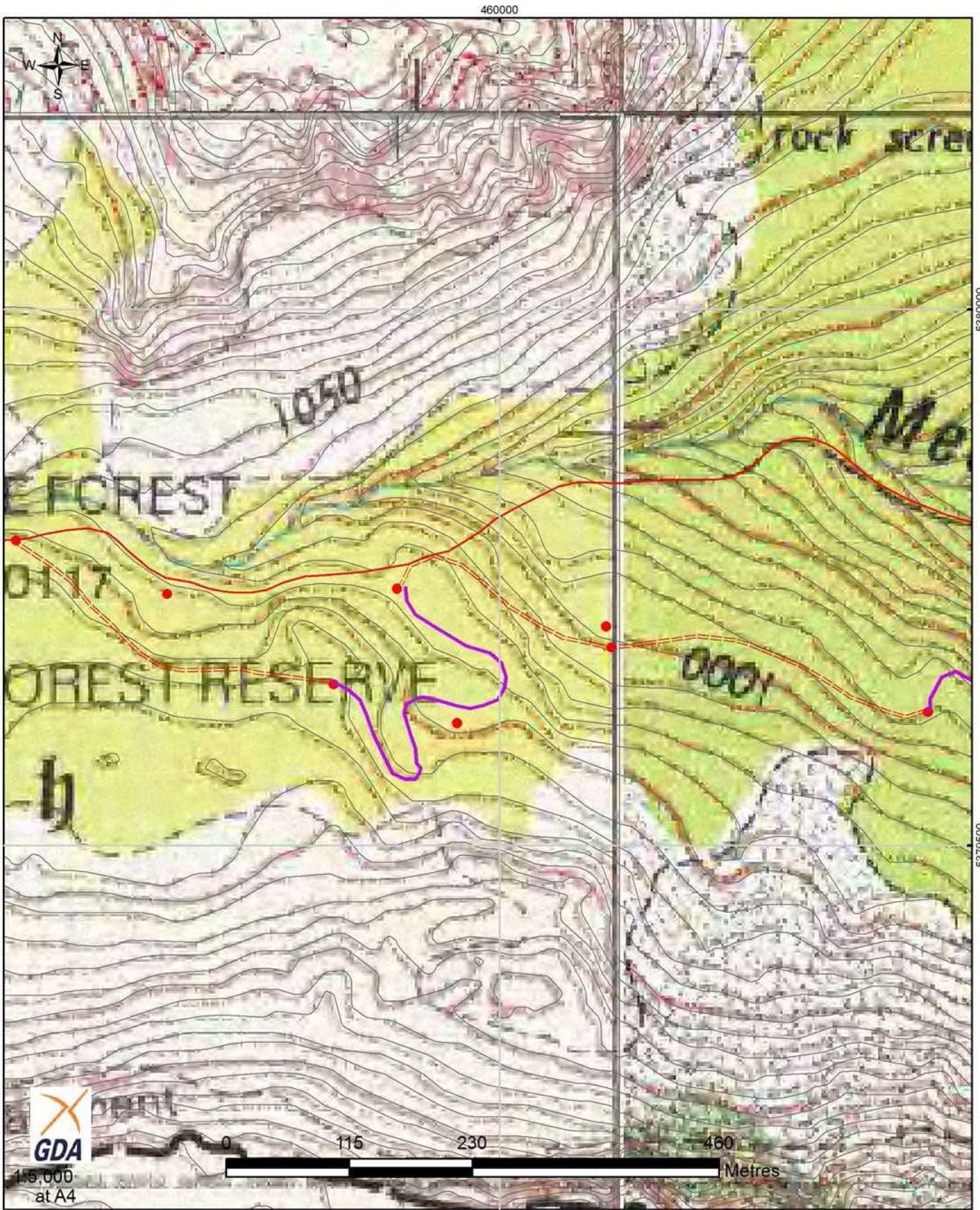
Phone 0448363058





Proposed Meander Falls Access Road

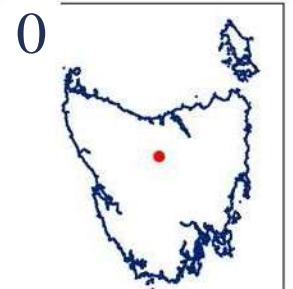
- Existing track along old logging Rd
- Preliminary location
- - - - - Further field work to complete on ground location.





Proposed Meander Falls Access Road

-  Preliminary location
-  Further field work to complete on ground location.



INFRA 2 POLICY REVIEW – POLICY NUMBER 37 - VEGETATION MANAGEMENT

1) Introduction

The purpose of this report is for Council to review Policy Number 37 - Vegetation Management.

2) Background

The purpose of the Vegetation Policy is to provide a framework that will guide the development of Council's strategies in the management of vegetation on Council property and Council managed land. The Policy was discussed at the Council Workshop held on 23 January 2018.

3) Strategic/Annual Plan Conformance

Council's Annual Plan requires Policy 37 - Vegetation Management to be reviewed in the March 2018 quarter.

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

- Future Direction (1) – A sustainable natural and built environment

4) Policy Implications

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

5) Statutory Requirements

Not applicable

6) Risk Management

The Policy objective is to manage vegetation in a manner that ensures the safety of our community.

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Council can elect to discontinue, make further amendments to the existing Policy or not adopt any changes to the existing Policy.

11) Officers Comments

The Vegetation Management Policy remains relevant and important as it provides clear guidelines for Council officers to develop Strategies for managing vegetation on Council land. The review and update of the Policy has taken into consideration current industry best practice and how Council manages vegetation.

The amended Policy was tabled at Council's Audit Panel in December 2017 with no additions or amendments recommended.

Council's Townscapes Reserves and Parks (TRAP) Special Committee was consulted during the review of the Policy at the December meeting. It was discussed at the TRAP meeting that the Policy should retain the heritage component as significant vegetation and hedgerows, for example, could be considered a defining feature of some areas. This aspect was further discussed at the Council January Workshop with the advice that vegetation located on an identified heritage property title is managed under the Historical and Cultural Heritage Act and by the Heritage Council. Council can choose to have further discussions around the development of an additional heritage register maintained by Council that complements the listed heritage properties when creating the Strategy.

The review has resulted in a number of changes to the Policy which includes:

- Consolidation of strategy types listed. This enables Officers to determine if one or more strategies are required to satisfy the strategy framework defined in the Policy and to manage vegetation throughout the Municipal area;
- Removal of heritage vegetation from the Policy strategy framework. Heritage listed properties are identified in the Tasmanian Heritage Register and due process is managed by the Heritage Council. Council does not have a separate

municipal specific heritage register. The Policy strategy framework continues to require the recognition of the cultural values of vegetation and the protection of high value vegetation, vegetation community and remnant vegetation;

- Minor amendments to wording;
- Amendments to the following definitions: Vegetation and Urban Areas.

It is recommended that Council continues the Policy with these changes.

AUTHOR: Natasha Szczyglowska
SENIOR TECHNICAL OFFICER – COMMUNITY SPACES,
INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 37 – Vegetation Management, as follows:

POLICY MANUAL

Policy Number: 37	Vegetation Management
Purpose:	To provide strategic direction for the management of vegetation on Council property and Council managed land.
Department:	Infrastructure Services & Works
Author:	Natasha Szczyglowska, Technical Officer
Council Meeting Date:	9 June 2015 13 February 2018
Minute Number:	330/2015
Next Review Date:	February 2018 February 2022

POLICY

1. Definitions

Vegetation	Trees, shrubs, grasses, sedges and herbs: generally all plant life considered collectively as a whole in a location.
Native Vegetation	A plant which is indigenous to Tasmania.
Remnant Vegetation	Native vegetation that retains the characteristics of the vegetation which existed on that site prior to settlement. It may be in good or degraded condition.

Urban Areas	Settlement areas developed for a wide range of urban purposes. Areas that have been developed for a wide range of community and civic purposes within a town, suburb or city.
Urban Forest	Vegetation within urban areas: primary component of urban ecosystems.
Biodiversity	The variability among living organisms from all sources, including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part.

2. Objective

The objectives of this policy are to:

- Sustain the character and biodiversity values of rural locations through the management of ~~native~~ vegetation;
- Manage vegetation in urban areas in a manner that improves the amenity and environmental performance of our townships, parks, reserves and roadsides; ~~and~~
- Manage vegetation in a manner that ensures the ~~health and~~ safety of our community.

3. Scope

This policy applies to ~~vegetation on~~ Council property and Council managed land.

~~Management of vegetation includes but is not limited to planning, planting, maintenance, protection and removal.~~

4. Policy

Vegetation, including ~~both~~ remnant vegetation and plantings of ~~mature~~ native and exotic species, are important features of Meander Valley's scenic landscapes and contribute to the unique character of rural areas, townships and many ~~residential urban~~ areas.

Native vegetation plays an important role as a source of genetic diversity, ~~as a place for recreation~~ ~~enhancing open space~~ and in improving the health of waterways.

Vegetation provides an array of social, health and well-being, economic and environmental benefits to the community.

~~It is policy that Council has a strategy for managing~~ Council will develop a strategy for managing vegetation that:

Council will develop strategies for managing:

- ~~Native vegetation that:~~
- Provides guidance for the planning, maintenance and improvement of parks, reserves and roadsides
- Assesses site suitability and use to ensure appropriate species and densities are planted and maintained

- Recognises ancillary benefits for the health and well-being of the community provided by urban forests
- Within reason ensures public safety in our parks and on our roadsides
- Promotes positive environmental outcomes
- Recognises the importance of maintaining and enhancing biodiversity
- Recognises the cultural values of vegetation and protects high value vegetation; vegetation communities and remnant vegetation
- ~~Protects high value vegetation communities and remnant vegetation~~
- Recognises the role of riparian vegetation in enhancing water quality within streams and wetlands
- Encourages the appropriate vegetation of waterways
- Recognises the role remnant vegetation has in defining the character of a place
- Recognises the important role that vegetation can play in managing landslip and salinity risks
- Within reason ensures Council works with adjoining landowners
- ~~Ensures public safety in our parks and on our roadsides~~

- ~~Heritage Vegetation that:~~
 - ~~Recognises the heritage and cultural values of identified vegetation throughout the Meander Valley region~~
 - ~~Recognises that in some cases Council will need to work with private landowners to manage and maintain identified heritage vegetation~~

- ~~Vegetation in urban areas that:~~
 - ~~Provides guidance for the maintenance and improvement of parks, reserve and roadsides~~
 - ~~Promotes positive environmental outcomes~~
 - ~~Assesses site suitability and use to ensure appropriate species and densities are planted and maintained~~
 - ~~Recognises ancillary benefits for the health and well-being of the community provided by urban forests~~
 - ~~Encourages the revegetation of waterways~~
 - ~~Recognises the important role that vegetation can play in managing landslip and salinity risks~~
 - ~~Ensures public safety in our parks and on our roadsides~~

5. Legislation and associated Council policies

- Boundary Fences Act 1908
- Threatened Species Act 1995
- Land Use Planning and Approvals Act 1993
- Environment Protection and Biodiversity Conservation Act 1999
- Historical Cultural Heritage Act 1995
- Local Government (Highways) Act 1982
- ~~Roads and Jetties Act 1935~~
- Forest Practices Act 1985
- Nature Conservation Act 2002

- Weed Management Act 1999

6. Responsibility

The Director Infrastructure Services ~~Director Development Services and Director Works~~ are is responsible for ensuring compliance with this policy.

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 5 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 16 January, 2018.

GOV 6 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)