



Meander Valley Council

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

ORDINARY MINUTES

COUNCIL MEETING

Tuesday 12 June 2018

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Minutes of the Ordinary Meeting of the Meander Valley Council held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 12 June 2018 at 1.35pm.

The Mayor acknowledged the recent OAM received by Miss Merrilyn Young, a resident of Meander Valley, in the 2018 Queens Birthday Honours List.

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

APOLOGIES: Cr Andrew Connor, Cr Bob Richardson

IN ATTENDANCE: Martin Gill, General Manager
Merrilyn Young, Executive Assistant
Dino De Paoli, Director Infrastructure Services
Jonathan Harmey, Director Corporate Services
Matthew Millwood, Director Works
Lynette While, Director Community & Development Services
Leanne Rabjohns, Town Planner
Natasha Whiteley, Town Planner
Krista Palfreyman, Development Services Coordinator
Justin Marshall, Senior Accountant
Natasha Szczyglowska, Project Manager Infrastructure
Katie Proctor, Environmental Health Officer
Marianne MacDonald, Communications Officer

92/2018 CONFIRMATION OF MINUTES:

Councillor King moved and Councillor White seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 8 May, 2018, be received and confirmed.”***

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

93/2018 COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
22 May 2018	<ul style="list-style-type: none">• Financial Management Strategy Review• 2019 Operating Budget and Long Term Financial Plan• Digital Technology Learning Pathway• 2018-2019 Annual Plan• Review of Policy No. 66 – Bonds & Bank Guarantees• CCTV in Westbury and Deloraine

94/2018 ANNOUNCEMENTS BY THE MAYOR:

Wednesday 9 May 2018

NTDC Members Meeting (Entally estate)
Vera Wakers 100th Birthday celebration (Deloraine)

Thursday 10 May 2018

TasWater meeting (Carrick Sewerage Treatment Plant upgrade)
TasWater Owners Representative meeting
Westbury Primary School (recycling bin presentation)
Combined Staff meeting

Tuesday 15 May 2018

Beacon Foundation Business Partnership Group

Friday 18 May 2018

LGAT General Meeting, Launceston
Government House, Investiture (Sandra Atkins OAM)

Saturday 19 May 2018

Ron Atkins Classic dinner, Country Club Casino

Tuesday 22 May 2018

Council workshop

Thursday 24 May 2018

National Volunteer Week morning tea, Deloraine House

Tuesday 29 May 2018

Tamar Estuary Management Taskforce

95/2018 DECLARATIONS OF INTEREST:

101/2018 – Deputy-Mayor Michael Kelly - 77 East Church Street, Deloraine

96/2018 TABLING OF PETITIONS:

Nil

97/2018 PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – MAY 2018

Nil

2. PUBLIC QUESTIONS WITH NOTICE – JUNE 2018

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – JUNE 2018

3.1 Mr Frank Nott, Prospect Vale

Are Council Officers, Mayor and Councillors aware of the present situation at the entrance of Stage 2 of the Avila complex close to Bimbimbi Avenue at Jardine Crescent?

Question taken on Notice.

98/2018 COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – MAY 2018

1.1 Cr Andrew Connor

a) Can the Council please provide a list of the contributions it makes to representative bodies such as:

- Northern Tasmania Development Corporation

- Tourism Northern Tasmania
- Business Events Tasmania
- Tamar Estuary & Esk Rivers and others

Response by Martin Gill, General Manager
The information can be provided

Could this list, with contributions, be provided in the minutes and as a regular item in the Annual Report.

Response by Martin Gill, General Manager
A list has been provided as part the response to Cr Kelly's question with notice below.

- b) Council may be aware that renewed EPA regulations allow for fines of up to \$1590 for households emitting excessive wood smoke and not rectifying this situation after they have been notified or warned.

How many notices, warnings or fines has council issued in recent years in this regard?

Response by Lynette While – Director Community & Development Services
The number of wood smoke complaints investigated by Council in the past five years has varied:

Year	2017-18 YTD	2016-2017	2015-16	2014-15	2013-14
No. of smoke complaints investigated	5	8	23	28	13

Letters and/or educational materials are provided to the occupiers of premises where excessive wood smoke has been reported to Council or witnessed by Council's Environmental Health Officer (EHO) when carrying out daily duties. In the vast majority of cases, communication with the occupiers is productive and the emissions observed from such premises in following weeks have reduced. When warranted, verbal warnings are given to wood heater operators and followed up in writing. Councils records indicate that this has occurred on four occasions in the past five years.

Councils records also indicate that complaints have been received in consecutive years alleging excessive wood smoke emissions from two properties. In both situations, EHO's have undertaken additional investigations and met with the occupier, providing further education about wood heater operation and the requirements of the Environmental

Management and Pollution Control (Distributed Atmospheric Emissions) Regulations 2018. No Environmental Infringement Notices or fines have been issued as persistent breaches of the Regulations have not been witnessed by EHO's.

- (c) Will Council accept evidence provided by the public that demonstrates excessive wood smoke emissions? e.g. time lapse video of chimneys emitting for more than 10 minutes.

Response by Lynette While – Director Community & Development Services
Time lapse videos or photographs provided by the public will be accepted by Council to support a complaint, however it should be noted that such evidence cannot be solely relied upon to take formal action.

1.2 Cr Tanya King

With the recent actions of the Uniting and Anglican churches, it seems apparent that it is legal for Churches to sell assets, including cemeteries. Many constituents are concerned about the future of the local cemeteries and rightly so. The potential for grave desecration and disrespectful acts or other uses, for example grazing of livestock, seem real.

Can Council please explain what covenants, if any are placed on cemeteries?

Response by Martin Gill, General Manager
Covenants are usually placed on a title by the landowner. There is no requirement for landowners of local cemeteries to place covenants on title.

The requirements for management of cemeteries fall under the provisions of the Burial and Cremations Act 2002 (Act). In light of the current move by churches to divest property the State Government is reviewing the Act to ensure that appropriate protections are in place to prevent damage and desecration.

2. COUNCILLOR QUESTIONS WITH NOTICE – JUNE 2018

2.1 Cr Bob Richardson

1. This question relates to the 2018/2019 Capital Works budget.
 - a) the total capital works expenditure anticipated?

b) the amount to be spent in the former Deloraine Municipality (ie the 7304 postcode)?

2. And could Council supply the following population statistics?
- total Meander Valley Council area; and
 - population of the 7304 postcode?

Response by Martin Gill, General Manager

Meander Valley		Postcode 7304		% of total
Capital Works*	\$6,031,500		\$1,462,500	24.2%
Population	19,583		5,816	29.7%

Notes:

***the cost of bridge reconstruction has been subtracted from the total capital works budget in the table above. The approved capital works program is:**

- **Total** **\$8,181,500**
- **Bridge reconstruction** **\$2,150,000**

2.1 Deputy-Mayor Michael Kelly

- (a) Would council please provide a list of its non-core business activities eg, NTDC; Regional Waste Strategy; NRM; Conservation Covenants rebates and the like.

Response by Martin Gill, General Manager

There is a number of business activities that Council is required to provide under legislation. There are also a number of business activities or non-core business activities that Council has decided to undertake in the past that support regional organisations, specific initiatives, events or resource sharing arrangements for work Council would otherwise undertake. These are business activities that Council, or the majority of Councillors, when making the decision, considered to be beneficial to the community and worthy of Council investment.

These business activities can broadly be described in two categories:

- **External organisations providing regional management , leadership or events**
- **Internal policy initiatives**

External organisations:

- **Local Government Association Tasmania (LGAT)**
- **Northern Tasmania Development Corporation (NTDC)**
- **Natural Resource Management (NRM) North**
- **Tourism Northern Tasmania (TNT)**
- **Business Events Tasmania (BET)**
- **Meander Valley Gazette**

Internal Policy Initiatives:

- **Conservation Covenant Incentive Scheme – Policy No.74**
- **Northern Tasmanian Waste Management Group**
- **Stock Underpasses on Council Roads – Policy No.2**
- **Community Incentive Grants – Policy No.82**
- **Infrastructure Contributions – Policy No. 20**
- **Industrial Development Incentive – Policy No. 86**

Council also sponsors events such as the Tasmanian Craft Fair and pays to exhibit at Agfest.

- (b) Would council please provide the yearly cost to each listed non-core business activity, including the total expenditure to date for the life of the activity, paying attention to those activities that may have been rebranded or merged.

Response by Martin Gill, General Manager

External Organisations

The following table sets out the contributions Council will make to external organisations in the 2018–19 financial year.

Organisation	Meander Valley budgeted financial commitment 2018-19
Local Government Association Tasmania (LGAT)	\$54,000
Northern Tasmania Development Corporation (NTDC)	\$64,000
Natural Resource Management (NRM) North	\$25,000¹
Tourism Northern Tasmania (TNT)	\$26,200
Business Events Tasmania	\$7,000
Meander Valley Gazette	\$19,000
Total	\$195,200

1. **The cost of Natural Resource Management within Council, that is, supporting the operation of the Meander Valley Council NRM committee, delivering on the outcomes of the Meander Valley Council Natural Resource Management Strategy is budgeted to cost \$109,100 in 2018-19. This is additional to the contribution made to NRM North.**

Internal Policy Initiatives

The following table provides an overview of expenditure on business activities that Council has introduced through the adoption of a policy or strategy.

Activity	Notes
Conservation Covenant Incentive Scheme	2018-19 Budget - \$12,000
Northern Tasmania Waste Management Group	2018-19 Budget - \$60,000
Stock Underpasses on Council Roads	2017 – 18 Expenditure - \$50,000
Community Incentive Grants	1% Budget: 2017 -18 Expenditure \$87,000
Infrastructure contributions	\$25,000
Industrial Development Incentive	2017 -18 Rebates - \$4,000
Total	\$238,000 *

*** figure represents an indicative annual cost. Not all policy incentives will be triggered every year.**

Events

Event	Sponsorship or investment*
Tasmanian Craft Fair	\$10,000
Agfest Field Day	\$16,000
Total	\$26,000

***does not include in-kind time provided by Council**

Council Officers have not been able to prepare an overview of the 'total expenditure for the life of the activity', within the agenda preparation timeframes but will bring this information to a future workshop.

- (c) Can the General Manager put the activities in order as to 'value for money' for rate payers for presentation at an upcoming workshop (It would be good to keep the list confidential so we don't alarm any of the regional bodies or other councils).

Response by Martin Gill, General Manager

I will present a review of the activities and their relative value to the Councillors at an upcoming workshop.

- (d) Can the General Manager review Council operations with view to identify potential changes that if implemented would improve operational efficiencies and deliver better results to rate payers. Changes that will keep rate increases to a minimum while still delivering great services to the Meander Valley.

Response by Martin Gill, General Manager

I will incorporate a response to this question in the workshop presentation referred to above.

It is worth noting, however, that executive management team and Council officers continually review Council operations to ensure that efficient services are delivered that meet community expectations.

In January 2017 following a review of the organisational structure six directorates were merged into four and two director's positions were discontinued. This helped reduce operational costs and created efficiencies. To achieve this outcome, role responsibilities were absorbed by other directors and Council staff and a number of 'discretionary' operational activities were ceased.

At the May Council workshop the director Corporate Services provided comparative data produced by the Tasmanian Audit Office that outlined the relative 'efficiencies' of Tasmanian local government organisations. The data indicated that:

- ***on average Councils state wide had 7.9 Full Time Equivalent (FTE) employees per 1,000 population, Meander Valley has 3.9 FTE 1,000 population (second lowest in Tasmania).***
- ***on average Councils state wide spent \$2,593 per rateable property on operating expenses, on average Meander Valley spent \$1,793 per rateable property on operating expenses (third lowest in Tasmania).***

Without anticipating the outcome of the review requested above, I am comfortable that the staff numbers are low and we run a very lean organisation given the extent of the capital works program and general workload of staff. It would be difficult to find further efficiencies from this component of the business without reducing service levels.

For a number of years Council has been delivering new and upgraded capital works without proportionately increasing the general rates above inflation to cover the additional operational costs namely depreciation, operating and maintenance costs. The result is that Council has been absorbing these additional costs within the organisation by cutting other operating expenses.

- (e) Would it be fair to say that loss of income from Tas Water, approximately \$280,000 per annum, presents Council with two options to offset this loss; increase rates or find financial savings within the organisation?

Response by Martin Gill, General Manager

It would be fair to say that the loss of \$280,000 per annum presents Council with the options of increasing general rates or reducing expenditure by determining which Council services will be reduced or discontinued.

- (f) If the rate increase is 3% instead of 5% what changes would council need to undertake immediately and in the long term to offset this 2% loss of revenue.

Response by Martin Gill, General Manager

If Council decided to adopt a rate increase of 3% instead of 5% it would result in the reduction of operating revenue by \$186,600 in 2018-19.

The Meander Valley Financial Management Strategy says Council says it will:

Manage its Long Term Financial Plan (LTFP) to retain an underlying surplus after excluding capital income and expenditure.

In order to achieve an underlying surplus in 2018-19 with a 3% rate increase Council would need to find \$186,600 in savings.

To do this Council would need to do one, or a combination, of the following:

- **reduce operating expenditure**
- **revise the capital works program by reducing expenditure on new projects**

In addition, in order to ensure that the LTFP maintained a balanced outcome in the long term the Financial Management Strategy would need to be amended to include a commitment to rate increases above inflation for the next three years.

This latter component is a key issue and a potential risk. As set out above the recommendation for a 5% increase this financial year is a result of a combination of factors:

- **loss of revenue – TasWater**
- **the recent pattern of increased expenditure in new works without matching increases in revenue to manage and maintain new assets**
- **ensuring the LTFP remains in an underlying operating surplus over the forecast period**

The risk of not addressing these issues now, is the potential for other circumstances to emerge in the coming years that exacerbate the underlying problem and require greater rate increases or more significant reduction of services to secure long term financial sustainability for the organisation.

The issue for Council, in the simplest terms, is that looking to the future our forecast revenue stream does not match our financial commitments.

If Council did want to limit the 2018–19 rate increase to 3% it is recommended that the CORP 1 item in this agenda be deferred to a workshop for further discussion.

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JUNE 2018

3.1 Cr Ian Mackenzie

- a) These questions are in relation to the recently closed camp area on the River Reserve at Bracknell.
- i. In the April Council meeting I asked if Council would write to Crown Land Services, Tasmanian Parks and Wildlife Service and DPIPW asking for a copy of agency file on the old town chart for F03-76-78 which I am led to believe is the agreement between Crown Land Services and Meander Valley Council in regards to the Bracknell Camp Area that has recently been closed, has Council received a response to that request?

Response by Martin Gill, General Manager
No response has been received to date.

Recently there has been a metal bollard installed at the Bracknell River Reserve -

- ii. Is Council aware that the Bracknell Fire Brigade use that to access to the river for water collection and training purposes?

Response by Matthew Millwood, Director Works
No, but we are aware now.

- iii. Did Council install the bollard?

Response by Matthew Millwood, Director Works
Yes Council did install the bollard.

- iv. When was Bracknell Fire Brigade or Tas Fire Service consulted on the potential of, and now installation of that Bollard?

***Response by Matthew Millwood, Director Works
As we weren't aware no we didn't.***

- v. What was the total cost of installation of bollard to council including materials, labour and all other associated council costs?

Question taken on Notice

- vi. I believe that MVC has received approximately 20 statutory declarations from Bracknell Community members on the Bracknell River Reserve being a camp site? Is this correct? If not correct, how many?

***Response by Martin Gill, General Manager
Yes approximately 20 were received.***

- vii. Would it be correct to say, that all of those statutory declarations stated that the River Reserve has been a camp area for 25 years or more?

***Response by Martin Gill, General Manager
Yes it would.***

- viii. I believe that MVC's General Manager has recently had some communication with the Northern Midlands Council GM in regards to the process that Northern Midland Council went through in regards to Camping within the Northern Midlands Council Area is this correct?

***Response by Martin Gill, General Manager
Yes it is correct.***

- ix. What was that process?

Question taken on Notice

- x. What was the outcome of that process?

Question taken on Notice

- b) Further to the questions asked by Councillor Kelly and some commentary around Council running or not running businesses.

These questions are in regards to the Great Western Tiers Visitor Centre on a per year basis.

I believe there are two businesses within that operation, the Museum and the Visitor Information Centre, is this correct?

Response by Jonathan Harmey, Director Corporate Services
The Visitor Centre and Folk Museum are regarded as one operation but Council does track some visitor numbers and financial information separately.

What is the total cost of the Museum business part only of that business to MVC?

Question taken on Notice

What is the total income of that part of the business?

Question taken on Notice

What is the total cost of the Visitor information Centre part only of this business to MVC?

Question taken on Notice

What is the total income of part of that business?

Question taken on Notice

What is the total number of visitors to this centre?

Question taken on Notice

What is the total spend of those visitors to the GWTV within the Meander Valley area?

Question taken on Notice

What is the return to the tourism industry/businesses within the Meander Valley area on each "rate payers" dollar spent?

Question taken on Notice

How is this return quantified?

Question taken on Notice

- c) In regards to C&DS 1 what is the process around reducing speed limits on streets within town boundaries specifically East Church Street and Liverpool Streets at Deloraine?

Response by Dino De Paoli, Director Infrastructure Services

The process for reducing speed limits typically involves a formal traffic assessment with consideration to relevant Austroads guidelines and Australian Standards, and submission of a recommendation to the Transport Commissioner for approval. The traffic assessment would consider sight distances, traffic volumes, traffic speeds and signage.

99/2018 DEPUTATIONS BY MEMBERS OF THE PUBLIC

Nil

100/2018 NOTICE OF MOTIONS BY COUNCILLORS

105/2018 Proposed Sale of Anglican Church Properties – Cr Tanya King

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for items 101/2018 to 102/2018 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

Cr Kelly left the meeting at 1.44 pm

101/2018 77 EAST CHURCH STREET, DELORAINE -
VISITOR ACCOMMODATION (BED &
BREAKFAST)

1) Introduction

This report considers application PA\18\0203 for change of use to Visitor Accommodation (Bed & Breakfast) on land located at 77 East Church Street, Deloraine (CT:145967/1).

2) Recommendation

It is recommended that the application for Use and Development for change of use to Visitor Accommodation (Bed & Breakfast) on land located at 77 East Church Street, Deloraine (CT:145967/1) by F Hanafin, requiring the following discretions:

23.6.1 - Discretionary Use

be APPROVED, generally in accordance with the endorsed plans:

a) F Hanafin – Application Form, Ground Floor Plan, Upper Floor Plan, Full Site Plan and Site Plan of House

and subject to the following conditions:

- 1. The existing building is to accommodate no more than two (2) individual parties and no more than ten (10) people at any time. Rooms and/or beds are not to be individually let or sublet.**

Note:

- 1. Registration as a Food Business under the Food Act 2003 may be required if food is provided as part of the proposed business. Please contact Council's Environmental Health Officer on (03) 6393 5320.**
- 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 does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before the use commences:

a) Building approval

All enquiries should be directed to Council's Permit Authority on 6393 5322 or a Building Surveyor.

4. This permit takes effect after:

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

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

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

7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.

8. 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.

9. If any Aboriginal relics are uncovered during works;

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,

- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania
Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage
Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
- c) The relevant approval processes will apply with state and federal
government agencies.

DECISION:

Cr King moved and Cr Mackenzie seconded ***“that the application for Use and Development for change of use to Visitor Accommodation (Bed & Breakfast) on land located at 77 East Church Street, Deloraine (CT:145967/1) by F Hanafin, requiring the following discretions:***

23.6.1 - Discretionary Use

be APPROVED, generally in accordance with the endorsed plans:

- a) **F Hanafin – Application Form, Ground Floor Plan, Upper Floor Plan, Full Site Plan and Site Plan of House**

and subject to the following conditions:

1. **The existing building is to accommodate no more than two (2) individual parties and no more than ten (10) people at any time. Rooms and/or beds are not to be individually let or sublet.**

Note:

1. **Registration as a Food Business under the Food Act 2003 may be required if food is provided as part of the proposed business. Please contact Council's Environmental Health Officer on (03) 6393 5320.**
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 does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before the use commences:**

a) Building approval

All enquiries should be directed to Council's Permit Authority on 6393 5322 or a Building Surveyor.

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

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

Cr Kelly returned to the meeting at 2.08pm

102/2018 4 PEYTON STREET, WESTBURY - SELF CONTAINED VISITOR ACCOMMODATION

1) Introduction

This report considers application PA\18\0210 for Visitor Accommodation (self-contained recreational vehicles) on land located at 4 Peyton Street, Westbury (CT: 36910\4).

2) Recommendation

It is recommended that the application for Use and Development for Visitor Accommodation (self-contained recreational vehicles) on land located at 4 Peyton Street, Westbury (CT: 36910\4) by J Fellows, requiring the following discretions:

- 15.3.1 – Amenity
- E4.7.4 – Safe Sight Distances
- E6.7.1 – Construction of Car Parking
- E6.7.2 – Design and Layout of Car Parking
- E6.7.3 – Lighting
- E6.8.1 - Pedestrian Walkway

be APPROVED, generally in accordance with the endorsed plans:

- a) J Fellows - Incidental Sign/Site Rules***
- b) J Fellows - Site Plan***

and subject to the following conditions:

- 1. This permit is only to allow for the use of the property for visitor accommodation, for a temporary period of time not in excess of two (2) calendar years from the date of the commencement of use.**
- 2. Within three (3) months of the expiration of the permit the site is to be restored, including the removal of signage and any works, materials or other equipment introduced and used for the purpose for which this permit is granted.**
- 3. No camping other than in self-contained recreational vehicles and motorhomes is permitted on the site. A self-contained recreational**

vehicle is a vehicle specifically built for the purpose that, along with built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black waste water, as defined by the Campervan and Motorhome Club of Australia. Caravans also fitting this description are acceptable.

4. All waste, including liquid waste, is to be removed from the property and disposed of in a legal discharge point.
5. The location of the nearest "waste water dump point" is to be clearly identified and displayed in a prominent location at the entry.
6. The manager's phone contact details are to be clearly displayed in a prominent location at the entry.
7. No generator, plant or power tool is to be operated:
 - Monday to Friday – before 7am and after 6pm;
 - Saturday – before 8am and after 6pm; and
 - Sunday - before 10am and after 6pm.
8. Patrons are to stay a maximum of four (4) nights.
9. No flood lighting is permitted to be used within the property.
10. The access to the property is to be sign posted with a "10km/h" speed limit sign and a sign indicating shared area for pedestrians and vehicles.
11. Prior to the commencement of use:
 - a) Incidental signage consistent with the endorsed plans, with variations in accordance with Conditions 3, 4, 5, 6, 7, 8, 9 and 10, is to be erected in a prominent position within the entrance of the property; and
 - b) A new driveway crossover is to be constructed 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:

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

2. **The nearest “waste water dump point” is currently located at the Racecourse Deloraine.**
3. **The landowner is responsible for ensuring that patrons abide by the conditions of the planning permit and that they are adequately communicated to them.**
4. **It is recommended that the low lying areas of the lot be signposted, such that they can be identified and avoided by vehicles, particularly in winter.**
5. **Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council’s Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au**
6. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
7. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
8. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council’s Notice to Waive Right of Appeal is attached.
9. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.

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

11. If any Aboriginal relics are uncovered during works;

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

DECISION:

Cr Temple moved and Cr King seconded ***“that the application for Use and Development for Visitor Accommodation (self-contained recreational vehicles) on land located at 4 Peyton Street, Westbury (CT: 36910\4) by J Fellows, requiring the following discretions:***

- 15.3.1 – Amenity
- E4.7.4 – Safe Sight Distances
- E6.7.1 – Construction of Car Parking
- E6.7.2 – Design and Layout of Car Parking
- E6.7.3 – Lighting
- E6.8.1 - Pedestrian Walkway

be APPROVED, generally in accordance with the endorsed plans:

- a) J Fellows - Incidental Sign/Site Rules***
- b) J Fellows - Site Plan***

and subject to the following conditions:

- 1. This permit is only to allow for the use of the property for visitor accommodation, for a temporary period of time not in excess of two (2) calendar years from the date of the commencement of use.**

- 2. Within three (3) months of the expiration of the permit the site is to be restored, including the removal of signage and any works, materials or other equipment introduced and used for the purpose for which this permit is granted.**
- 3. No camping other than in self-contained recreational vehicles and motorhomes is permitted on the site. A self-contained recreational vehicle is a vehicle specifically built for the purpose that, along with built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black waste water, as defined by the Campervan and Motorhome Club of Australia. Caravans also fitting this description are acceptable.**
- 4. All waste, including liquid waste, is to be removed from the property and disposed of in a legal discharge point.**
- 5. The location of the nearest "waste water dump point" is to be clearly identified and displayed in a prominent location at the entry.**
- 6. The manager's phone contact details are to be clearly displayed in a prominent location at the entry.**
- 7. No generator, plant or power tool is to be operated:**
 - Monday to Friday – before 7am and after 6pm;**
 - Saturday – before 8am and after 6pm; and**
 - Sunday - before 10am and after 6pm.**
- 8. Patrons are to stay a maximum of four (4) nights.**
- 9. No flood lighting is permitted to be used within the property.**
- 10. The access to the property is to be sign posted with a "10km/h" speed limit sign and a sign indicating shared area for pedestrians and vehicles.**
- 11. Prior to the commencement of use:**
 - a) Incidental signage consistent with the endorsed plans, with variations in accordance with Conditions 3, 4, 5, 6, 7, 8, 9 and 10, is to be erected in a prominent position within the entrance of the property; and**
 - b) A new driveway crossover is to be constructed 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:

- 1. Prior to the construction of the any vehicle access/es (e.g. a driveway crossover) separate consent is required by the Road Authority. A Driveway Crossover Application Form is enclosed. All enquiries should be directed to Council's Technical Officer on 6393 5312**
- 2. The nearest "waste water dump point" is currently located at the Racecourse Deloraine.**
- 3. The landowner is responsible for ensuring that patrons abide by the conditions of the planning permit and that they are adequately communicated to them.**
- 4. It is recommended that the low lying areas of the lot be signposted, such that they can be identified and avoided by vehicles, particularly in winter.**
- 5. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au**
6. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
7. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
8. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

9. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
10. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
11. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal

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

103/2018 CODE OF CONDUCT PANEL
DETERMINATION

1) Introduction

The purpose of this report is to table a copy of a Code of Conduct Panel Determination in response to a complaint made against Cr Andrew Connor submitted by Mr Scott Newsum.

2) Recommendation

It is recommended that Council receive the Code of Conduct Panel Determination report.

DECISION:

Cr Mackenzie moved and Cr Kelly seconded ***“that Council receive the Code of Conduct Panel Determination report.”***

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

104/2018 THE KANAMALUKA/TAMAR ESTUARY RIVER HEALTH PLAN

1) Introduction

The purpose of this report is for Council to endorse The Kanamaluka/Tamar Estuary River Health Plan (Plan)

2) Recommendation

It is recommended that Council resolve to:

- 1. endorse The Kanamaluka/Tamar Estuary River Health Plan*
- 2. write to the Chair of the Tamar Estuary Management Taskforce relaying the decision of Council.*

DECISION:

Cr Mackenzie moved and Cr Synfield seconded *"that Council:*

- 1. receive The Kanamaluka/Tamar Estuary River Health Plan*
- 2. write to the Chair of the Tamar Estuary Management Taskforce relaying the decision of Council.*

As a procedural motion Cr Synfield moved and Cr Temple seconded *"that the item be deferred to the July Council meeting."*

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

105/2018 NOTICE OF MOTION – PROPOSED SALE OF ANGLICAN CHURCH PROPERTIES – CR TANYA KING

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Tanya King that Council endorse and extend a resolution passed at the Local Government Association Tasmania (LGAT) General Meeting 18 May 2018 addressing the proposed sale of Anglican Church properties by the Anglican Church.

2) Recommendation (Cr Tanya King)

It is recommended that Council resolve to:

- 1. Endorse the following LGAT resolution made at the General Meeting 18 May 2018:***

That the LGAT issue a public statement on behalf of Members -

- Acknowledging the importance of redress for victims of abuse;***
 - Noting the concern being expressed across a number of Tasmanian communities about the sale of their local churches and cemeteries;***
 - Seeking that the Anglican Church ensure that those communities are not being made to pay unfairly for the actions of leaders in the Church; and***
 - That there is a genuine consideration given to the huge impact on communities particularly rural and regional Tasmania.***
- 2. Bring this matter to the Council workshop in July with a view to setting out the issues that would be addressed in a submission by Meander Valley Council to the Anglican Diocese Council about proposed sale of properties to pay redress to survivors of child sexual abuse under the National Redress scheme:***

In discussing the issues at the workshop, consider the following:

- *The letter received from Anglican Diocese of Tasmania 8 June 2018, regarding the consultation process for the proposed property sales*
- *The serious inadequacy of only 25% of net profit from past and present sales being used for redress purposes*
- *The role Council may have now and in the future.*

DECISION:

Cr King moved and Cr White seconded ***“that Council:***

- 1. Endorse the following LGAT resolution made at the General Meeting 18 May 2018:***

that the LGAT issue a public statement on behalf of Members -

- *Acknowledging the importance of redress for victims of abuse;*
 - *Noting the concern being expressed across a number of Tasmanian communities about the sale of their local churches and cemeteries;*
 - *Seeking that the Anglican Church ensure that those communities are not being made to pay unfairly for the actions of leaders in the Church; and*
 - *That there is a genuine consideration given to the huge impact on communities particularly rural and regional Tasmania.*
- 2. Bring this matter to the Council workshop in July with a view to setting out the issues that would be addressed in a submission by Meander Valley Council to the Anglican Diocese of Tasmania about proposed sale of properties to pay redress to survivors of child sexual abuse under the National Redress scheme:***

In discussing the issues at the workshop, consider the following:

- *The letter received from Anglican Diocese of Tasmania 8 June 2018, regarding the consultation process for the proposed property sales*
- *The serious inadequacy of only 25% of net profit from past and present sales being used for redress purposes*
- *The role Council may have now and in the future.*

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

As an amendment Cr Synfield moved and Cr Temple seconded ***“that the following additional dot points be included in Section 2 -***

- ***Alternate funding options instead of property sales***
- ***What alternate uses sold properties may be used for***
- ***Ownership and maintenance of graveyards and cemeteries.”***

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

Comment by Cr Rodney Synfield

I abstained from supporting the altered motion as passed by a majority of Councillors present at the 12th June council meeting for the following reason.

I moved an amendment motion in relation to this item, which would have seen Council discuss at the upcoming workshop;

- 1) whether alternative options were possible for funding the redress scheme, other than the sell off of church properties,
- 2) the ownership and maintenance of cemeteries going forward and
- 3) also what alternate uses properties proposed to be sold off may have, should same actually take place.

This amendment motion was passed in the negative, meaning in my view there was now a formal position of Council that these additional and vital matters wouldn't be discussed at the upcoming workshop. The motion that was subsequently passed by Council states clearly the matters to be discussed at the workshop; curiously a couple of councillors, including the councillor summing up in relation to the motion, stated that the rejected matters from the amendment motion could be discussed at the workshop.

Comment by Cr John Temple

I concur with the general thrust of the comments made by Councillor Synfield.

106/2018 2018-2019 BUDGET ESTIMATES, LONG TERM FINANCIAL PLAN UPDATE AND RATING RECOMMENDATION

1) Introduction

The purpose of this report is to present the 2018-2019 Budget Estimates, Long Term Financial Plan (LTFP) update and rating recommendation for adoption by Council.

2) Recommendation

It is recommended that:

A. Pursuant to Section 82(3)(a) of the Local Government Act 1993 (Act) Council adopts the proposed Budget Estimates for the financial year ending 30 June 2019. The proposed Budget Estimates are set out in full in Attachment 1.

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

C. Pursuant to Part 9 of the Act Council adopts the following rates and charges for the period 1 July 2018 to 30 June 2019:

1. General Rate

a) That pursuant to Section 90 of the Local Government Act 1993 (the Act), Council makes the following General Rate in relation to all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area for the period commencing 1 July 2018 and ending on 30 June 2019, namely a rate of 5.9365 cents in the dollar of assessed annual value of the land;

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

2. Service Rates and Service Charges

That pursuant to Sections 93, 93A and 94 of the Act, Council makes the following Service Rates and Service Charges in respect of all rateable land within the municipal area (including land which is otherwise exempt from rates pursuant to Section 87) for the period commencing 1 July 2018 and ending on 30 June 2019 namely:

- a) A service charge for waste management in respect of all lands of \$52 for the making available of waste management facilities.***
- b) That pursuant to Section 94(3A) of the Act, Council declares, that the service charge for waste management is varied as follows:***
 - i. by reason of the provision of a standard kerbside waste collection service, ie one 80 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$128 to \$180;***
 - ii. by reason of the provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$154 to \$206;***
 - iii. by reason of the provision of an additional extra capacity kerbside waste collection service ie one 240 litre (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$308 to \$360;***
 - iv. by reason of the locality and provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, upsized from the***

standard kerbside waste collection (as per 2b)i above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights the service charge for waste management is varied for all lands receiving such a service by reducing it by \$26 to \$180;

v. by reason of the locality and provision of an additional extra capacity kerbside waste collection service ie one 240 litre mobile garbage bin (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, upsized from the extra capacity kerbside waste collection (as per 2b)ii above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights, the service charge for waste management is varied for all lands receiving such a service by reducing it by \$154 to \$206;

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

i. in respect of the Launceston Permanent Brigade Rating District of 1.3646 cents in the dollar of assessed annual value of rateable land within that District; AND

ii. in respect of the Volunteer Brigade Rating Districts of 0.3962 cents in the dollar of assessed annual value of rateable land within those Districts; AND

iii. in respect of General Land of 0.3649 cents in the dollar of assessed annual value of rateable General land.

d) That pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of the fire protection service rates of \$40.

3. Separate Apportionments

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

4. Instalment Payments

That pursuant to Section 124 of the Act Council:

- a) Decides all rates are payable by all ratepayers by four approximately equal instalments;***
- b) Determines that the dates by which instalments are to be paid shall be as follows:***

The first instalment on or before 31 August 2018

The second instalment on or before 31 October 2018

The third instalment on or before 31 January 2019

The fourth instalment on or before 29 March 2019

5. Interest on Late Payments

That pursuant to Section 128 of the Act , if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge of 0.024137% (8.81% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

6. Adjusted Values

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

DECISION:

As a procedural motion Cr Kelly moved and Cr King seconded ***“that Council defer this item to the July Council meeting, and that the matter be placed on the June workshop agenda to enable Councillors to consider how to reduce the rate increase from the recommended 5% to around 3.5%.”***

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

The Council meeting adjourned for afternoon tea 2.53 pm

The Council meeting resumed at 3.10 pm

107/2018 ANNUAL REVIEW OF FEES & CHARGES 2018-19

1) Introduction

The purpose of this report is for Council to review and adopt the fees and charges for the 2018-19 financial year.

2) Recommendation

It is recommended that Council adopt the proposed fees and charges for the 2018-19 financial year, as follows.



MEANDER VALLEY COUNCIL

Fees & Charges: 2018-2019

FEES AND CHARGES REVISION JUNE 2018

FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Planning/Development Permit Fees			
Planning Review – Residential Development	\$80	\$60	Decrease \$20 to better reflect cost
Developments less than \$5,000 (Permitted Status)	\$150	\$155	Increase \$5 in line with CCI
Outbuildings (Permitted Status)	\$280	N/A	Not required – included in below charges
House and/or Residential Outbuilding (Discretionary Application)	\$490	\$500	Increase \$10 in line with CCI
House and/or Outbuilding (Permitted Status)	\$285	\$292	Increase \$7 in line with CCI
Discretionary Development	0.30% of development cost. Minimum charge \$490. Maximum charge \$5,000. Plus advertising fee at cost for level 2 activities.	0.30% of development cost. Minimum charge \$500. Maximum charge \$5,120. Plus advertising fee at cost for level 2 activities.	Increase minimum charge \$10 and maximum charge \$120 in line with CCI
Development (Permitted Status)	0.30% of development cost. Minimum charge \$285. Maximum charge \$5,000.	0.30% of development cost. Minimum charge \$292. Maximum charge \$5,000.	Increase minimum charge \$7 in line with CCI
Advertising Fee	N/A	\$150	New fee. Recover part costs
Re-advertising Fee - amended plan prior to determination (at applicants request)	N/A	\$150	New fee. Recover part costs
Retrospective Planning Application	Double Planning Fee	Double Planning Fee	No change
Subdivision Applications			
Application for Subdivision	\$540 + \$65 per lot	\$550 + \$80 per lot	Increase \$10 in line with CCI and increase \$15 per lot



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Application for sealing of Final Plan of Subdivision	\$290	\$300	Increase \$10 in line with CCI
Application to amend sealed plan	\$300	\$310	Increase \$10 in line with CCI
Application for modification, or release of Adhesion Order	\$385	\$395	Increase \$10 in line with CCI
Stratum Subdivision			
Application for sealing of final plan	\$385	\$395	Increase \$10 in line with CCI
Other			
Application for amendment to planning permit	\$285	\$300	Increase \$15 to include letters
Part 5 Agreements – Processing & Sealing	\$140	\$250	Increase \$110 in line with surrounding Councils
Copy of Planning scheme Ordinance	\$60	\$65	Increase \$5 in line with CCI
Copy of Planning Scheme Maps (Large Scale)	\$25 per Map	\$25 per Map	No change
Determining extension of time requests	\$100	\$100	No change
Adjoining property permits advice – not on 337 certificate	\$28	N/A	No longer required
Amendments to Planning Scheme (not including fee payable to TPC)			
Text or Map Alteration	0.30% of development cost. Minimum charge \$350. Maximum charge \$5,000. Plus advertising fee \$1,015.	0.30% of development cost. Minimum charge \$750. Maximum charge \$5,120. Plus advertising fee at cost.	Increase minimum charge \$400 in line with surrounding Councils, increase maximum fee \$120 in line with CCI.
Health Fees			
Fees and Charges approved at the May 2018 Council meeting			
Dog Registration and Licence Fees			
Fees and Charges approved at the May 2018 Council meeting			
Engineering (Subdivisions)			
Plan checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by Director Infrastructure)	1.5% of value of public works Minimum fee \$410*	1.5% of value of public works Minimum fee \$420*	Increase \$10 in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Inspection of failed works	\$127.50* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	\$131* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	Increase \$3.50 in line with CCI
<i>N.B. Public works are defined as any works that council is obliged to maintain for the community and include roads, footpaths, drainage (both underground and surface), landscaping, parks and public buildings.</i>			
Tip Fees			
Includes domestic vehicles, domestic vehicles taking trailers, and small trucks that are less than 3.0 tonne Gross Vehicle Mass/Gross Combination Mass (GVM/GCM) only, disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. Does not include any vehicles transporting controlled waste. All vehicles greater than 3.0 tonnes GVM/GSM are charged per m ³ rate.			
Waste Cars & Trailers			
Car / Wagon (includes \$0.32 regional waste levy)	\$9*	\$9*	No change
Ute & Single Axle Trailer (up to 1m ³) covered (includes \$1.60 regional waste levy that is exempt from GST)	\$16*	\$16*	No change
Ute & Single Axle Trailer (up to 1m ³) uncovered (includes \$1.60 regional waste levy that is exempt from GST)	\$22*	\$23*	Increase \$1 in line with CCI
Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) covered (includes \$3.20 regional waste levy that is exempt from GST)	\$26*	\$27*	Increase \$1 in line with CCI
Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) uncovered (includes \$3.20 regional waste levy that is exempt from GST)	\$34*	\$35*	Increase \$1 in line with CCI
Domestic and Trade Waste			
Loose per m ³ (includes \$2.50 per m ³ regional waste levy that is exempt from GST)	\$37*	\$40*	Increase \$3 in line with CCI.
Compacted per m ³	By Appointment Only	Disposal subject to Council approval	Condition added regarding Council approval
Bags up to 60 litres	\$2 each	\$2 each	No change
240 litre bins	N/A	\$6	New fee



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Motor Vehicle & Other			
Car Tyres and Light Truck Tyres – each	\$13*	\$13*	No change
Truck Tyres – each	\$38*	\$39*	Increase \$1 in line with CCI
Motor Vehicle Bodies – each	\$20*	\$20*	No change
Recyclables			
Waste oil 20 litre containers	\$1*	\$1*	No change
Separated and sorted recyclables	Free of charge	Free of charge	No change
Comingled recyclables	Per Waste Fees	Half Price	Half price
Clean green waste (no rubbish, plastic, contamination)	Half Price*	Half Price*	No change
Timber – salvageable	Half Price*	Half Price*	No change
Timber – scrap, stumps, logs >150mm	Full Price*	Full Price*	No change
Drum Muster (must be triple washed)	Free of charge	Free of charge	No change
Clean fill (<150mm rocks, no contamination or concrete)	Free of charge	Free of charge	No change
Light scrap steel and non-ferrous metal	Free of charge	Free of charge	No change
e-waste – televisions, computers, screens & keyboards	Free of charge	Free of charge	No change
Batteries	Free of charge	Free of charge	No change
Items suitable for tip shop	Free of charge	Free of charge	No change
Mattresses (per Item)	\$5*	\$6*	Increase \$1 in line with CCI
Refrigerators and Freezers (per Item)	\$6*	\$6*	No change
Cemetery Fees			
Lawn Cemeteries			
Public Graves			
Single depth burial	\$565*	\$600*	Increase \$35
Double depth burial	\$565*	\$600*	Increase \$35
Reservation of Land			
Reserve land 2.5m x 1.25m	\$480*	\$500*	Increase \$20
Single depth burial in reservation	\$125*	\$140*	Increase \$15
Double depth burial in reservation	\$125*	\$140*	Increase \$15
Second interment in double depth grave	\$85*	\$140*	Increase \$55



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
General Cemeteries – Deloraine, Mole Creek and Bracknell			
Public Graves (Mole Creek and Bracknell Cemeteries only)			
Single depth burial	\$300*	\$400*	Increase \$100
Double depth burial	\$300*	\$400*	Increase \$100
Reservation of Land (Mole Creek and Bracknell Cemeteries only)			
Reserve land 2.5m x 1.25m	\$260*	\$300*	Increase \$40
Single depth burial in reservation	\$85*	\$140*	Increase \$55
Double depth burial in reservation	\$85*	\$140*	Increase \$55
Second interment in double depth grave	\$85*	\$140*	Increase \$55
Wall of Memory – Mole Creek & Bracknell			
Reservation of niche	\$130*	\$200*	Increase \$70
Interment of ashes in niche	\$260*	\$400*	Increase \$140
Interment in reserved niche	\$173*	\$200*	Increase \$27
Wall of Memory – Deloraine			
Reservation of niche	\$173*	\$200*	Increase \$27
Interment of ashes in niche	\$300*	\$400*	Increase \$100
Interment in reserved niche	\$173*	\$200*	Increase \$27
Miscellaneous			
Applications for graves made outside normal Council office hours – additional fee	\$220*	\$200*	Decrease \$20 to better reflect cost
Graves for children under 18 years of age	Nil	Nil	No change
Interment of ashes in existing grave (if arranged by Council)	\$173*	\$300*	Increase \$127
Exhumation	\$690*	\$800*	Increase \$110
Fee for inspecting registers	\$10*	N/A	Not required
Deloraine Swimming Pool Fees			
Child	\$2*	\$2*	No change
Adult	\$3*	\$3*	No change
Spectator	\$1*	\$1*	No change



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Season Child	\$51*	\$52*	Increase \$1 in line with CCI
Season Adult	\$61*	\$62*	Increase \$1 in line with CCI
Season Family	\$164*	\$168*	Increase \$4 in line with CCI
Hall Rentals			
Westbury Town Hall and Supper Room			
Social functions – including balls, dances, discos, weddings, dinners, parties (maximum 10 hours use)	\$152*	\$150*	Decrease \$2. Rarely used
Regular Local Community User (Weekly use of Supper Room only)			
Dinner/luncheon meetings, group meetings (per hour or part thereof)	\$46* (for max 3 hours use)	\$16.50* per hour	Change to per hour fee
All Other Uses			
Full facility (per hour or part thereof)	\$30*	\$30*	No change
Main hall only (per hour or part thereof)	\$12*	\$16.50*	Increase \$4.50
Supper room only (per hour or part thereof)	\$25*	\$25*	No change
Preparation for any function on night preceding	\$20*	\$20*	No change
Friends of the Town Hall fundraising functions	No Charge	N/A	Not required
Bond (social functions only)			
If liquor provided at function	\$375	\$375	No change
If liquor not provided at function	\$125	\$125	No change
Rates Search			
Includes providing replacement copies of rates notices – Per hour (or part thereof) for the time taken (subject to minimum fee of \$200 per property)	\$50*	\$50*	Increased \$4 in 2016, rarely used. Removed minimum fee requirement



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Clearing of Fire Hazards			
Arranging clearing of fire hazard at the request of a landowner or occupier – in addition to contractor's costs	\$84*	\$86*	Increase \$2 in line with CCI
Recreation Facilities & Reserves			
Hire charges for regular user groups are determined under the Recreation Facilities Pricing Policy. Recommended fees for the Deloraine Community Complex, Meander Valley Performing Arts Centre, Westbury Community Centre and Hadspen Recreation Ground Memorial Centre are provided in Attachment 1.			
Parks & Reserves			
Administration fee to facilitate reserve hire agreement of Council land for social gatherings upon request (i.e. weddings & birthdays)	N/A	\$25	New fee
Permit Authority (PA)			
Notifiable Works – Building			
Notification lodgement from Building Surveyor	\$245	\$250	Increase \$5 in line with CCI
Demolition Only or Underpinning Only	\$124	\$127	Increase \$3 in line with CCI
Building Permit			
Class 1 Residential New/Alterations/Additions	\$310	\$320	Increase \$10 in line with CCI
Multi-Unit Class 1	\$310	\$320	Increase \$10 in line with CCI
Class 10 Outbuilding	\$207	\$210	Increase \$3 in line with CCI
Class 2 – 9 Commercial < \$200,000	\$310	\$315	Increase \$5 in line with CCI
Class 2 – 9 Commercial \$200,00 to \$500,000	\$620	\$635	Increase \$15 in line with CCI
Class 2 – 9 Commercial \$500,001 to \$1,000,000	\$930	\$950	Increase \$20 in line with CCI
Class 2 – 9 Commercial > \$1,000,000	\$1,550	\$1,590	Increase \$40 in line with CCI
Demolition Only	\$124	\$127	Increase \$3 in line with CCI
Permit of Substantial Compliance	Double PA Fees	Double PA Fees	No change
Certificates of Completion	PA Fees	PA Fees	No change
Staged Development	PA + \$155 per stage	PA + \$160 per stage	Increase \$5 in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Amended Permit Class 1 Residential	\$155	\$158	Increase \$3 in line with CCI
Amended Permit Class 10 Outbuilding	\$124	\$127	Increase \$3 in line with CCI
Amended Permit Class 2 – 9 Commercial	\$210	\$215	Increase \$5 in line with CCI
Plumbing Permit			
Notifiable Works - Plumbing			
Class 1 Residential no fixtures	\$180	\$185	Increase \$5 in line with CCI
Class 1 Residential up to 3 fixtures New/Alterations/Additions	\$400	\$410	Increase \$10 in line with CCI
Class 1 Residential up to 6 fixtures New/Alterations/Additions	\$520	\$535	Increase \$15 in line with CCI
Class 1 Residential up to 9 fixtures New/Alterations/Additions	\$620	\$635	Increase \$15 in line with CCI
Class 1 Residential – Multiple Units	\$520 + \$340 for each additional unit	\$530 + \$350 for each additional unit	Increase \$10 in line with CCI
Class 10 Outbuilding no fixtures	\$180	\$185	Increase \$5 in line with CCI
Class 10 Outbuilding with Fixtures	\$400	\$410	Increase \$10 in line with CCI
Class 2-9 Commercial < \$200,000	\$520	\$535	Increase \$15 in line with CCI
Class 2-9 Commercial \$200,000 to \$500,000	\$1,035	\$1,060	Increase \$25 in line with CCI
Class 2-9 Commercial \$500,001 to \$1,000,000	\$1,240	\$1,270	Increase \$30 in line with CCI
Class 2-9 Commercial > \$1,000,000	Price on Application	Price on Application	No change
Amended Certificate of Likely Compliance	\$200	\$205	Increase \$5 in line with CCI
Demolition Only	\$155	\$160	Increase \$5 in line with CCI
Additional Inspections	\$100	\$100	No change
Plumbing Permit			
Category 4	\$260	\$270	Increase \$10 in line with CCI
Category 4 - Including On-site Wastewater Assessment	N/A	\$470	New fee to include OSWW assessment
Category 4 - Retrospective Approval	N/A	Double PA Fees	Fee for new legislation



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Demolition Only	\$155	\$160	Increase \$5 in line with CCI
Amended Permit	\$155	\$160	Increase \$5 in line with CCI
Additional Inspections	\$100	\$100	No change
Building Surveying			
Building Work Category			
Amendment to Certificate of Likely Compliance Class 1 Residential New/Alterations/Additions	\$255*	\$260*	Increase \$5 in line with CCI
Amendment to Certificate of Likely Compliance Class 10 Outbuilding	\$165*	\$170*	Increase \$5 in line with CCI
Amendment to Certificate of Likely Compliance Class 2-9 Commercial	\$310*	\$320*	Increase \$10 in line with CCI
Additional Inspections	\$100*	\$100*	No change
State Government Levies			
Construction Industry Training Fund Levy. (Applies to All work over the value of \$20,000)	0.2% of the total estimated cost of construction		
Building Levy. (Applies to All work over the value of \$20,000)	0.1% of the total estimated cost of construction		
Other Fees and Charges			
Administration Services	N/A	\$100	New fee – corrected applications
Permit Extension – Current Permit	\$100	\$100	No change
Permit Extension – Expired Permit	\$310	\$310	No change
Plumbing Permit Extension	\$100	\$100	No change
Re-Open Closed File	\$185	\$185	No change
Review Plans to Determine Category of Building Work	\$80	\$60	Decrease \$20 to better reflect cost
Review Plans to Determine Category of Plumbing Work	N/A	\$60	Fee for new legislation



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Records Search Fee (Copy of Plans)	\$80*	\$80*	No change
Paper Copy of Certified Documents	\$30*	\$30*	No change
Receipt of Form 71B – Standard of Work Certificate – Plumbing Work	\$55	N/A	Replaced by Form 80 below
Receipt of Form 80 - Notice of Low Risk Plumbing Work	N/A	\$55	New fee
Receipt of Form 80 - Notice of Low Risk Building Work	\$55	\$55	No change
Building Certificate	\$235	\$240	Increase \$5 in line with CCI
Occupancy Permits (Essential Services) Form 46 & 56	\$230	N/A	No longer required
Form 49 – EHO Report	\$205	\$210	Increase \$5 in line with CCI
Form 50 – EHO Occupancy Report	\$150	\$155	Increase \$5 in line with CCI

ATTACHMENT 1

RECOMMENDED NEW HIRE RATES - FROM 1 JULY 2018

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

	2017-18 FEES/CHARGES GST Inclusive		PROPOSED 2018-19 FEES/CHARGES GST Inclusive		
DELORAINIE COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE					
Stadiums (per basketball court)					
Seniors	: Roster	\$30.00	Per Hour	\$31.00	Per Hour
	: Training	\$20.00	Per Hour	\$21.00	Per Hour
	: Non-regular users	\$28.00	Per Hour	\$29.00	Per Hour
Juniors	: Roster	\$15.00	Per Hour	\$15.50	Per Hour
	: Training	\$10.00	Per Hour	\$10.50	Per Hour
	: Non-regular users	\$14.00	Per Hour	\$14.50	Per Hour
Schools		\$10.00	Per Hour	\$10.50	Per Hour
Meeting Room		\$12.00	Per Hour	\$13.00	Per Hour
Auditorium					
Conferences					
(morning, afternoon, evening)		\$190.00	Per Use	\$190.00	Per Use
Conferences (hourly rate)		\$50.00	Per Hour	\$50.00	Per Hour
Cabarets, weddings, dinners.		\$260.00	Per Use	\$260.00	Per Use
Funeral Services		\$130.00	Per Use	\$130.00	Per Use
Shows, films	: Amateur	\$175.00	Per Use	\$175.00	Per Use
	: Professional	\$340.00	Per Use	\$340.00	Per Use
Kitchen					
Used in conjunction with Auditorium					
Deloraine Community Complex		\$90.00	Per Use	\$90.00	Per Use
MV Performing Arts Centre		\$40.00	Per Use	\$40.00	Per Use
Kitchen and wooden floor only		\$120.00	Per Use	\$120.00	Per Use
Squash Courts		\$10.00	Per Hour	\$11.00	Per Hour
Little Theatre	Practice	\$30.00	Per Use	\$30.00	Per Use
	Local	\$85.00	Per Use	\$88.00	Per Use
	Travelling	\$130.00	Per Use	\$135.00	Per Use
Venue Day Rates (all facilities, 24 hours)					
Deloraine Community Complex		\$560.00	Per Day	\$570.00	Per Day
MV Performing Arts Centre		\$335.00	Per Day	\$340.00	Per Day
Westbury Sports Stadium		\$225.00	Per Day	\$230.00	Per Day
WESTBURY SPORTS CENTRE					
Seniors	: Roster	\$30.00	Per Hour	\$31.00	Per Hour
	: Training	\$20.00	Per Hour	\$21.00	Per Hour
	: Non-regular users	\$28.00	Per Hour	\$29.00	Per Hour
Juniors	: Roster	\$15.00	Per Hour	\$15.50	Per Hour
	: Training	\$10.00	Per Hour	\$10.50	Per Hour
	: Non-regular users	\$14.00	Per Hour	\$14.50	Per Hour
HADSPEN RECREATION GROUND MEMORIAL CENTRE					
Non-regular users		\$12.00	Per Hour	\$13.00	Per Hour
Evening functions (from 6pm)		\$80.00	Per Use	\$85.00	Per Use

DECISION:

Cr Mackenzie moved and Cr King seconded ***“that Council adopt the proposed fees and charges for the 2018-19 financial year, as above, with the exception of Tip Fees for 240litre bin be altered from \$6 to \$2 and bags of up to 60litres be altered from \$ 2.00 to 50c.”***

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

Comment by Cr Tanya King

With regard to the adjustment in proposed tip fees for 240L bins, and bagged rubbish, I am happy to support this as I believe that this will be a good interim to reduce illegal dumping.

I would like to point out, that these new fees would not be required if every residential property in the municipality was serviced with regular roadside collection.

108/2018 REQUEST FOR REMISSION OF INTEREST CHARGED FOR UNPAID RATES

1) Introduction

The purpose of this report is for Council to consider requests from two property owners for remission of interest charged for late payments of the 2017-18 rates and charges.

2) Recommendation

It is recommended that Council:

- 1. Does not grant a remission for interest charged for rates not paid on the date they fall due, for 33 Bradford Avenue in the name of CJ & JM Knight, for the 2017-18 financial year, in accordance with request received 1 May 2018.***
- 2. Does not grant a remission for interest charged for rates not paid on the date they fall due, for eight properties which include the name B Archer, for the 2017-18 financial year, in accordance with request received 1 May 2018.***

DECISION:

As an alternate motion Cr Mackenzie moved and Cr King seconded ***“that Council:***

- 1. Does grant a remission for interest charged for rates not paid on the date they fall due, for 33 Bradford Avenue in the name of CJ & JM Knight, for the 2017-18 financial year, in accordance with request received 1 May 2018.***
- 2. Does grant a remission for interest charged for rates not paid on the date they fall due, for eight properties which include the name B Archer, for the 2017-18 financial year, in accordance with request received 1 May 2018.***

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

109/2018 REVIEW OF POLICY NO. 66 – BONDS AND BANK GUARANTEES - SUBDIVISIONS

1) Introduction

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

2) Recommendation

It is recommended that Council confirms the continuation of the renamed Policy 66 - Security for Incomplete Works in Subdivisions, amended as follows:

POLICY MANUAL

Policy Number 66: ~~Bonds & Bank Guarantees~~ **Security for Incomplete Works—in Subdivisions**

Purpose: The purpose of this Policy is to outline the application of ~~bonds and bank guarantees~~ **security** in relation to ~~subdivisions—containing—incomplete infrastructure~~ **works in subdivisions.**

Department: ~~Development Infrastructure~~ **Services**
Author: ~~Martin Gill~~ **Dino De Paoli**, Director

Council Meeting Date: ~~12 June 2018~~ **9 June 2015**
Minute Number: ~~322/2015~~

Next Review Date: ~~June 2018~~ **June 2022**

POLICY

1. Definitions

~~Guarantee~~ **Security:** ~~Security in the form of cash or bond and bank guarantee~~ **Bond and cash, or bond and bank guarantee.**

~~Incomplete works:~~ **All subdivision works associated with roads, stormwater drainage, footpaths, driveways, public lighting and earthworks, that have commenced but are yet to be completed, or are not constructed to Council's standard.**

2. Objective

The objective of this policy is to ensure ~~essential~~ **infrastructure and associated works are is** completed in subdivisions ~~at an appropriate point in time~~ **prior to occupancy of dwellings.**

3. Scope

The policy shall apply to all ~~approved~~ **subdivision applications.** ~~approved by Council when acting as the Planning Authority.~~

4. Policy

1. Where the value of the incomplete ~~infrastructure works~~ in subdivisions is less than \$~~1520~~ **000** no ~~cash or bond and bank guarantees~~ **security** will be accepted in lieu of the works being completed. ~~unless extenuating circumstances are accepted by the Director Infrastructure Services.~~ ~~In addition, the final survey plan will not be sealed by Council until such works are completed to the satisfaction of Council's Engineer.~~

Policy Name: ~~Bonds & Bank Guarantees~~ **—Security for incomplete works in Subdivisions**

2. ~~For larger subdivisions w~~Where the value of incomplete ~~infrastructure works in subdivisions~~ is in excess of \$~~1520~~,000 the developer will be required to lodge ~~a guarantee security~~ before the final plan is sealed by Council. In addition, the following conditions will apply:

a) The developer will be allowed 12 months to complete the ~~infrastructure works or at an approved point in time as agreed by the Director Infrastructure Services~~. If the outstanding works are not completed to the satisfaction of Council's ~~Director Infrastructure Services~~Engineer, the ~~security guarantee~~ will be called in to allow Council to complete the outstanding works.

b) ~~The value of the security will be an amount equivalent to the estimated cost of outstanding works if constructed 12 months from the date of the agreement plus a maximum of 50% to cover costs related to indexation of works and Council management costs and other unforeseen costs. When issuing the planning permit for the subdivision, Council may include a condition on the permit that allows Council to require a Part V Agreement that includes the following conditions:~~

- ~~• In the event that the applicant requests Council to seal the final plan of subdivision, or for stages thereof, prior to the installation of all the required infrastructure works to the satisfaction of Council's Engineer. The applicant to provide security in the form of a bond and bank guarantee, to an amount equivalent to the estimated cost of outstanding works if constructed 12 months from the date of the agreement.~~

c) The estimated cost will be determined using the tendered rates for the project or the Rawlinsons Construction Cost Guide or another ~~mutually~~ agreed method for costing.

d) Sealing of the subdivision plan will be subject to the consent of all other relevant authorities.

~~The Part V Agreement is to be lodged with the Recorder of Titles pursuant to the Land titles Act 1980 and a copy is also to be lodged with the Tasmanian Planning Commission.~~

~~e) Where the final plan is sealed under guarantee and there is incomplete infrastructure, pursuant to Section 72 of the Building Act 2000, any building permit issued by Council in these circumstances will be conditioned as follows:~~

~~The building must not be occupied and no certificate of occupancy issued until the following infrastructure is completed to the satisfaction of Council's Engineer and Plumbing Surveyor:~~

- ~~• Water~~
- ~~• Sewerage~~
- ~~• Drainage~~
- ~~• Access~~

5. Legislation

Land Use Planning and Approvals Act 1993;
Local Government (Building and Miscellaneous Provisions) Act 1993;
Local Government (Highways) Act 1982
Urban Drainage Act 2013
~~Building Act 2000.~~

6. Responsibility

The Director ~~Development~~ Infrastructure Services is responsible for ensuring compliance with the policy.

DECISION:

Cr Synfield moved and Cr King seconded ***“that Council confirms the continuation of the renamed Policy 66 - Security for Incomplete Works in Subdivisions, amended as follows:***

POLICY MANUAL

Policy Number: 66

Security for Incomplete Works in Subdivisions

Purpose:

The purpose of this Policy is to outline the application of security in relation to incomplete works in subdivisions.

Department:

Infrastructure Services

Author:

Dino De Paoli, Director

Council Meeting Date:

12 June 2018

Minute Number:

109/2018

Next Review Date:

June 2022

POLICY

1. Definitions

Security: Bond and cash, or bond and bank guarantee.

Incomplete works: All subdivision works associated with roads, stormwater drainage, footpaths, driveways, public lighting and earthworks, that have commenced but are yet to be completed, or are not constructed to Council's standard.

2. Objective

The objective of this policy is to ensure infrastructure and associated works are completed in subdivisions at an appropriate point in time.

3. Scope

The policy shall apply to all approved subdivision applications.

4. Policy

1. Where the value of the incomplete works in subdivisions is less than \$20,000 no security will be accepted in lieu of the works being completed unless extenuating circumstances are accepted by the Director Infrastructure Services.

2. Where the value of incomplete works in subdivisions is in excess of \$20,000 the developer will be required to lodge security before the final plan is sealed by Council. In addition, the following conditions will apply:
- a) The developer will be allowed 12 months to complete the works or at an approved point in time as agreed by the Director Infrastructure Services. If the outstanding works are not completed to the satisfaction of Council's Director Infrastructure Services, the security will be called in to allow Council to complete the outstanding works.
 - b) The value of the security will be an amount equivalent to the estimated cost of outstanding works if constructed 12 months from the date of the agreement plus a maximum of 50% to cover costs related to indexation of works and Council management costs and other unforeseen costs.
 - c) The estimated cost will be determined using the tendered rates for the project or the Rawlinsons Construction Cost Guide or another agreed method for costing.
 - d) Sealing of the subdivision plan will be subject to the consent of all other relevant authorities.

5. Legislation

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

Local Government (Highways) Act 1982

Urban Drainage Act 2013

6. Responsibility

The Director Infrastructure Services is responsible for ensuring compliance with the policy.

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

110/2018 POLICY REVIEW – POLICY NUMBER 85 – OPEN SPACE:

1) Introduction

The purpose of this report is to review Policy No. 85 - Open Space.

2) Recommendation

It is recommended that Council confirm the continuation of Policy No. 85 – Open Space, amended as follows:

POLICY MANUAL

Policy Number 85:	Open Space
Purpose:	To guide Council's strategic provision and maintenance of open space.
Department:	Governance and Community Infrastructure Services
Author:	Bonnie McGee, Recreation Officer Natasha Szczyglowska, Project Manager Infrastructure
Council Meeting Date:	21 April 2015 12 June 2018
Minute Number:	
Next Review Date:	April June 2018 2021

POLICY

1. Definitions

Open Space: Publically owned land that is set aside for leisure and recreation.

2. Objectives

To strategically develop and manage Council's open space network in consultation with the community, so as to provide a variety of high quality recreational experiences that will:

- a) Encourage visitor engagement and
- b) Add to the attractiveness of Meander Valley as a place to live and work in.

3. Scope

This policy applies to:

All existing and proposed open space within the local government area

All Council employees, Councillors, committee members and developers.

4. Policy

In furthering the objectives for open space, Council will apply the following principles in determining when, where and how open space is provided:

Liveability:

- Provide a variety of open space areas that are suitable for a range of likely users through opportunities for passive and active recreation e.g. neighbourhood parks, destination and/or regional facilities
- Provide open space that is visually attractive
- Ensure open space is safe, implementing best practice design principles
- Improve the connectivity of open space through links for walking and cycling
- Support community health and well-being through quality design and facilities
- Determine and deliver on the provision, acquisition and siting of open space.

Efficiency:

- Consider maintenance and "whole of life" costs in the development and management of open space
- Avoid unnecessary duplication and promote multi-functional sites.

Environmental Values:

- Enhance natural values in conjunction with recreational experience where practicable
- Respect and promote cultural heritage and local character through design and interpretation
- Implement water-sensitive urban design in the management of stormwater where appropriate
- Incorporate contemporary, sustainable design features where feasible.

5. Legislation and Associated Council Policies

Disability Discrimination Act 1992

Local Government (Building & Miscellaneous Provisions) Act 1993

Meander Valley Interim Planning Scheme 2013

MVC Asset Management (Policy 60)

New and Gifted Assets Policy (Policy 78)

6. Responsibility

Responsibility for the operation of this policy rests with the ~~General Manager~~ **Director Infrastructure Services**.

DECISION:

Cr Mackenzie moved and Cr White seconded ***“that Council confirm the continuation of Policy No. 85 – Open Space, amended as follows:***

POLICY MANUAL

Policy Number 85:	Open Space
Purpose:	To guide Council’s strategic provision of open space.
Department:	Infrastructure Services
Author:	Natasha Szczyglowska, Project Manager Infrastructure
Council Meeting Date:	12 June 2018
Minute Number:	110/2018
Next Review Date:	June 2022

POLICY

1. Definitions

Open Space: Publicly owned land that is set aside for leisure and recreation.

2. Objectives

To strategically develop and manage Council’s open space network in consultation with the community, so as to provide a variety of high quality recreational experiences that will:

- a) Encourage visitor engagement and
- b) Add to the attractiveness of Meander Valley as a place to live and work in.

3. Scope

This policy applies to:

All existing and proposed open space within the local government area

All Council employees, Councillors, committee members and developers.

4. Policy

In furthering the objectives for open space, Council will apply the following principles in determining when, where and how open space is provided:

Liveability:

- Provide a variety of open space areas that are suitable for a range of likely users through opportunities for passive and active recreation e.g. neighbourhood parks, destination and/or regional facilities
- Provide open space that is visually attractive
- Ensure open space is safe, implementing best practice design principles
- Improve the connectivity of open space through links for walking and cycling
- Support community health and well-being through quality design and facilities
- Determine and deliver on the provision, acquisition and siting of open space.

Efficiency:

- Consider maintenance and "whole of life" costs in the development and management of open space
- Avoid unnecessary duplication and promote multi-functional sites.

Environmental Values:

- Enhance natural values in conjunction with recreational experience where practicable
- Respect and promote cultural heritage and local character through design and interpretation
- Implement water-sensitive urban design in the management of stormwater where appropriate
- Incorporate contemporary, sustainable design features where feasible.

5. Legislation and Associated Council Policies

Disability Discrimination Act 1992

Local Government (Building & Miscellaneous Provisions) Act 1993
Meander Valley Interim Planning Scheme 2013
MVC Asset Management (Policy 60)
New and Gifted Assets Policy (Policy 78)

6. Responsibility

Responsibility for the operation of this policy rests with the Director Infrastructure Services.

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

111/2018 REVIEW OF BUDGETS FOR THE 2017-2018 CAPITAL WORKS PROGRAM

1) Introduction

The purpose of this report is to seek Council approval for the reallocation of funding within the Capital Works Program as a result of project cost variations within the Capital Works Program, and to approve the revised scope of work for the CCTV project.

2) Recommendation

It is recommended that Council;

1) Approves the following changes to the 2017-2018 Capital Works Program.

Project Name	Original Budget	Proposed Budget Variation	New Budget
Urban Stormwater Drainage Improvements – Program Budget	\$41,700	-\$25,000	\$16,700
Mary Ann Street, Westbury - Drainage improvements	\$0	\$25,000	\$25,000
Hadspen Development Reserve Land Purchase	\$260,000	-\$94,000	\$166,000
Mersey River Union Bridge Road	\$2,489,800	\$344,000	\$2,833,800
Dry Creek Mayberry Road	\$18,000	\$54,000	\$72,000

2) Approves the revised scope of work for the CCTV project (PN6523) to include the installation of cameras at one location in Westbury and two locations in Deloraine.

DECISION:

Cr White moved and Cr Kelly seconded ***“that Council:***

1) Approves the following changes to the 2017-2018 Capital Works Program.

Project Name	Original Budget	Proposed Budget Variation	New Budget
Urban Stormwater Drainage Improvements – Program Budget	\$41,700	-\$25,000	\$16,700
Mary Ann Street, Westbury - Drainage improvements	\$0	\$25,000	\$25,000
Hadspen Development Reserve Land Purchase	\$260,000	-\$94,000	\$166,000
Mersey River Union Bridge Road	\$2,489,800	\$344,000	\$2,833,800
Dry Creek Mayberry Road	\$18,000	\$54,000	\$72,000

2) Approves the revised scope of work for the CCTV project (PN6523) to include the installation of cameras at one location in Westbury and two locations in Deloraine.

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

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor White moved and Councillor Kelly seconded ***“that pursuant to Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

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

112/2018 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 8 May 2018.

113/2018 LEAVE OF ABSENCE

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

The meeting moved into Closed Session at 3.40pm

The meeting re-opened to the public at 3.44pm

The meeting closed at 3.44pm

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CRAIG PERKINS (MAYOR)