

Meander Valley Council

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

# **ORDINARY AGENDA**

**COUNCIL MEETING**

**Tuesday 14 May 2019**

# **COUNCIL MEETING VISITORS**

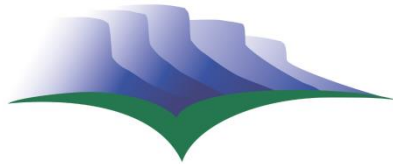
Visitors are most welcome to attend Council meetings.

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

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

## **SECURITY PROCEDURES**

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



Meander Valley Council

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

PO Box 102, Westbury,  
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 14 May 2019 at 4.00pm.**

Martin Gill  
**GENERAL MANAGER**

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**Evacuation and Safety:**

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

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

Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 14 May 2019 at 4.00pm.

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

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 9 April, be received and confirmed.”***

**COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:**

Date :	Items discussed:
30 April 2019	<ul style="list-style-type: none"><li>• Draft Capital Works 2019/2020</li></ul>

## **ANNOUNCEMENTS BY THE MAYOR:**

### **10th April 2019**

Northern Tasmania Development Corporation Meeting - Launceston

### **11 April 2019**

Northern Tasmanian Waste Management Group Regional Forum - Launceston

### **22 April 2019**

Meeting with Meander Progress Association

### **25 April 2019**

Attendance at Anzac Day Ceremony - Deloraine

### **30 April 2019**

Meeting with National Steve Martin  
Council Workshop

### **3 May 2019**

Attendance at Rural Bank Breakfast - Hadspen  
Agfest

### **5 May 2019**

Attendance at Deloraine Cup Race Day - Mowbray

### **6 May 2019**

Meeting with Anita Dow MP, Labour member for Braddon, Shadow Minister for Local Government and Planning, and Shadow Minister for Regional Development and Small Business

### **7 May 2019**

Interview on Meander Valley Community Radio

### **8 May 2019**

TasWater General Meeting - Launceston

Northern Tasmania Development Corporation General Meeting - Launceston

## **DECLARATIONS OF INTEREST:**

## **TABLING OF PETITIONS:**

## **PUBLIC QUESTION TIME**

### **General Rules for Question Time:**

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

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

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

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

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

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

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

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

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

## Notes

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

For further information please telephone 6393 5300 or visit [www.meander.tas.gov.au](http://www.meander.tas.gov.au)

## **PUBLIC QUESTION TIME**

### **1. PUBLIC QUESTIONS TAKEN ON NOTICE – APRIL 2019**

#### **1.1 K Hillman representing MARRA**

(a) MARRA is deeply concerned by reports of censorship that surfaced after Council's 26 March Workshop with Joanne Eisemann, Manager of the Meander Valley Gazette.

We seek formal confirmation from Council that at that workshop it did not – either directly or indirectly – indicate that Council's future funding of the Gazette would depend on changes in the reporting of Council-related stories by Sharon Webb.

#### ***Response by Martin Gill, General Manager***

***Council did not indicate that future funding for the Meander Valley Gazette was dependent on changes in the reporting of Council by Sharon Webb.***

(b) With respect to today's Notice of Motion about Vegetation Fuel Load Management, we note that under the TWWHA Management Plan, the Department of Parks and Wildlife has already undertaken to work co-operatively with adjoining landowners on fire management and other issues. The Management Plan also discusses the current fire management strategy, including fuel reduction burns.

Today's motion and the Council Question with Notice that precedes it – talk about 'crippling covenants' and 'restrictions encumbered on landowners'. Can Council please

- Provide more details on exactly what those covenants and restrictions are;  
and



- Advise how many private landowners in the Council area adjoin the TWWHAS, and how Council proposes to consult them so that its submission is representative of their views.

***Response by Martin Gill, General Manager***

***Councillor King was referring to the permit process for burns on private property and in particular the onerous assessment and implementation process.***

***There are about 150 freehold titles in private ownership within the Meander Valley Local Government Area that share a boundary with the Tasmanian Wilderness World Heritage Area.***

***The limited consultation period for the Cronstedt review did not provide time for Council to undertake consultation with private landowners.***

- (b) Is it also correct that Joanne Eisemann was also told that if the newspaper wanted to keep reporting in this way the Meander Valley Council would look at withdrawing their two pages of advertising that they pay for every month?

***Response by Martin Gill, General Manager***

***No, that is not correct.***

## 1.2 A Ricketts – Reedy Marsh

Will Council, noting the proposed closure of the ANZ Bank's Deloraine Branch on 24 April, 2019, adopt the following goal and take the following actions?

The Goal: To work cooperatively and strategically, together with the public and businesses of the Meander Valley, to retain a properly staffed, physical bank building, of the ANZ Bank, in the town of Deloraine, achieved through either the retention of the current bank building or the relocation of the ANZ Bank Branch to another building in the main street of the Deloraine township.

Will Meander Valley Council also call and promote widely, an advertised public meeting aiming to formulate a strategy, to achieve the above goal as a matter of high urgency and priority?

Such a strategy should preferably include a raft of actions, a publicity campaign targeting the ANZ Bank's unfortunate decision and the establishment of a listing and analysis of community concerns with the detailing of potential impacts which the closure would bring.

Suggestions for dates for that urgent meeting are either Monday 15 April, Tuesday 16 April or Wednesday 17 April.

A strategy to convince and ensure the ANZ Bank will retain a staffed Bank Branch in Deloraine, for clarification this also means in the event of a closure, the re-establishment of the ANZ Branch in Deloraine.

***Response by Martin Gill, General Manager  
Council did not organise a public meeting for the suggested dates.***

### 1.3 K Hillman - Meander

The General Rules for Public Question Time in the Agenda, as well as information on the Council's website, say that Public Questions Without Notice - and the responses to them - will not be minuted or recorded in any way with exception to those questions taken on notice for the next Council meeting.

This contravenes Item 32(1)(h) of Local Government (Meeting Procedures) Regulations 2015, which requires accurate recording of public questions without notice, and Council's response.

As Council does actually record such questions in the minutes, I infer this discrepancy is simply a relic of past practices. I ask Council if the documents in question can be updated as soon as possible, so that community members are not inadvertently discouraged from providing input to Council meetings.

***Response by Martin Gill, General Manager  
Regulation 31 of the Local Government (Meeting Procedures) Regulations 2015 deals with the Public Question Time.  
Subsection (7) states:***

***A council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.***

***Council determined the procedures that currently apply to Public Question Time in 2008.***

***The provision above was in the Local Government (Meeting Procedures) Regulations 2005 which were in effect when Council determined the procedures in 2008.***

***There was no requirement to make an accurate record of Public Questions Without Notice in the 2005 regulations.***

**However, Ms Hillman is right when she points out that Regulation 32(1)(h) of Local Government (Meeting Procedures) Regulations 2015 does require an accurate record of:**

**any question asked, without notice, by a member of the public and a summary of any answer given in response;**

**It would appear that the amendment to Regulation 32 introduced in 2015 has created an inconsistency that allows Council to determine any other procedures when dealing with Public Question Time, including a procedure not to record questions without notice, but at the same time requires Council to record any question asked without notice in Public Question Time.**

**Now that the question has been asked and Council does in practice minute all public question time questions, as acknowledged in Ms Hillman's question, there would be value in clarifying how the regulations should be interpreted, and in doing so, reviewing the procedures that are included in the Agenda and published on Council's website if they are causing confusion or discouraging the public asking questions.**

## **2. PUBLIC QUESTIONS WITH NOTICE – MAY 2019**

### **2.1 Melanie Roberts, Prospect Vale**

Local Government Regulations 2015 state that a council must not close a part of a meeting when it is acting as a planning authority under the Land Use Planning and Approvals Act 1993 unless Sub regulation 15 (4) (a) or (b) apply, which relate to legal action. During the closed section of the April Ordinary Meeting, for which Sub regulation 15 (2) (g) was invoked, it would appear that a decision was made regarding PA\19\0083 Zenith Court, Blackstone Heights.

Could the Council explain this irregularity, and also confirm the legal status of the revised planning decision as a consequence.

### ***Response from Martin Gill, General Manager***

**Regulation 15(3) of the Local Government (meeting procedures) Regulations 2015 states:**

**Unless subregulation (4) applies, a council or council committee must not close a part of a meeting when it is –**

- a) acting as a planning authority under the Land Use Planning and Approvals Act 1993 ; or**
- b) considering whether or not to grant a permit under that Act; or**

- c) considering proposals for the council to deal with public land under section 178 of the Act.**

**Regulation 15(4) states:**

**A council or council committee may close a part of a meeting when it is acting or considering as referred to in subregulation (3) if it is to consider any matter relating to -**

- a) legal action taken by, or involving, the council; or**
- b) possible future legal action that may be taken, or may involve, the council.**

**Given that Council was considering an issue that was being mediated as part of a live tribunal hearing it was my view that the matter fell under the provisions of Regulation 15(4)(a) and could therefore, if the Council determine to consider the matter in the Closed section of the meeting.**

**I sought qualified advice from a solicitor to confirm that view and finally sought the advice of the Local Government Division to confirm that the advice I received from the solicitor was qualified advice under the meaning in the Local Government Act 1993.**

**The solicitor recommended that the matter be considered in the Closed section of the meeting, and the Local Government Division confirmed that the advice should be treated as qualified advice.**

**As such, there was no irregularity, and no question about the legitimacy of the decision.**

### **3. PUBLIC QUESTIONS WITHOUT NOTICE – MAY 2019**

## **COUNCILLOR QUESTION TIME**

### **1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – APRIL 2019**

#### **1.1 Cr John Temple**

Is there any update available to my March question relating to road safety outside the new Westbury Supermarket which is due to open in just over two months?

***Response by Dino De Paoli, Director Infrastructure Services***

***It is a requirement of the planning permit issued for the proposed supermarket on Meander Valley Road, Westbury, that a median treatment is installed in Meander Valley Road to provide a pedestrian crossing and incorporate a right hand turning lane into the main access of the supermarket. There is no plan in place at the present time to introduce another 50km/hr zone in the vicinity of the supermarket.***

### **2. COUNCILLOR QUESTIONS WITH NOTICE – MAY 2019**

Nil

### **3. COUNCILLOR QUESTIONS WITHOUT NOTICE – MAY 2019**

## **DEPUTATIONS BY MEMBERS OF THE PUBLIC**

## CERTIFICATION

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

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

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

**Martin Gill**  
**GENERAL MANAGER**

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

## **PLANNING AUTHORITY ITEMS**

For the purposes of considering the following Planning Authority items, Council is acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993.

The following are applicable to all Planning Authority reports:

### **Strategic/Annual Plan Conformance**

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

### **Policy Implications**

Not applicable.

### **Legislation**

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

### **Risk Management**

Risk is managed by the inclusion of appropriate conditions on the planning permit.

### **Financial Impact**

If the application is subject to an appeal to the Resource Management Planning and Appeal Tribunal, Council may be subject to the cost associated with defending its decision.

### **Alternative Options**

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

### **Voting Requirements**

Simple Majority

# **PLANNING AUTHORITY 1**

Reference No. 82/2019

## **SCOTT STREET, BARTLEY STREET & MEANDER VALLEY ROAD, HADSPEN**

**Planning Application:** PA\19\0114

**Proposal:** Subdivision (33 lots and road)

**Author:** Justin Simons  
Town Planner

### **1) Introduction**

Applicant	PDA Surveyors obo Country Views P/L
Owner	Country Views Pty Ltd
Property	Land off Bartley Street, Scott Street & Meander Valley Road (Road Reserve), Hadspen (CT:117185/1)
Zoning	General Residential Zone – Hadspen Specific Area Plan
Discretions	10.4.15.4 - Solar Orientation of Lots – P1 E4.6.1 – Use and Road or Rail Infrastructure – P2 & P3 E4.7.4 – Sight Distances – P1 F2.8.4.1 – General Suitability – P1 F2.8.4.5 – Provision of Stormwater Services – P1 F2.8.4.6 – Road Network – P1 F2.8.4.7 – Public Open Space – P1
Existing Land Use	Resource Development (grazing)
Number of Representations	One (1)
Decision Due	14 May 2019
Planning Scheme	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)



## 2) Recommendation

***It is recommended that the application for Use and Development for a Subdivision (33 lots & road) on land located off Bartley Street, Scott Street and Meander Valley Road, Hadspen (CT 117185/1) by PDA Surveyors obo Country Views Pty Ltd, be APPROVED, generally in accordance with the endorsed plans:***

- a) PDA Surveyors – Plan of Subdivision – Reference: 40076JDE-1A**
- b) Traffic and Civil Services – Traffic Feasibility Assessment – October 2013**
- c) Livingstone Natural Resource Services – Bushfire Hazard Management Report: Subdivision**

and subject to the following conditions:

1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:
  - a) Such covenants or controls are expressly authorised by the terms of this permit; or
  - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.
  - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.
2. The portion of Lot 1 which cannot be serviced by gravity sewerage and stormwater is to be identified on the Final Plan of Survey by hatching and the restrictions noted in the schedule of easements in accordance with Section 83 (5) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.
3. Full engineering design drawings are to be submitted to the satisfaction of Council's Director Infrastructure Services detailing the proposed road network, footpath, and reticulated stormwater system. The designs are to be in accordance with the LGAT sub-division guidelines and Standard Drawings, and any departures to be highlighted by the designer at the time of submission to Council. The road is to include semi-mountable kerb, including a footpath to one side, traffic calming (see Note 1) and turning heads see (Condition 6).

4. A Traffic Management Plan (TMP) is to be submitted to the satisfaction of the Department of State Growth via the process and application form found at [https://www.transport.tas.gov.au/road/permits/traffic\\_management](https://www.transport.tas.gov.au/road/permits/traffic_management) . The plan is to include management prescriptions to ensure the safety and efficiency of the intersection of Bartley Street, Scott Street and Meander Valley Road both prior to, and during construction of, the proposed intersection works. The TMP shall:

- i. make consideration of the interaction with heavy construction traffic using the above mentioned intersection during school bus pick up and drop off times.
- ii. require construction vehicles to access the property via Bartley Street, avoiding the use of the full length of Scott Street.

Confirmation of the plan's approval is to be provided to Council and the approved plan is to be implemented.

5. The driveway crossover servicing each of the proposed lots is to be constructed in accordance with LGAT Standard Drawing TSD-R09-V1 and to the satisfaction of Council's Director Infrastructure Services.

6. A sealed "Y" turning head is to be provided on the balance land (Lot 100) at the terminus of each new road section sufficient to provide a temporary turning area for service vehicles. A right of carriage way in favour of Meander Valley Council is to be placed on the title over each turning head.

7. A Section 71 Agreement must be executed, that provides for the following:

*The owner agrees that on request by Meander Valley Council 2155m<sup>2</sup> of the land identified as Lot 100 on the plan of survey is to be transferred into the ownership of Meander Valley Council as a Public Open Space Contribution for the lots created by planning permit PA/19/0114. The request and transfer will occur when an application for subdivision is received for Lot 100, where public open space is required by the Council, consistent with the Hadspen Specific Area Plan. All costs associated with the future transfer of the land to Meander Valley Council are to be borne by the developer at the time of transfer.*

The agreement is to be prepared by the developer and the costs of preparing and registering the agreement are to be borne by the developer.

8. Prior to the Commencement of works:

- a) The engineering design drawings are to be submitted in accordance with Condition 3.
- b) The Traffic Management Plan is to be submitted, approved and implemented in accordance with Condition 4.

9. Prior to the Sealing of the Final Plan of Survey:
  - a) For Stage 1 the proposed traffic management works at the intersection of Meander Valley Road and Bartley Street are to be completed in accordance with the endorsed plans and to the satisfaction of the Department of State Growth. Written advice from the Department of State Growth demonstrating compliance is to be provided to Council.
  - b) For each stage, the road network and stormwater system are to be completed in accordance the approved engineering plans (as per Condition 3) and driveways are to be constructed in accordance with Condition 5.
  - c) The Section 71 Agreement is to be prepared and submitted in accordance with Condition 7.
  - d) The final plan is to identify the drainage restrictions in accordance with Condition 2 and show easements in accordance with Condition 6.
10. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2018/01998-MVC) attached.

Note:

1. Council's preference is to avoid the use of road humps for traffic calming. The engineering consultant should contact Council's Infrastructure Department to discuss appropriate traffic calming controls prior to finalising road design. Refer also letter dated 24 Jan 2019 to PDA surveyors regarding Council's expectations concerning engineering design documentation submitted to Council for approval.
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](mailto:mail@mvc.tas.gov.au).
3. This permit takes effect after:
  - a) The 14 day appeal period expires; or
  - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
  - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the

Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au).

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

### 3) Background

The application proposes to subdivide vacant land off Bartley Street, Scott Street and Meander Valley Road, Hadspen, into 33 residential lots. The property is currently vacant and is generally used for grazing. Each of the proposed lots will be serviced with reticulated water, sewerage and stormwater. The application proposes to extend the road network to provide road and pedestrian access to the new lots. An upgrade to the intersection with Meander Valley Road is proposed as part of the application, however, the proposal is otherwise considered not to include any shared infrastructure.

The proposed subdivision layout is shown in Figure 1 on the following page, while full plans and documentation is included in the attachments.

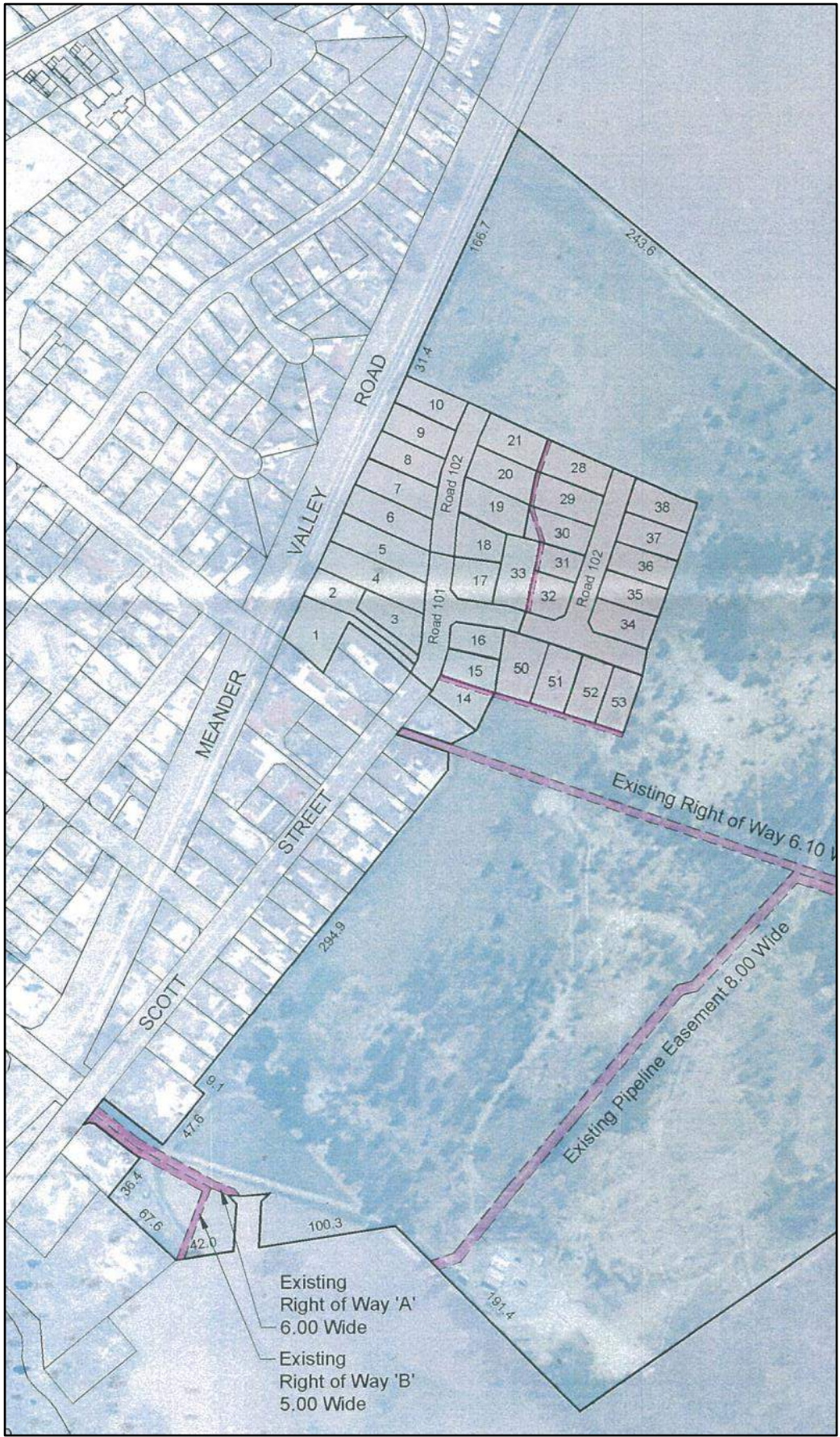


Figure 1: locality plan and plan of subdivision (PDA Surveyors, 2019)

#### 4) Representations

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

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

- a) Objection to the subdivision being approved prior to the completion of the intersection works at the intersection of Bartley Street and Meander Valley Road
- b) Concerns that the traffic impact assessment has not taken into consideration the increase in traffic movements due to the construction vehicles associated with the subdivision works, particularly as there is a bus stop at the intersection.

#### **Comment:**

The Department of State Growth has provided additional advice in response to the representation. While they do not have any objection to subdivision works commencing prior to the intersection works being undertaken, State Growth has recommended that a traffic management plan be submitted prior to the commencement of any works. The traffic management plan is to consider the management of construction traffic entering Scott Street and other road users prior to and during the intersection works. The traffic management plan will also need to make provisions for the management of the bus stop.

Traffic management will need to be undertaken to the same standard as any other works undertaken within the State Road Reserve. Such a plan is generally required prior to commencing works in the State Road Reserve. In this case the condition will require the plan to consider and manage the intersection in an appropriate manner prior to work on the subdivision commencing.

#### **Recommended Condition:**

Prior to the commencement of works a Traffic Management Plan (TMP) is to be submitted to the satisfaction of the Department of State Growth via the process and application form found at

[www.transport.tas.gov.au/road/permits/traffic\\_management](http://www.transport.tas.gov.au/road/permits/traffic_management)

The plan is to include management prescriptions to ensure the safety and efficiency of the intersection of Scott Street and Meander Valley Road both prior to, and during construction of, the proposed intersection works. The TMP shall make consideration of the interaction with heavy construction traffic using the above mentioned intersection during school bus pick up and drop off times. Confirmation

of the plan's approval is to be provided to Council and the approved plan is to be implemented.

## 5) Officers Comments

**Use Class:** Residential

### Applicable Standards:

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

### Assessment:

<b>10 General Residential Zone</b>	
Scheme Standard	Assessment
10.3.1 Amenity	
Acceptable Solution A1	Complies
10.4.15.2 Lot Area, Building Envelopes and Frontage	
Acceptable Solution A2	Complies
10.4.15.4 Solar Orientation of Lots	
Acceptable Solution A1	Relies on Performance Criteria P1
10.4.15.5 Interaction, Safety and Security	
Acceptable Solution A1	Complies
<b>E1 Bushfire Prone Areas Code</b>	
E1.6.1 Subdivision: Provision of Hazard Management Areas	
Acceptable Solution A2	Complies
E1.6.2 Subdivision: Public and firefighting access	
Acceptable Solution A1	Complies
E1.6.3 Subdivision: Provision of water supply for firefighting purposes	
Acceptable Solution A1	Complies
<b>E4 Road and Railway Assets Code</b>	
E4.6.1 Use and road or rail infrastructure	
Acceptable Solution A2	Relies on Performance Criteria
E4.7.2 Management of Road and Accesses and Junctions	
Acceptable Solution A1	Complies
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings	
Acceptable Solution A1	Relies on Performance Criteria
<b>E6 Car Parking and Sustainable Transport Code</b>	



E6.6.1	Car Parking Numbers
Acceptable Solution A1	Complies
<b>F2</b>	<b>Hadspen Specific Area Plan</b>
F2.8.4.1	General Suitability
No Acceptable Solutions	Relies on Performance Criteria
F2.8.4.3	Lot Area
Acceptable Solution A1	Complies
F2.8.4.4	Provision of Water and Sewerage Services
Acceptable Solution A1	Complies
F2.8.4.5	Provision of Stormwater Services
No Acceptable Solutions	Relies on Performance Criteria
F2.8.4.6	Road Network
No Acceptable Solutions	Relies on Performance Criteria
F2.8.4.7	Public Open Space
No Acceptable Solutions	Relies on Performance Criteria

## Performance Criteria

<b>10</b>	<b>General Residential Zone</b>
10.4.15.4	Solar Orientation of Lots
<b>Objective</b> <i>To provide for solar orientation of lots and solar access for future dwellings.</i>	
<b>Performance Criteria P1</b> <i>Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.</i>	
<b>Comment</b> The proposed lots are all of sufficient size to allow for future dwellings to be designed and orientated such that they receive adequate solar access. Most of the lots exceed 1000m <sup>2</sup> in area and no lot is smaller than 700m <sup>2</sup> . Excluding access handles, the minimum dimension of the proposed lots is generally greater than 20m. The size and dimensions of the lots ensures that there is sufficient space for a future dwelling to be designed and orientated to take advantage of the sun and there is a lower likelihood of solar access being impeded by dwellings on adjoining properties.  The proposed development is consistent with the Objective.	

**E4 Road and Railway Assets Code****E4.6.1 Use and road or rail infrastructure****Objective**

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

**Performance Criteria P2**

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

**Performance Criteria P3**

*For limited access roads and roads with a speed limit of more than 60km/h:*

- a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and*
- b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and*
- c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.*

**Comment**

The application includes a traffic impact assessment prepared by a suitably qualified person. The assessment considers the standard of the proposed and existing road network, including Scott Street and the intersection of Bartley Street and Meander Valley Road. The assessment confirms that the existing width and standard of Scott Street is sufficient to accommodate the increased volume of traffic using the road. The assessment also considers the intersection at Meander Valley Road and recommends traffic control mechanisms to ensure that the increased use does not impact the safety and efficiency of the intersection and to provide for the existing bus stop.

The only means of accessing the land is via Meander Valley Road. The land to the east of Meander Valley Road has been strategically zoned to facilitate the expansion of residential land in Hadspen. Meander Valley Road is integral to accessing this land.

Both Council's Infrastructure Department and the Department of State Growth have accepted the findings and recommendations of the Traffic Impact Assessment

and are satisfied that the proposed junction works are suitable for the proposed use and will maintain an adequate level of safety and efficiency for all road users.

**Recommended Condition:**

Prior to the sealing of the final plan of survey for Stage 1, the proposed traffic management works at the intersection of Meander Valley Road and Bartley Street are to be completed in accordance with the endorsed plans and to the satisfaction of the Department of State Growth.

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

**Objective**

*To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.*

**Performance Criteria P2**

*The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.*

**Comment**

The application includes a traffic impact assessment prepared by a suitably qualified person. The assessment demonstrates that there are adequate safe sight distances at the intersection with Meander Valley Road.

Each of the driveway accesses for the proposed residential lots is also considered to be acceptable, considering the road environment. The irregular street network, residential nature and increased number of access points, demands a higher degree of caution and creates a low speed environment. The proposed road network will be primarily used by residents as it does not provide direct access to any retail or other public precincts.

The proposal is consistent with the Objective and provides safe sight distances to enable the safe movement of traffic.

**F2 Hadspen Specific Area Plan**

**F2.8.4.1 General Suitability**

**Objective**

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

**Performance Criteria P1**

*Each new lot must be suitable for use and development in an arrangement that is*

*consistent with the Specific Area Plan, having regard to the combination of:*

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

**Comment**

The land subject to the proposed development is relatively flat and, at over 41Ha, is not constrained by its shape or orientation. While some parts of the title are subject to steeper slopes and topographical constraints, these areas are not included in the current area of development.

The proposal is consistent with the established pattern of development along Scott Street and other residential areas of Hadspen, but is otherwise a greenfield development in an area which has historically been used for farming with few dwellings. The land has been strategically rezoned to provide for residential expansion of the town.

The proposal will connect to Meander Valley Road via Scott Street and includes opportunities to extend the road network and increase connectivity on the east side of Meander Valley Road.

The application includes provisions for the extension of utilities, such that all lots will be serviced. It is noted that, while it has a connection to stormwater and sewerage, Lot 1 cannot be fully serviced by gravity. It is noted that there are a range of pumped options available for the management of stormwater and waste water and such reliance for one (1) lot out of 33 is considered reasonable. It is recommended that the non-serviced area of the title should show as hatched on the final plan of survey.

An area for public open space has been identified in the Hadspen Specific Area Plan. This area is not contained within the proposed subdivision.

The subject land has not been Identified as having any particular ecological, scientific, historic, cultural or aesthetic values of significance.

Bushfire risk has been considered in the assessment above and the development complies with the Acceptable Solutions. The land has not been identified as being

subject to any other particular natural hazard.

The proposed subdivision is consistent with the Objective and creates residential lots consistent with the Zone Purpose.

**Recommended Condition:**

Prior to the sealing of the Final Plan of Survey, the portion of Lot 1 which cannot be serviced by gravity sewerage and stormwater is to be identified by hatching on the Final Plan of Survey and the restrictions noted in the schedule of easements.

**F2.8.4.5 Provision of Stormwater Services**

**Objective**

- a) *Subdivision is to provide for stormwater treatment through the principles of Water Sensitive Urban Design (WSUD) and principally directing stormwater to the identified Key WSUD Stormwater Lines and Wetland Dispersal Area.*
- b) *The stormwater system is to be designed to accommodate peak storm events and avoid flooding of development areas.*
- c) *The design of the WSUD stormwater system is to appropriately integrate into public open space and the road network by enhancing the 'natural environment' visual amenity of the public areas and taking public safety into account.*
- d) *The WSUD stormwater system is to be designed to minimise the long term maintenance obligations for Public Open Space.*

**Performance Criteria P1**

*The stormwater system is to be designed to accommodate the peak stormwater loads from lots and roads through a combination of the following elements as appropriate:*

- a) *an open swale network that can appropriately accommodate stormwater volumes and velocity;*
- b) *vegetation planting to slow and filter stormwater;*
- c) *constructed baffles to slow stormwater and prevent erosion;*
- d) *detention basins to slow and gradually release stormwater resulting from higher impact storm events; and*
- e) *underground pipes.*

**Comment**

The application proposes the development of 33 residential lots directly off Scott Street. In this instance the existing stormwater system is considered to be sufficient to manage the stormwater generated by the proposed development. The subdivision does not intercept any significant existing overland flow path and does not require additional open swales or detention to manage stormwater flows.

It is recommended that full engineering plans be submitted prior to the

commencement of works detailing the stormwater system to the satisfaction of Council's Director Infrastructure Services.

The development is consistent with the Objective.

**Recommended Condition:**

Prior to the commencement of works engineering plans detailing the proposed road network, including footpaths to one side, and stormwater system are to be submitted to the satisfaction of Council's Director infrastructure Services.

Prior to the sealing of the Final Plan of Survey, the road network and stormwater system are to be completed in accordance with Condition 1 and the approved engineering plans.

**F2.8.4.6 Road Network**

**Objective**

- a) *Subdivision is to provide for key junctions with Meander Valley Road consistent with the Specific Area Plan.*
- b) *The Main Town Centre Junction is the principal junction that is the focal point of the town centre and forms the principal link to the existing township.*
- c) *Secondary Junctions are a limited number of collector road junctions from the development areas that distribute traffic to Meander Valley Road.*
- d) *The principal alignment of the road network is north-east to south-west and north-west to south-east to align with the contours of the land.*
- e) *The road network is to provide for a hierarchy of local roads and collector roads in a connected, looping layout that maximises permeability and access to the town centre and Meander Valley Road.*
- f) *The road network is to provide for shared use together with bicycle and pedestrian mobility.*
- g) *Where public open space and recreation trails cross roads, clear visual elements and traffic calming measures are to be incorporated into the design to indicate a slower traffic speed environment and pedestrian crossings.*
- h) *The road network is to provide for public transport at an appropriate standard to accommodate accessible buses and bus stops.*

**Performance Criteria P2**

*The road network is to be designed to provide an accessible and safe neighbourhood road system having regard to:*

- a) *the topography of the land;*
- b) *a hierarchy of anticipated traffic volumes on local, collector and arterial roads;*
- c) *integration with pedestrian, bicycle and recreation routes;*
- d) *an appropriate speed environment and any traffic calming that may be*

- e) warranted; and
- f) standards for accessible public transport and emergency service vehicles.

**Comment**

The proposed road network is consistent with the Specific Area Plan. The layout generally follows a south-west to north-east orientation following the natural topography of the site. The proposed road standard is suitable for a local road servicing residential developments.

The application includes an upgrade to the intersection with Meander Valley Road, consistent with the Specific Area Plan. The development does not extend to the main town centre junction.

The proposed road network provides adequate opportunities for expansion and connections with future stages and the development of adjoining properties. The new road network will be serviced by footpaths, providing an opportunity to connect with the existing pedestrian network to the north of Meander Valley Road in the future.

This stage of development does not extend to areas identified strategically as areas of public open space or recreation trails.

While the road network does not restrict the movement of buses, it is likely that any future requirement for a bus stop would be located closer to the activity centre identified in the Specific Area Plan.

It is noted that the current proposal results in two (2) dead end roads. Although it is recognised that future stages will likely create through roads, it is considered appropriate that provisions for the turning of service vehicles be provided at the terminus of each street.

With conditions, the proposed road network is consistent with the Objective.

**Recommended Condition:**

A sealed "Y" turning head is to be provided on the balance land (Lot 100) at the terminus of each new road section sufficient to provide a temporary turning area for service vehicles. A right of carriage way in favour of Meander Valley Council is to be placed on the title over each turning head.

#### F2.8.4.7 Public Open Space

##### **Objective**

- a) *Subdivision is to provide for a network of public open space that is consistent with the Local Area Objectives and Desired Future Character Statements of the Specific Area Plan.*

##### **Performance Criteria P1**

*The public open space network is to be designed to provide a high level of amenity and connectivity having regard to:*

- a) the topography of the land;*
- b) requirements for vegetated amenity corridors;*
- c) integration of shared use for pedestrians and bicycles;*
- d) integration of WSUD stormwater requirements;*
- e) public safety; and*
- f) provision of clear legibility at road crossings.*

##### **Comment**

The subject subdivision does not extend to the public open space areas identified in the Specific Area Plan and does not include any proposal for public open space.

The *Local Government (Building and Miscellaneous Provisions) Act 1993* provides for Council to take public open space or a financial contribution in lieu of public open space, with a value equal to 5% of the value of the land being developed. While there is no public open space included in this particular stage, the obligation to make a contribution remains.

In this instance the property includes an area which Council intends to use for public open space in the future. While Council could require a financial contribution, it is considered that the best means to secure this land with minimum cost is via a direct transfer of land at a future stage of the subdivision. This land can be secured via a part 5 agreement under S71 of the *Land Use Planning Approvals Act 1993*. Registering the agreement on the title will also make any future purchasers aware that a portion of the land is committed for public open space.

In this instance 5% of the area of the land subject to the proposal is 2155m<sup>2</sup>. This equivalent to a cash contribution equal to 5% of the value of the newly created lots.



**Recommended Condition:**

A Section 71 Agreement must be executed, that provides for the following:

*The owner agrees that on request by Meander Valley Council 2155m<sup>2</sup> of the land identified as Lot 100 on the plan of survey is to be transferred into the ownership of Meander Valley Council as a Public Open Space Contribution for the lots created by planning permit PA/19/0114. The request and transfer will occur when an application for subdivision is received for Lot 100, where public open space is required by the Council, consistent with the Hadspen Specific Area Plan. All costs associated with the future transfer of the land to Meander Valley Council are to be borne by the developer at the time of transfer.*

The agreement is to be prepared by the developer and the costs of preparing and registering the agreement are to be borne by the developer.

In conclusion, it is considered that the application for Use and Development for a Subdivision (33 lots and road) for land located off Bartley Street, Scott Street and Meander Valley Road is an acceptable development in the General Residential Zone, is consistent with the Hadspen Specific Area Plan and is recommended for approval.

**6) Consultation with State Government and other Authorities**

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2018/01998-MVC) was received on 13 March 20189 (attached document).

The application and representation were referred to the Department of State Growth as the Road Authority in respect of Meander Valley Road. The Department of State Growth has provided comment in regard to road safety and efficiency.

Consent from the Crown to lodge the application was provided in regards to that part of the works proposed within the Meander Valley Road Reserve.

**DECISION:**

# APPLICATION FORM

## PLANNING

Index No. <b>16342</b>			
Doc No. <b>1292250</b>			
RCVD	<b>30 NOV 2018</b>	MVC	
Action Officer	<b>SS</b>	Dept.	<b>ES</b>
EO	<input checked="" type="checkbox"/>	OD	<input checked="" type="checkbox"/>



- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

### OFFICE USE ONLY

Property No. <b>16342</b>	Assessment No. <b>90 - 0250 3500</b>
DA <b>19/0162</b>	PA <b>19/0114</b>

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Is a new vehicle access or crossover required?  Yes  No

### PROPERTY DETAILS

Address: **Scott St** Certificate of Title: **117185**

Suburb: **Hadspen** **7290** Lot No: **1**

Land area: **41.11** **1** / ha

Present use of land/building: **vacant / grazing** (vacant, residential, rural, industrial, commercial or forestry)

Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No

Heritage Listed Property:  Yes  No

### DETAILS OF USE OR DEVELOPMENT

- Indicate by ✓ box
- Building work
  - Change of use
  - Subdivision
  - Forestry
  - Demolition
  - Other

Total cost of development (inclusive of GST): \$  Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building:  (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area:  m<sup>2</sup>      New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

# Department of State Growth

Salamanca Building Parliament Square  
4 Salamanca Place, Hobart TAS  
GPO Box 536, Hobart TAS 7001 Australia  
Email [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au) Web [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)  
Ref: D19/13188



John Dent  
PDA Surveyors  
Po Box 284  
LAUNCESTON TAS 7250

Dear Mr Dent

## **Crown Landowner Consent Granted – Scott Street, Hadspen**

I refer to your recent request for Crown landowner consent relating to the development application at Scotts Street, Hadspen for the subdivision of 33 lots requiring a slip lane built onto Meander Valley Road.

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

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 16 January 2019, and the documents approved, as follows:

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

The Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au).

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

Yours sincerely

A handwritten signature in black ink, appearing to read "A. Hargrave".

Andrew Hargrave  
**MANAGER ASSET MANAGEMENT**

Delegate of  
**Minister for Infrastructure**  
Jeremy Rockliff MP

28 February 2019

cc: General Manager, Meander Valley Council  
Meander Valley Council Ordinary Agenda - 14 May 2019

**PLANNING 1**

4 Salamanca Place Hobart - GPO Box 536 HOBART TAS 7001

# PLAN OF SUBDIVISION

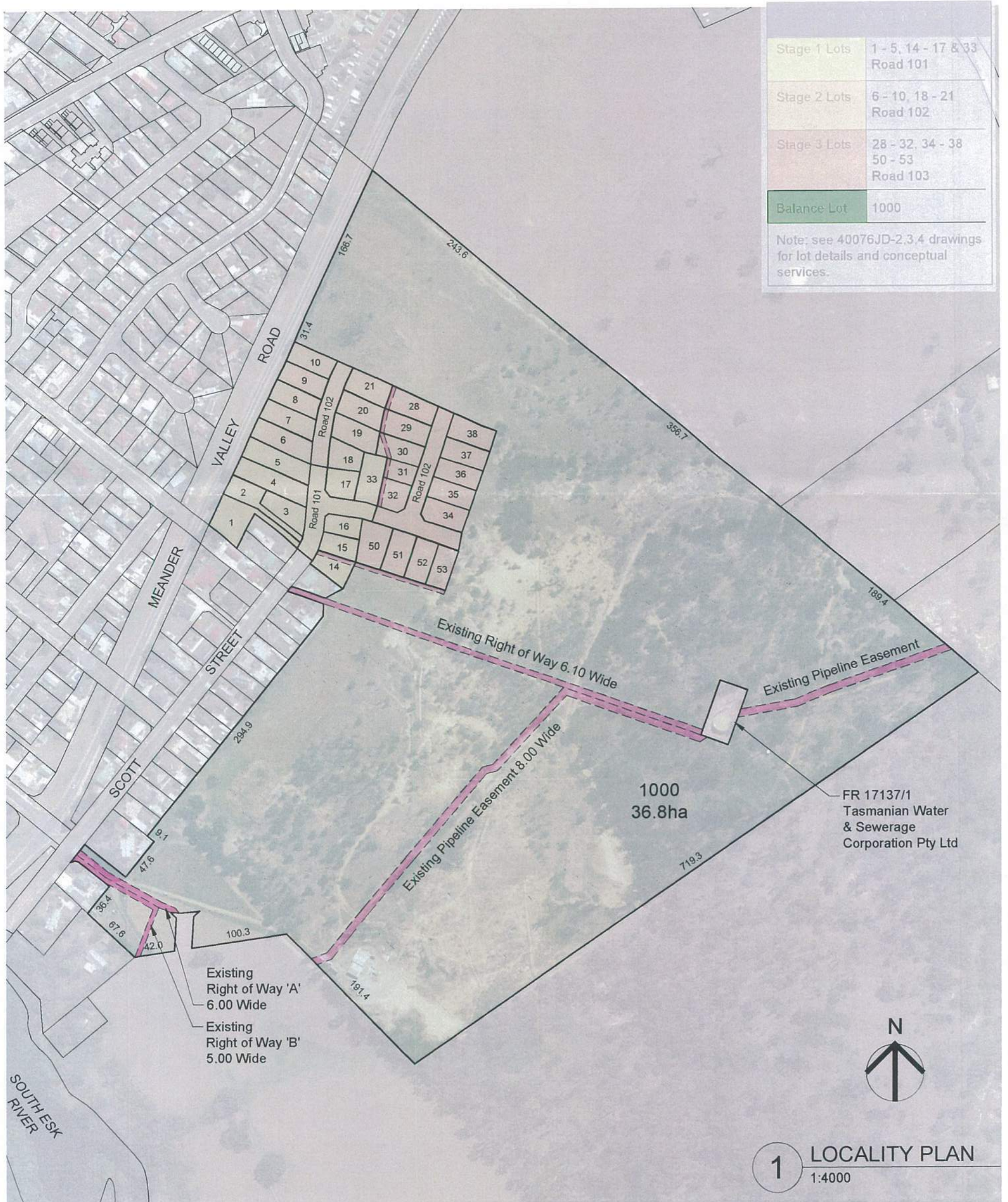


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 EMAIL: pda.ltn@pda.com.au

<b>Owners</b>	COUNTRY VIEWS PTY. LTD.	<b>Address</b>	Bartley Street, Hadspen	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.							
		<b>Council</b>	Meander Valley								
		<b>Planning Scheme</b>	Meander Valley Interim Planning Scheme 2013								
		<b>Zone &amp; Overlay</b>	10.0 General Residential								
<b>Title References</b>	FR 117185/1										
<b>Schedule Of Easements</b>	All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.										
<b>Scale</b>	1:4000	<b>Date</b>	22 January 2019	<b>PDA Reference</b>	40076JDE - 1A	<b>Map reference</b>	5040-32	<b>PID</b>	1635307	<b>Point of Interest GDA94 MGA55</b>	505839E, 5404828N



# PLAN OF SUBDIVISION



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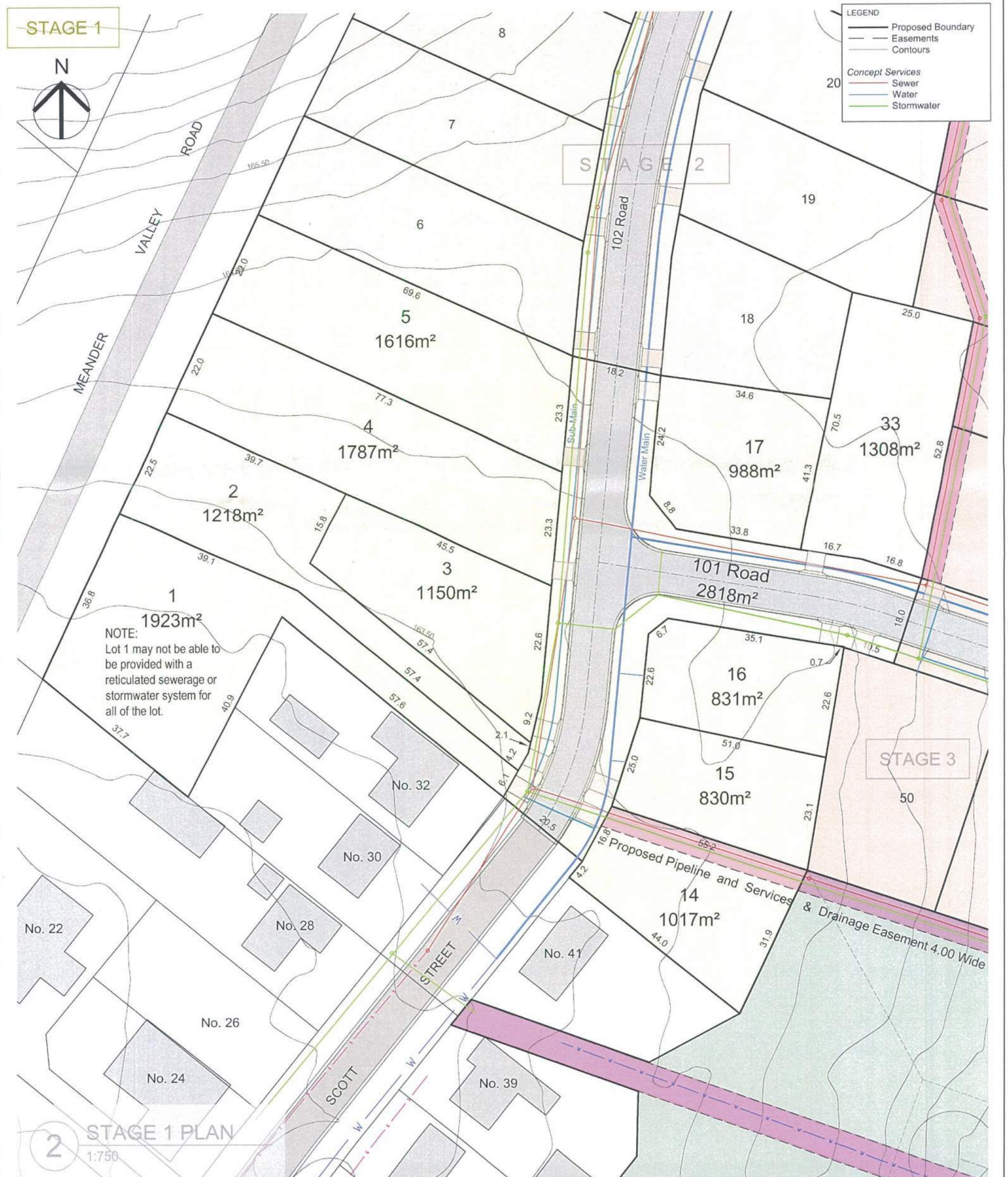
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 EMAIL: pda.ltn@pda.com.au

Owners	COUNTRY VIEWS PTY. LTD.	Address	Bartley Street, Hadspen
		Council	Meander Valley
Title References	FR 117185/1	Planning Scheme	Meander Valley Interim Planning Scheme 2013
		Zone & Overlay	10.0 General Residential

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Schedule Of Easements: All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.

Scale	1:750	Date	22 January 2019	PDA Reference	40076JDE - 2A	Map reference	5040-32	PID	1635307	Point of Interest	GDA94 MGA55 505839E, 5404828N
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# PLAN OF SUBDIVISION

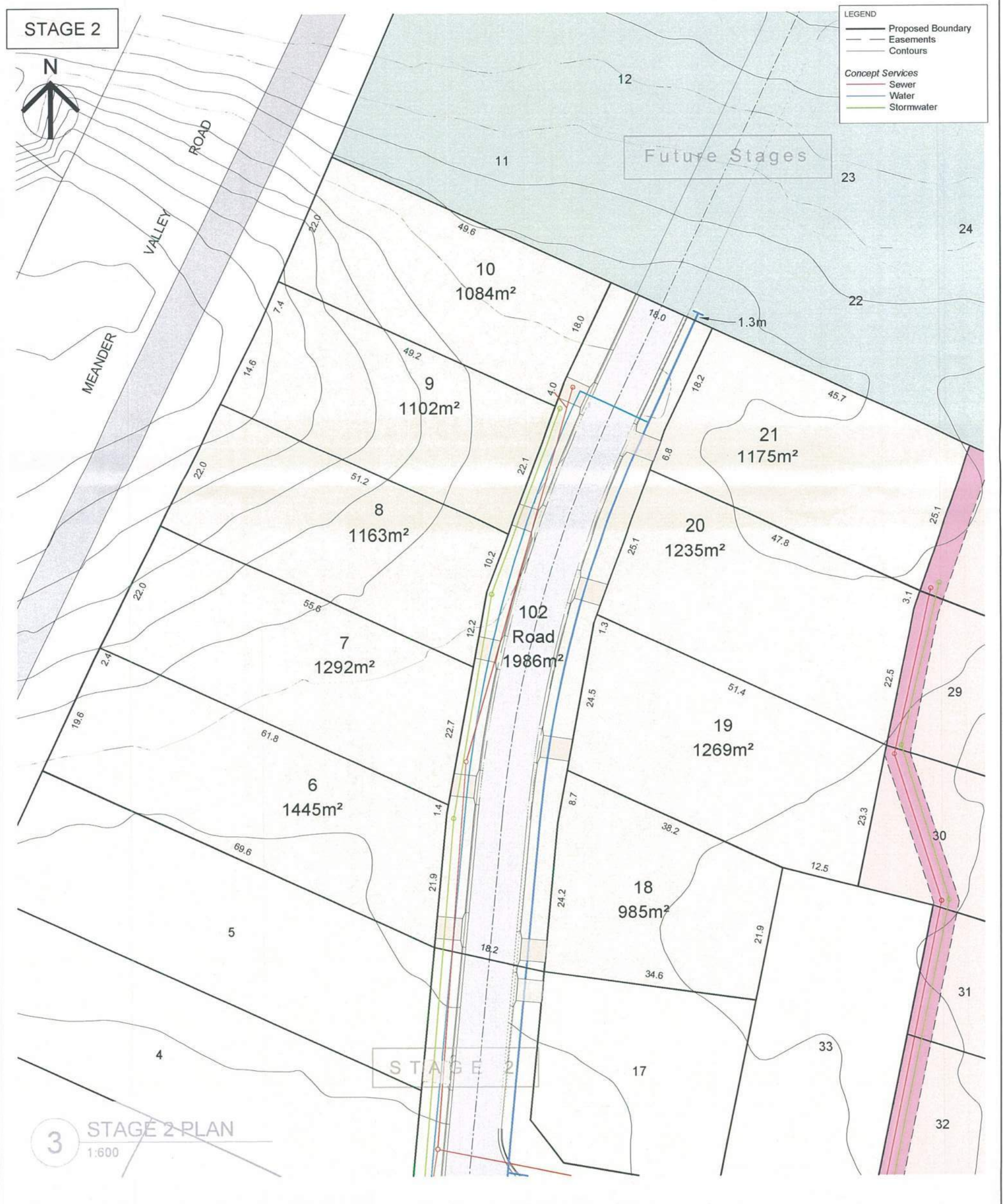


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<b>Schedule Of Easements</b>	All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.										
<b>Zone &amp; Overlay</b>		<b>Planning Scheme</b>	Meander Valley Interim Planning Scheme 2013								
<b>Scale</b>	1:600	<b>Date</b>	22 January 2019	<b>PDA Reference</b>	40076JDE - 3A	<b>Map reference</b>	5040-32	<b>PID</b>	1635307	<b>Point of Interest GDA94 MGA55</b>	505839E, 5404828N



# PLAN OF SUBDIVISION



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<b>Owners</b>	COUNTRY VIEWS PTY. LTD.	<b>Address</b>	Bartley Street, Hadspen	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.							
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<b>Schedule Of Easements</b>	All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.										
<b>Zone &amp; Overlay</b>		<b>Planning Scheme</b>	Meander Valley Interim Planning Scheme 2013								
<b>Scale</b>	1:750	<b>Date</b>	22 January 2019	<b>PDA Reference</b>	40076JDE - 4A	<b>Map reference</b>	5040-32	<b>PID</b>	1635307	<b>Point of Interest GDA94 MGA55</b>	505839E, 5404828N



# PLAN OF SUBDIVISION



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<b>Zone &amp; Overlay</b>		<b>Planning Scheme</b>	Meander Valley Interim Planning Scheme 2013								
<b>Scale</b>	1:4000	<b>Date</b>	22 January 2019	<b>PDA Reference</b>	40076JDE - 1A	<b>Map reference</b>	5040-32	<b>PID</b>	1635307	<b>Point of Interest GDA94 MGA55</b>	505839E, 5404828N

Stage 1 Lots	1 - 5, 14 - 17 & 33 Road 101
Stage 2 Lots	6 - 10, 18 - 21 Road 102
Stage 3 Lots	28 - 32, 34 - 38 50 - 53 Road 103
Balance Lot	1000

Note: see 40076JD-2,3,4 drawings for lot details and conceptual services.



**1 LOCALITY PLAN**  
 1:4000



# PLAN OF SUBDIVISION



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49th Fl 217 806 325

Proprietor  
**WALTER SURVEYS**

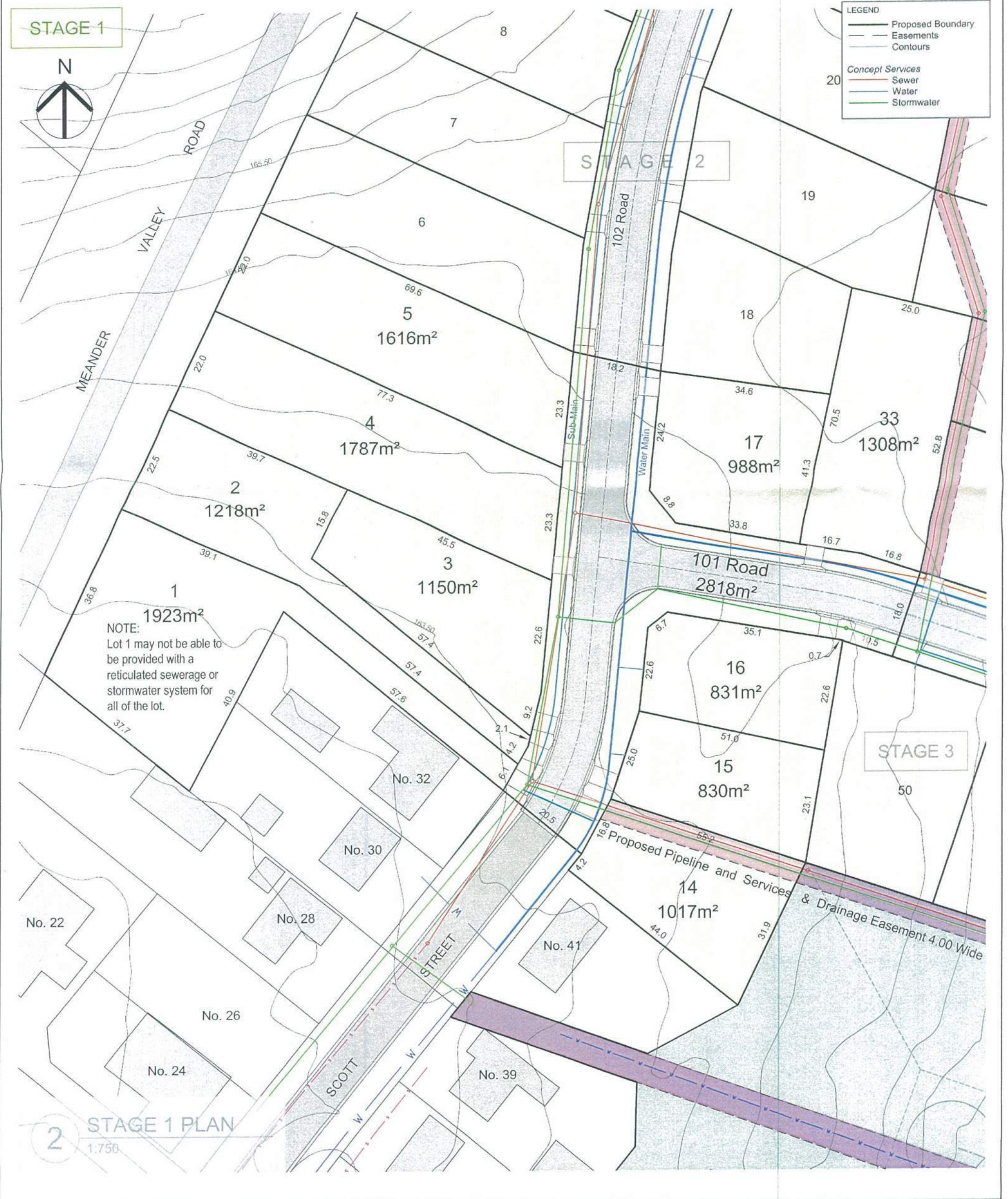
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Owners	COUNTRY VIEWS PTY. LTD.	Address	Bartley Street, Hadspen
		Council	Meander Valley
		Planning Scheme	Meander Valley Interim Planning Scheme 2013
Title References	FR 117185/1	Zone & Overlay	10.0 General Residential

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Schedule Of Easements: All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.

Scale	1:750	Date	22 January 2019	PDA Reference	40076JDE - 2A	Map reference	5040-32	PID	1635307	Point of Interest	GDA94 MGA55 505839E, 5404828N
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# PLAN OF SUBDIVISION

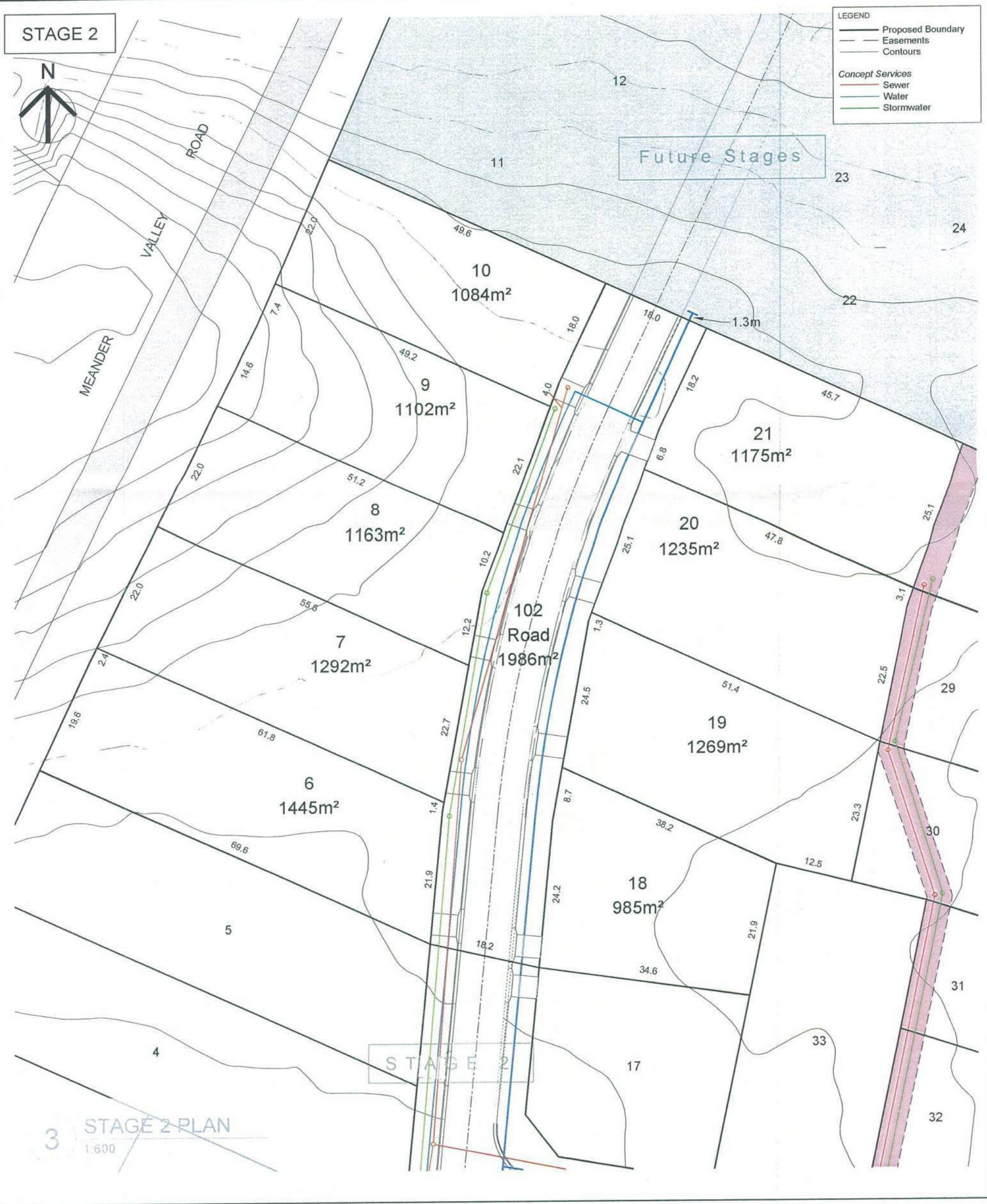


**PDA Surveyors**  
 Surveying, Engineering & Planning  
 ABN 71 217 806 325

Incorporating  
**WALTER SURVEYS**

3/23 Brisbane Street,  
 Launceston, Tasmania, 7250  
 www.pda.com.au Also at:  
 Hobart, Burnie,  
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<b>Scale</b> 1:600	<b>Zone &amp; Overlay</b> 10.0 General Residential	
<b>Date</b> 22 January 2019	<b>PDA Reference</b> 40076JDE - 3A	<b>Map reference</b> 5040-32
<b>Point of Interest</b> GDA94 MGA55	<b>PID</b> 1635307	<b>Point of Interest</b> GDA94 MGA55 505839E, 5404828N



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<b>Date</b> 22 January 2019	<b>PDA Reference</b> 40076JDE - 4A	<b>Map reference</b> 5040-32
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		<b>Point of Interest GDA94 MGA55</b> 505839E, 5404828N



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<b>Schedule Of Easements</b>	All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.										
<b>Zone &amp; Overlay</b>		<b>Planning Scheme</b>	Meander Valley Interim Planning Scheme 2013								
<b>Scale</b>	1:4000	<b>Date</b>	22 January 2019	<b>PDA Reference</b>	40076JDE - 1A	<b>Map reference</b>	5040-32	<b>PID</b>	1635307	<b>Point of Interest GDA94 MGA55</b>	505839E, 5404828N



Stage 1 Lots	1 - 5, 14 - 17 & 33 Road 101
Stage 2 Lots	6 - 10, 18 - 21 Road 102
Stage 3 Lots	28 - 32, 34 - 38 50 - 53 Road 103
Balance Lot	1000

Note: see 40076JD-2,3,4 drawings for lot details and conceptual services.

**1** LOCALITY PLAN  
 1:4000



Document Set ID: 1169287  
 Version: 1, Version Date: 28/02/2019

# PLAN OF SUBDIVISION



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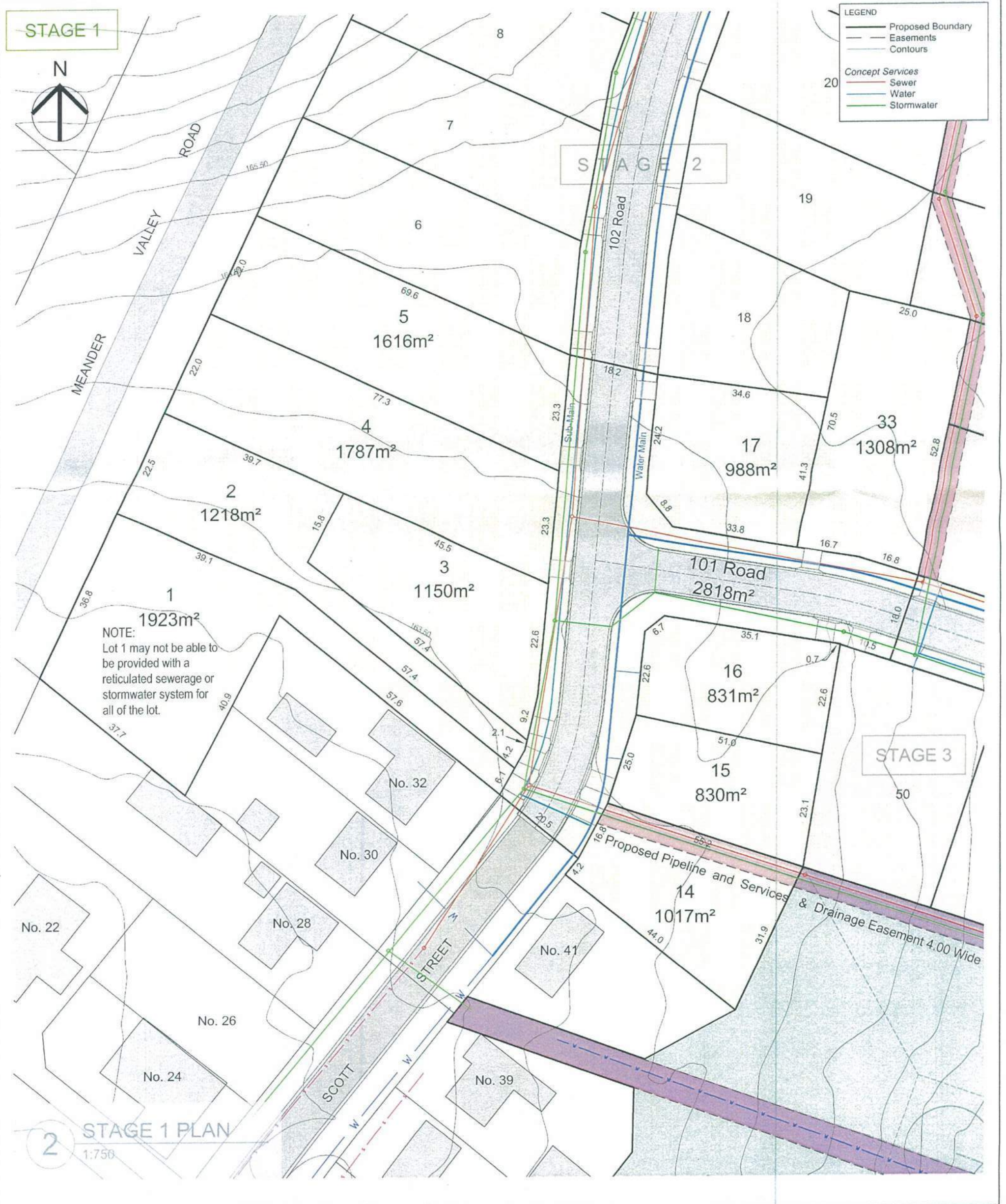
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# PLAN OF SUBDIVISION



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**Owners** COUNTRY VIEWS PTY. LTD.

**Address** Bartley Street, Hadspen  
**Council** Meander Valley  
**Planning Scheme** Meander Valley Interim Planning Scheme 2013  
**Zone & Overlay** 10.0 General Residential

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**Title References** FR 117185/1

**Schedule Of Easements** All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.

**Scale** 1:600

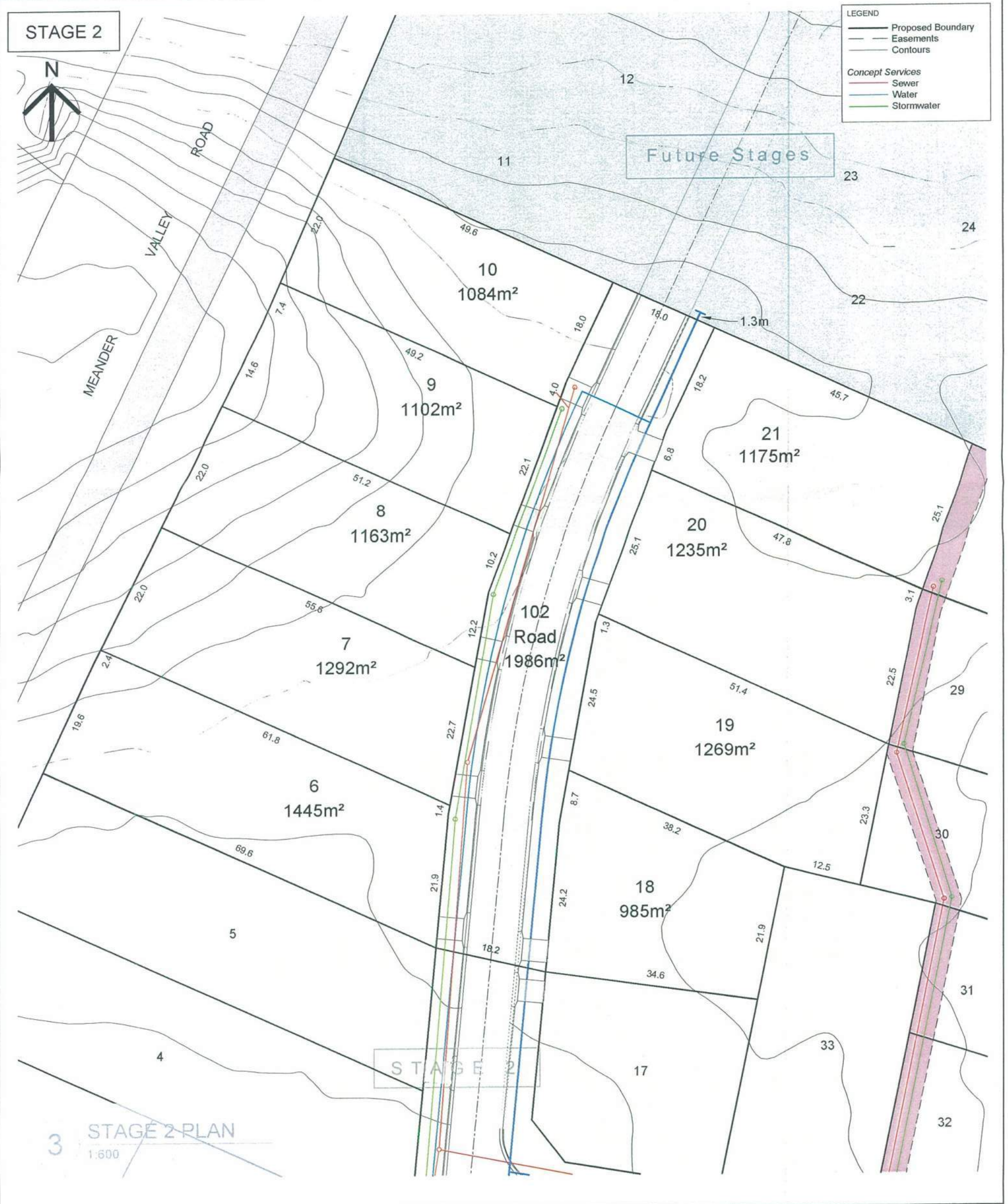
**Date** 22 January 2019

**PDA Reference** 40076JDE - 3A

**Map reference** 5040-32

**PID** 1635307

**Point of Interest GDA94 MGA55** 505839E, 5404828N



# PLAN OF SUBDIVISION



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<b>Owners</b>	COUNTRY VIEWS PTY. LTD.	<b>Address</b>	Bartley Street, Hadspen
<b>Title References</b>	FR 117185/1	<b>Council</b>	Meander Valley
		<b>Planning Scheme</b>	Meander Valley Interim Planning Scheme 2013
		<b>Zone &amp; Overlay</b>	10.0 General Residential

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**4 STAGE 3 PLAN**  
 1:750

LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)

HOBART

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)  
H. Clement, B. SURV. (Tas.), M.SSSI (Director)  
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)  
T.W. Walter, Dip. Surv & Map; (Director)  
A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)  
D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)  
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)  
M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)  
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE/DEVONPORT

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)  
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)



**PDA Surveyors**

Incorporating  
**WALTER  
SURVEYS**

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ABN 71 217 806 325

Email: pda.ltn@pda.com.au  
www.pda.com.au

*Our Ref: 40076*

27<sup>th</sup> November, 2018

Meander Valley Council  
PO Box 102  
WESTBURY TAS 7303

Attention: Mr C Plaisted  
Sustainable Developments Project Manager

Dear Craig

**RE: SUBDIVISION – COUNTRY VIEWS P/L, SCOTT STREET, HADSPEN**

We submit herewith on behalf of Country Views P/L a subdivision application for 33 Lots off the end of Scott Street in Hadspen. The land is zoned under the Hadspen Specific Area Plan as a general residential zone. We will now address the provisions of clause F.2.8.4 as it relates to the subdivision of this land:

**F.2.8.4.1 General Suitability**

The lots proposed on the plan of subdivision meet all of the performance criteria P1 for this clause. The topography is gently sloping, the lots are similar in size to the other lots along Scott Street, which therefore meets the established pattern of use and development, we have connected the lots to the road network as well as providing services for the lots. The other matters will be dealt with as we proceed through the other clauses of the planning scheme.

**F.2.8.4.2 Infrastructure Contribution**

Our client is prepared to enter into an agreement in relation to acceptable solution A1 in relation to the provision of any shared infrastructure in relation to this subdivision. This appears to possibly include some intersection works at the Meander Valley Road but we are happy to discuss this further with Council as required.

**F.2.8.4.3 Lot Areas**

All of the lots are over 700m<sup>2</sup> in size, which complies with acceptable solution A1.1a. As there are no buildings on the site, clause A1.2 is not applicable.

**F.2.8.4.4 Provision of Water and Sewerage Services**

We have shown an indicative water supply on the plan to supply each lot with a reticulated water supply. We have also shown an indicative sewerage system, to provide each lot with a

OFFICES ALSO AT:

• 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993  
• 6 Queen Street, Burnie, 7330 (03) 6423 6875

• 127 Bathurst Street, Hobart, 7000  
• 6 Freeman Street, Kingston, 7050  
• 118 Main Road, Huonville, 7109

(03) 6234 3217  
(03) 6229 2131  
(03) 6264 1277

Meander Valley Council Ordinary Agenda 14 May 2019

**PLANNING 1**

Page 48



reticulated sewer connection to the lot. Lot 1 may have difficulty in all of the lot being able to be reticulated into the sewerage system and we therefore propose a note on the plan of survey to indicate that lot 1 may not be able to be provided with a reticulated sewerage system for all of the lot. We believe this complies with acceptable solution A1.

#### F.2.8.4.5 Provision of Stormwater Services

We are proposing to meet the performance criteria P1 by providing underground pipes for the provision of stormwater flows from this land. The stormwater system in Scott Street has sufficient capacity to cater for these lots.

#### F.2.8.4.6 Road Network

We have provided a road network off the end of Scott Street that provides access for future subdivision of the balance land in accordance with the outlined development plan prepared for the Specific Area Plan. The attached traffic report also provides indications that the road network is satisfactory and therefore meets the performance criteria P1.

#### F.2.8.4.7 Public Open Space

The proposed public open space shown on the Specific Area Plan is not within the area of this subdivision. We therefore request that the Council levy an Open Space Contribution or deal with it in the part 5 agreement that will exist between the owner and Council in relation to this land to enable open space to be provided at a later time.

We also enclose a Bushfire Hazard Management Report and a Traffic Feasibility Assessment.

This stage does not extend into the Priority Habitat vegetation, identified in the AK Consultants' Natural Values Report, dated 26 November, 2014. We therefore do not believe this needs to be addressed as part of this subdivision.

We also enclose the following information to enable you to assess the application

- Three (3) copies of the Plan of Subdivision ( Four pages)
- Copy of the Title
- Complete development application form
- Bushfire Hazard Management Report
- Traffic Feasibility Assessment

Could you please send us an invoice to Country Views P/L, care of John.Dent@pda.com.au for your Council's approval fee in relation to this subdivision.

Please contact us if you require anything further in relation to this application.

Yours faithfully  
PDA Surveyors

Per:



JOHN DENT

SEARCH OF TORRENS TITLE

VOLUME 117185	FOLIO 1
EDITION 8	DATE OF ISSUE 08-Aug-2017

SEARCH DATE : 04-Sep-2018

SEARCH TIME : 04.07 PM

DESCRIPTION OF LAND

Town of HADSPEN  
 Parish of LAUNCESTON, Land District of CORNWALL  
 Lot 1 on Sealed Plan 117185  
 Derivation : Part of 1000 Acres Granted to A.Clerk  
 Prior CT 102303/1

SCHEDULE 1

B824780 TRANSFER to COUNTRY VIEWS PTY. LTD. Registered  
 27-Oct-1995 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP117185 EASEMENTS in Schedule of Easements  
 SP117185 COVENANTS in Schedule of Easements  
 SP117185 FENCING COVENANT in Schedule of Easements  
 SP117185 WATER SUPPLY RESTRICTION  
 SP117185 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 B461495 PROCLAMATION under Section 9A and 52A of the Roads  
 and Jetties Act 1935 Registered 19-Sep-1991 at noon  
 B675375 PROCLAMATION under Section 9A and 52A of the Roads  
 and Jetties Act 1935 Registered 22-Mar-1994 at noon  
 C92266 MORTGAGE to Tasmanian Trustees Limited Registered  
 09-Jul-1998 at 12.01 PM  
 C550517 INSTRUMENT VARYING MORTGAGE C92266 Registered  
 04-Oct-2004 at 12.01 PM  
 C600901 MORTGAGE to Tasmanian Perpetual Trustees Limited  
 Registered 15-Jul-2005 at noon  
 E75621 TRANSFER of MORTGAGE C92266 to MyState Bank Limited  
 Registered 11-Jan-2017 at noon  
 E75820 TRANSFER of MORTGAGE C600901 to MyState Bank Limited  
 Registered 23-Jan-2017 at noon  
 E99940 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold  
 estate for the term of 10 years from 01-Dec-2016 (of  
 that part of the said land within described as Lot 1  
 and shown hatched on Annexure B on the plan attached  
 to the said lease) Registered 08-Aug-2017 at noon

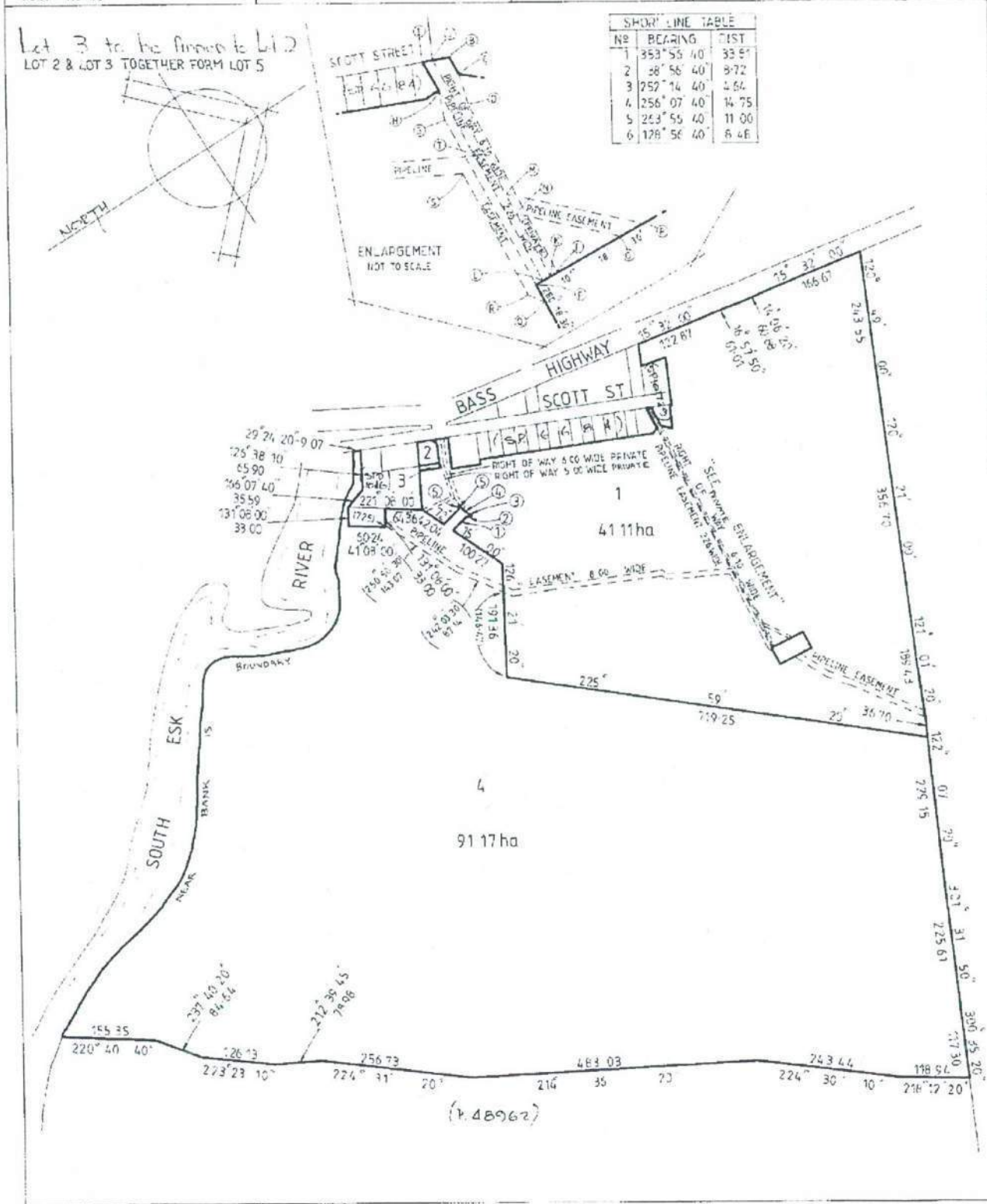
E99941 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 10 years from 01-Dec-2026 (of that part of the said land within described as Lot 1 and shown hatched on Annexure B on the plan attached to the said lease) Registered 08-Aug-2017 at 12.01 PM

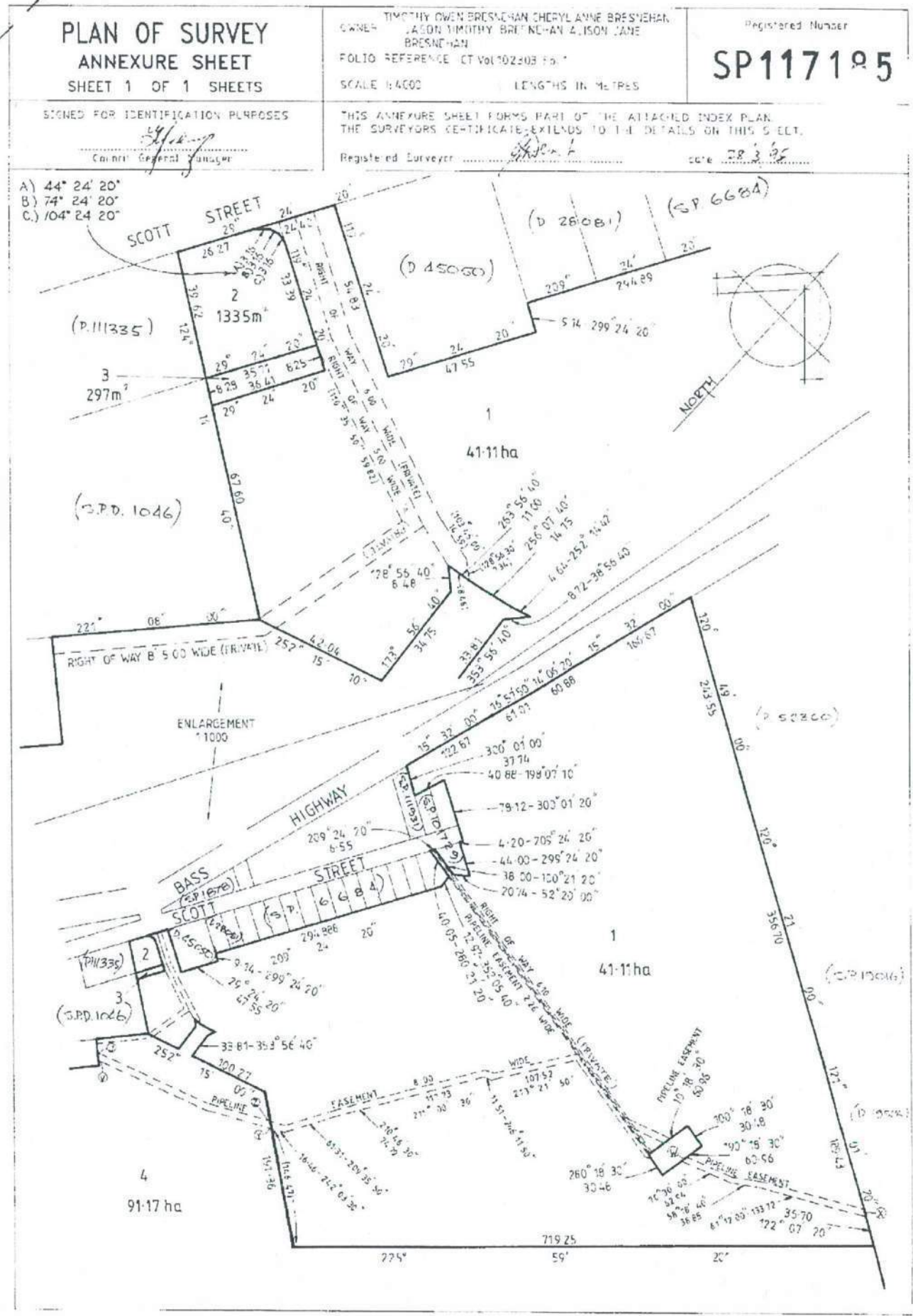
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TIMOTHY OWEN BRESNEHAN, CHERYL ANNE BRESNEHAN, ALISON JANE BRESNEHAN, JASON TIMOTHY BRESNEHAN FOLIO REFERENCE: CT Vol 102303 Fol 1 17 80 - 1000	<b>PLAN OF SURVEY</b> BY SURVEYOR JOHN WILLIAM BENT of CAMPBELL SURVEYING & DEVELOPMENT PTY LTD LOCATION: LAND DISTRICT OF CORNWALL, PARISH OF LAUNCESTON TOWN OF HADSPEN SCALE: 1:6000 LENGTHS IN METRES	REGISTERED NUMBER <b>SP117185</b>
		APPROVED EFFECTIVE FROM: 26 JUN 1995 

MAPSHEET MUNICIPAL CODE No. 55	LAST UPI No. 1720 1699	LAST PLAN No. P 102303	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
--------------------------------	------------------------	------------------------	---





# Bushfire Hazard Management Report: Subdivision

**Report for:** PDA Surveyors

**Property Location:** CT 117185/1 Scott Street Hadspen

**Prepared by:** Scott Livingston

Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 1<sup>st</sup> October 2018



**Client:** PDA Surveyors obo Country Views Pty Ltd

Scott Street, Hadspen, CT 117185/1 PID 1635307.

**Property identification:** Current zoning: General Residential, Meander Valley Interim Planning Scheme 2013.

**Proposal:** 32 Lot residential subdivision in 3 stages, plus balance lot from 1 existing title.

**Assessment** A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

A 33 lot subdivision in 3 stages is proposed from existing title CT 117185/1 at Scott Street, Hadspen The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (forest).

**Conclusion** All residential lots are rated as BAL for construction of habitable dwellings and will require a hazard management area – low threat vegetation on land adjacent to developed lots of at least 50m width to grassland.

Subdivision roads and property access must comply with the relevant elements of Table E1 & E2 of Interim *Planning Directive No. 1.1 Bushfire-Prone Areas Code*.

New hydrants will be required to service the subdivision and must meet the requirements of Table E 4 of the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*

Assessment by: Scott Livingston



Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

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### LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.



## DESCRIPTION

---

A 33 lot subdivision is proposed from existing title CT 117185/, Scott Street, Deloraine. 32 residential lots in 3 stages plus balance lot. The portion of the property to be subdivided is zoned *General Residential, Meander Valley Planning Scheme, 2013*, portions of the balance lot are zoned *Urban Mixed Use, Low Density Residential and Open Space*.

The proposed subdivision area is currently pasture and adjoins residential development on Scott Street. The balance lot contains a mixture of grassland and woodland. Properties to the North east is grassland. The property is accessed from Scott Street and also has frontage to Meander Valley Road.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

## BAL AND RISK ASSESSMENT

---

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area (forest).

### VEGETATION AND SLOPE

Balance Lot	North West	North East	South East	South West
Vegetation within 100m Subdivision boundaries	0-100m Managed land (road / residential lots)	0-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Downslope 0- 5°	Downslope 0- 5°	upslope	Downslope 0- 5°

### BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development external to the subdivision and have also considered slope gradients. During development it is assumed undeveloped lots may be managed as grassland. Setback requirements may be able to be reduced following development and management of fuel loads on adjacent lots.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

**Setbacks**

	Managed land	Grassland	Forest
<b>BAL Low</b>			
All slopes	0-50m	<50m	>100m

**PROPOSED LOT BAL RATING**

The balance lot has a potential buildings area at BAL Low – BAL 19. BAL Low rated lots within the subdivision may become not Bushfire Prone on completion of subsequent stages.

Stage	Lot	BAL Rating
1	1	Not Bushfire Prone
	2	BAL Low
	3	BAL Low
	4	BAL Low
	5	BAL Low
	15	BAL Low
	16	BAL Low
	17	BAL Low
	33	BAL Low
2	6	Not Bushfire Prone
	7	Not Bushfire Prone
	8	BAL Low

	9	BAL Low
	10	BAL Low
	18	BAL Low
	19	BAL Low
	20	BAL Low
	21	BAL Low
3	28	BAL Low
	29	BAL Low
	30	Not Bushfire Prone
	31	Not Bushfire Prone
	32	Not Bushfire Prone
	34	BAL Low
	35	BAL Low
	36	BAL Low
	37	BAL Low
	38	BAL Low
	50	BAL Low
	51	BAL Low
52	BAL Low	
	53	BAL Low

**HAZARD MANAGEMENT AREAS**

All land within the subdivision at any stage and within 50m of staged lots must be managed as Low threat vegetation such as maintained lawns (mown to < 100mm). Land 50m – 100m from the stage boundaries must be maintained at no higher fuel load than grassland and may be unmown grass, tree canopy cover must be < 5%.



Scott Street, Hadspen Subdivision  
Hazard Management Area Examples

- Developed Stage(s)
- Minimum low threat vegetation HMA

## ROADS

Subdivision roads must comply with the relevant elements of Table E1 Roads from the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*. The proposed subdivision road is dead end and longer than 200m and will need to comply with width requirements.

Table E1: Standards for roads

Element	Requirement
A. Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> <li>(a) two-wheel drive, all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</li> <li>(h) curves have a minimum inner radius of 10m;</li> <li>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;</li> <li>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</li> <li>(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs-Specifications</i>.</li> </ul>

**PROPERTY ACCESS**

Access to lots and water supply must comply with the relevant elements of Table E2 Access from the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*.

**Table E2: Standards for Property Access**

Column 1 Element	Column 2 Requirement
<p><b>A.</b> Property access length is less than 30 metres; or access is not required for a fire appliance to access a water</p>	<p>There are no specified design and construction requirements.</p>
<p><b>B.</b> Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(1) All-weather construction;</li> <li>(2) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(3) Minimum carriageway width of 4 metres;</li> <li>(4) Minimum vertical clearance of 4 metres;</li> <li>(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(6) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(8) Curves with a minimum inner radius of 10 metres;</li> <li>(9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(10) Terminate with a turning area for fire appliances provided by one of the following:             <ul style="list-style-type: none"> <li>(a) A turning circle with a minimum inner radius of 10 metres; or</li> <li>(b) A property access encircling the building; or</li> <li>(c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.</li> </ul> </li> </ul>

<b>C.</b>	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(1) The Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>
<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(1) Complies with Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ul>

**FIRE FIGHTING WATER SUPPLY**

The subdivision will be serviced by a reticulated supply, the closest existing hydrants are located on Scott Street and are 150m from the subdivision boundary. New hydrants will be required to service the subdivision and must meet the requirements of Table E 4 of the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*.

**Table E4 Reticulated water supply for fire fighting**

Element	Requirement
A. Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 120m of a fire hydrant; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
B. Design criteria for fire hydrants	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2<sup>nd</sup> Edition</i>; and</li> <li>(b) fire hydrants are not installed in parking areas.</li> </ul>
C. Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the hydrant, measured as a hose lay;</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>



## CONCLUSIONS

---

A 33 lot subdivision in 3 stages is proposed from existing title CT 117185/1 at Scott Street, Hadspen The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (forest).

All residential lots are rated as BAL Low for construction of habitable dwellings and will require a hazard management area – low threat vegetation on land adjacent to developed lots of at least 50m width to grassland.

Subdivision roads and property access must comply with the relevant elements of Table E1 & E2 of *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*.

New hydrants will be required to service the subdivision and must meet the requirements of Table E 4 of the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*.

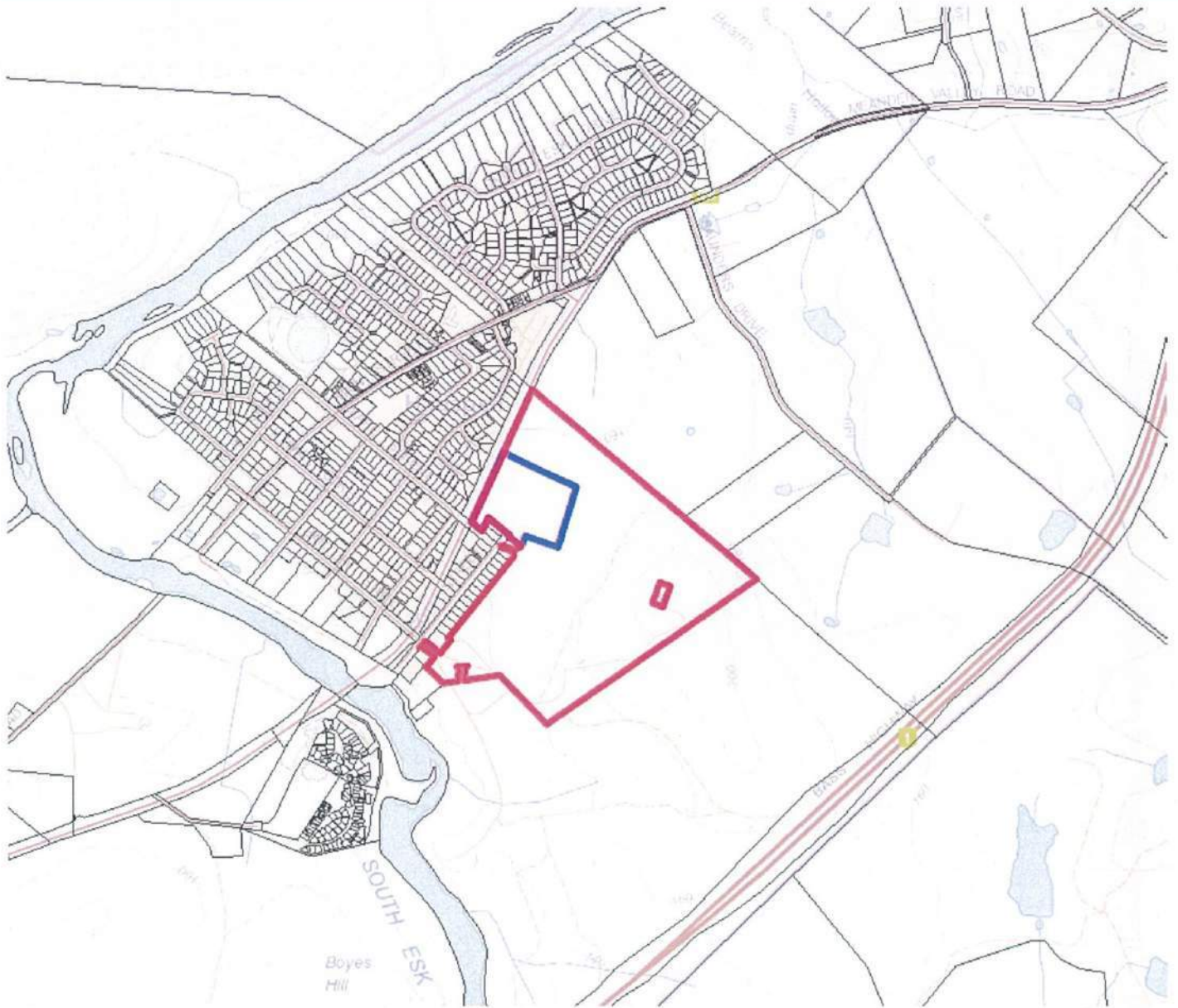
## REFERENCES

---

Meander Valley (2013) Meander Valley *Interim Planning Scheme*.

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

Planning Commission (2017), *Draft Planning Directive No. 5.1 Bushfire-Prone Areas Code (issued as Interim Planning Directive No. 1.1)*



**Figure 1: Location**

Property boundary in red, subdivision boundary in blue



**Figure 2: Aerial Image**

Property boundary in red, subdivision boundary in blue

# PLAN OF SUBDIVISION



**PDA Surveyors**  
WALTER SURVEYS  
Surveying, Engineering & Planning

321 Brisbane Street  
Launceston, Tasmania 7250  
www.pda.com.au  
PHONE: +61 81 4331 1888  
FAX: +61 81 4331 3340  
EMAIL: pda@pda.com.au

Owners	COUNTRY VIEWS PTY. LTD.	Address	Bartley Street, Hadspen	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
Title References	FR 117185/1	Council	Meander Valley	
Schedule Of Easements	All Existing Easements to be carried forward. See SP117185 for location of all these. Proposed Easements as shown.			
Scale	1:4000	Date	5 September 2018	
		PDA Reference	40076JDE - 1	
		Map reference	5040-32	
		PID	1635307	
		Point of Interest	GDA94 MGA55	505839E, 5404828N



Figure 3: Proposed Subdivision Plan

APPENDIX 2 – PHOTOS



Figure 4: view east from Scott Street



Figure 5: view south across lots



**Figure 6: north across proposed lots**

# Bushfire Hazard Management Plan: Balance Lot, Subdivision of CT 117185/1 Scott St Hadspen.



## Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within developed lots and all land within 50m of a developed lot is to be managed and maintained in a minimum fuel condition.

### Maintenance Schedule:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Remove pine bark and other flammable garden mulch
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the dwelling and water connection point.
- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

## Construction: BAL Low

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

Scott Livingston  
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
 Date 1/10/2018

SRL18/595



# Bushfire Hazard Management Plan: Balance Lot, Subdivision of CT 117185/1 Scott St Hadspen.

## Roads

All roads within the subdivision must comply with the following:

- a. two-wheel drive, all-weather construction;
- b. load capacity of at least 20t, including for bridges and culverts;
- c. minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- d. minimum vertical clearance of 4m;
- e. minimum horizontal clearance of 2m from the edge of the carriageway;
- f. cross falls of less than 3 degrees (1:20 or 5%);
- g. maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- h. curves have a minimum inner radius of 10m;
- i. dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- j. dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- k. carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road signs-Specifications*.

## Water Supply

The subdivision will be serviced by a reticulated supply, new hydrants if installed must be to the standards shown below:

The building area to be protected must be located within 120 metres of a fire hydrant; and the distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Additional Hydrants must comply with

- a. Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
- b. Fire hydrants are not installed in parking areas.

A hardstand area for fire appliances must be provided:

- a. no more than 3m from the hydrant, measured as a hose lay;
- b. No closer than six metres from the building area to be protected;
- c. With a minimum width of three metres constructed to the same standard as the carriageway; and
- d. Connected to the property access by a carriageway equivalent to the standard of the property access

## Property Access

Access to a to a habitable building and/or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

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

### Note:

It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 1/10/2018

SRL18/59S



A handwritten signature in black ink, appearing to read 'Scott Livingston'.



# BUSHFIRE-PRONE AREAS CODE

## CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

---

### 1. Land to which certificate applies<sup>2</sup>

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

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

Scott Street, Hadspen

Certificate of Title / PID:

CT 117185/1 PID 1635307

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

Street address:

Certificate of Title / PID:

### 2. Proposed Use or Development

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

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

---

**Description of Use or Development:**

32 residential plus balance lot subdivision from 1 existing title in 3 stages

**Code Clauses:**

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

**3. Documents relied upon**

**Documents, Plans and/or Specifications**

**Title:** Plan of Subdivision

**Author:** PDA Surveyors

**Date:** 5/9/2018

**Version:** 1

**Bushfire Hazard Report**

**Title:** Bushfire Hazard Management Report, CT 117185/1 Scott St Hadspen

**Author:** Scott Livingston

**Date:** 1/10/2018

**Version:** 1

**Bushfire Hazard Management Plan**

**Title:** Bushfire Hazard Management Plan CT 117185/1 Scott St Hadspen

Author: Scott Livingston

Date: 1/10/2018

Version: 1

#### Other Documents

Title:

Author:

Date: \_\_\_\_\_

Version:

#### 4. Nature of Certificate

**E1.4 – Use or development exempt from this code**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.4 (a)	Insufficient increase in risk	

**E1.5.1 – Vulnerable Uses**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.1 A3	Bushfire hazard management plan	

**E1.5.2 – Hazardous Uses**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.2 A3	Bushfire hazard management plan	

**E1.6 – Development standards for subdivision**

**E1.6.1 Subdivision: Provision of hazard management areas**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/> E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan CT 117185/1 Scott St Hadspen
<input type="checkbox"/> E1.6.1 A1 (c)	Consent for Part 5 Agreement	

**E1.6.2 Subdivision: Public and fire fighting access**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/> E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Management Plan CT 117185/1 Scott St Hadspen

**E1.6.3 Subdivision: Provision of water supply for fire fighting purposes**

<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/> E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Hazard Management Plan CT 117185/1 Scott St Hadspen
<input type="checkbox"/> E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/> E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/> E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/> E1.6.3 A2 (c)	Static water supply is consistent with the objective	

## 5. Bushfire Hazard Practitioner<sup>3</sup>

Name:	Scott Livingston	Phone No:	0438 951 021
Address:	12 Powers Road	Fax No:	
	Underwood	Email	scottlivingston.lnra@gmail.com
	Tasmania	Address:	
			7250
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

## 6. Certification

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

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

or

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

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

<sup>3</sup> A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

Signed:

certifier



Date: 1/10//2018

Certificate No: SRL18/59S

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE  
ITEM**

**Section 321**

Form **55**

To:  *Owner /Agent*

*Address*

*Suburb/postcode*

**Qualified person details:**

Qualified person:

Address:

Phone No:

Fax No:

Licence No:

Email address:

Qualifications and Insurance details:

*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise:

*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

**Details of work:**



Address:

Scott Street

Lot No:

1-10, 14-21,  
28-38, 50-53

Hadspen

7290

Certificate of title No:

117185/1

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(description of the assessable item being certified)

Assessable item includes –

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

**Certificate details:**

Certificate type:

Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan

Relevant

NA

calculations:

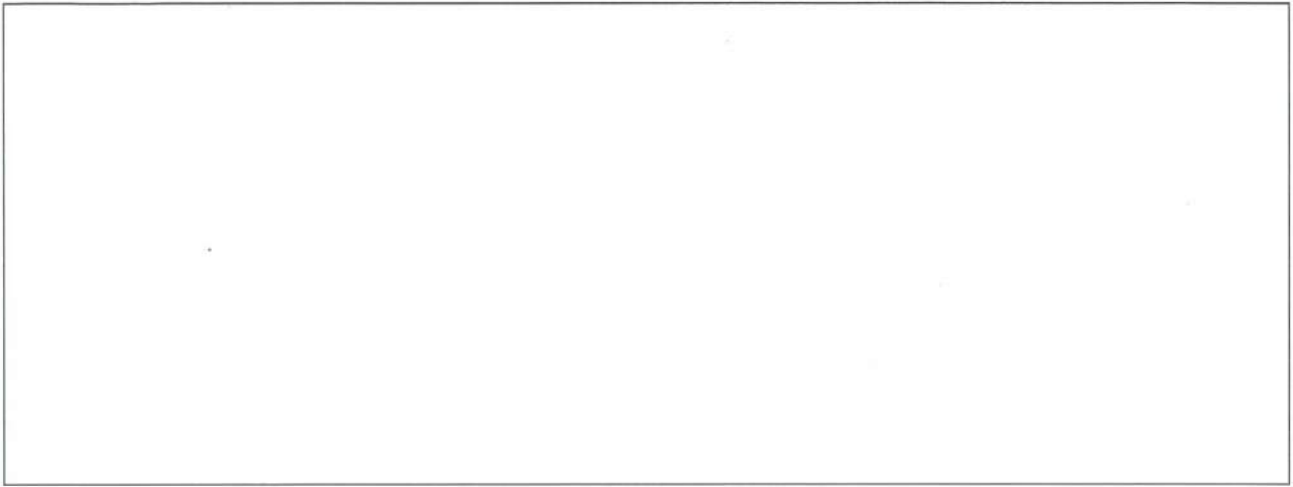
Australian Standard 3959

- Interim Planning Directive No.1.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination
  - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

*Scope and/or Limitations*



**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		SRL18/59S	1/10/2018



**SCOTT STREET STAGES 1,2&3  
HADSPEN**

**TRAFFIC FEASIBILITY ASSESSMENT**

**OCT 2018**





## Scott Street Stages 1,2&3 Hadspen

### TRAFFIC FEASIBILITY ASSESSMENT

- Final
- Oct 2018

Traffic & Civil Services  
ABN 72617648601  
1 Cooper Crescent,  
RIVERSIDE  
Launceston TAS 7250 Australia  
P: +61 3 634 8168  
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**Document history and status**

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	5 <sup>th</sup> Oct 2018	R Burk	R Burk	5 <sup>th</sup> Oct 2018	Draft #1
2	23 <sup>rd</sup> Oct 2018	R Burk	R Burk	23 <sup>rd</sup> Oct 2018	Final

**Distribution of copies**

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Final	1	1	John Dent

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**Name of project:** Scott TFA  
**Name of document:** Scott TFA  
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**Project number:**





# 1. Introduction

## 1.1 Background

This TFA reviews the proposed stage 1,2and 3 subdivision of land at the northern end of Scott Street, Hadspen.

## 1.2 Objectives

A traffic feasibility assessment is a means of assessing the viability of a development proposals in terms of:

- Safety, capacity, equity and social justice
- Economic efficiency, the environment and
- Future development with traffic projections for 10 years

## 1.3 Scope of Traffic Feasibility Assessment (TFA)

- Review Stage 1,2&3 proposal regarding the Meander Valley Interim Planning Scheme 2013 requirements and the recommendations of the HUGA Traffic Assessment by GHD. Specifically regarding:
  - **Road and Railway Assets Code E4.6.1 – Use Standards**
  - **Road and Railway Assets Code E4.7.4 – Sight Distances at Accesses, Junctions and Level Crossings**
  - **F2 Hadspen Specific Area Plan**
- Liaison with the Department of State Growth (DSG) on proposed Meander Valley Road/ Bartley Street / Scott Street intersection treatment
- Provide addendum report clarifying outcomes of the review.
- Intersection analysis to assess short term at grade cross intersection adequacy. This is because the roundabout recommended in the GHD report may will not be installed in time for subdivision development stages 1,2and 3. At grade cross intersection analysis was not done in the GHD report for Bartley Street intersection.

## 1.4 References

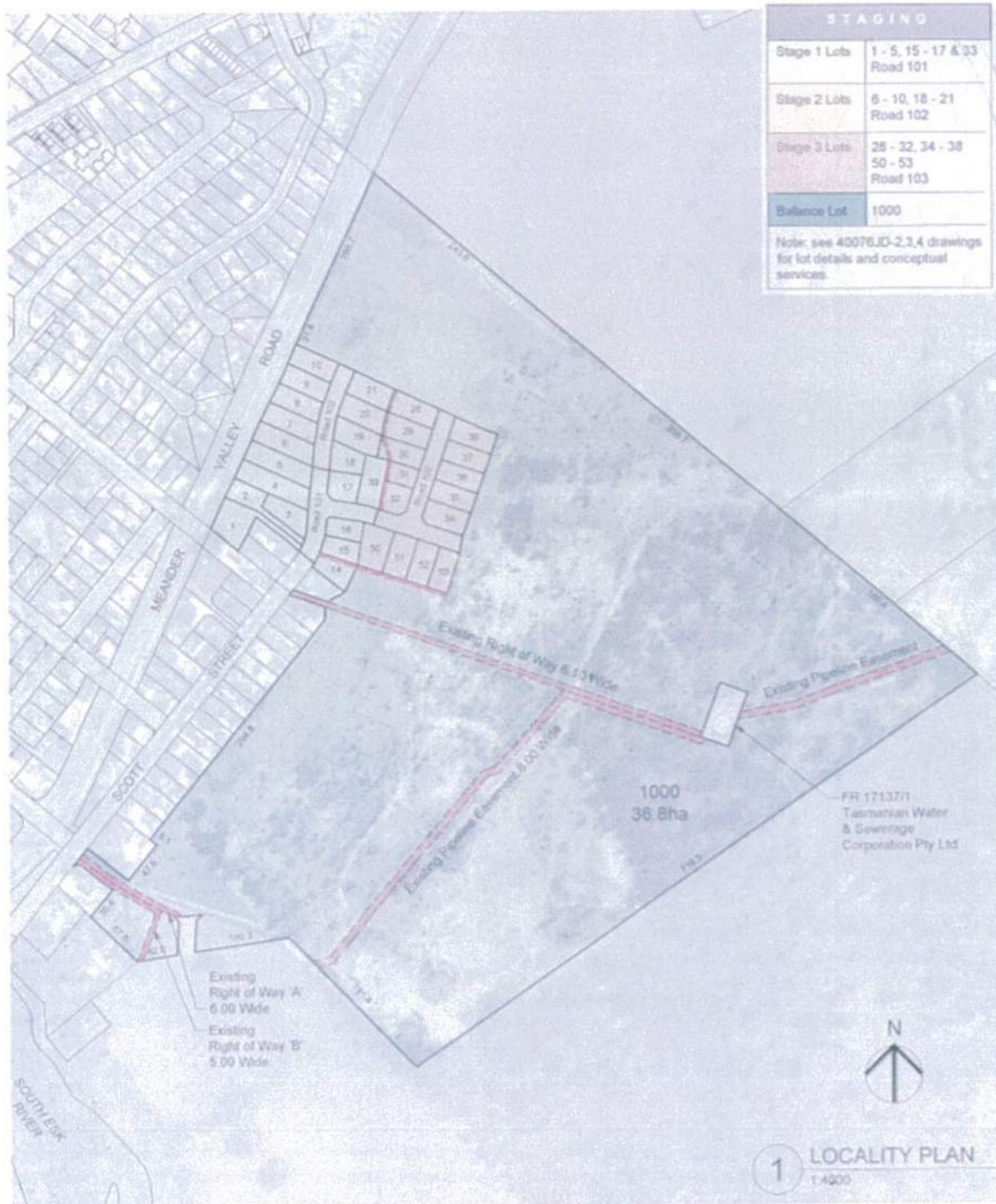
1. RTA Guide to Traffic Generating Developments – 2002
2. Meander Valley Interim Planning Scheme 2013
3. Austroads Guide to Road Design Part 4A – Unsignalised and Signalised intersections
4. Hadspen Urban Growth Area (HUGA) Meander Valley Road Intersections Traffic Assessment – GHD July 2017



## 2. Site Description

The proposed development site, layout and staging is shown in figure 1. The land is generally level and adjacent to a residential land use. The proposed site is zoned General Residential.

Figure 1 - Location of proposed development





### **3. Proposed Development, Planning Scheme and Road Owner objectives**

#### **3.1 Description of Proposed Development**

The proposal is for 3 stage subdivision to yield 33 lots as shown in figure 1. Detailed plans available in Appendix E & F.

#### **3.2 Council Planning Scheme**

The proposed development involves land currently zoned General Residential in accordance with the Meander Valley Interim Planning Scheme 2013.

#### **3.3 Local Road Network Objectives**

As described in F2 Hadspen Specific Area Plan.

#### **3.4 State Road Network Objectives**

Meander Valley Road (MVR) is a State Road (Meander Valley Main Road) which is a Category 5 road in the State Road Hierarchy. The Department of State Growth (DSG) manages the state road network and the objectives for MVR are to maintain transport safety and efficiency. The volume of traffic (AADT) varies along MVR as follows:

- East of Hadspen: 6,343 vpd
- West of Hadspen: 3,420 vpd

The DSG Link Map is attached in Appendix C



## 4. Existing Conditions

### 4.1 Transport Network

Meander Valley Road is the arterial road in the area. Scott Street is a residential street.

#### 4.1.1 Meander Valley Road / Bartley Street Intersection

See figures 2-4.

Figure 2 – Looking north along Bartley Street towards Meander Valley Road



25m approach sight distance to Meander Valley Road.

Bartley Street is 6.8m wide.

Figure 3 Looking west along Meander Valley Road from Bartley Street



➤ 250m sight distance



Figure 4 Looking east along Meander Valley Road from Bartley Street



Available sight distance is > 250m.

#### 4.1.2 Bartley and Scott Street

Figure 5 Looking west along Scott Street towards Bartley Street Junction



80m sight distance.  
No footpath is provided either side of Scott Street.  
The road width face to face of kerb is 8.4m



## 4.2 Traffic Activity

Traffic turning count surveys were conducted as summarised in Figure 6. The AADT was estimated by taking an average of estimated PM and AM peak hour counts and multiplying by 10. This is only intended to give a broad-brush indication of average annual daily traffic (AADT).

Figure 6 – Traffic Counts from Bartley Street intersection with Meander Valley Road

	Traffic Volume			
	Surveyed		Estimated Peak Hours	
	Tuesday	Tuesday	AM	PM
	18th Sept 2018	18th Sept 2018		
Time	8:30-9:00	17:20 - 17:40	8-9AM	5-6PM
Duration(min)	30	20	60	60
<b>Meander Valley Road</b>				
East Bound	106	47	212	141
West Bound	44	76	88	228
AADT ( vehicles per day)			3345	
<b>Bartley and Scott Street</b>				
South Bound	3	8	6	24
North Bound	7	5	14	15
AADT ( vehicles per day)			295	

## 4.3 Crash History

The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes.

The 5-year reported crash history for the Meander Valley Road / Bartley Street intersection indicates 1 minor crash in Jan 2018 involving a rear end collision.

## 4.4 On Street Parking

There is a bus stop immediately south west of the Bartley Street / Meander Valley Road intersection that needs to be retained and access improved for bus users.



## 5. Traffic Generation and Assignment

This section of the report describes how traffic generated by the proposal is distributed within the adjacent road network, in this case assuming full development by 2023.

### 5.1 Traffic Growth

The rate of background traffic growth on St Leonards Road is assumed to be 0.5% because of the limited development potential and density of roadside development in the area.

### 5.2 Trip Generation

Figure 7 summarises estimated traffic.

Figure 7 – Estimated traffic with full development of the proposal by 2023

Street	Estimated Traffic Volume		
	Residential Lots		Peak Hour
	Lots	Generation	
<b>Stage 1</b>			
Dwelling houses	10	9	9
Townhouses	0	6	0
Small units	0	4	0
AADT ( vehicles per day)			90
<b>Stage 2</b>			
Dwelling houses	9	9	8
Townhouses	0	6	0
Small units	0	4	0
AADT ( vehicles per day)			81
<b>Stage 3</b>			
Dwelling houses	14	9	13
Townhouses	0	6	0
Small units	0	4	0
AADT ( vehicles per day)			126
Total AADT ( vehicles per day)			297

This is consistent with Traffic Generation Rates for Key Land Uses sourced from the RTA Guide to Traffic Generating Developments under section 1.4 References.

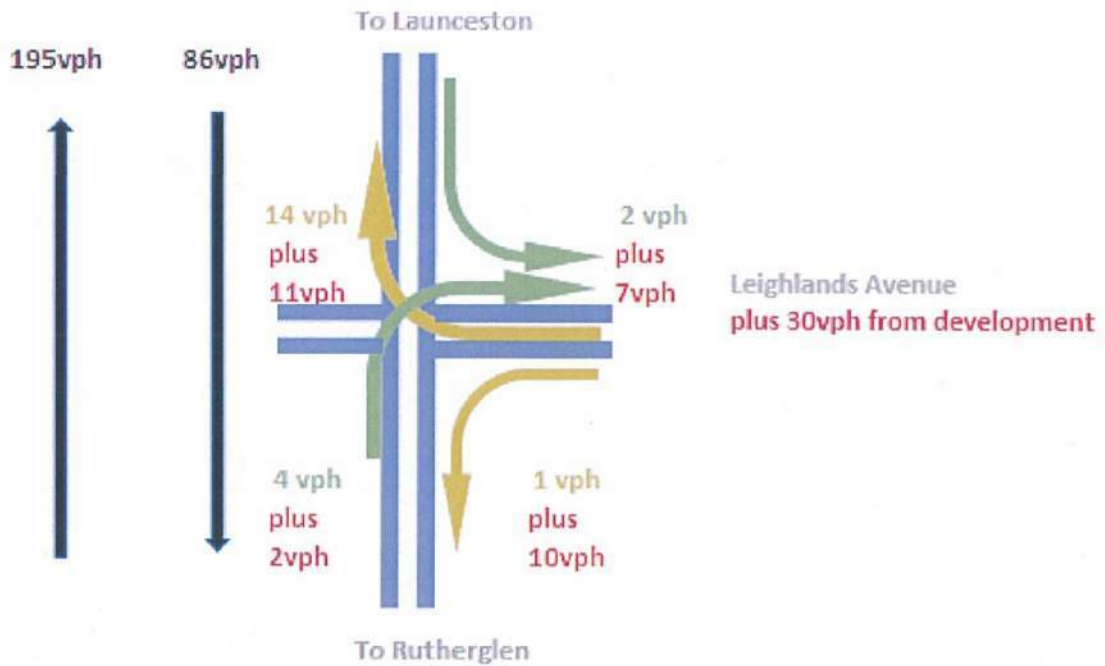
### 5.3 Trip Assignment

It is estimated that the future traffic movements will have a similar arrival and departure patterns to the current situation as summarised in figure 8. Traffic Count data collected in September 2018 was used to determine hourly volumes, see Appendix A for data.

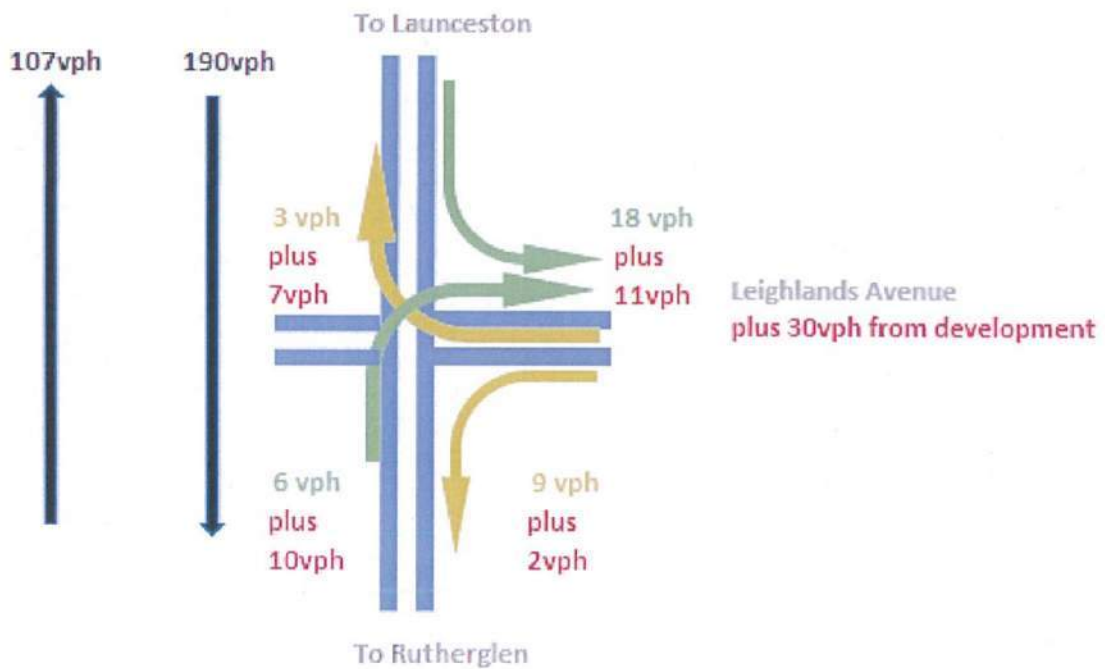


Figure 8 – 2023 Trip assignment at Meander Valley Road – Bartley Street Intersection

**AM Peak - 2023 with development**



**PM Peak - 2023 with development**







## 6. Impact on Road Network

### 6.1 Traffic impact

The proposal will contribute an additional 300 trips per day to current traffic flow on Bartley Street at the junction with MVR. The low levels of vehicular traffic involved means that there should not be traffic capacity concerns with the proposal. Intersection analysis using SIDRA 8 software verifies there are no capacity concerns, with all approaches operating at LOS A as summarised in figure 9. Analysis details are included in Appendix B.

Figure 9 – 2023 Trip assignment at Meander Valley Road – Bartley Street Intersection

Meander Valley Road - Bartley Street Intersection Projections						
Approach	2018 without proposal			2023 with proposal		
	Average Delay (secs)	95th % Back of Queue (Veh.)	Level of Service	Average Delay (secs)	95th % Back of Queue (Veh.)	Level of Service
<b>AM Peak</b>						
<b>Meander Valley Road (East)</b>						
Right	6.2	0.0	A	6.2	0.0	A
Left	5.5	0.0	A	5.5	0.0	A
<b>Meander Valley Road (West)</b>						
Right	5.8	0.0	A	5.8	0.0	A
Left	5.6	0.0	A	5.6	0.0	A
<b>Bartley Street (North)</b>						
Right	8.4	0.3	A	8.6	0.3	A
Left	6.3	0.3	A	6.3	0.3	A
<b>Bartley Street (South)</b>						
Right	8.4	0.1	A	8.6	0.2	A
Left	5.8	0.1	A	5.9	0.2	A
<b>PM Peak</b>						
<b>Meander Valley Road (East)</b>						
Right	5.9	0.1	A	5.9	0.1	A
Left	5.6	0.0	A	5.6	0.0	A
<b>Meander Valley Road (West)</b>						
Right	6.1	0.0	A	6.2	0.0	A
Left	5.5	0.0	A	5.5	0.0	A
<b>Bartley Street (North)</b>						
Right	9.1	0.2	A	9.2	0.3	A
Left	5.9	0.2	A	5.9	0.3	A
<b>Bartley Street (South)</b>						
Right	8.8	0.1	A	9.1	0.1	A
Left	6.2	0.1	A	6.3	0.1	A



## 6.2 Impact on liveability, safety and amenity of the local area

### Bartley and Scott Street

According to Traffic Engineering and Management – KW Ogden and SY Taylor 1999, Chapter 2.2- Design of New Urban Networks:

*To maximise the liveability, safety and amenity of the local area, road and street network layout should be such that:*

- *A minimum of 60% of lots should abut residential streets with less than 300vpd passing traffic.*
- *A minimum of 80% of lots should abut residential streets with less than 600 vpd passing traffic.*

Lot traffic exposure would be as follows:

Existing 23 lots ~230vpd	23/23 lots i.e	100% of lots exposed to less than 300vpd
Stage 1 (10 lots) – 90vpd	31/33 lots i.e	94% of lots exposed to less than 300vpd
Stage 2 (9 lots) – 81vpd	31/42 lots i.e	73% of lots exposed to less than 300vpd
Stage 3 (14 lots) – 126vpd	31/56 lots i.e	55% of lots exposed to less than 300vpd and 100 % of lots exposed to less than 600vpd

On this basis the proposal is compatible with liveability, safety and amenity objectives. Scott Street is 8.4m wide which supports parking one side and two- way flow which is adequate for stages 1,2 and 3.

It is recommended that Council install footpath one side of Scott Street to provide for existing pedestrian activity and pedestrian activity arising from stages 1,2 and 3. Footpath one side will also be required on the new subdivision roads.

## 6.3 Road Safety Review

Meander Valley Road was assessed on the approaches and at the intersection with Bartley Street using the Austroads Safe System Assessment (SSA) Framework. The intersection was assessed as the highest risk element within the system due to the cross-intersection layout, high speed environment and lack of standard turn facilities. The intersection risk score was 24/64 which is a moderate- high risk. Appendix H contains the SSA summaries for the existing and proposed intersection. The recommended safety improvements include:

- Turn lanes to mitigate crash risk in the short term
- A roundabout is considered the best treatment in the medium term
- Footpath on one side of Scott Street for pedestrian safety



### 6.4 Sight Distance

Sight distance requirements are summarised in figure 10.

Figure 10 – Summary of sight distance requirements

Junction Major Rd - Minor Rd	Speed Environment (km/h)	Road frontage sight distance			Minor Road	Approach sight distance	
		SISD (m)	Available			Required SSD(m)	Available (m)
			Left(m)	Right(m)			
MVR - Bartley Street	100	250	> 250	> 250	Bartley Street	23	25
	30						
Bartley Street - Scott Street	50	80	160	85	Bartley Street	23	25
	30						

Compliant

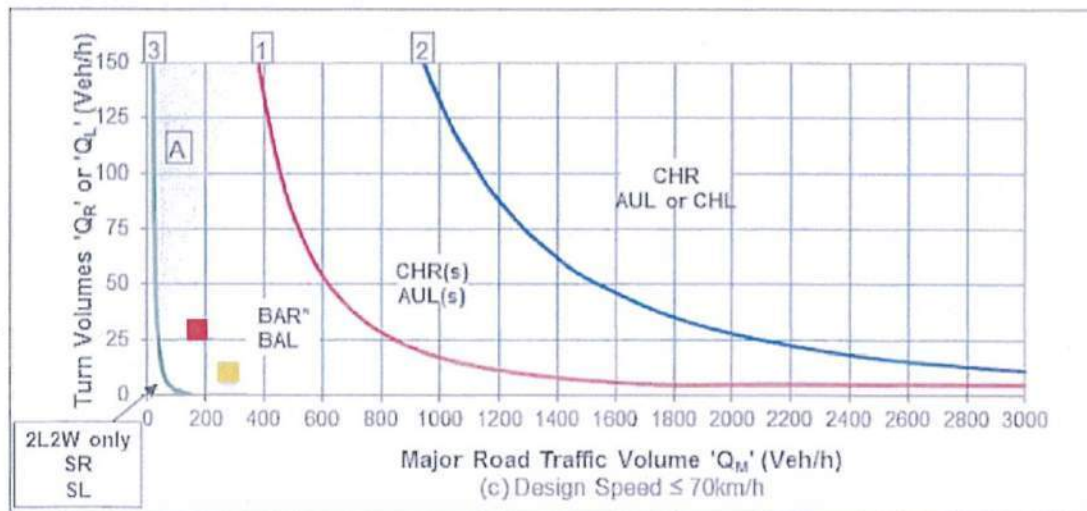
### 6.5 Junction Warrants

Junction treatments are based on Austroads Guidelines which take into account the speed limit and volume of through and side road traffic. Figure 11 shows the applicable warrant chart and the junction type required for the projected traffic activity in 2023.

There is a warrant for BAR and BAL turn facilities however to make more efficient use of the road width available and provide a better standard of delineation and safety it is recommended that head to head CHR Short turn lanes be provided:

- DSG have provided advice that the layout shown in figure 14 would be acceptable. DSG Standards for CHR Short and BAL turn lanes are included in Appendix D.
- MVC have provided advice that the layout shown in figure 14 would be acceptable.

Figure 11 – Junction layout requirements for projected traffic in 2023



**Legend**

■ Right turn into Bartley (Sth) ■ Left turn into Bartley (Sth)



### The Meander Valley Road – Bartley Street PM Peak Hour Flow case

For right turn into Bartley Street

- Major road flow 297vph
- Right turn flow 16 vph.
- **From figure 11 a BAR layout is required**

For left turn into Bartley Street

- Major road flow 190vph
- Left turn flow 29vph.
- **From figure 11 a BAL layout is required**

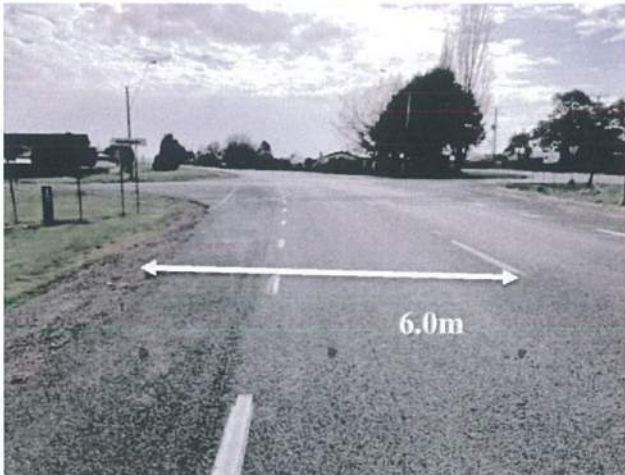
Figure 11 is based on a Queensland Department of Transport and Main Roads reference:

Road Planning & Design Manual – Edition 2: Volume 3, Transport and Main Roads, August 2014

Supplement to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections

Available road widths are indicated in figure 12 and 13.

Figure 12 – Meander Valley Road east bound road width for BAR



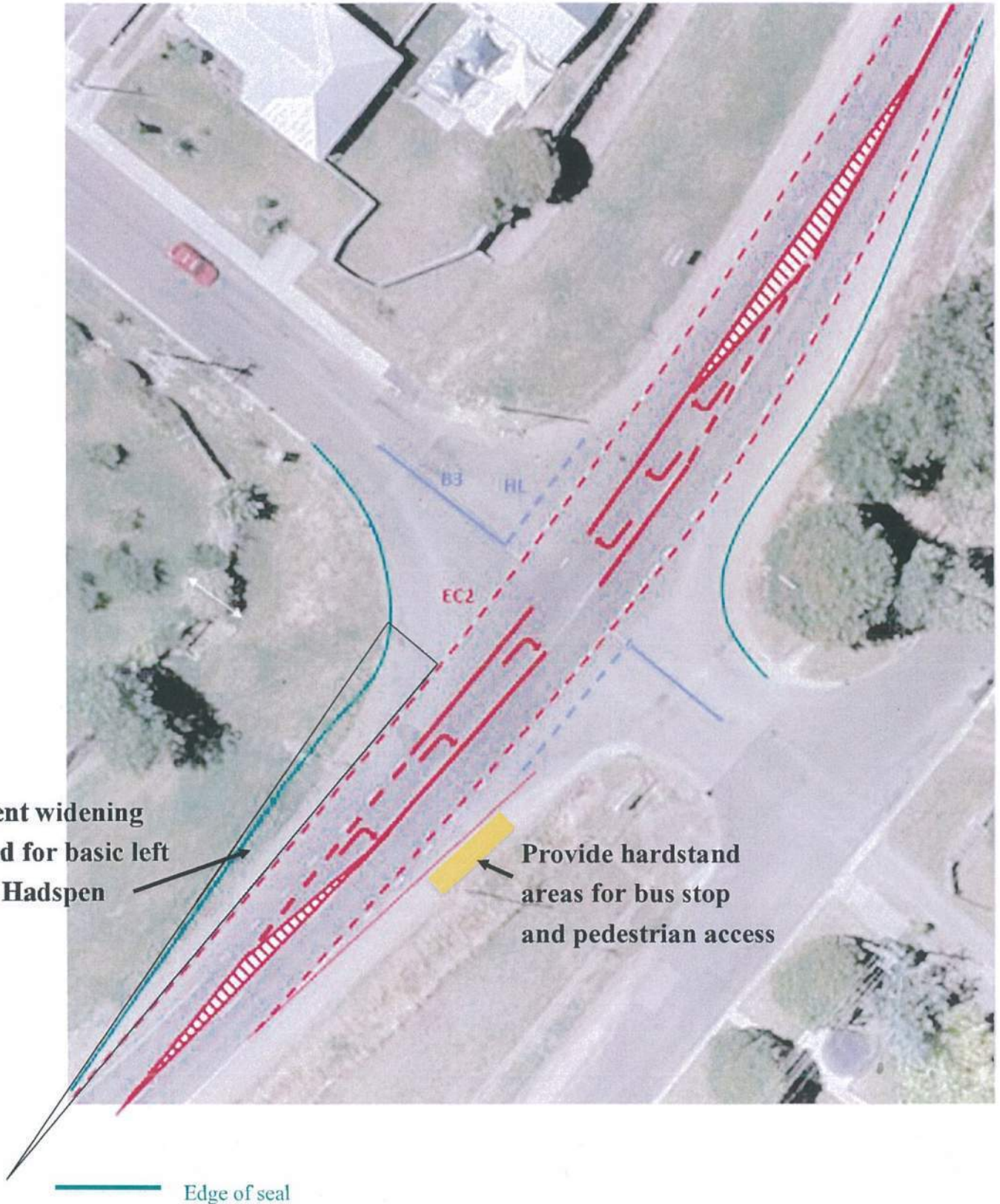
Providing BAR treatments in both approaches would require 12m of pavement width. To make efficient use of the available road width of 10m head to head CHR Short turn lanes are proposed.

Figure 13 – Meander Valley Road west bound BAL





Figure 14 – Recommended Type of Intersection Layout and Line marking for Meander Valley Road / Bartley Street Intersection





## 6.6 Meander Valley Interim Planning Scheme 2013 – Road and Railway Assets Code E4

### Code E4.6.1 Use and road or rail infrastructure

*Acceptable solution A3: For roads with a speed limit of more than 60km/h the use must not increase the annual daily traffic (AADT) movements by more than 10%.*

**The proposal does not satisfy acceptable solution A3 as site AADT will increase AADT from 297 to 597 vehicle movements per day.**

*Performance criteria P3: For limited access roads and roads with a speed limit of more than 60km/h:*

*c) an accessor junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.*

**The proposal can satisfy performance criteria P3 as:**

- Residential amenity on Scott Street remains at an acceptable level, see 6.2.
- The traffic generated is light vehicle traffic
- The junction can be managed to cater for the projected traffic volumes
- The proposed use of Meander Valley Road is appropriate being the only arterial access road available and being a Category 5 road in the State Road Hierarchy.
- Proposed access is consistent with the Hadspen Specific Area Plan – SAP F2

### Code E4.7.4 Sight distance at accesses, junctions and level crossings

*Acceptable solution A1: Sight distances at:*

*(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4*

**The proposal satisfies acceptable solution A1. See figure 14.**

**Bartley Street on the southern side of the Meander Valley Road is very short at 21m in length however is a low speed environment estimated at 30km/h which means Approach Sight Distance can be achieved in both directions on Bartley Street.**



## F2 Hadspen Specific Area Plan

### F2.8.4.1 Subdivision General Suitability

*Performance Criteria P1- Each new lot must be suitable for use and development in an arrangement that is consistent with the Specific Area Plan, having regard to the combination of:*

- a) Slope, shape, orientation and topography of land*
- b) Any established pattern of use and development*
- c) Connection to the road network*
- d) Availability of or likely requirements for utilities*
- e) Requirements for public open space and vegetated amenity corridors*
- f) Hydrology and requirements for drainage*
- g) Any requirements for drainage and*
- h) Potential exposure to natural hazards*

**Performance Criteria P1 c) is satisfied as the proposal matches the intent of the Specific Area Plan F2, figure 2.2.1 for connection of General Residential Zone via Scott Street and Bartley Street with Meander Valley Road with a secondary junction.**

### F2.8.4.6 Road Network

*Performance Criteria P1 – The road network is to be designed to provide an accessible and safe neighbourhood road system having regard to:*

- a) The topography of the land*
- b) A hierarchy of anticipated traffic volumes on local, collector and arterial roads*
- c) Integration with pedestrian, bicycle and recreation routes*
- d) An appropriate speed environment and any traffic calming that may be warranted;*
- e) Standards for accessible public transport and emergency services vehicles*

### Performance Criteria P1

- a) Satisfied - proposal matches the topography of the land.**
- b) Satisfied – proposal consistent with plan agreed with MVC, see Appendix E.**
- c) Satisfied – proposal consistent with HUGA Masterplan, see Appendix G**
- d) Satisfied – Consistent with the HUGA Meander Valley Road Intersections Traffic Assessment (GHD 2017). The GHD report recommends a roundabout to treat the Meander Valley Road / Bartley Street intersection. This report based on intersection analysis and Safe System Assessment supports use of retrofitted turn facilities for subdivision stages 1,2 and 3 as interim mitigations.**
- e) Satisfied – proposal consistent with HUGA Masterplan.**



## **6.7 Other impacts**

### **6.7.1 Environmental**

No environmental impacts were identified in relation to:

- Noise, Vibration and Visual Impact
- Community Severance and Pedestrian Amenity
- Hazardous Loads
- Air Pollution, Dust and Dirt and Ecological Impacts
- Heritage and Conservation values

### **6.7.2 Street Lighting and Furniture**

The Meander valley Road / Bartley Street intersection has street lighting and does not justify further road side furniture.





## 7. Recommendations and Conclusions

This report has been prepared to determine how the Meander Valley Road / Bartley Street intersection at Hadspen could be managed, in the interim, to cater for the proposed stage 1,2 and 3 subdivision development off Scott Street, until the planned roundabout treatment is constructed by MVC.

Determination of a suitable interim treatment has been based on:

- Traffic turning counts and estimated traffic generated by the proposal
- Review of Austroads turn lane requirements for at grade intersections
- Site inspection
- Intersection analysis
- Austroads Safe Systems Assessment
- The Meander Valley Interim Planning Scheme 2013
- The Hadspen Specific Area Plan F2
- Hadspen Urban Growth Area (HUGA) Meander Valley Intersection Traffic Assessment (GHD 2017)

### Current Situation

The current intersection does not satisfy Austroads Guidelines for Unsignalised and Signalised Intersections as simple rather than standard basic right and basic left turn facilities are provided.

### Minimum intersections requirements accounting for the proposed 33 lots from subdivision stages 1,2 and 3.

The proposal warrants BAR and BAL turn facilities as a minimum. Intersection analysis shows that adequate Level of Service can be provided for all movements through the intersection.

However, head to head CHR Short turn lanes are recommended over BAR treatments in this instance and DSG have confirmed this arrangement would be acceptable. Landowner Consent will be required from DSG and an Access Works Permit application with suitable design plans detailing all works proposed within the Meander Valley Road reservation.

### Austroads Safe Systems Assessment

The current intersection was identified as the highest risk element in the road system within the local area. The proposed treatment will improve the situation by providing channels for left and right turning traffic to move out of the through traffic lanes and reducing risk of conflict between through and turning traffic.



## **Works required to achieve head to head CHR (Short) and BAL facilities**

Figure 14 shows the key elements required:

- Head to head CHR (Short) facilities can be provided by using the existing highway width and re-line marking the highway approaches.
- BAL facilities can be achieved with localised road widening, sealing and line marking. There is an existing BAL for the left turn towards Scott Street which may only require resealing. The BAL for the left turn towards Hadspen however will need to be made and this will involve boxing out the shoulder, building road pavement and sealing. This will involve 20m of full 3m width left turn lane plus 40m of taper.
- Buses currently are using the shoulder areas on the southern side of the main road as a bus stop, accordingly it is recommended that 3m shoulder width be provided on the South West side of Meander Valley Road downstream of the intersection.
- Pedestrian pathways to the bus zones are also recommended for safe pedestrian access from Scott Street to the bus stops.

### **Amenity for Scott Street**

Liveability, safety and amenity objectives are satisfied for Scott Street provided footpath is installed on one side and on one side of the new subdivision roads.

### **Meander Valley Interim Planning Scheme 2013**

The proposed works can satisfy the Road and Railway Assets Code E4 and Hadspen Specific Area Plan F2.

### **Conclusion:**

Overall, it has been concluded that the proposed development is feasible and supportable on traffic grounds and a TIA would support the proposal.



## Appendices

# Appendix A – Traffic Count Data MVR / Bartley Street Intersection - AM Peak

### Turn Count Summary

**Location:** Bartley Street at Meander Valley Main Road, Hadspen  
**GPS Coordinates:** Lat=-41.511781, Lon=147.066042  
**Date:** 2018-09-18  
**Day of week:** Tuesday  
**Weather:**  
**Analyst:** R Burk

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:31	4	0	1	0	7	0	0	0	0	0	13	0	25
08:35	4	0	6	1	6	0	0	0	1	1	18	0	37
08:40	0	0	4	0	5	0	0	0	2	2	14	0	27
08:45	2	0	1	0	5	1	0	0	1	3	15	0	28
08:50	0	0	3	0	9	0	0	0	0	1	16	2	31
08:55	2	0	0	0	6	1	0	0	0	3	10	0	22
09:00	0	0	0	0	3	0	0	0	3	1	7	0	14

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:31	4	0	0	0	6	0	0	0	0	0	11	0	21
08:35	4	0	4	1	6	0	0	0	1	1	16	0	33
08:40	0	0	4	0	4	0	0	0	2	2	14	0	26
08:45	2	0	1	0	5	1	0	0	1	3	15	0	28
08:50	0	0	3	0	9	0	0	0	0	1	15	2	30
08:55	2	0	0	0	6	1	0	0	0	3	9	0	21
09:00	0	0	0	0	3	0	0	0	3	1	7	0	14

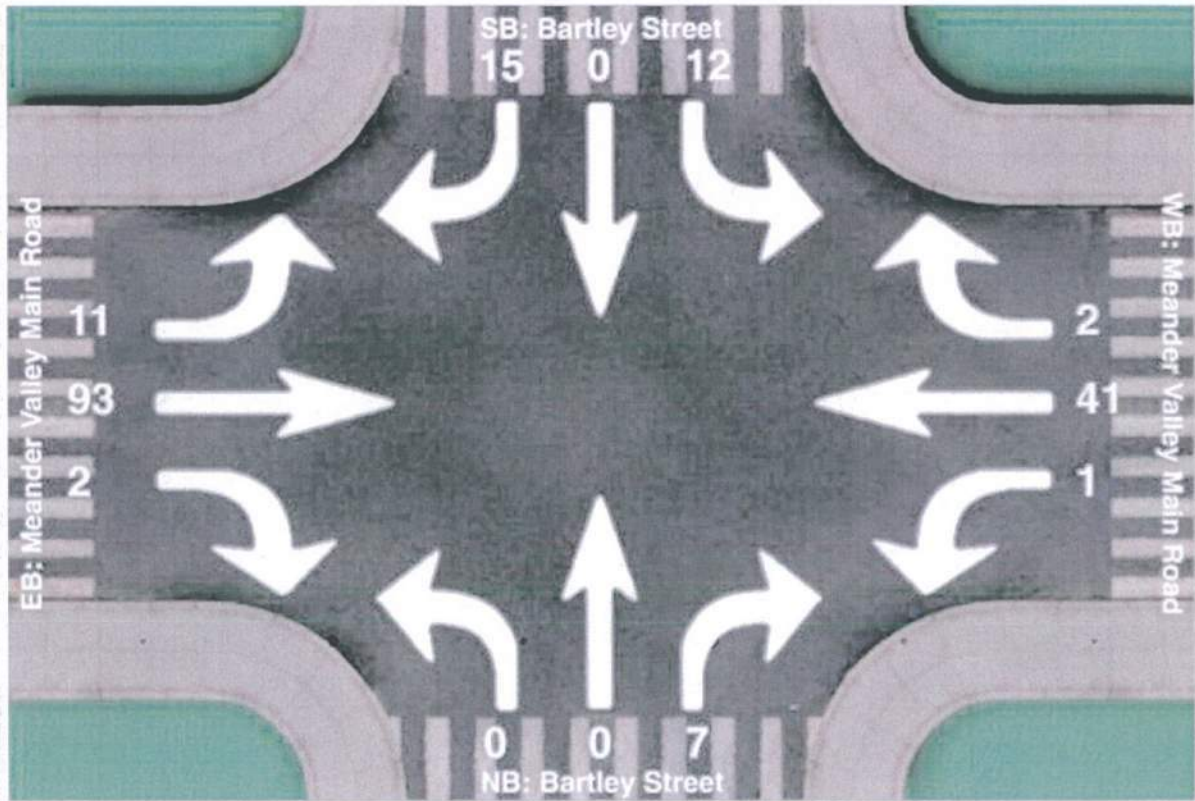
#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:31	0	0	1	0	1	0	0	0	0	0	2	0	4
08:35	0	0	2	0	0	0	0	0	0	0	2	0	4
08:40	0	0	0	0	1	0	0	0	0	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:50	0	0	0	0	0	0	0	0	0	0	1	0	1
08:55	0	0	0	0	0	0	0	0	0	0	1	0	1
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0



## Intersection Count Summary

Location: Bartley Street at Meander Valley Main Road, Hadspen  
 GPS Coordinates: Lat=-41.511781, Lon=147.066042  
 Date: 2018-09-18  
 Day of week: Tuesday  
 Weather:  
 Analyst: R Burk



## Intersection Count Summary

08:31 - 09:01

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	12	0	15	1	41	2	0	0	7	11	93	2	184



# MVR / Bartley Street Intersection - PM Peak

## Turn Count Summary

**Location:** Bartley Street at Meander Valley Main Road, Hadspen  
**GPS Coordinates:** Lat=-41.511744, Lon=147.065994  
**Date:** 2018-09-18  
**Day of week:** Tuesday  
**Weather:**  
**Analyst:** R Burk

### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:19	0	0	0	0	0	0	0	0	0	0	1	0	1
17:20	1	0	3	2	18	4	0	0	0	2	9	0	39
17:25	0	0	3	1	14	4	1	0	0	1	5	2	31
17:30	3	0	1	3	12	2	1	1	0	4	9	0	36
17:35	0	0	3	0	16	0	1	0	1	4	10	0	35

### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:19	0	0	0	0	0	0	0	0	0	0	1	0	1
17:20	1	0	3	2	18	4	0	0	0	2	8	0	38
17:25	0	0	3	1	14	4	1	0	0	1	5	2	31
17:30	2	0	1	3	12	2	0	1	0	3	9	0	33
17:35	0	0	3	0	15	0	1	0	1	4	10	0	34

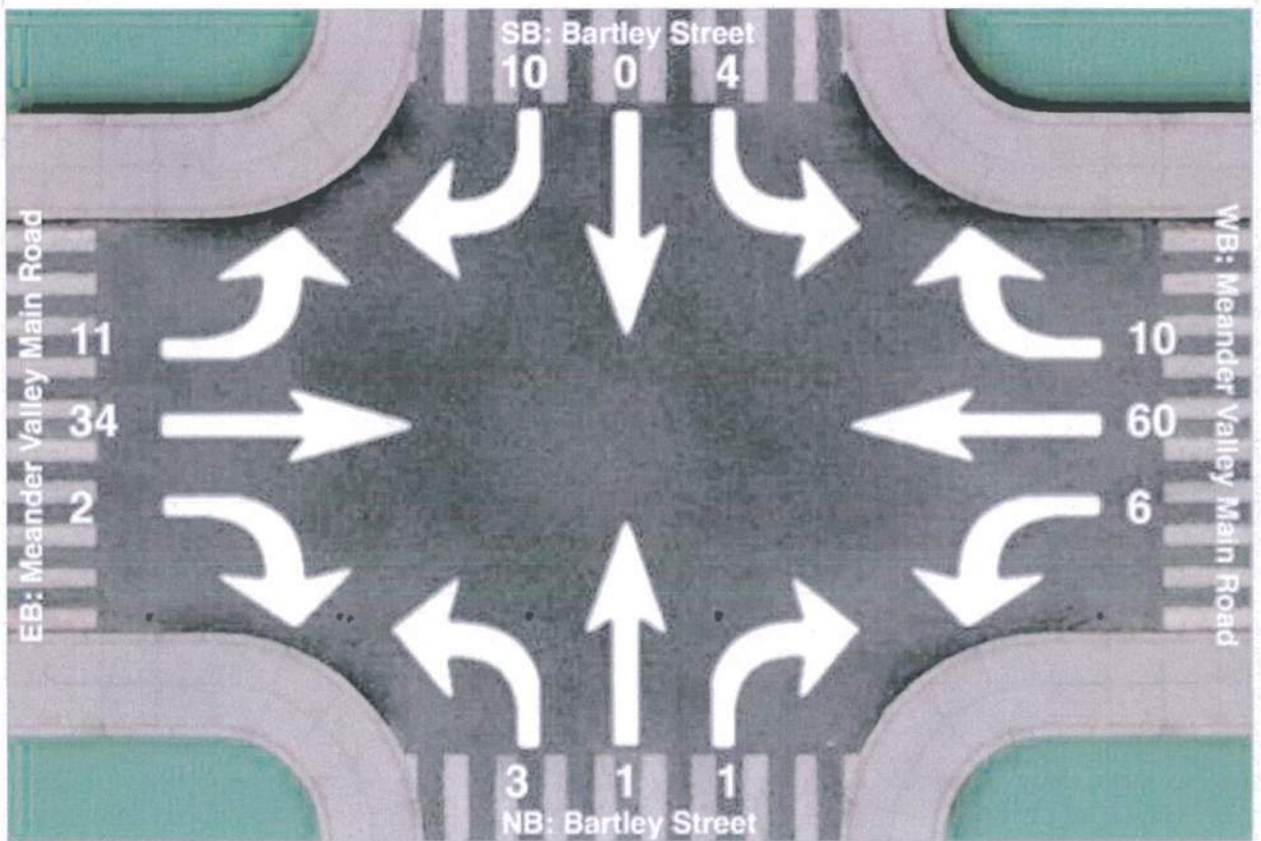
### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:19	0	0	0	0	0	0	0	0	0	0	0	0	0
17:20	0	0	0	0	0	0	0	0	0	0	1	0	1
17:25	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	1	0	0	0	0	0	1	0	0	1	0	0	3
17:35	0	0	0	0	1	0	0	0	0	0	0	0	1



## Intersection Count Summary

**Location:** Bartley Street at Meander Valley Main Road, Hadspen  
**GPS Coordinates:** Lat=-41.511744, Lon=147.065994  
**Date:** 2018-09-18  
**Day of week:** Tuesday  
**Weather:**  
**Analyst:** R Burk



## Intersection Count Summary

17:19 - 17:39

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	4	0	10	6	60	10	3	1	1	11	34	2	142



# Appendix B – Intersection Analysis

## MVR / Bartley Street Inter. - AM Peak 2018

### MOVEMENT SUMMARY

Site: 101 [Bartley 2018 am]

MVMR - Bartley Street

Site Category: (None)

Giveaway / Yield (Two-Way)

Mov ID	Turn	Total veh	Demand Flow HV %	Disp S/Wh	Average Delay sec	Level of Service	95% Back of Queue Vehicles	Distance m
<b>South: Bartley Street</b>								
1	L2	1	0.0	0.026	5.8	LOSA	0.1	0.7
2	T1	1	0.0	0.026	7.0	LOSA	0.1	0.7
3	R2	15	0.0	0.026	6.4	LOSA	0.1	0.7
Approach		17	0.0	0.026	6.1	LOSA	0.1	0.7
<b>East: Meander Valley MR</b>								
4	L2	2	0.0	0.045	5.5	LOSA	0.0	0.0
5	T1	66	0.0	0.045	0.0	LOSA	0.0	0.0
6	R2	4	0.0	0.003	6.2	LOSA	0.0	0.1
Approach		93	0.0	0.045	0.4	NA	0.0	0.1
<b>North: Bartley Street</b>								
7	L2	25	0.0	0.074	6.3	LOSA	0.3	2.0
8	T1	1	0.0	0.074	7.1	LOSA	0.3	2.0
9	R2	32	0.0	0.074	6.4	LOSA	0.3	2.0
Approach		58	0.0	0.074	7.5	LOSA	0.3	2.0
<b>West: Meander Valley MR</b>								
10	L2	23	0.0	0.113	5.6	LOSA	0.0	0.0
11	T1	196	0.0	0.113	0.0	LOSA	0.0	0.0
12	R2	4	0.0	0.003	5.8	LOSA	0.0	0.1
Approach		223	0.0	0.113	0.7	NA	0.0	0.1
All Vehicles		391	0.0	0.113	2.0	NA	0.3	2.0



# MVR / Bartley Street Inter. - AM Peak 2023

## MOVEMENT SUMMARY

Site: 101 [Bartley 2023 am]

MVMR - Bartley Street

Site Category: (None)

Gateway / Yield (Two-Way)

Mov ID	Turn	Total vch/h	Demand Flows HV %	Distg Sats v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
<b>South: Bartley Street</b>								
1	L2	12	0.0	0.054	5.9	LOSA	0.2	1.4
2	T1	1	0.0	0.054	7.2	LOSA	0.2	1.4
3	R2	26	0.0	0.054	8.6	LOSA	0.2	1.4
Approach		39	0.0	0.054	7.7	LOSA	0.2	1.4
<b>East: Meander Valley MR</b>								
4	L2	9	0.0	0.049	5.5	LOSA	0.0	0.0
5	T1	86	0.0	0.049	0.0	LOSA	0.0	0.0
6	R2	4	0.0	0.003	6.2	LOSA	0.0	0.1
Approach		100	0.0	0.049	0.6	NA	0.0	0.1
<b>North: Bartley Street</b>								
7	L2	25	0.0	0.075	6.3	LOSA	0.3	2.0
8	T1	1	0.0	0.075	7.2	LOSA	0.3	2.0
9	R2	32	0.0	0.075	8.6	LOSA	0.3	2.0
Approach		58	0.0	0.075	7.6	LOSA	0.3	2.0
<b>West: Meander Valley MR</b>								
10	L2	23	0.0	0.113	5.6	LOSA	0.0	0.0
11	T1	196	0.0	0.113	0.0	LOSA	0.0	0.0
12	R2	6	0.0	0.004	5.8	LOSA	0.0	0.1
Approach		225	0.0	0.113	0.7	NA	0.0	0.1
All Vehicles		422	0.0	0.113	2.3	NA	0.3	2.0





# MVR / Bartley Street Inter. - PM Peak 2018

## MOVEMENT SUMMARY

Site: 101 [Bartley 2018 pm]

MVMR - Bartley Street

Site Category: (None)

Gateway / Yield (Two-Way)

Movement Performance - Vehicles										
Mov ID	Turn	Total veh/h	Demand Flows HV %	Dog Salt v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles	Distance m		
<b>South: Bartley Street</b>										
1	L2	9	0.0	0.019	6.2	LOS A	0.1	0.5		
2	T1	3	0.0	0.019	7.6	LOS A	0.1	0.5		
3	R2	3	0.0	0.019	6.8	LOS A	0.1	0.5		
	Approach	16	0.0	0.019	7.0	LOS A	0.1	0.5		
<b>East: Meander Valley MR</b>										
4	L2	19	0.0	0.107	5.6	LOS A	0.0	0.0		
5	T1	169	0.0	0.107	0.0	LOS A	0.0	0.0		
6	R2	32	0.0	0.020	5.9	LOS A	0.1	0.6		
	Approach	240	0.0	0.107	1.2	NA	0.1	0.6		
<b>North: Bartley Street</b>										
7	L2	13	0.0	0.067	5.9	LOS A	0.2	1.7		
8	T1	1	0.0	0.067	7.7	LOS A	0.2	1.7		
9	R2	32	0.0	0.067	9.1	LOS A	0.2	1.7		
	Approach	45	0.0	0.067	6.2	LOS A	0.2	1.7		
<b>West: Meander Valley MR</b>										
10	L2	35	0.0	0.074	5.5	LOS A	0.0	0.0		
11	T1	107	0.0	0.074	0.0	LOS A	0.0	0.0		
12	R2	6	0.0	0.004	6.1	LOS A	0.0	0.1		
	Approach	148	0.0	0.074	1.6	NA	0.0	0.1		
	All Vehicles	449	0.0	0.107	2.2	NA	0.2	1.7		



# MVR / Bartley Street Inter. - PM Peak 2023

## MOVEMENT SUMMARY

Site: 101 [Bartley 2023 pm]

MVMR - Bartley Street

Site Category: (None)

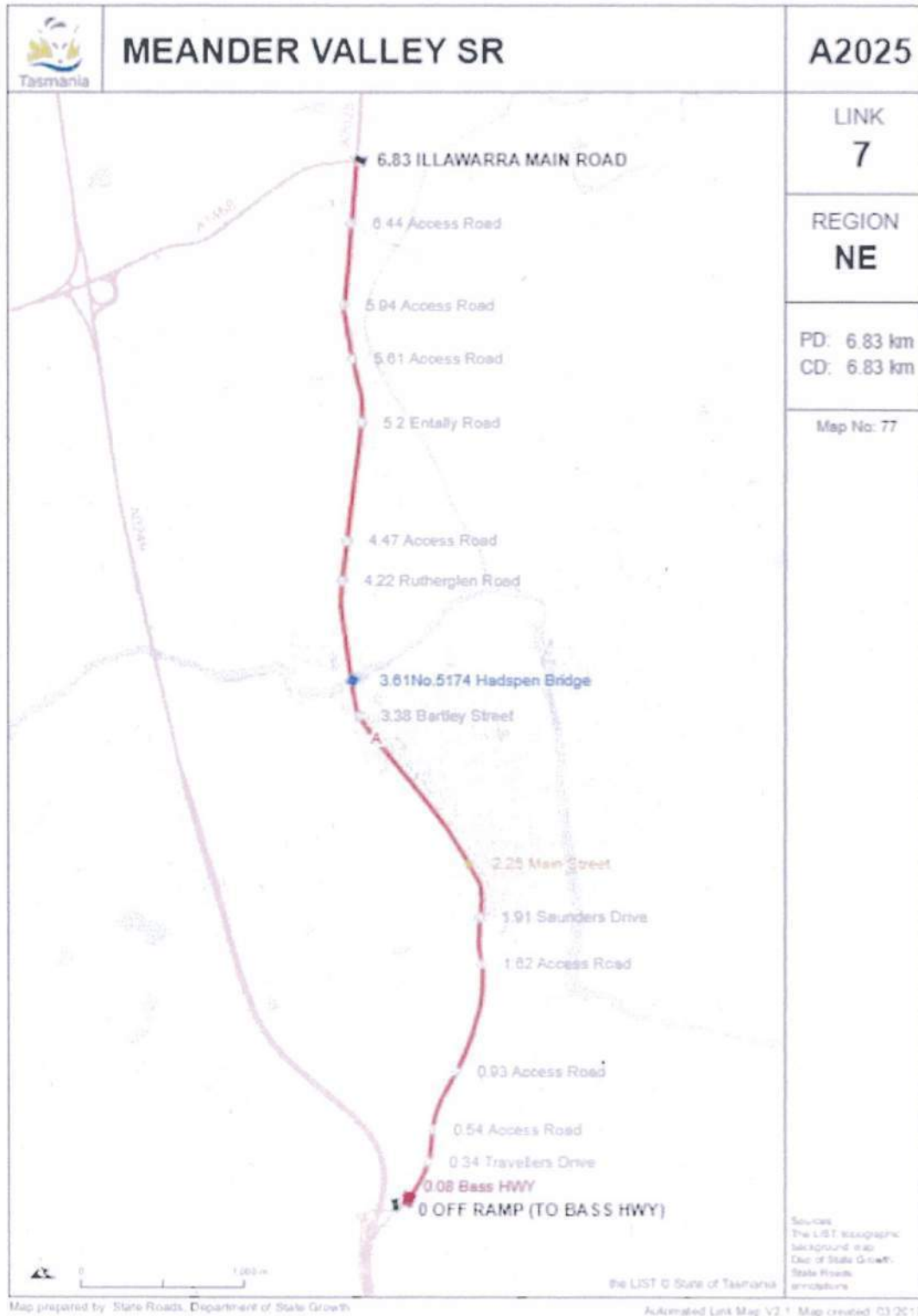
Giveaway / Yield (Two-Way)

Mov ID	Turn	Total veh/h	Demand Flow HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
<b>South: Bartley Street</b>								
1	L2	12	0.0	0.034	6.3	LOS A	0.1	0.9
2	T1	3	0.0	0.034	7.8	LOS A	0.1	0.9
3	R2	11	0.0	0.034	9.1	LOS A	0.1	0.9
	Approach	25	0.0	0.034	7.6	LOS A	0.1	0.9
<b>East: Meander Valley MR</b>								
4	L2	31	0.0	0.114	5.6	LOS A	0.0	0.0
5	T1	189	0.0	0.114	0.0	LOS A	0.0	0.0
6	R2	32	0.0	0.020	5.9	LOS A	0.1	0.6
	Approach	252	0.0	0.114	1.4	NA	0.1	0.6
<b>North: Bartley Street</b>								
7	L2	13	0.0	0.068	5.9	LOS A	0.3	1.8
8	T1	1	0.0	0.068	6.0	LOS A	0.3	1.8
9	R2	32	0.0	0.068	9.2	LOS A	0.3	1.8
	Approach	45	0.0	0.068	8.3	LOS A	0.3	1.8
<b>West: Meander Valley MR</b>								
10	L2	35	0.0	0.074	5.5	LOS A	0.0	0.0
11	T1	107	0.0	0.074	0.0	LOS A	0.0	0.0
12	R2	17	0.0	0.011	6.2	LOS A	0.0	0.3
	Approach	159	0.0	0.074	1.9	NA	0.0	0.3
	All Vehicles	481	0.0	0.114	2.5	NA	0.3	1.8



# Appendix C – Meander Valley Road

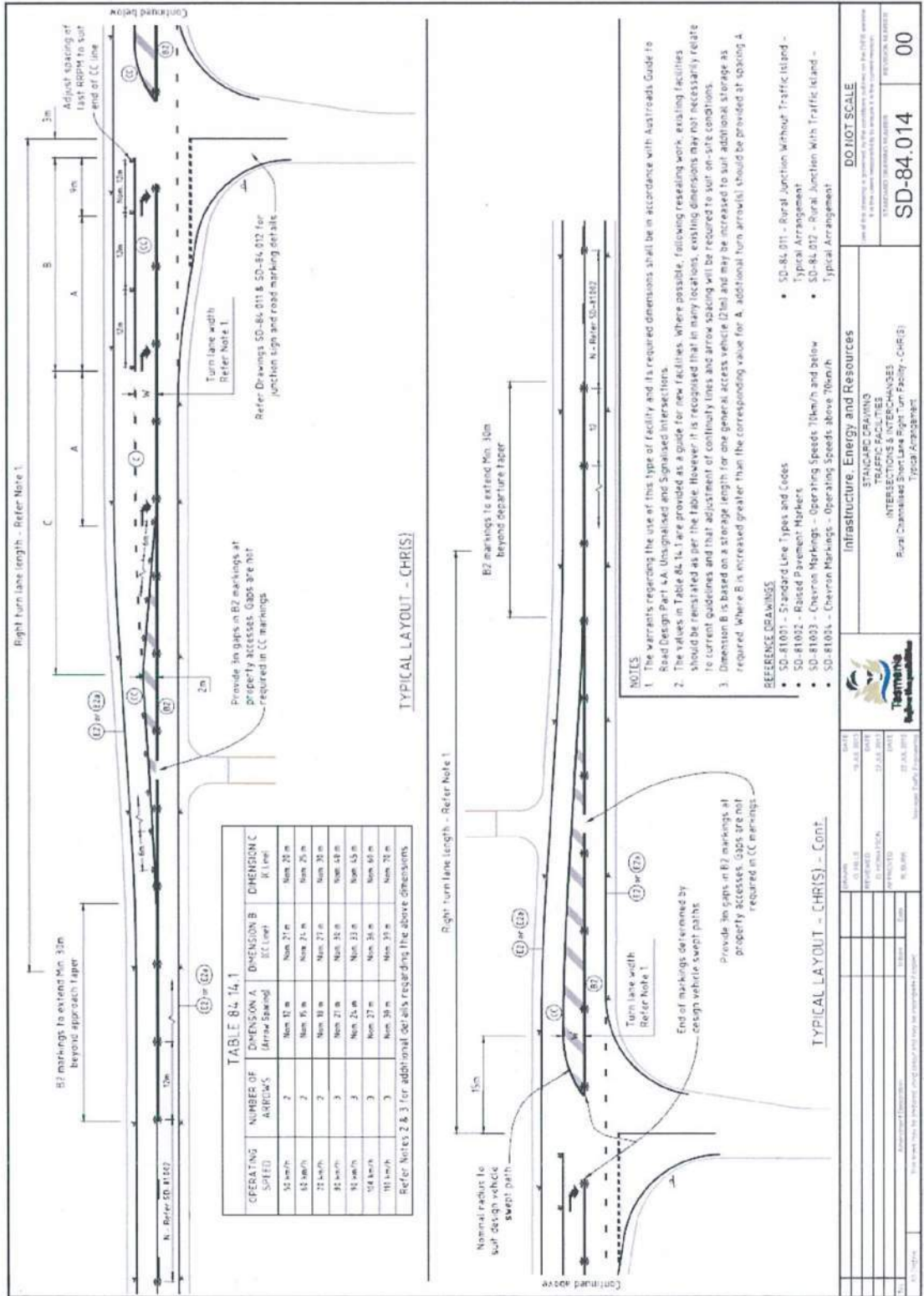
## Road Link Map





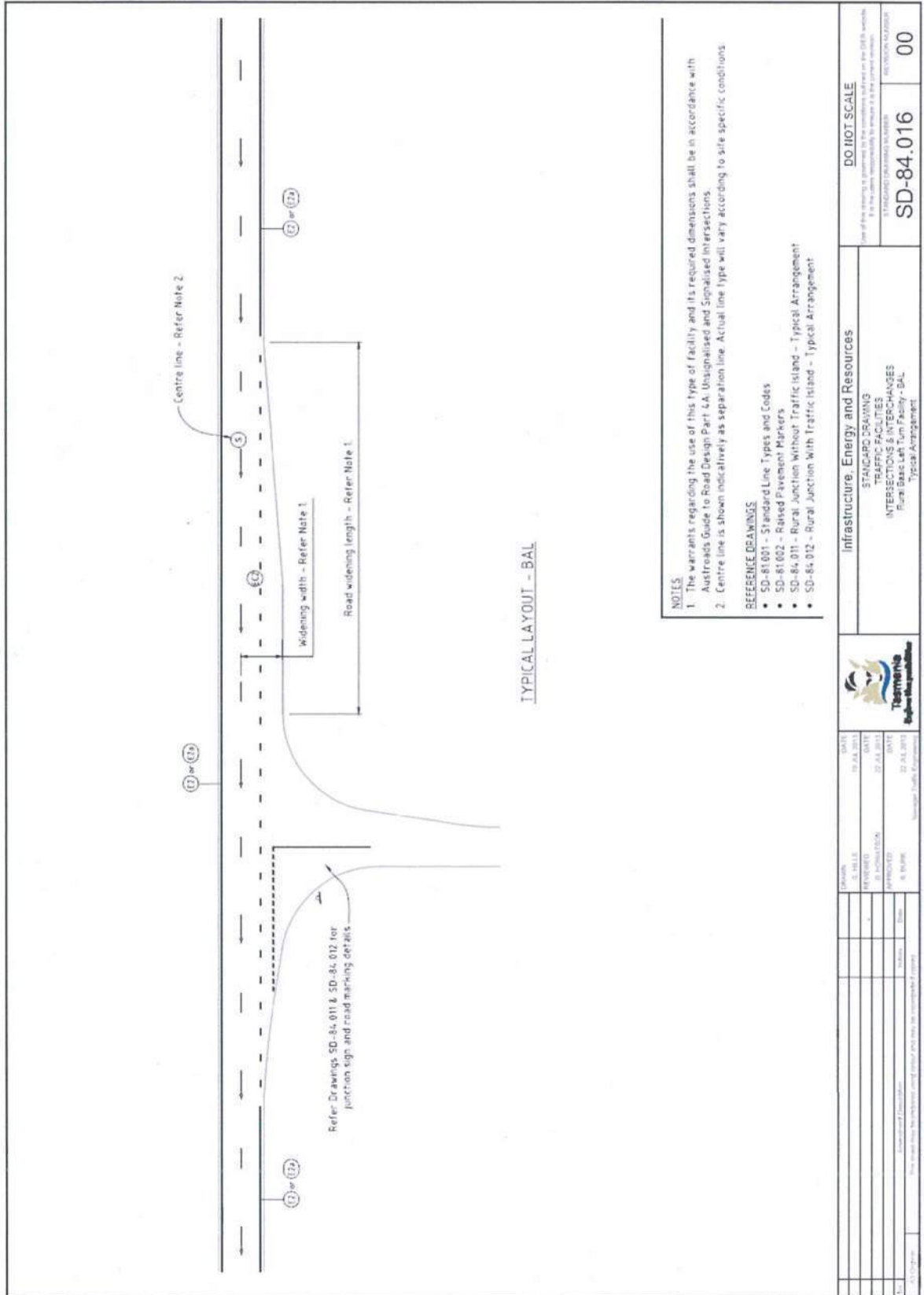
# Appendix D – DSG Standard Drawings

## Rural CHR (Short)





# Rural BAL



**NOTES**

- The warrants regarding the use of this type of facility and its required dimensions shall be in accordance with Austroads Guide to Road Design Part 4A. Unsignalised and Signalised Intersections.
- Centre line is shown indicatively as separation line. Actual line type will vary according to site specific conditions.

**REFERENCE DRAWINGS**

- SD-81.001 - Standard Line Types and Codes
- SD-81.002 - Raised Pavement Markers
- SD-84.011 - Rural Junction Without Traffic Island - Typical Arrangement
- SD-84.012 - Rural Junction With Traffic Island - Typical Arrangement

Infrastructure, Energy and Resources STANDARD DRAWING TRAFFIC FACILITIES INTERSECTIONS & INTERCHANGES Rural Basic Left Turn Facility - BAL Typical Arrangement		DO NOT SCALE (any of the drawings is governed by the conditions outlined on the SD's website & it is the users responsibility to ensure it is the correct version)
STANDARD DRAWING NUMBER <b>SD-84.016</b>	NETWORK NUMBER 00	PRINTED DATE/SCALE 15. 11. 19. A4

PREPARED 19.04.2019	DATE 19.04.2019
APPROVED 27.08.2017	DATE 27.08.2017
APPROVED 06.04.08	DATE 27.08.2017

APPROVED 06.04.08	DATE 27.08.2017
APPROVED 06.04.08	DATE 27.08.2017



# Line marking Standards

LINE TYPE	CODE	PAVEMENT MARKING DETAILS	WIDTH (mm)	TYPICAL APPLICATION
Barrier (One direction)	(B1)		300	Centre lines on higher category two way undivided rural roads.
Barrier (Both directions)	(B2)		300	Centre lines on higher category two way and multi-lane undivided rural roads.
Barrier (Both directions)	(B3)		150	Centre lines on lower category two way undivided rural and urban roads. Dividing line at junctions.
Barrier (Both directions)	(B4)		100	Centre lines on multi-lane undivided urban roads. Approach markings to urban traffic islands.
Separation (Rural)	(S1)		100	Centre lines on two way undivided rural roads.
Separation (Urban)	(S2)		100	Centre lines on two way undivided urban roads.
Separation (Median line)	(S3)		100	Definition of median turning lanes.
Separation (Special purpose)	(S4)		100	Centre lines where enhanced delineation is required and a continuous line is not appropriate.
Separation (Bicycle paths)	(S5)		80	Centre lines on dedicated off-road bicycle paths.
Lane (Rural)	(L1)		100	Lane lines on multi-lane rural roads.
Lane (Urban)	(L2)		100	Lane lines on multi-lane urban roads.
Lane (Turnoff lane)	(L3)		100	Lane lines at slow vehicle turnouts.
Lane (Special purpose)	(L4)		100	Lane lines on multi-lane roundabouts or where enhanced delineation is required and a continuous line is not appropriate.
Lane (Continuous)	(L5)		100	Lane lines where prohibiting lane change movements is required.
Continuity	(C1)		200	Entry points to right and left turn facilities. Entry and exit ramp merge/diverge areas.
Continuous Continuity	(C2)		200	Right and left turn facilities. Entry and exit ramp merge areas. Channelising at traffic islands.
Edge (Urban)	(E1)		100	Edge lines on urban roads. On-road bicycle lanes.
Edge Continuity (Urban)	(E2)		100	Edge line continuity on urban roads. Continuity of bicycle lanes past side road junctions.
Edge (Rural)	(E3)		150	Edge lines on rural roads.
Edge Continuity (Rural)	(E4)		150	Edge line continuity on rural roads.

LINE TYPE	CODE	MARKING DETAILS	WIDTH (mm)	TYPICAL APPLICATION
Stop	(S)		300	Intersections / junctions controlled by Stop signs or traffic signals. Children's crossings.
Holding	(H)		300	Intersections / junctions / roundabouts controlled by Give Way signs.
Junction Continuity	(J)		150	Where additional definition across the right hand side of an urban junction is required. (Refer Drawing SD-4.1, 4.2)
Turn (Traffic signals)	(T)		100	Definition of turn movements at traffic signals.
Pedestrian Walkway	(P)		100	Definition of pedestrian walkways at traffic lights and children's crossings.
No Stopping (Refer Note 1)	(N)		100	Restriction of stopping and parking where use of parking control signs is not appropriate.

### AUDIO-TACTILE PAVEMENT MARKING DETAILS

TYPE A	TYPE B
(Typically on asphalt surfaces)	(Typically on chip sealed surfaces)
<ul style="list-style-type: none"> <li>8mm thick thermoplastic strips placed on road surface followed by standard waterborne paint to match specified line type and width.</li> <li>Application over existing painted markings is permitted provided final application of standard waterborne paint is applied following strip placement.</li> </ul>	<ul style="list-style-type: none"> <li>2mm thick continuous thermoplastic line with 5mm thermoplastic strips integrated on top of base line.</li> <li>50mm drainage gullies shall be provided in accordance with DER Specification R64.</li> </ul>

### NOTES

- All pavement markings shall be white except 'No Stopping' markings which are yellow.
- Setout dimensions for all markings shall be measured to the centre of the line type.
- All dimensions are in metres unless noted otherwise.
- Refer DER Specifications R64, and T10 for performance and application guidelines.

		Infrastructure, Energy and Resources	
STANDARD DRAWING TRAFFIC FACILITIES PAVEMENT MARKINGS Standard Line Types and Codes		DO NOT SCALE	
DATE: 19 JUL 2013 PREPARED BY: D. J. MURPHY CHECKED BY: D. J. MURPHY APPROVED BY: P. B. BURN		DRAWING NUMBER: SD-81.001 REVISION NUMBER: 00	



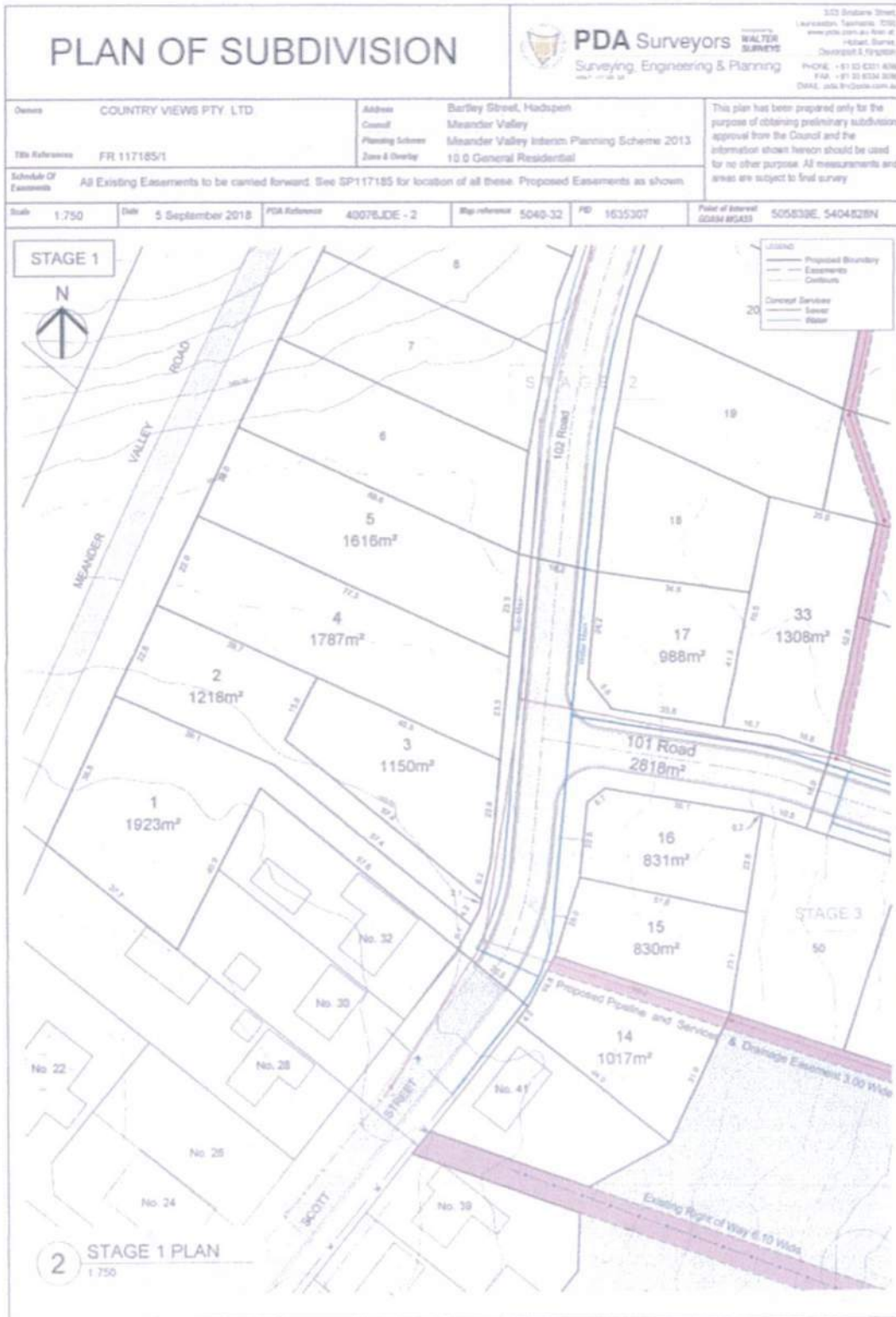
# Appendix E Overall Subdivision Layout Plan





# Appendix F – Subdivision Stage Plans

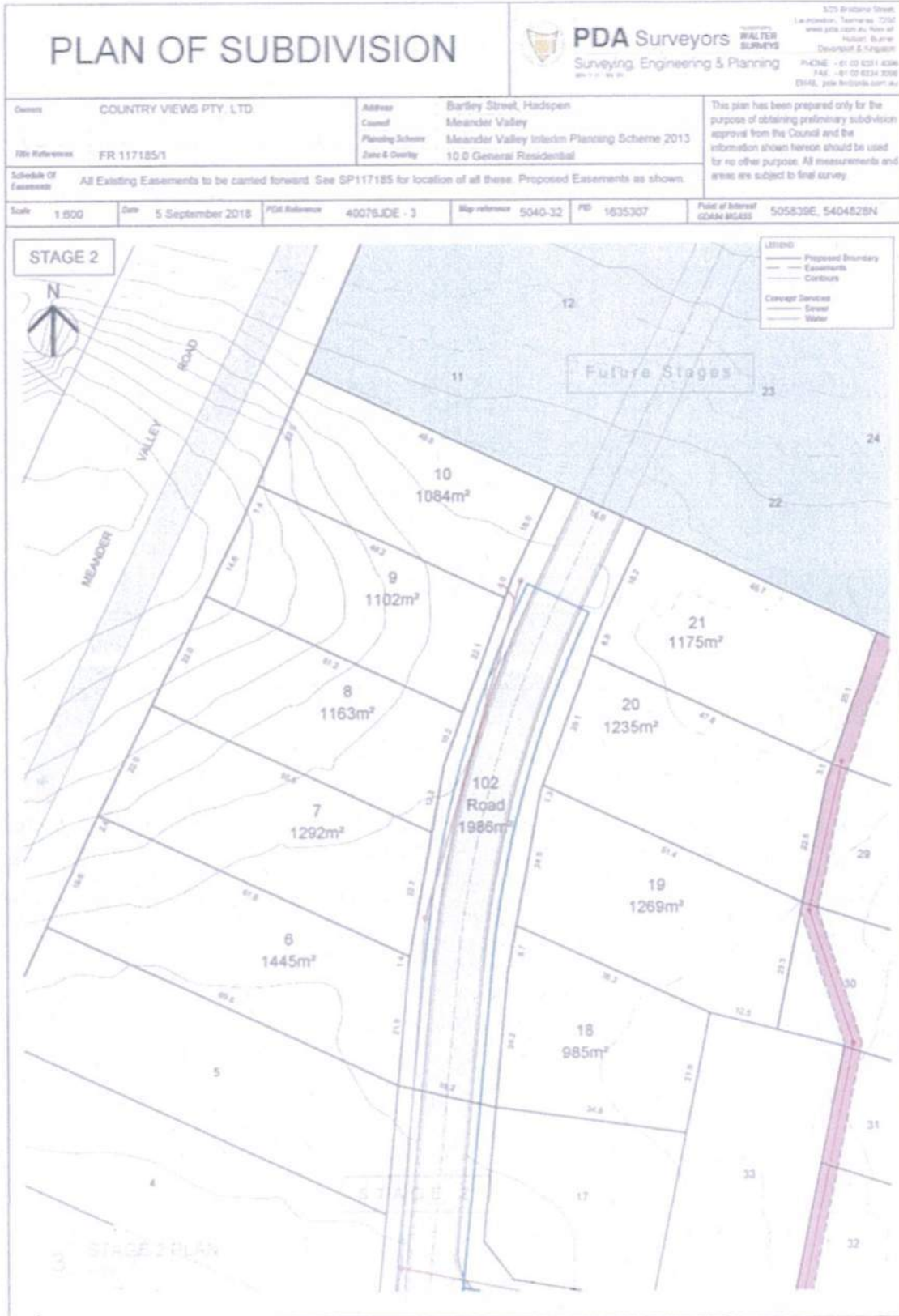
## Appendix F.1 - Stage 1





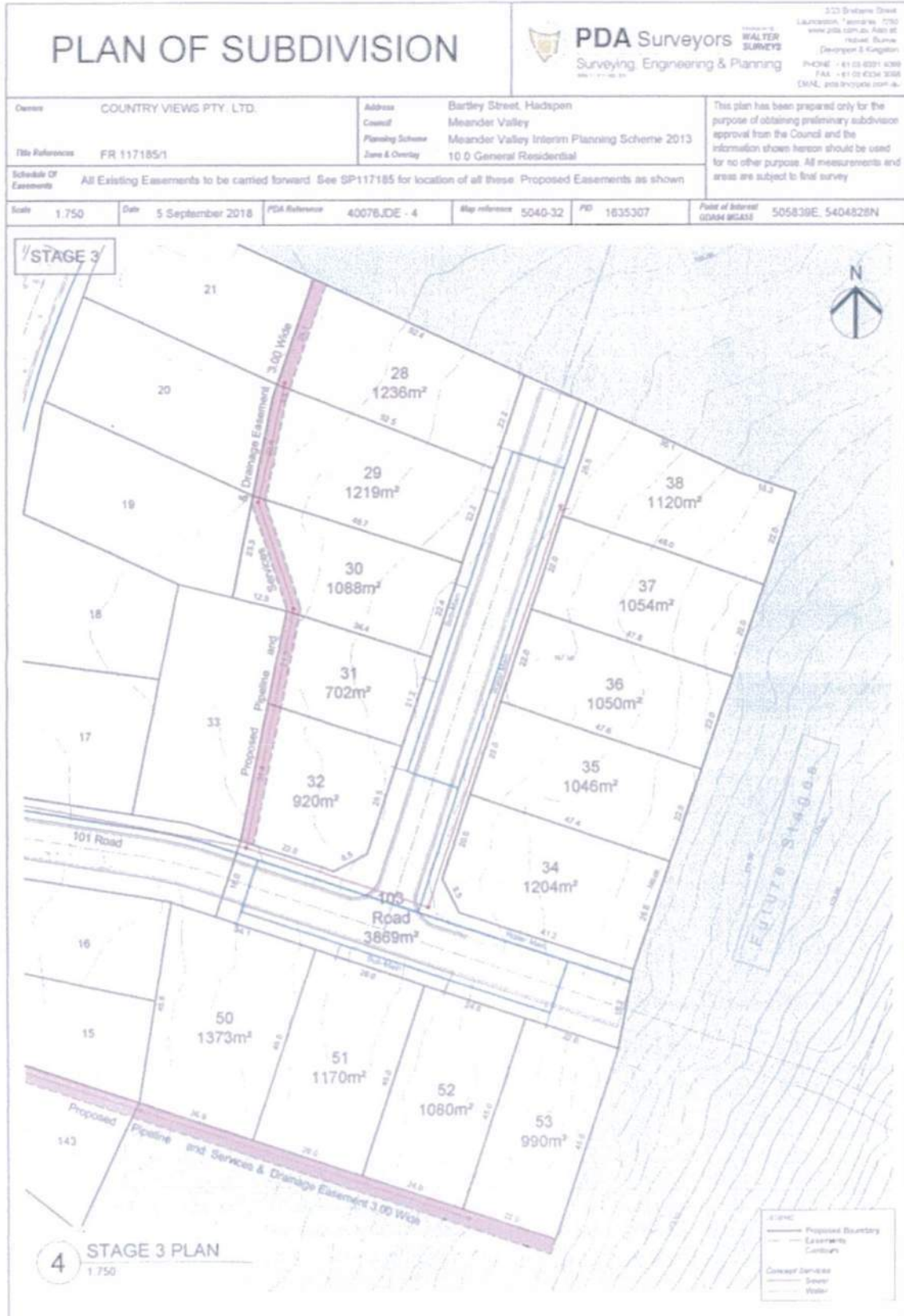


# Appendix F.2 - Stage 2



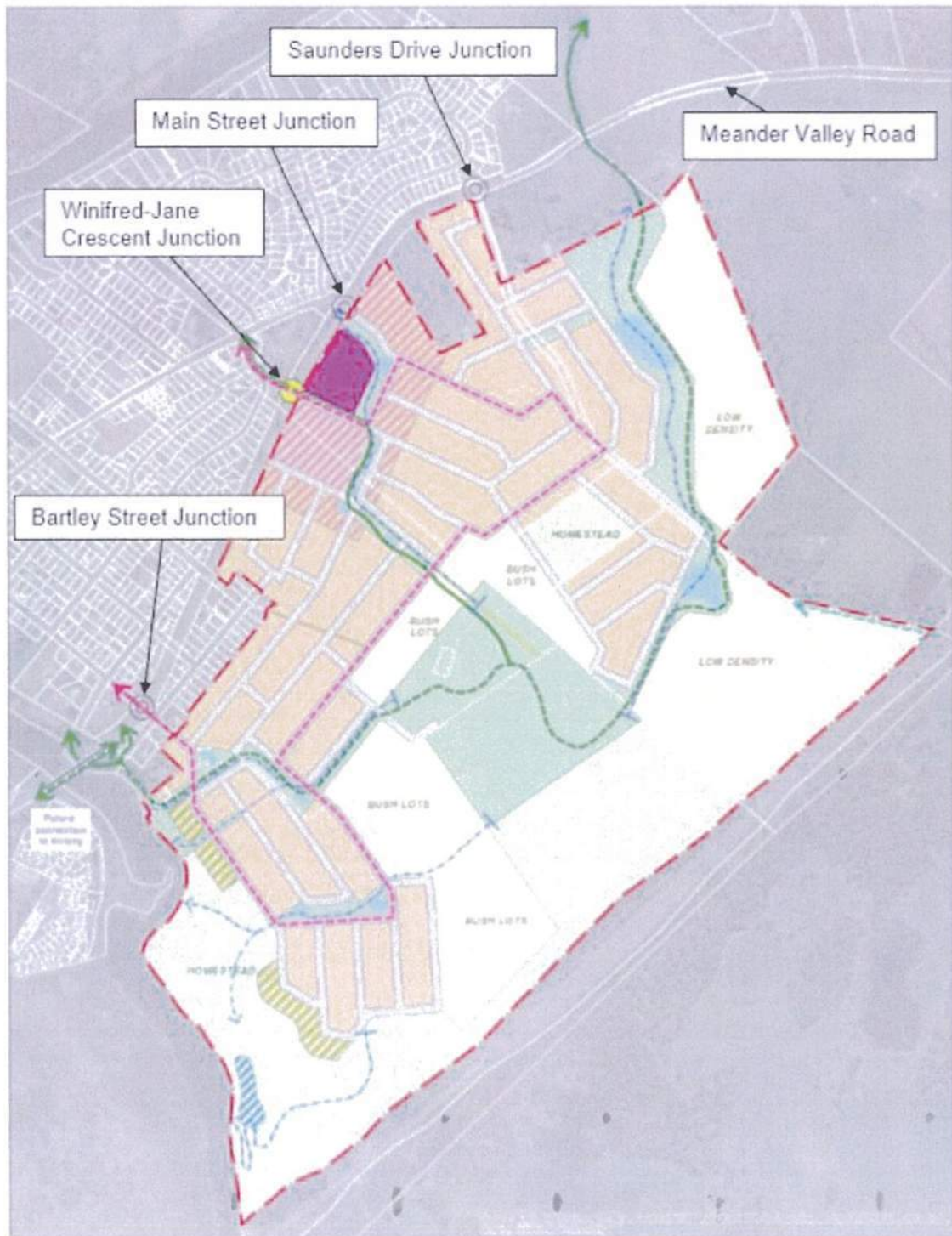


# Appendix F.3 - Stage 3





# Appendix G – Hadspen Urban Growth Area (HUGA) Master Plan



**MASTER PLAN** **HADSPEN GROWTH AREA**

<ul style="list-style-type: none"> <li>Boundary</li> <li>Proposed Emergency Services Route</li> <li>Proposed Main Road</li> <li>Proposed Access Road</li> <li>Proposed Road</li> <li>Proposed Road</li> <li>Proposed Road</li> </ul>	<ul style="list-style-type: none"> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> </ul>	<ul style="list-style-type: none"> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> </ul>	<ul style="list-style-type: none"> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> <li>Proposed</li> </ul>	<p>Scale: 1:10,000</p> <p><b>AECOM</b></p> <p>www.aecom.com</p>
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# Appendix H – Meander Valley Road Safe System Assessment

## Appendix H.1 – Existing Situation

Safe System Assessment		Existing situation Meander Valley Road - Bartley Street Intersection						
Exposure	Justification	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
Likelihood	Score / 4	No reported crashes, low traffic vol.	No reported crashes, low traffic vol.	Major road AADT 3,400 and minor road AADT 300 low turning volumes.	No reported crashes, use by school buses	Low AADT 3,400, ped activity with school bus	Low traffic volume, some cyclist activity	Low traffic volume, low motorcyclists
	Justification	Sealed road with slight curve in alignment and good delineation	Sealed road with slight curve in alignment and good delineation, no separation of approaching traffic	Conflict potential with cross intersection, reasonable sight distances, simple left and right turn facilities only, wide intersection layout.	Buses stopping on main road	Low volume of peds crossing of MVR	Wide road with low on street parking utilization	Sealed, slightly curved road alignment, possible for loose gravel on the road
Severity	Score / 4	High speed (100km/h), minimal hazards	High speed (100km/h), minimal hazards	High speed (100km/h), hazardous where risk of side impacts at a cross intersection	High speed (100km/h), side impact with bus	100km/h is a high speed environment for vulnerable road users such as pedestrians	100km/h is a high speed environment for vulnerable road users such as cyclists.	100km/h is a high speed environment for vulnerable road users such as motorcyclists
	Justification							
Product		Score / 4	4	4	4	4	4	4
Total Score / 64		16	16	24	16	16	16	16
Total / 448								120



## Appendix H.2 – Proposal

### Safe System Assessment Proposed Head to Head CHR Short and BAL treatment - Meander Valley Rd - Bartley St Inter.

Exposure	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
<b>Justification</b>	No reported crashes, low traffic vol.	No reported crashes, low traffic vol.	Major road AADT 3,400 and minor road AADT300 low turning volumes.	No reported crashes, use by school buses	Low AADT 3,400, ped activity with school bus	Low traffic volumes, some cyclist activity	Low traffic volume, low motorcyclists
<b>Likelihood</b>	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4
	Sealed road with slight curve in alignment and good delineation	Sealed road with slight curve in alignment and good delineation, no separation of approaching traffic	Channelized intersection layout	Bus Stop provided out of the traffic lane	Low volume of peds crossing of MVR.	Wide road with low on street parking utilisation	Sealed, slightly curved road alignment, possible for loose gravel on the road
<b>Severity</b>	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4
	High speed (100km/h), minimal hazards	High speed (100km/h), minimal hazards	High speed (100km/h), hazardous where risk of side impacts at a cross intersection	High speed (100km/h), side impact with bus	100km/h is a high speed environment for vulnerable road users such as pedestrians	100km/h is a high speed environment for vulnerable road users such as cyclists.	100km/h is a high speed environment for vulnerable road users such as motorcyclists
<b>Product</b>	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4	Score / 4
	4	4	4	4	4	4	4
<b>Total Score</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>8</b>	<b>16</b>	<b>16</b>	<b>16</b>
<b>Total</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>8</b>	<b>64</b>	<b>64</b>	<b>104</b>

**From:** Howatson, Donald (StateGrowth)  
**Sent:** 13 Mar 2019 21:33:20 +0000  
**To:** Justin Simons  
**Cc:** Hills, Garry (StateGrowth)  
**Subject:** RE: PA\19\0114 - Application - Lot 1 Bartley Street (off Scott Street), Hadspen (PID -1635307) - subdivision (33 lots)

Justin,

We accept the recommendations of the Traffic Feasibility Assessment prepared by Traffic & Civil Services.

Namely, provision of head-to-head short channelised right turn lanes and basic left turn lanes.

Happy to discuss.

Thanks, Donald.

**Donald Howatson** | Manager Traffic Safety  
Traffic Engineering | Department of State Growth  
76 Federal Street, North Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001  
Phone: (03) 6166 3327  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

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**From:** Justin Simons [mailto:Justin.Simons@mvc.tas.gov.au]  
**Sent:** Wednesday, 13 March 2019 12:25 PM  
**To:** Hubble, Peter (StateGrowth) <Peter.Hubble@stategrowth.tas.gov.au>  
**Cc:** Development (StateGrowth) <Development@stategrowth.tas.gov.au>  
**Subject:** PA\19\0114 - Application - Lot 1 Bartley Street (off Scott Street), Hadspen (PID -1635307) - subdivision (33 lots)

Hi Peter

Thank you for your time on the phone. Please find attached a planning application which includes works in Meander Valley Road at Hadspen. The consent to lodge the application is attached and the full application is included in the dropbox link below. If you have any issues opening the link please let me know and I will organise another means of getting it to you.

If possible could you please let me know by tomorrow your thoughts on the application and any advice. If you require additional time, please let me know so that I can manage timeframes and expectations at my end.

Thank you for your assistance and kind regards

Justin

**Justin Simons** | Town Planner  
**Meander Valley Council**  
*working together*

**From:** Hills, Garry (StateGrowth)  
**Sent:** 4 Apr 2019 04:47:23 +0000  
**To:** Justin Simons  
**Subject:** RE: PA\19\0114 - Application - Lot 1 Bartley Street (off Scott Street), Hadspen (PID -1635307) - subdivision (33 lots)

Thanks Justin, that looks good. I've slightly re-worded and added a bit more about the school bus conflict.

They would need to develop a plan and then submit it to us (although we're also happy to provide input with them directly beforehand if needed).

Appreciate your help with this.

Cheers, Garry

---

**From:** Justin Simons [mailto:Justin.Simons@mvc.tas.gov.au]  
**Sent:** Thursday, 4 April 2019 12:40 PM  
**To:** Hills, Garry (StateGrowth) <Garry.Hills@stategrowth.tas.gov.au>  
**Subject:** RE: PA\19\0114 - Application - Lot 1 Bartley Street (off Scott Street), Hadspen (PID -1635307) - subdivision (33 lots)

Hi Garry

We could condition that they need to undertake temporary traffic management at the intersection with Meander Valley Road, forcing them to apply for the works permit. Would you dictate to them what they need to do or would you expect them to develop a plan?

What about something like:

- Prior to the commencement of works a Traffic Management Plan (TMP) is to be submitted to the Department of State Growth via the process and application form found at [transport.tas.gov.au/road/permits/traffic\\_management](http://transport.tas.gov.au/road/permits/traffic_management). The plan is to include management prescriptions to ensure the safety and efficiency of the intersection of Scott Street and Meander Valley Road both prior to, and during construction of, the proposed intersection works. The TMP shall make consideration of the interaction with heavy construction traffic using the above mentioned intersection during school bus pick up and drop off times.

**Justin Simons | Town Planner**

**Meander Valley Council**

*working together*

**T:** 03 6393 5346 | **F:** 03 6393 1474 | **E:** [justin.simons@mvc.tas.gov.au](mailto:justin.simons@mvc.tas.gov.au) | **W:** [www.meander.tas.gov.au](http://www.meander.tas.gov.au)

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



Please consider the environment before printing this email.

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**From:** Hills, Garry (StateGrowth) [<mailto:Garry.Hills@stategrowth.tas.gov.au>]  
**Sent:** Thursday, 4 April 2019 11:40 AM  
**To:** Justin Simons  
**Subject:** RE: PA\19\0114 - Application - Lot 1 Bartley Street (off Scott Street), Hadspen (PID - 1635307) - subdivision (33 lots)

Hello Justin,

Our thinking is that the junction improvement works will need to be completed prior to the issue of title for the first stage of the subdivision.

It is not the intent of a TIA to consider construction traffic as this is typically managed by site specific temporary traffic management arrangements.

Noting the concerns of the representor, ideally the developer's contractor could place some traffic management at the junction (i.e. trucks entering / possibly a lower speed limit while active works are occurring).

However I'm not sure we have any mechanism to impose this until they apply for a Works Permit to undertake the actual works at the junction. Unless they want to do it as part of their own site operational safety practice – then they would just need to apply for a [Temporary Traffic Management permit](#).

Happy to discuss.

Cheer, Garry

---

**From:** Justin Simons [<mailto:Justin.Simons@mvc.tas.gov.au>]  
**Sent:** Wednesday, 3 April 2019 10:27 AM  
**To:** Hills, Garry (StateGrowth) <[Garry.Hills@stategrowth.tas.gov.au](mailto:Garry.Hills@stategrowth.tas.gov.au)>  
**Subject:** RE: PA\19\0114 - Application - Lot 1 Bartley Street (off Scott Street), Hadspen (PID -1635307) - subdivision (33 lots)

Hi Garry

Sorry about that. It is now attached.

We have also forwarded the rep to the applicant and the following comment was provided by Richard Bourke, the author of the original TIA.

**“It is recommended that the intersection works proceed as soon as possible and before the first stage of the subdivision(10 lots) is half developed”**

As it is your road, I thought it would be best to see if you have a preference for when the intersection works are done? Or any other comments.



**From:** Dino De Paoli  
**Sent:** 15 Mar 2019 12:36:02 +1100  
**To:** Justin Simons  
**Subject:** PA\19\0114 - Road Authority Advice - Land off Scott Street, Hadspen -  
Subdivision (33 lots)

Justin

I accept the recommendations of the Traffic Feasibility Assessment prepared by Traffic & Civil Services.

The development is not considered to impact the safety and efficiency of Scott Street or the greater road network.

State Growth has considered the intersection with Meander Valley Road.

Kind regards

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

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



Please consider the environment before printing this email.

## Submission to Planning Authority Notice

Council Planning Permit No.	PA\19\0114	Council notice date	5/12/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/01998-MVC	Date of response	13/03/2019
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
<b>Response issued to</b>			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
<b>Development details</b>			
Address	BARTLEY ST, HADSPEN	Property ID (PID)	1635307
Description of development	Staged Subdivision – (3 stages, 33 Lots)		
<b>Schedule of drawings/documents</b>			
	Prepared by	Drawing/document No.	Revision No.
			Date of Issue
PDA		5040-32 Plan of Subdivision – Stage 1, 2, 3 & 4	22/01/2019
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater’s satisfaction.</li> <li>6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater’s satisfaction.</li> <li>7. In addition to any other conditions in this permit, all works must be constructed under the</li> </ol>			

- supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document for the third stage, the developer is responsible for the design and construction costs associated with the up-sizing of existing sewer assets A394878 and A394879 from DN150mm PVC-U to DN225mm SN8.
  9. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
  10. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
  11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
    - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
    - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
    - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
    - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
  12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
  13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
  14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement

conditions.

17. The Plan of Subdivision Council Endorsement Page for lot 1 is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater’s sewerage system.

*Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point*

**DEVELOPMENT ASSESSMENT FEES**

18. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
- a. \$1,139.79 for development assessment; and
  - b. \$149.20 for Consent to Register a Legal Document

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

19. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

**Advice**

**Water**

The proposed development is located in the Hadspen zone supplied from the Hadspen reservoir with a TWL of 214.5m AHD. It is at an elevation of 165m AHD, giving a maximum static pressure of 49.5m. The following total boundary heads (not pressures) are provided at the connection point at the end of the existing DN150 pipe in Scott Street:

Scenario	Total boundary head (m)
Peak Day	208
Peak Day + 10 L/s Fire Flow	208

It should be noted that these are the boundary heads in the water main itself at the proposed connection point and do not include losses through the actual connection or associated pipework.

TasWater suggest that the designer include details of the ultimate subdivision capability (including infill development) for all stages for assessment hydraulically and external infrastructure upgrades at the time of engineering submission for the first stage.

**Sewer Works External**

Taking into consideration that these first three stages will soon progress into more stages, the sizing and capacity of the infrastructure should be based on total ultimate lots, not just the three stages proposed now. TasWater suggest that the designer include details of the ultimate subdivision capability (including infill development) for all stages for assessment hydraulically and external infrastructure upgrades at the time of engineering submission for the firststage.

**General**

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

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

**Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**Declaration**

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

**Authorised by**



**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

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

**From:** Bev Sweetnam  
**Sent:** 1 Apr 2019 22:11:01 +1100  
**To:** Planning @ Meander Valley Council  
**Subject:** Planning application to Scott Street Hadspen

General Manager,  
Meander Valley Council  
WESTBURY

Dear Sir

With regard to the planning application for the subdivision at the end of Scott Street, Hadspen, we would like to lodge our objection to the subdivision being approved prior to the intersection works, as indicated in the development application, at the intersection of Scott and Bartley Streets being completed.

We believe the traffic engineer has not taken into consideration the increase in traffic movements due to the construction vehicles associated with the subdivision works in his analysis of the vehicle movements at the intersection.

This is of particular relevance given the school bus drop off and pick up that occurs at the Scott Street intersection during school days.

Your sincerely  
Rod & Bev Sweetnam  
15 Scott Street  
HADSPEN TAS 7290

*Bev Sweetnam  
eBookkeeping Enterprise  
15 Scott Street  
HADSPEN TAS 7290  
Ph: 0408 936 448*

Maturity is learning to walk away from people and situations that threaten your peace of mind, self respect, values, morals and self worth.

# Representation

# **COMMUNITY AND DEVELOPMENT SERVICES 1**

Reference No. 83/2019

## **DOG REGISTRATION FEES 2019-20**

**AUTHOR:** Lynette While  
DIRECTOR COMMUNITY AND DEVELOPMENT SERVICES

### **1) Recommendation**

***It is recommended that Council: adopt the following dog registration fees and charges for the 2019-20 financial year:***

<b>Registration</b>	<b>Regular Fee</b>	<b>If paid by 31 July</b>
Domestic Dog not Desexed	\$65	\$48
Domestic Dog Desexed	\$22	\$14
Working Dog	\$22	\$14
Greyhound	\$22	\$14
Purebred ( <i>for breeding</i> )	\$22	\$14
Pensioners Dog ( <i>one per pension card</i> )	\$22	\$14
Guide Dog/Hearing Dog ( <i>on production of suitable evidence by applicant</i> )	Nil	Nil
Dangerous Dog	\$568	Not Applicable
Guard Dog	\$65	\$48
<b>Other</b>		
Renewal of Kennel Licence	\$34	Not Applicable
New Kennel Licence	\$127	
Fee to make a nuisance dog complaint	\$22	
Dangerous Dog Collars	Cost+GST	
Impounding Fee	\$34	
Impounding Fee - Second Time	\$58	
Daily Maintenance Fee	\$22+GST	

## 2) Officers Report

The purpose of this report is for Council to adopt dog registration fees and charges for 2019-20.

Dog registration fees and charges need to be set at the May meeting to ensure the new fees are published by the end of the first week of June.

The fees for the 2018–19 financial year were:

<b>Registration</b>	<b>Regular Fee</b>	<b>If paid by 31 July</b>
Domestic Dog not Desexed	\$63	\$46
Domestic Dog Desexed	\$21.50	\$13.50
Working Dog	\$21.50	\$13.50
Greyhound	\$21.50	\$13.50
Purebred ( <i>for breeding</i> )	\$21.50	\$13.50
Pensioners Dog ( <i>one per pension card</i> )	\$21.50	\$13.50
Guide Dog/Hearing Dog ( <i>on production of suitable evidence by applicant</i> )	Nil	Nil
Dangerous Dog	\$550	Not Applicable
Guard Dog	\$63	\$46
<b>Other</b>		
Renewal of Kennel Licence	\$32.50	Not Applicable
New Kennel Licence	\$119.50	
Fee to make a nuisance dog complaint	\$21.50	
Dangerous Dog Collars	Cost+10%+GST	
Impounding Fee	\$33	
Impounding Fee - Second Time	\$54.50	
Daily Maintenance Fee	\$21.50 + GST	

Council continues to run a comprehensive service in this program. Council is one of the few remaining Local Government Authorities in the region that provide a 24/7 call out service.

In order for the program to continue to provide the same level of service to our community, it is recommended that the fees are increased and that the fee increase reflects the Council Cost Index (CCI) for 2019. The CCI is prepared by LGAT and captures the cost increases associated with the delivery of local government services recognising that the Consumer Price Index alone does not reflect cost increases across the range of council services.



The CCI for 2019 is 3.38%.

It is recommended that fees are increased by CCI and rounded to the nearest dollar.

### **3) Council Strategy and Policy**

Policy No. 43 Dog Management provides for the setting of registration fees in May of each year. It also includes that dog owners will be encouraged to register their dogs early in the financial year by the way of a discount if registration fees are paid prior to 31 July each year.

### **4) Legislation**

Section 80 of the Dog Control Act 2000 provides the legislative instrument for Council to set fees.

Fees and charges are set in accordance with section 205 of the Local Government Act 1993.

### **5) Risk Management**

Not applicable.

### **6) Government and Agency Consultation**

Not applicable.

### **7) Community Consultation**

Not applicable.

### **8) Financial Consideration**

In the current financial year to date Council has collected approximately:

- \$47,400 in dog registration fees and kennel licenses
- \$14,100 from infringement notices and poundage fees

### **9) Alternative Recommendations**

Council can elect to amend the proposed fee structure.

## 10) Voting Requirements

Simple Majority

**DECISION:**

## **COMMUNITY AND DEVELOPMENT SERVICES 2**

Reference No. 84/2019

### **ENVIRONMENTAL HEALTH FEES 2019-20**

**AUTHOR:** Katie Proctor  
ENVIRONMENTAL HEALTH OFFICER

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#### **1) Recommendation**

***It is recommended that Council adopt the following environmental health fees and charges for the 2019-20 financial year:***

<b>Food Premises (Except for bona fide not for profit organisations)</b>	<b>Fees and Charges</b>
Annual Registration/renewal of Registration	
• P3	\$58.00
• P1 and P2	\$173.00
Late fee if application for renewal not received by 31 July	\$52.00
Additional inspections due to non-compliance	\$117.00 incl. GST
<b>Temporary Food Stall Registration (Except for bona fide not for profit organisations)</b>	
One-off event	\$36.00
0 – 6 months	\$58.00
6 – 12 months	\$86.00
Late fee if not received before event	\$41.00
<b>Public Health</b>	
Place of Assembly Licence – Public events, 1 day	\$75.00
Place of Assembly Licence – Public events, greater than 1 day	\$235.00
Registration of Private Water Supplier	\$98.00
Other premises requiring licensing under Public Health Act 1997	\$98.00
Request for inspection and written reports on food premises for prospective purchasers	\$117.00 incl. GST
<b>Mobile Food Vehicles</b>	
Vendor's Permit	\$173.00

## 2) Officers Report

The purpose of this report is for Council to adopt environmental health fees and charges for 2019-20.

Council fees and charges are set in conjunction with the annual budget process. However, the environmental health fees and charges are determined at the May Council meeting so the 2019-20 fees can be published by the end of May to enable Food Registration renewals to be issued in June.

The fees set by Council for the 2018-2019 financial year are set out in the table below:

<b>Food Premises: (Except for bona fide not for profit organisations)</b>	<b>Fees and Charges</b>
Annual renewal of Registration	
• Low risk	\$56.50
• Other premises	\$167.50
• State wide Mobile Food Business	\$167.50
Late fee if not received by 31 July	\$50.00
Additional Inspections due to non-compliance	\$113.50 incl. GST
<b>Temporary Food Stall Registration (Except for bona fide not for profit organisations)</b>	
One-off event	\$34.50
0 – 6 months	\$56.50
6 – 12 months	\$83.00
Late fee if not received before event	\$39.50
<b>Public Health</b>	
Place of Assembly Licence – Public events, 1 day	\$72.50
Place of Assembly Licence – Public events, greater than 1 day	\$227.50
Registration of Private Water Supplier	\$94.50
Other premises requiring licensing under Public Health Act 1997	\$94.50
Request for inspection and written reports on food premises for prospective purchasers	\$113.50 incl. GST
Vendor's Permit – Mobile Food Vehicles	\$167.50

The regulatory environment influencing the environmental health program has directly and indirectly impacted the cost of running the program.

The costs associated with conducting the environmental health program have increased, for example, laboratory testing prices have increased by approximately 11 per cent in the past two years and one of the two laboratories based in Launceston closed in May 2018. The impact of this was increased cost to Council as samples requiring chemical or algal analysis are now sent to Hobart as these services are no longer available in Launceston.

In order for the program to continue to provide the same level of service to our community, it is recommended that the environmental health fees are increased, and that the fee increase reflects the Council Cost Index (CCI) for 2019. The CCI is prepared by LGAT and captures the cost increases associated with the delivery of local government services recognising that the Consumer Price Index alone does not reflect cost increases across the range of council services.

The CCI for 2019 is 3.38%.

It is recommended that fees are increased by CCI and rounded to the nearest dollar.

The categories of food premises listed in the environmental health fees and charges have been altered to reflect the introduction of the Tasmanian Food Business Risk Classification System (TFBRCS), commencing 1 July 2019. Based on the national food safety risk profiling framework, food businesses are to be classified into five categories according to the types of food handled by the business, together with the size and method of its food handling activities.

Council staff have endeavoured to align the proposed fees and charges for the new classification system with the existing Food Registration structure for the upcoming financial year. This will be reviewed 12 months after the implementation of the TFBRCS.

For the 2019-20 financial year, it is proposed that the current 'low risk' category be renamed to P3, and 'other premises' be renamed to P1 and P2. Statewide Mobile Food Businesses will also be classified according to risk, therefore the separate fee can be removed from the fees and charges.

The TFBRCS also includes food businesses that are classified as P3-N or P4, largely businesses handling or processing non-potentially hazardous foods. These are analogous to the former Notification of a Food Business, which has not previously been included in Council's fees and charges. It is proposed that businesses classified as P3-N or P4 are not included in Council's fees and charges for 2019-20.

A Vendor's Permit, issued under the Vehicle and Traffic Act 1999, is required in addition to a Registration of a Food Business for mobile food vehicles wishing to operate from a public street or from Council owned or managed property. Mobile food vehicles based in other municipalities may apply for and obtain a Vendor's Permit to trade in the Meander Valley area.

### **3) Council Strategy and Policy**

The Annual Plan provides for the review of fees and charges in the June quarter.

### **4) Legislation**

Fees and charges are set in accordance with Section 205 of the Local Government Act 1993.

### **5) Risk Management**

Not applicable.

### **6) Government and Agency Consultation**

Not applicable.

### **7) Community Consultation**

Not applicable.

### **8) Financial Consideration**

Environmental Health fees and charges are estimated to generate approximately \$32,000 in revenue in 2018-2019. The operating cost of providing all environmental health functions of Council is anticipated to be \$250,000 in the 2018-19 financial year.

### **9) Alternative Recommendations**

Council can elect to amend the proposed fee structure.

### **10) Voting Requirements**

Simple Majority

## **DECISION:**

# **CORPORATE SERVICES 1**

Reference No. 85/2019

## **COUNCIL AUDIT PANEL RECEIPT OF MINUTES**

**AUTHOR:** Jonathan Harmey  
DIRECTOR CORPORATE SERVICES

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### **1) Recommendation**

***It is recommended that Council receive the minutes of the Council Audit Panel meeting held on 26 March 2019 as follows:***

### **2) Officers Report**

Council's Audit Panel met on 26 March 2019 with the minutes attached for Council's information and receipt. The attached minutes have been endorsed by the Audit Panel Chairman and are provided for Council's information as is required following each Audit Panel meeting in line with Council's Audit Panel Charter.

### **3) Council Strategy and Policy**

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

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

### **4) Legislation**

Sections 85, 85A and 85B of the Local Government Act 1993 and the Local Government (Audit Panels) Order 2014.

### **5) Risk Management**

Not applicable.

### **6) Government and Agency Consultation**

Not applicable.

## **7) Community Consultation**

Not applicable.

## **8) Financial Consideration**

Not applicable.

## **9) Alternative Recommendations**

Not applicable.

## **10) Voting Requirements**

Simple Majority.

## **DECISION:**





## Audit Panel Minutes

<b>Meeting Time &amp; Date: 10am 26 March 2019</b>	<b>Venue: Meander Valley Council</b>
<b>Present:</b>	
Chairman Steve Hernyk	Councillor Suzie Bower
Mr Chris Lyall	Councillor Frank Nott
<b>In Attendance:</b>	
Martin Gill, General Manager	Sam Bailey, Risk & Safety Officer
Jon Harmey, Director Corporate Services	Dino De Paoli, Director Infrastructure Services
Justin Marshall, Senior Accountant	Susan Ellston, Finance Officer
<b>Apologies:</b>	
Lynette While, Director Community & Development Services	Matthew Millwood, Director Works

### ORDER OF BUSINESS

ITEM	
<b>1.</b>	<b>Declaration of Pecuniary Interests/conflict of interest</b> Nil.
<b>2.</b>	<b>Adoption of Previous Minutes</b> It was resolved that the minutes of the meeting held on 18 December 2018 be received and confirmed.
<b>3.</b>	<p><b>Outstanding from previous meeting – Action Sheet</b></p> <p><b>3.1 Review Delegation process and exercise of these</b> Covered in Item 22. Completed – Remove from Action Sheet</p> <p><b>3.2 Review Asset Management Strategy</b> Covered in Item 8 &amp; 9. Completed – Remove from Action Sheet</p> <p><b>3.3 Review Asset Management Policy</b> Covered in Item 10. Completed – Remove from Action Sheet</p> <p><b>3.4 Review performance of plans. Strategies and policies including performance against identified benchmarks</b> Covered in Item 8. Completed – Remove from Action Sheet</p> <p><b>3.5 Review management’s implementation of audit recommendations</b> Covered in Item 15. Completed – Remove from Action Sheet</p> <p><b>3.6 Review WH&amp;S</b> Provided – Remove from Action Sheet</p> <p><b>3.7 Review Business Continuity Plan</b> It was suggested the date be amended in ‘<i>Sub-Plan Owner and date last review</i>’ to reflect November 2018 as the review date. It was questioned why the DRC was not named in the document. Answer that as the BCP is a public document it was not intended for public knowledge. DRC was Provided – Remove from Action Sheet</p>
<b>4.</b>	<b>Review Audit Panel Annual Meeting Schedule and Work Plan</b> No matters for discussion.

### CORPORATE SERVICES 1

## Governance and Strategy

### 5. Review 10 Year Financial Plan

Council's Financial Plan is updated every year (more regularly than every four years required by the Act). The document will be workshopped with Council and endorsed by Council with the passing of Council's 2020 Budget Estimates. Council officers had an initial overview workshop with Councillors on the financial plan on 12 March 2019.

Received and noted.

### 6. Review Financial Management Strategy (sustainability)

Director Corporate Services advised several items will influence the strategy including the revaluation of all the municipalities' properties and kerbside collection in rural areas which are both unknown at this point.

Received and noted.

### 7. Review Annual Plan

The Annual Plan Review was approved at the Council Meeting held on the 15th January 2019. Plan to be circulated to Audit Panel members.

Received and noted

### 8. Review Long –Term Strategic Asset Management Plan

The Asset Management Improvement Plan 2018-2019 FY (summary) along with the Asset Management Bridge 2018, Building 2018, Recreation 2018, Roads 2018 and Stormwater 2018 Plans were presented to the Panel for comment. Agreed for the Chairman to have a separate discussion with the Director Infrastructure Services.

Received and noted

### 9. Review Asset Management Strategy

The MVC Strategic Asset Management Plan – 2018 was presented to the Panel for comment. Agreed for the Chairman to have a separate discussion with the Director Infrastructure Services

Received and noted

### 10. Review Asset Management Policy

Policy was not due for review until Jan 2021. The Chairman noted that this review date should be aligned with the review cycle for the MVC Strategic Asset Management Plan. Management would revisit review date.

The Asset Management Team Meeting Minutes – December 2018 were circularised to the Panel.

Received and noted

### 11. Review policies and procedures

11.1 **The Guidelines for Tenders and Contracts 2019-2023** (from agenda item 23) was presented to the Panel for comments. The Panel recommended some variations to the document:-

- The Panel questioned the changing of 'Code' to 'guidelines' and recommended it revert back to 'Code' due to the legal requirements and consequences of the word 'code'.
- The panel noted both efficiency at increasing the level needed to enter into contract >20,000 and also at the same time a risk arose, but that the Council will, in a Workshop, consider this level further.

- The Panel also recommended the wording be altered to consider local businesses directly.

### **11.2 POLICY No 24 – Councillor Expense Entitlements, Attendance at Conferences and Training**

This policy had been presented to Councillors and adopted by them at their 12 March 2019 Council Meeting.

Received and noted

## **Financial and Management Reporting**

### **12. Review most current results and report any relevant findings to Council**

- The financial Reports were tabled.
- Councillor SB requested the breakdown of item 0191-Other Functions \$200,000. Corporate Services Director to advise.
- Councillor SB requested Professional Services & Consultancy be itemised. Corporate Services Director to advise.
- Councillor SB questioned why only 3 of the 4 plant items have not been purchased. Director Corporate Services provided some reason why the plant items have not been completed to date.
- Councillor SB questioned the breakdown of Wages On-costs. Director Corporate Services advised Wage on-cost include items such as Payroll Tax, Superannuation, Workers Compensation Insurance and Leave provisions, the values are around 46%
- Councillor SB questioned why there were >12 months costs in the Councils Bank Accounts, suggesting that the Council is over-rating or under-spending. Director Corporate Services Director provided reason for the cash balance and pending liabilities.

Received and noted.

### **13. Review any business unit or special financial reports**

- No matters to report.

## **Internal Audit**

### **14. Consider any available audit reports**

Internal Audits reports and the Risk Register were tabled.

Reports received and noted.

### **15. Review management's implementation of audit recommendations**

One opportunity for improvement was raised from the recent internal audit.

Received and noted.

### **16. Review the adequacy of internal audit resources for consideration in Council's annual budget and review the performance of internal auditors**

It was discussed and agreed that the current processes for Internal Audit is adequate.

Received and noted.

## **External Audit**

### **17. Consider any available audit reports**

External Audit fee letter circulated - received and noted.

Received and noted.

<b>18. Consider any performance audit reports that will be undertaken by the Tas Audit Office and address implications for the Council</b>
No matters to report
<b>Risk Management and Compliance</b>
<b>19. Annual review of risk management framework policies</b> Defer to next meeting.
<b>20. Review the procedures for Council's compliance with relevant laws, legislation and Council policies.</b> Areas of legislation are covered in the Delegation Register, Policy and Procedures and the Tasmanian Government Gazette advices. LGAT also provide updates on legislative changes.  Received and noted.
<b>21. Review internal and fraud management controls</b> Defer to next meeting.  Current Fraud Control Plan to be distributed to Panel Members.
<b>22. Review delegation process and exercise of these</b> Delegation Register and sub-delegations were tabled.  Reports received and noted.
<b>23. Review tendering arrangements and advise Council</b> See Item 11 – Review policies and procedures.
<b>24. Monitor any major claims or lawsuits by or against the Council and complaints against the Council</b> The General Manager gave a verbal update on Southern Cross Care – The appeal to the High Court has been lost.  Received and noted
<b>25. Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour</b> No matters to report
<b>Other Business</b>
<b>26. Review issues relating to National Competition Policy</b> Nothing to report
<b>27. Audit Panel Code of Conduct</b> Councillor SB challenged the code of conduct of the Audit Panel. Discussed the roles of Councillors sitting on the Audit Panel vs the Role of Councillors as an Elected Member. The Chair advised there should be a certain amount of separation and confidentiality required to fulfil both roles so Councillors should be cognisant of the separation and confidentiality. The Chair advised that this should not prevent Audit Panel Members from briefing other Councillors and contributing to discussion at Council meetings or Workshops. He also noted that there was an open invitation in the Audit Panel Charter for Councillors to attend at Panel meetings. Agreed that this open invitation will be reinforced to Councillors by management.

**Meeting close – 11:20am**

**Next Meeting – Tuesday 25 June 2019 at 10:00 am**

# **INFRASTRUCTURE SERVICES 1**

Reference No. 86/2019

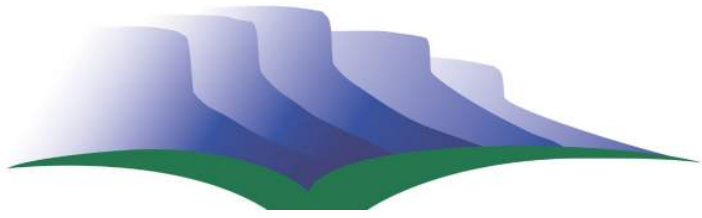
## **2019-20 CAPITAL WORKS PROGRAM**

**AUTHOR:** Rob Little  
ASSET MANAGEMENT COORDINATOR

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### **1) Recommendation**

***It is recommended that Council approves the Capital Works Program for the 2019-20 financial year as follows:***



# Capital Works Program

## 2019/2020

DRAFT



**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**SUMMARY - RECOMMENDED PROJECTS**

Carry Over	Renewal	New / Upgrade	Total Estimate
\$0	\$150,000	\$100,000	\$250,000
\$0	\$116,000	\$10,000	\$126,000
<b>\$0</b>	<b>\$266,000</b>	<b>\$110,000</b>	<b>\$376,000</b>
\$0	\$125,000	\$135,000	\$260,000
\$0	\$1,055,000	\$645,000	\$1,700,000
\$0	\$364,000	\$0	\$364,000
\$0	\$823,000	\$0	\$823,000
\$0	\$218,000	\$0	\$218,000
\$0	\$1,335,000	\$0	\$1,335,000
<b>\$0</b>	<b>\$3,920,000</b>	<b>\$780,000</b>	<b>\$4,700,000</b>
\$0	\$0	\$5,000	\$5,000
\$0	\$15,000	\$5,000	\$20,000
\$0	\$65,000	\$305,000	\$370,000
<b>\$0</b>	<b>\$80,000</b>	<b>\$315,000</b>	<b>\$395,000</b>
\$0	\$15,000	\$0	\$15,000
\$0	\$240,000	\$595,000	\$835,000
\$0	\$195,000	\$15,000	\$210,000
\$0	\$10,000	\$15,000	\$25,000
<b>\$0</b>	<b>\$460,000</b>	<b>\$625,000</b>	<b>\$1,085,000</b>
\$0	\$72,000	\$750,000	\$822,000
\$0	\$160,000	\$0	\$160,000
\$0	\$103,000	\$0	\$103,000
<b>\$0</b>	<b>\$335,000</b>	<b>\$750,000</b>	<b>\$1,085,000</b>
<b>\$0</b>	<b>\$5,061,000</b>	<b>\$2,580,000</b>	<b>\$7,641,000</b>

**1.0 ADMINISTRATION**

- 100.1 BUILDINGS
- 100.2 INFORMATION TECHNOLOGY

**2.0 ROADS, STREETS & BRIDGES**

- 201.1 FOOTPATHS
- 201.2 ROAD RECONSTRUCTION & UPGRADE
- 201.3 ROAD RESURFACING:
  - Asphalt Resurfacing Program
  - Bituminous Resurfacing Program
  - Gravel Resheeting
- 210 BRIDGE RECONSTRUCTION

**3.0 HEALTH, COMMUNITY & WELFARE**

- 315 CEMETERIES
- 316 COMMUNITY AMMENITY
- 351 URBAN STORMWATER DRAINAGE

**5.0 RECREATION & CULTURE**

- 505 PUBLIC HALLS
- 525 RECREATION GROUNDS & SPORTS FACILITIES
- 545 SUNDRY CULTURAL ACTIVITIES
- 565 PARKS & RESERVES

**6.0 UNALLOCATED & UNCLASSIFIED**

- 625 MANAGEMENT & INDIRECT OVERHEADS
- 655 MAJOR PLANT REPLACEMENT
- 675 LIGHT VEHICLE REPLACEMENT

**TOTALS**



**Meander Valley Council**  
**DRAFT 2019/2020 Capital Works Program**

**INTRODUCTION**

As part of the Asset Management Plan it is necessary to separate works into the following categories:

**CARRY OVER:**

Funds for projects that were provided in previous capital works programme budgets and have not yet been expended.

**RECONSTRUCT/REPLACE:**

Replacing like-with-like or providing a similar level of service, for example reconstructing a road to the same width, or replacing a single lane timber bridge with a single lane concrete bridge. In these cases depreciation rates and other costs of ownership may not significantly change and could possibly reduce.

**NEW/UPGRADE WORK:**

Improving or constructing additional assets or infrastructure where none previously existed or existed at a lower service level. The creation of new assets has an impact on Council's finances from the point of increasing depreciation, as well as operational and maintenance costs.

Upgrades can reduce the total life cycle costs of an asset in the longer term, e.g. road rehabilitation and widening, or replacing a single lane bridge with a two lane bridge. This type of work will have a component of renewal/replacement and a component of upgrade/new.

**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**1.0 GENERAL ADMINISTRATION**

**100.1 BUILDINGS**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.012	Buildings - Council Chambers	Office expansion and foyer refurbishment	\$0	\$150,000	\$100,000	\$250,000			

<b>TOTAL BUILDINGS</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$100,000</b>	<b>\$250,000</b>
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**100.2 INFORMATION TECHNOLOGY**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.008	P&E - Computer Hardware	Computer Workstation (PC) Replacements	\$0	\$29,000	\$0	\$29,000			
20.009	Computer Software	IT Software	\$0	\$45,000	\$0	\$45,000			
20.010	P&E - Office Hardware	Photocopier Replacement	\$0	\$17,000	\$0	\$17,000			
20.011	P&E - Computer Hardware	IT Network Infrastructure	\$0	\$25,000	\$10,000	\$35,000			

<b>TOTAL INFORMATION TECHNOLOGY</b>	<b>\$0</b>	<b>\$116,000</b>	<b>\$10,000</b>	<b>\$126,000</b>
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<b>TOTAL GENERAL ADMINISTRATION</b>	<b>\$0</b>	<b>\$266,000</b>	<b>\$110,000</b>	<b>\$376,000</b>
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**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**2.0 ROADS, STREETS & BRIDGES**

**201.1 FOOTPATHS**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.026	Bracknell, Elizabeth Street	Resurface footpath, Louisa Street - Jane Street (LHS) - 185m	\$0	\$20,000	\$0	\$20,000			
20.027	Bracknell, Louisa Street	Resurface footpath, Amelia Street to Henrietta Street (LHS) - 170m	\$0	\$20,000	\$0	\$20,000			
20.028	Bracknell, Louisa Street	Resurface footpath, Henrietta Street - Elizabeth Street (RHS) - 145m	\$0	\$20,000	\$0	\$20,000			
20.029	Westbury, Dexter Street	Resurface footpath - Taylor St to Jones St (RHS)	\$0	\$25,000	\$0	\$25,000			
20.03	Westbury, King Street	Renewal and widening footpath, Lonsdale Lane to Town Common (RHS) - 120m	\$0	\$25,000	\$10,000	\$35,000			
20.031	Hadspen, Foote Street	Sealing of existing path from Dyball St to end of culdesac in Foote St	\$0	\$15,000	\$0	\$15,000			
20.032	Kelsey Road	New footpath from Blackstone Rd to Blackstone Park Drive - Stage 3	\$0	\$0	\$45,000	\$45,000			
20.033	Deloraine, Moriarty Street	New footpath, Stag Court to Tower Hill St	\$0	\$0	\$20,000	\$20,000			
20.035	Deloraine, East Westbury Place	New Footpath - Lansdowne Pl to the Community Complex - 275m	\$0	\$0	\$60,000	\$60,000			

<b>TOTAL FOOTPATHS</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$135,000</b>	<b>\$260,000</b>
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**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**2.0 ROADS, STREETS & BRIDGES**

**201.2 ROAD RECONSTRUCTION & UPGRADE**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.101	Railton Road	Correction of 3 road slips - Segment 5 CH4080 to CH7400	\$0	\$200,000	\$0	\$200,000			
20.102	Beveridges Lane, Hagley	Road rehabilitation - Segment 4 partial CH630 to CH1320 (400m)	\$0	\$90,000	\$30,000	\$120,000			
20.103	Osmaston Road	Road rehabilitation - Segment 1 to 3 - Mary St to CH3100 (3,100m)	\$0	\$650,000	\$0	\$650,000			
20.104	Deloraine, Emu Bay Road	Kerb renewal (205m), sealing of parking bays and install handrails between Beefeater St to Weston St (LHS)	\$0	\$50,000	\$10,000	\$60,000			
20.105	Deloraine, Osmaston Road	Safety improvements at golf course	\$0	\$30,000	\$35,000	\$65,000			
20.106	Deloraine, Nutt Street	Road upgrades following recent subdivision works	\$0	\$0	\$60,000	\$60,000			
20.107	Pateena Road	Corner alignment and safety improvements (Ch700)	\$0	\$20,000	\$20,000	\$40,000			
20.108	Westbury, Meander Valley Road	Main street upgrade - between the Maze and Veterans Row (Stage 1 - south side)	\$0	\$15,000	\$235,000	\$250,000			
20.109	Carrick, Meander Valley Road	Town entrance improvements - eastern approach (Stage 1)	\$0	\$0	\$150,000	\$150,000			
20.11	Prospect Vale, Chris Street	Installation of traffic calming	\$0	\$0	\$65,000	\$65,000			
20.111	Hadspen, Winifred Jane Crescent	Installation of indented parking bays	\$0	\$0	\$25,000	\$25,000			
20.112	Gibsons Road, Selbourne	Intersection widening at Selbourne Road	\$0	\$0	\$15,000	\$15,000			

<b>TOTAL ROAD RECONSTRUCTION &amp; UPGRADE</b>	<b>\$0</b>	<b>\$1,055,000</b>	<b>\$645,000</b>	<b>\$1,700,000</b>
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**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**2.0 ROADS, STREETS & BRIDGES**

**201.3 ROAD RESURFACING**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.232	General	Asphalt Resurfacing Program	\$0	\$364,000	\$0	\$364,000	PJ		
20.233	General	Bituminous Resurfacing Program	\$0	\$823,000	\$0	\$823,000	MM		
20.234	General	Gravel Resheeting	\$0	\$218,000	\$0	\$218,000	MM		

<b>TOTAL ROAD RESURFACING</b>	<b>\$0</b>	<b>\$1,405,000</b>	<b>\$0</b>	<b>\$1,405,000</b>
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**210 BRIDGE RECONSTRUCTION**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.264	Warners Creek, Sugarloaf Road	Reconstruction of bridge 1481 (List No 249)	\$0	\$240,000	\$0	\$240,000			
20.265	Burnies Creek, Sugarloaf Road	Reconstruction of bridge 2705 (List No 277)	\$0	\$240,000	\$0	\$240,000			
20.266	Jackeys Creek, Williams Road	Reconstruction of bridge 3485 (List No 294)	\$0	\$240,000	\$0	\$240,000			
20.267	Brady Creek Tributary, Maloneys Road	Reconstruction of bridge 4249 (List No 320)	\$0	\$190,000	\$0	\$190,000			
20.268	Chittys Creek, Barbers Road	Reconstruction of bridge 4752 (List No 342)	\$0	\$190,000	\$0	\$190,000			
20.269	Reids Creek, Rayey Road	Reconstruction of bridge 5252 (List No 358)	\$0	\$235,000	\$0	\$235,000			

<b>TOTAL BRIDGE RECONSTRUCTION</b>	<b>\$0</b>	<b>\$1,335,000</b>	<b>\$0</b>	<b>\$1,335,000</b>
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<b>TOTAL ROADS, STREETS &amp; BRIDGES</b>	<b>\$0</b>	<b>\$3,920,000</b>	<b>\$780,000</b>	<b>\$4,700,000</b>
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**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**3.0 HEALTH, COMMUNITY & WELFARE**

**315 CEMETERIES**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.298	Deloraine, Lawn Cemetery	Installation of new concrete slabs		\$0	\$5,000	\$5,000			
<b>TOTAL CEMETERIES</b>			<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>	<b>\$5,000</b>			

**316 COMMUNITY AMMENITY**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.302	Hagley Recreation Ground	Replace existing septic tank, pump and associated works	\$0	\$15,000	\$5,000	\$20,000			
<b>TOTAL COMMUNITY AMMENITY</b>			<b>\$0</b>	<b>\$15,000</b>	<b>\$5,000</b>	<b>\$20,000</b>			

**351 URBAN STORMWATER DRAINAGE**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.330	Westbury, William Street	Stormwater upgrade, 77 William St to King St	\$0	\$20,000	\$100,000	\$120,000			
20.331	Westbury, Taylor Street	Stormwater upgrades - Stage 2 (Meander Valley Road to King Street)	\$0	\$25,000	\$75,000	\$100,000			
20.332	Various locations	Stormwater drainage infrastructure - General funding allocation for improvement of network constraints.	\$0	\$20,000	\$20,000	\$40,000			
20.333	Meander, Open Drains	Pipe existing open drain, Main Rd	\$0	\$0	\$50,000	\$50,000			
20.334	Bracknell, Open Drains	Pipe existing open drain, Emma St	\$0	\$0	\$30,000	\$30,000			
20.335	Carrick, Open Drains	Pipe existing open drains, Church St (two locations)	\$0	\$0	\$30,000	\$30,000			
<b>TOTAL URBAN STORMWATER DRAINAGE</b>			<b>\$0</b>	<b>\$65,000</b>	<b>\$305,000</b>	<b>\$370,000</b>			
<b>TOTAL HEALTH, COMMUNITY &amp; WELFARE</b>			<b>\$0</b>	<b>\$80,000</b>	<b>\$315,000</b>	<b>\$395,000</b>			

**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**5.0 RECREATION & CULTURE**

**505 PUBLIC HALLS**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.373	Mole Creek Hall	Bitumen sealing of carpark	\$0	\$15,000	\$0	\$15,000			

<b>TOTAL PUBLIC HALLS</b>	<b>\$0</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$15,000</b>
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**525 RECREATION GROUNDS & SPORTS FACILITIES**

**525.1 SPORTSGROUND IMPROVEMENTS**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.396	Deloraine, Recreation Ground	Stage 1 - Design of AFL ground drainage	\$0	\$15,000	\$10,000	\$25,000			
20.397	Westbury Recreation Ground	Renewal of cricket block (subject to \$20,000 grant funding - \$10,000 Cricket Tas and major grants \$10,000)	\$0	\$50,000	\$0	\$50,000			
20.398	Prospect Vale Park	Training Ground Upgrade - Grounds 2, 3 & 4	\$0	\$100,000	\$525,000	\$625,000			
20.399	Prospect Vale Park	New pathway access to medical room	\$0	\$0	\$25,000	\$25,000			

**525.2 RECREATION GROUNDS & SPORTS FACILITIES BUILDINGS**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.429	Deloraine Community Complex	Continuation of female toilet and change rooms refurbishments (Stage 2)	\$0	\$75,000	\$0	\$75,000			
20.430	Deloraine Community Complex & Football Club	Grease trap installation - TasWater tradewaste compliance	\$0	\$0	\$35,000	\$35,000		7668	

<b>TOTAL RECREATION GROUNDS &amp; SPORTS FACILITIES</b>	<b>\$0</b>	<b>\$240,000</b>	<b>\$595,000</b>	<b>\$835,000</b>
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**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**545 SUNDRY CULTURAL ACTIVITIES**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.450	Deloraine, MVPAC	Roof renewal - Stage 2	\$0	\$95,000	\$0	\$95,000			
20.451	Deloraine, MVPAC	Foyer improvements - Stage 2	\$0	\$100,000	\$15,000	\$115,000		7668	

<b>TOTAL RECREATION GROUNDS &amp; SPORTS FACILITIES</b>	<b>\$0</b>	<b>\$195,000</b>	<b>\$15,000</b>	<b>\$210,000</b>
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**5.0 RECREATION & CULTURE**

**565 PARKS & RESERVES**

**PARK IMPROVEMENTS**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.463	Prospect Vale, Las Vegas Drive Reserve	Design and documentation for Las Vegas Dr Reserve playground renewal (Stage 1)	\$0	\$10,000	\$0	\$10,000			
20.464	Blackstone Heights, Blackstone Park Drive	Install speed humps	\$0	\$0	\$15,000	\$15,000			

<b>TOTAL PARKS &amp; RESERVES</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$15,000</b>	<b>\$25,000</b>
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<b>TOTAL RECREATION &amp; CULTURE</b>	<b>\$0</b>	<b>\$460,000</b>	<b>\$625,000</b>	<b>\$1,085,000</b>
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**Meander Valley Council  
DRAFT 2019/2020 Capital Works Program**

**6.0 UNALLOCATED & UNCLASSIFIED**

**625 MANAGEMENT & INDIRECT OVERHEADS**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.555	Minor Plant Replacement	Replacement of works minor plant	\$0	\$30,000	\$0	\$30,000			
20.556	Deloraine, Pool	Chlorine dosing and heating unit	\$0	\$42,000	\$0	\$42,000			
20.557	Works Depot	Land purchase	\$0	\$0	\$750,000	\$750,000			

<b>TOTAL MANAGEMENT &amp; INDIRECT OVERHEADS</b>	<b>\$0</b>	<b>\$72,000</b>	<b>\$750,000</b>	<b>\$822,000</b>
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**655 MAJOR PLANT REPLACEMENT**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.548	P&E, Major Plant	Major Plant - replacements	\$0	\$160,000	\$0	\$160,000			
						\$0			

<b>TOTAL MAJOR PLANT REPLACEMENT</b>	<b>\$0</b>	<b>\$160,000</b>	<b>\$0</b>	<b>\$160,000</b>
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**675 LIGHT VEHICLE REPLACEMENT**

Item No	Location	Description	Carry Over	Renewal	New/ Upgrade	Total Estimate	Project Mgr	Project No	ECM No
20.551	P&E, Light vehicles	Fleet Changeovers	\$0	\$103,000	\$0	\$103,000			

<b>TOTAL LIGHT VEHICLE REPLACEMENT</b>	<b>\$0</b>	<b>\$103,000</b>	<b>\$0</b>	<b>\$103,000</b>
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<b>TOTAL UNALLOCATED AND UNCLASSIFIED</b>	<b>\$0</b>	<b>\$335,000</b>	<b>\$750,000</b>	<b>\$1,085,000</b>
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<b>TOTAL 2019/20 CAPITAL WORKS</b>	<b>\$0</b>	<b>\$5,061,000</b>	<b>\$2,580,000</b>	<b>\$7,641,000</b>
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## 2) Officers Report

The Capital Works Program (CWP) is developed on an annual basis and allows Council to deliver asset renewals and new projects for the benefit of our community.

Asset renewal and reconstruction work assists Council to continue to deliver services while also minimising risks. The creation of new assets should align to the strategic objectives of Council and should be regarded as discretionary. Discretionary spending needs to be considered in terms of Council being able to adequately maintain existing services.

Council officers maintain a register of potential projects and the development of the CWP commences with an annual review of this register. Projects for consideration are provided through input from Councillors and the community, Council officers, Special Committees and Council's Asset Management Plans (AMPs). Projects have also been included in the draft CWP from the Strategic Planning Priority Projects and 2019 Election Priority Projects documents.

Project costs are informed by several methods, including estimates by Council officers by either preparing a detailed breakdown of project cost items, using empirical information from other similar and recent projects, or simply by applying a general allocation only. In some instances, project cost estimates will need to be reviewed subject to detailed design and prior to the commencement of construction work on the project.

Council's Long Term Financial Plan (LTFP) was used as a basis for determining the overall amount of funding available for the CWP. The LTFP details budgeted amounts for both renewal and new works projects and is the key to the sustainable provision of services to the community.

Project selection has been balanced between available funding and project priority. A number of projects cannot be funded within the available LTFP budget and as a result have not been recommended by Council officers.

The additional lifecycle costs associated with new assets or major upgrades is also an important part of the project selection process and this ongoing financial demand needs to be considered. Where applicable, the New and Gifted Assets Policy has been used to review the lifecycle costs and benefit of new projects.

Council discussed the draft CWP at the April workshop and bus tour. Councillors were also provided with a copy of the 2019-20 CWP Project Information Document containing summary background details on each

project. This document uses a unique item number to identify each project. Projects in the draft 2019-20 CWP attached to this agenda item are numbered in this same manner to allow Council to refer to the Project Information Document if further detail is required.

### **3) Council Strategy and Policy**

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

- Future direction (1) – A sustainable natural and built environment
- Future direction (4) – A healthy and safe community
- Future direction (5) – Innovative leadership and community governance
- Future direction (6) – Planned infrastructure services

The Annual Plan requires the CWP to be compiled and adopted in the June quarter. The draft 2019-20 CWP has been developed in line with Council's Financial Management and Asset Management Strategies.

### **4) Legislation**

Not applicable.

### **5) Risk Management**

Objectives of the CWP are to renew assets and facilities to ensure they are in a safe and serviceable condition, and providing upgraded and new assets to meet expectations of the community.

Renewing assets mitigates Council's risk as accelerated deterioration of assets can increase risk to users.

Asset construction and the addition of new and increased levels of service can be a long term investment by Council. The asset management and long term financial planning that Council is undertaking allows it to better understand the financial risks associated with new assets and increased levels of service. The management of assets through the adoption of sustainable principles will ensure the ongoing benefit is realised by future generations.

### **6) Government and Agency Consultation**

A number of capital projects rely on funding contributions from the Federal and State governments and the contribution for some of these projects has yet to be confirmed.

## **7) Community Consultation**

Community consultation has helped inform the CWP planning process. This consultation has been in the form of community and resident requests for projects, Community Forum events, correspondence received by Council and community engagement with Councillors.

## **8) Financial Consideration**

The total value of the draft CWP is approximately \$7.64 million which is \$151,000 above the LTFP budget for 2019-20 financial year.

Grant and funding contributions for projects listed in the 2019-20 CWP is anticipated for the following projects:

- Roads to Recovery - additional grant funding
- Grant funding for Westbury Recreation Ground cricket wicket

Of the total \$7.64 million capital works budget, \$5.06 million is allocated to renewal of existing assets. This equates to 1.7% of the total replacement cost of Council's assets which is valued at around \$290,000,000.

Of the \$7.64 million, \$2.58 million is allocated to new or upgraded assets. This is expected to result in an ongoing increase (each and every year) in depreciation, operation and maintenance and opportunity costs (lifecycle costs) estimated at \$66,000 per annum.

This annual increase in costs is required to ensure Council is able to maintain current levels of service. Alternatively, Council would need to consider reducing current services or operational costs in other areas to balance out this increase in annual costs.

The estimated write off of assets disposed of as part of the 2019-20 CWP is \$59,000. This is not a direct project expense but is an additional operational cost that Council will need to incur.

## **9) Alternative Recommendations**

Council can amend or not approve the recommendation.

## 10) Voting Requirements

Simple Majority

### **DECISION:**

# **GOVERNANCE 1**

Reference No. 87/2019

## **NORTHERN TASMANIA DEVELOPMENT CORPORATION – QUARTERLY REPORT**

**AUTHOR:** Martin Gill  
GENERAL MANAGER

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### **1) Recommendation**

***It is recommended that Council receive Northern Tasmania Development Corporation Quarterly Organisation Progress Report March 2019.***

### **2) Officers Report**

The seven member Councils of the Northern Tasmania region created NTDC in March 2017 under the provisions of section 21(1) of the Local Government Act 1993 (Act).

The role of NTDC is to be a pro-active and strategic regional economic development organisation facilitating collaboration and co-ordination in Northern Tasmania.

NTDC also has an advocacy role with government and potential investors.

Section 21(5) of the Local Government Act 1993 requires the General Manager to report to Council the activities and any strategic issues related to those activities, of an enterprise created under Section 21(1), in this case NTDC.

The Northern Tasmania Development Corporation Organisation Progress Report for the March quarter 2019 can be found at attachment.

### **3) Council Strategy and Policy**

Further the objectives of the Community Strategic Plan 2014 to 2024 in particular:

- Future direction (2) – A thriving local economy

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

#### **4) Legislation**

Section 21 of the Local Government Act 1993

#### **5) Risk Management**

Not applicable.

#### **6) Government and Agency Consultation**

Not applicable.

#### **7) Community Consultation**

Not applicable.

#### **8) Financial Consideration**

Not applicable.

#### **9) Alternative Recommendations**

Council can elect not to receive the NTDC Quarterly Organisation Progress Report.

#### **10) Voting Requirements**

Simple Majority

### **DECISION:**

## Quarterly Progress Report to Council Members – January - March 2019

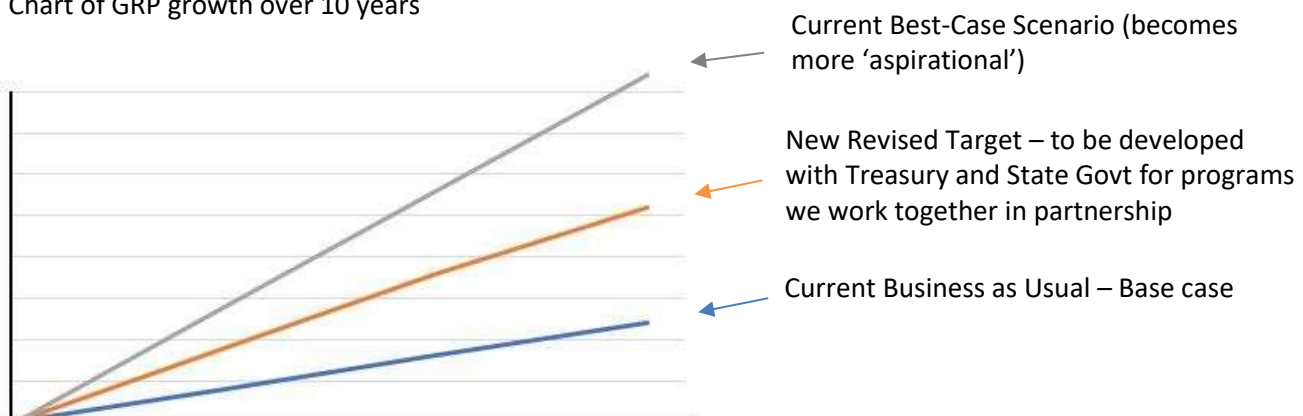
### 1. Regional Economic Development Plan (REDP) - Update

The State Government have now provided detailed feedback on the REDP. Although there is a lot of detailed comment, it is excellent that State Government are engaging with Northern Tasmania on our economic journey.

The key themes from the State Government (in summary) are as follows:

1. **There needs to be a more positive narrative around the strengths of our region** – Agreed. We need to highlight our strengths and why our region has so much potential in food and agriculture. We must be mindful that the document will be reviewed by potential investors. NTDC has invited the State to provide some wording for us to consider.
2. **Reflect on the Targets** – there is some level of concern, especially by Treasury, about our aspirational targets and whether the targets are still appropriate as they were set in 2016. Preliminary advice indicates our members are keen to keep our targets, noting that they are clearly ‘aspirational’. It is also important to retain the baseline trajectory (or Business as Usual trajectory) as this provides a clear visual articulation of the economic challenge faced by our region. NTDC would like to negotiate with the State to find an achievable 3 year trajectory to which both the State and the region can commit to working together.

Chart of GRP growth over 10 years



3. **Option 1 or Option 2** – •The State Government have suggested a new proposed format as Option 1 or a lot of detailed changes to keep the REDP in the same format - Option 2. We are recommending a blend of the two at this stage – we will take on some good suggestions from the State feedback, but also it is important the REDP continues to be our region’s plan, rather than a State Plan for the North.
4. **Health and Education** – the State Government and some of our LGA’s have indicated that NTDC or the Council Members should not be responsible for health and education outcomes in our region. The wording needs to be revised to ensure the region monitors and advocates for better education attainment and health outcomes to underpin vibrant communities.
5. **Other Points** – such as not including enough about the importance of Tourism for example. This will be updated and wording revised.
6. **Other Feedback** – NTDC has received positive feedback from the Commonwealth Government including suggestions of programs and officers that can be contacted for further participation. NTDC has also received feedback from Council Members and stakeholders that will be included in the revisions back to Council Members for endorsement.



## 7. Next Steps:

- a) 18 April - meet with a group of community stakeholders and private sector contributors to ensure the views we have heard are accurate.
- b) 8 May – formalised meeting with Council Members to review a revised Draft REDP and endorse NTDC as a delegated organisation to negotiate any changes with State Government
- c) 10 May – 22 May – set workshops with State Government Officers
- d) Post 22 May – a Finalised Draft of REDP is re-circulated for agreement to release as the Final Draft for public consultation
- e) End of May to End June – Final Draft REDP is actively promoted for consultation
- f) July 2019 – The Revised REDP is considered by Council Members and State Government
- g) August – release of the Final REDP

## 2. Population Strategy

The Population Taskforce met over the report period to review the Population data for the region and to finalise proposed actions. The Final Population Strategy will be endorsed in April, and the NTDC will adopt a cut-down' version in the REDP. NTDC has been lobbying Federal candidates for funding support for the Population Strategy in the lead up to the Federal election.

In the mean-time NTDC has appointed Edward Obi, as the part-time Population Attraction Coordinator, to assist coordinate some of the elements of the Population Strategy. In the first instance Edward has met with new arrivals from interstate and international to develop case studies on their experiences that can be promoted to others (via the State Government website) thinking of re-locating to Tasmania. Also NTDC has been learning what currently works in the region versus what could be improved to attract and retain skilled people.

It is important that Edward learn about the experiences of newcomers in our regional towns and rural areas. If you have a contact that you would like Edward to meet please see Edward's details at the end of the report.

## 3. Federal Election Advocacy

NTDC has met with both major political party's representatives in the upcoming Commonwealth election. We have our Top Five Priority Projects that were also presented to the Prime Minister when he visited Launceston in April (via Bridget Archer). A copy of the Top Five Projects is attached for your reference.

Just as a reminder Council Members agreed on the priority project assessment process in May 2017. The main criterion is that the project needs to contribute up to \$50M in GRP over a 10-year period and requires broad community and council support as well as strategic alignment etc. Most projects need to be economic contributors to industry, or enablers that will drive our economy (such as the population attraction program). Each council is also encouraged to meet with Federal Candidates to promote their local government priority projects.

The Five Top Regional Priorities are as follows:

- 1) Population Program;
- 2) Translink Launceston Gateway;
- 3) FermenTasmania Centre;
- 4) Bioenergy Plant Westbury; and
- 5) Hydrogen Energy.

It should also be noted that since the above list was finalised - the Defence Precinct at Newnham/AMC has been re-prioritised due to both Liberal and Labor Part interest. The detail of the proposals is included as an appendix on this report.

#### 4. Red Meat Industry

On March 20, 2019, NTDC Ltd hosted Richard Webb to facilitate a Red Meat Industry meeting with industry leaders and industry developers to explore the marketing possibilities, opportunities and the barriers that face the industry.

The meeting determined that Brand Tasmania and branded Tasmania meat has a strong part to play in the future.

Some of the discussion of the workshop considered:

- Meat processing technology applications
  - Making a margin on the offal – entrepreneurs would jump at the chance if there was a clear line of sight to new markets
  - Micro-processing plants – like micro-breweries
  - Opportunity to collaborate to add value to products (eg Wales products into France where a critical mass of farmers products was required – very successful)
  - Tasmanian Marketplace – who owns it? Collaboration between UTAS, State and Private sector?
  - Air Freight costs – and opportunity to access markets more quickly and directly
  - The entrepreneurship of our farmers, the quality of Tasmanian soil, air, water and cool climate is a great combination
  - There was a question of whether Tasmania is maximising/leveraging the value of its GMO-free status
  - The question of more organic farming (and less sulphates in wine for example) – this will be a demand from younger consumers
  - Consider logistics and how to remove barriers along the way

**Next steps:** It was agreed that Lamb should be the initial focus and engaging with the new Brand Tasmania was a big opportunity. NTDC has since been encouraged by the interest by Tasmanian Quality Meats to expand its Cressy facility, and another proponent interested in establishing an abattoir at the Valley Central Precinct with some international market interest. It is estimated that both plants should be possible with the planned increase in stock expected over the next few years.

NTDC has now written to the new Chair of Brand Tasmania, Nick Haddow, asking for the engagement of Brand Tasmania in a pilot project, Lamb Tasmania. Also discussions have occurred with the Deputy Secretary of DPIPW, Carole Rodgers, to ensure she is aware of developments in the North.

#### 5. Input into Strategies and Reviews

NTDC has provided feedback through meetings into the following strategies and reviews:

- a) State Trade Strategy – NTDC recommended that DSG should have targets for exports similar to DPIPW's Agri-growth targets.
- b) Food Export Hub – the State Government worked on a submission to the Commonwealth to establish a Food Export Hub in Northern Tasmania. NTDC and RDA Tasmania provided a high level of engagement to ensure this was a quality submission. The State Government decided to not submit this proposal due to other factors.
- c) Launceston City Building Heights Review – NTDC provided a letter and then considered the follow-up work by City of Launceston (and in favour of the revised position).

#### 5. Food Network Session – March 2019

NTDC and RDA Tasmania hosted the 1<sup>st</sup> of four scheduled events for the Northern Tasmania Food Network in March 2019. The aim of the Network is to bring people in the food and beverage industry together to build networks to become a more effective cluster and build more successful food businesses in the future. The four events planned during the year will present subjects nominated by the food businesses as important for their businesses.

The March event was all around the marketing of business' with key speakers in Tim Barbour, Tasmanian Gourmet Sauce Co, (overseas marketing experience especially in Japan) and Karina Dambergs, Red Brick Road Cider House, on how to apply marketing in food businesses.

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## **GOVERNANCE 2**

Reference No. 88/2019

### **REVIEW OF COUNCIL DELEGATIONS**

**AUTHOR:** Martin Gill  
GENERAL MANAGER

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#### **1) Recommendation**

***It is recommended that Council;***

***1. pursuant to the Local Government Act 1993 approves the following modification to existing General Manager delegations:***

***a. Amend the restriction to the current delegation of Section 57(2) of the Land Use Planning and Approvals Act 1993 to include the following wording;***

***Refuse an application for a Discretionary Permit – if the Town Planner has determined and advised the General Manager that the performance criteria to be assessed in an application for a discretionary permit cannot be satisfied***

***b. Amend the restriction to the current delegation of Section 57(6) of the Land Use Planning and Approvals Act 1993 to include the following wording;***

***The General Manager has delegation to grant a discretionary planning permit where there are one (1) or less representations objecting to the application; and***

***The General Manager is to determine if the matters in a representation are relevant to the assessment of a planning application for a discretionary permit, and would constitute a matter the Planning Authority can consider.***

***2. pursuant to the Local Government Act 1993 approves the following delegation to the General Manager and the Senior Strategic Planner:***

***Section 12C(2) of the Land Use Planning and Approvals Act 1993 - consult with the Minister, or their representatives, on a draft of the Tasmanian Planning Policies, on behalf of the planning authority***

## **2) Officers Report**

Section 22 of the Local Government Act 1993 deals with Delegation by Council and what Council can and cannot delegate. Section 22(4)(a) requires the General Manager to keep an up-to-date register of these delegations.

At the Council workshop in March 2019, Council considered the delegations from the Planning Authority to the General Manager concerning the processing of discretionary planning permit applications under Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA). The purpose of the review was to improve decision making timeframes and ensure efficient use of Council resources. Council officers proposed a modification to the existing delegations to allow the following:

- ***Section 57(2)***

Refuse an application for a Discretionary Permit – if the Town Planner has determined and advised the General Manager that the performance criteria to be assessed in an application for a discretionary permit cannot be satisfied.

- ***Section 57(6)***

The General Manager has delegation to grant a discretionary planning permit where there are one (1) or less representations objecting to the application; and

The General Manager is to determine if the matters in a representation are relevant to the assessment of a planning application for a discretionary permit and would constitute a matter the Planning Authority can consider.

In addition to this specific review of existing delegations, the General Manager has undertaken a review of all the current Council delegations against the

updated Local Government Association of Tasmania (LGAT) Delegations Register. The LGAT update included the following delegations that were not considered by Meander Valley Council in October 2018:

- Updated LUPAA provisions

### **Section 12C**

On 17 December 2018 LUPAA was amended to include planning provisions to deal with the development and consultation of the proposed Tasmanian Planning Policies.

Section 12C(2) states the Minister must consult with the Planning Authority after preparing a draft of the Tasmanian Planning Policies

This proposed delegation would allow the General Manager and Senior Strategic Planner to consult with the Minister, or their representatives, on a draft of the Tasmanian Planning Policies, on behalf of the Planning Authority.

### **3) Council Strategy and Policy**

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

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

Council's delegation register is reviewed annually.

### **4) Legislation**

Section 22 and Section 64 of the Local Government Act 1993, allows the Council to delegate its functions and powers to the General Manager, or a person acting in that capacity.

### **5) Risk Management**

It is critical that Council has up to date, legal delegations in place.

### **6) Government and Agency Consultation**

Not applicable.

### **7) Community Consultation**

Not applicable.

## **8) Financial Consideration**

Delegating certain powers and functions ensures that Council operates in an efficient and effective manner. Delegations mitigate the financial costs of Council by reducing the number of administrative matters that need to come before Council for decisions.

## **9) Alternative Recommendations**

Council can elect to not delegate any functions and powers or amend the recommended delegations.

## **10) Voting Requirements**

Simple Majority

## **DECISION:**

## **ITEMS FOR CLOSED SECTION OF THE MEETING:**

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

### **Voting Requirements**

Absolute Majority

The meeting moved into Closed Session at x.xxpm

## **CONFIRMATION OF MINUTES**

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 15 January, 2018.

## **LEAVE OF ABSENCE**

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

The meeting re-opened to the public at x.xxpm

Cr xxx moved and Cr xxx seconded ***“that the following decisions were taken by Council in Closed Session and are to be released for the public’s information.”***

The meeting closed at .....

.....  
WAYNE JOHNSTON (MAYOR)