



Meander Valley Council  
Working Together

# **ORDINARY AGENDA**

**COUNCIL MEETING**

**Tuesday 14 September 2021**

# MEETING CONDUCT

Meetings of Meander Valley Council will be conducted in accordance with Local Government (Meeting Procedures) Regulations 2015.

## **COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020.**

1. Council Meetings are currently being undertaken in accordance with the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020. Meeting arrangements may change at short or without notice in order to comply with directives issued by the Tasmanian Government.
2. COVID restrictions mean that public attendance at meetings is currently restricted, and that meetings may be held virtually, and individual Councillors may participate remotely via online channels.
3. The current COVID-19 circumstance in Tasmania enables Council to conduct face-to-face meetings at the Council Chambers in Westbury with some restrictions.
4. Council seeks to enable access to Council meetings, while also managing and protecting the health of the public, Councillors and staff. Due to prevailing social distancing and other COVID requirements the following arrangements apply to public attendance:
  - a. Numbers are restricted in the public gallery area of the Council Chamber (denoted by markers on the floor at the rear of the room) to **seven members** of the public (including media or other representatives), with attendance prioritised as follows:
    - First priority is to any person making representations to the Council, typically on planning applications. If more than seven representors have an interest in an Agenda item, some may be asked to leave the meeting room after their representation to allow others to make their representation to Council.
    - Second priority is to members of the public. Members of the public are asked to be flexible with their attendance for the entire meeting and when asked, consider vacating the meeting to permit others to attend. If more than seven members of the public register to attend a Council Meeting, priority will be given to those first to register but in line with the order of priority assigned to representors, public and then media.
    - Third priority is to members of the media.
    - At the sole discretion of the Chairperson, attendees may be asked to leave the meeting at the conclusion of an Agenda item. Members of the media may be asked to leave the meeting room to allow other higher priority persons to attend.
    - Where more than seven people are in attendance, the Chairperson may (at their absolute discretion) consent to the Council Chamber doors remaining open to enable additional persons to listen to proceedings.

- b. All persons attending must comply with Council's COVID Safety Plan and the directions of Council officers.
- c. Any member of the public or media is to pre-register their interest in attending with Council's Customer Service Centre by phoning (03) 6393 5300. Council reserves its discretion to refuse or reprioritise entry to anyone not pre-registered.
- d. Immediately on arrival, attendees must check in via the 'Check in TAS" mobile phone application, or by providing their name, address and contact number in the register provided.
- e. To enable those not attending a meeting to review proceedings, Council will, within the limits of available technology, ensure meeting Agendas, Minutes and audio recordings of meetings are available. Information and recordings will be posted on Council's website as soon as practicable after the meeting. Council will not provide individual copies of recordings.

### ***General Standards of Conduct and Behaviour***

- 1. Council provides a safe workplace for Councillors, Council staff, visitors and the public and has a zero tolerance policy for all forms of aggression, harassment, bullying, encroachment on personal space, inappropriate gesturing, or discrimination which may be associated with a person's sex, race, disability, or other protected attributes.
- 2. Any person who hinders or disrupts a meeting is liable to a penalty under section 41 of the *Local Government (Meeting Procedures) Regulations (2015)*. The Chairperson may also take reasonable steps to remove the person from the meeting or closed meeting, including requesting the assistance of a police officer in removing the person.
- 3. Under the *Work Health and Safety Act (2012)* the General Manager of Council is the person conducting the business of Council and is obligated to provide a safe working environment for staff, Councillors and those attending the workplace. The General Manager may, through the Chairperson or directly, take action to ensure the safety and wellbeing of all persons in attendance.

### ***Access and Inclusion of People with a Disability***

Where a person has a disability or requests assistance in accessing or participating in a meeting, Council will make reasonable adjustments to accommodate and support the person's participation in the meeting.

Any needs should be discussed with Council's Customer Service Centre by phoning (03) 6393 5300 as soon as possible before the scheduled day of the meeting.

# SECURITY PROCEDURES

At the commencement of the meeting the Chairperson will advise that:

- Evacuation details and information are located on the wall near the entry to Chambers.
- 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.



## Meander Valley Council

Working Together

PO Box 102, Westbury,  
Tasmania, 7303

Notice is hereby given that an Ordinary Meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 14 September 2021, commencing at 3.00pm.**

In accordance with Section 65 of the *Local Government Act 1993*, I certify that with respect to all advice, information or recommendations 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.

John Jordan  
**GENERAL MANAGER**

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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 September 2021 at 3.00pm.

Business is to be conducted at this meeting in the order in which it is set out in this agenda, unless the Council by Absolute Majority determines otherwise.

## PRESENT

## APOLOGIES

## IN ATTENDANCE

## CONFIRMATION OF MINUTES

(Reference No. 151/2021)

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 10 August 2021, be received and confirmed.”***

## COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

(Reference No. 152/2021)

Date	Items discussed:
24 August 2021	<ul style="list-style-type: none"><li>• Debrief – Public Meeting for Northern Regional Prison Project and Meander Primary School Drop-In Session</li><li>• Revisiting Council Motion 16/2017: “Removal of Mountain Man”</li><li>• Church Floodlighting – Deloraine, Hagley &amp; Westbury</li><li>• Deloraine Football Club – Confirmation of Council Position on Fees &amp; Future Work at the Deloraine Racecourse</li><li>• Economic Development Update</li></ul>



	<ul style="list-style-type: none"> <li>• Policy Review</li> <li>• Items for Noting: <ul style="list-style-type: none"> <li>a) Bracknell Hall &amp; Deloraine Squash Courts – Projects Update</li> <li>b) Capital Works Projects – Procurement Update</li> <li>c) Review of 2020-21 Capital Works Program Project</li> <li>d) Waste Strategy Principles – Status Update</li> </ul> </li> </ul>
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## **ANNOUNCEMENTS BY THE MAYOR**

(Reference No. 153/2021)

### **14 August 2021**

Rural Youth Dinner

### **23 August 2021**

Meander Primary School Drop-In Session

### **25 August 2021**

Covid 19 Regional Recovery Committee meeting

### **3 September 2021**

Kolmark 20<sup>th</sup> Birthday Celebrations

### **6 September 2021**

NTDC Board Meeting

### **7 September 2021**

Quarterly NTDC Mayors Meeting

## **ANNOUNCEMENTS BY COUNCILLORS**

(Reference No. 154/2021)

Nil.

## **DECLARATIONS OF INTEREST**

(Reference No. 155/2021)

## **TABLING AND ACTION ON PETITIONS**

(Reference No. 156/2021)

Note: A petition lodged and tabled with Council is in its entirety considered a public document and will in the normal course of business be made available for viewing on request at the Council Office at Westbury.

## **PUBLIC QUESTION TIME**

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

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

At the beginning of public question time, the Chairperson will firstly refer to any questions with notice. The Chairperson will ask each person who has a question with notice if they would like to ask their question. If they accept, they will 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 request a Councillor or Council officer to provide a response. A Councillor or Council officer who is asked a question without notice at a meeting may decline to answer the question.

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.

If the Chairperson refuses to accept a question from a member of the public, they will provide reasons for doing so.

Questions on notice and their responses will be minuted. Questions without notice raised during public question time and the responses to them will be minuted, 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, or maximum number of questions per visitor, depending on the complexity of the issue, and on how many questions are anticipated to be 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 documents produced are subject to the laws of defamation and may be made public or be discoverable under the *Right to Information Act 2009* and other legislation.

## PUBLIC QUESTION TIME

(Reference No. 157/2021)

### 1. PUBLIC QUESTIONS TAKEN ON NOTICE – AUGUST 2021

Nil.

### 2. PUBLIC QUESTIONS WITH NOTICE – SEPTEMBER 2021

#### 2.1 Peter Wileman, Westbury

On June 29<sup>th</sup> 2021, The Examiner reported the resignation of Councillor Susie Bower citing her venture into federal politics. The article goes on to say:

“As a result of her resignation, a councillor code of conduct complaint regarding seeking legal advice over an internal matter (sic) has been quashed.”

Ms Bower’s resignation avoids any blemish on the record of her time on the Meander Valley Council, and avoids yet another Code of Conduct procedure.

As Ms Bower will now be seeking the votes of the members of the public, it is reasonable for the public to be aware of any conduct problems that existed between Ms Bower and the Council. Can the Chair please clarify this situation?

What was the “internal” matter that Ms Bower seeking legal advice over? Why was a ‘code of conduct’ complaint deemed to be necessary?

#### ***Response from John Jordan General Manager:***

***Ms Bower is reported as having made certain disclosures about a Code of Conduct Complaint against her. A Code of Conduct complaint was being managed by the Local Government Code of Conduct Panel in accordance with due process. That process was suspended when Cr Bower resigned as a councillor.***

***It is not appropriate for Council to make comment on whether or not a person seeking election to public office should disclose certain matters.***

### 3. PUBLIC QUESTIONS WITHOUT NOTICE – SEPTEMBER 2021

## COUNCILLOR QUESTION TIME

(Reference No. 158/2021)

### 1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – AUGUST 2021

#### 1.1 From Councillor Frank Nott (now former)

General Manager would you provide the following details to the next meeting:

- 1) Of the Council's legal costs from the period 1 January to 30 June 2021; and
- 2) The cost to Council for consultants for the same period.

#### **Response from John Jordan General Manager:**

**Council's expenditure on legal costs for the period 1 January to 30 June 2021 was \$28,456. The cost of consultants for the same period was \$263,107. This includes an amount of \$108,853 related to planning consultants.**

#### 1.1 From Councillor Tanya King

At Council's Ordinary Meeting on 13 July 2021, Cr King asked:

Can Council please request representatives from the Tasmanian Fire Service and DPIPW (as a major land holder in the municipality) to present to Council on current land management practices and work to update Tasmanian fire management practices and planning to avoid further catastrophic fire events and learn from the recent fire events?

#### **Response from John Jordan General Manager:**

**By way of an update on Councillor King's request, Council has contacted the Department and discussed a presentation on Tasmanian Fire Management Practices. The Parks and Wildlife Service are working to develop a new fire management plan for the Tasmanian Wilderness World Heritage Area as required by the 2016 Tasmanian Wilderness World Heritage Area Management Plan. A draft fire management plan is expected to be released for consultation in the near future. Council will seek a presentation to Council as part of the consultation.**

**2. COUNCILLOR QUESTIONS WITH NOTICE – SEPTEMBER 2021**

**3. COUNCILLOR QUESTIONS WITHOUT NOTICE – SEPTEMBER 2021**

**DEPUTATIONS BY MEMBERS OF THE PUBLIC**

(Reference No. 159/2021)

## **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 Consideration**

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 Recommendations**

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

### **Voting Requirements**

Simple Majority

# PLANNING AUTHORITY 1

(Reference No. 160/2021)

77 EAST CHURCH STREET, DELORAINE

**Planning Application:** PA\21\0325  
**Proposal:** Subdivision (2 lots)  
**Author:** Laura Small  
Town Planner

## 1) Proposal

Council has received an application for a subdivision at 77 East Church Street, Deloraine. The proposal will create a total of two (2) lots.

Applicant	Cohen and Associates obo F Hanafin
Owner	Fiona Hanafin
Property	77 East Church Street, Deloraine (CT:145967/1)
Zoning	Low Density Residential Zone
Discretions	10.6.1 Lot Design P2 10.6.3 Services P2 & P3
Existing Land Use	Residential
Number of Representations	Two (2)
Decision Due	15 September 2021
Planning Scheme:	Tasmanian Planning Scheme – Meander Valley (the Planning Scheme).

If approved, the application will result in the creation of one (1) additional lot at 77 East Church Street, Deloraine within the Low Density Residential Zone.

The proposed Lot 2 will utilise an existing access on the corner of Church and Liverpool Streets, shown in Figure 2. Lot 1 is currently accessed via Church Street. No change to the access for Lot 1 is proposed.

An indicative plan of subdivision and site photos are shown below.



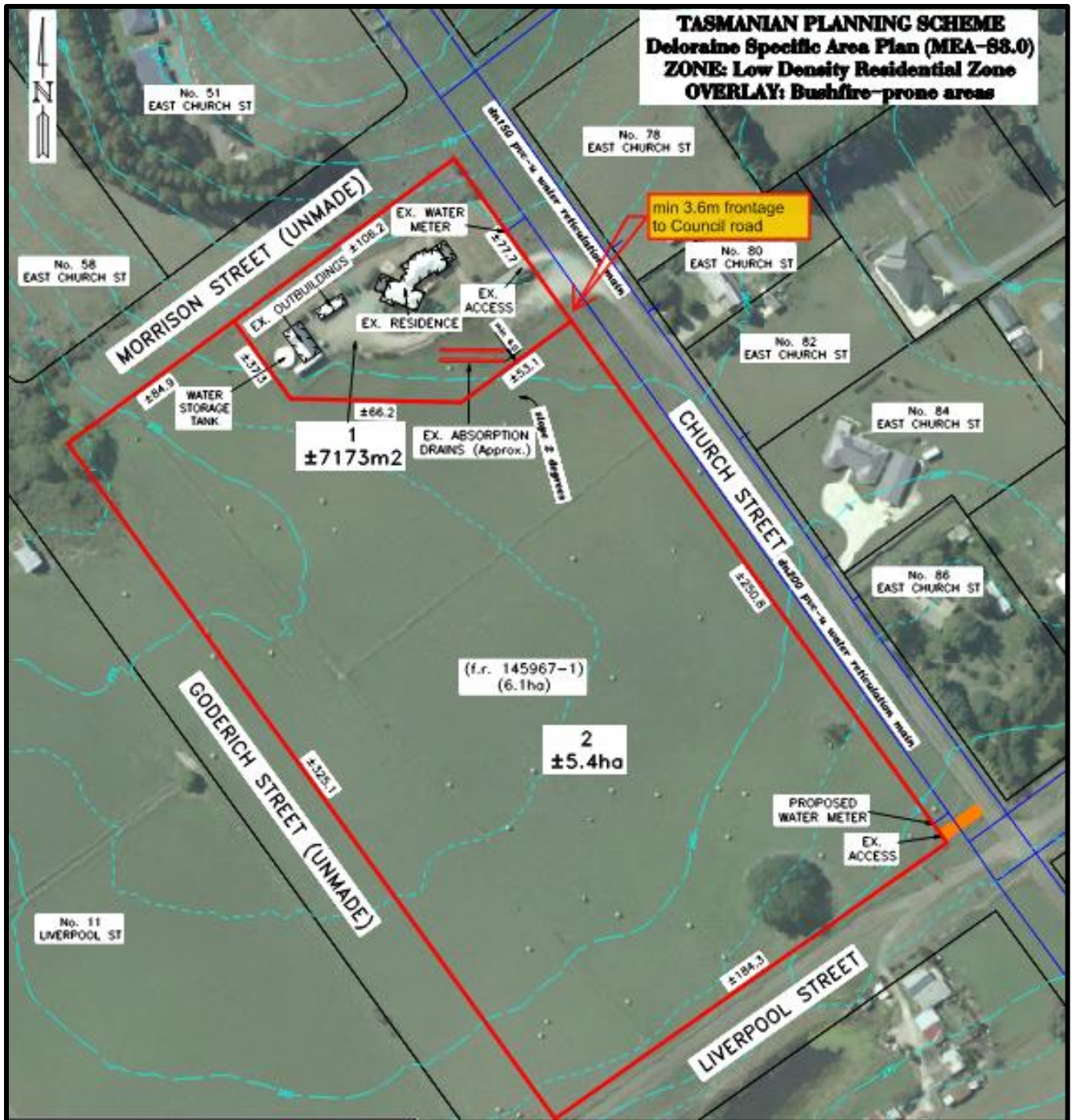


Figure 1: Proposed plan of subdivision.



Figure 2: Aerial view of 77 East Church Street, Deloraine.



Figure 3: Aerial view of the existing residential dwelling to be contained on Lot 1.

## 2) Summary of Assessment

The application proposes to subdivide the land at 77 East Church Street, Deloraine to create a total of two (2) lots. Lot 1 will contain the existing dwelling, while Lot 2 will be a vacant block within the Low Density Residential Zone. Both lots will have frontage and direct access onto East Church Street. The proposed lots will utilise two (2) existing vehicle crossovers to service each individual lot.

The subject site is subject to the provisions in the Deloraine Specific Area Plan (MEA-S8.0) and the Low Density Residential Zone of the Planning Scheme.

The standards of the Planning Scheme which require assessment of the Performance Criteria and the application of Council's discretion to approve or refuse the application are outlined above and detailed in the Scheme Assessment in Section 6.

### Overview

- In accordance with sub-clause 6.2.6 of the Planning Scheme, development which is for subdivision, does not need to be categorised into one of the Use Classes. As the site is located within the Low Density Residential Zone, it is expected that the subdivision will provide for future residential development. Therefore, the proposed subdivision has been allocated a residential use class.
- The proposal relies on Performance Criteria and therefore has a Discretionary status.
- The subdivision will create one (1) additional lot at 77 East Church Street, Deloraine.
- The proposal will utilise two (2) existing crossovers from east Church Street, one to service Lot 1 and the other to service Lot 2.
- The proposal relies on Performance Criteria for Lot Design and Services.
- Two (2) representations were received during the advertising period. The representations primarily focused on the gating of public land, the condition of the surrounding streets and the traffic impact as a result of the proposal.

## 3) Recommendation

***It is recommended that the application for Use and Development for Subdivision (2 lots) on land located at 77 East Church Street DELORAIN (CT:145967/1) by Cohen & Associates Pty Ltd, be APPROVED, generally in accordance with the endorsed plans:***

- Cohen & Associates P/L – Plan of Subdivision – Ref No: 148-50 (8189-01) – Revision 3 – Dated: 23/04/2021; and**
- Rebecca Green & Associates – Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan – Job No: RGA-B1818 – Version 1 – Dated 17 June 2021.**

***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 by the consent in writing of Council; and**
  - b) 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 proposed driveway access to Lot 2 must be constructed in accordance with Tasmanian Standard Drawings TSD-R03 and R04 to the satisfaction of the Director Infrastructure Services and include allowance for setback of fence line and gate. Refer Note 1.**
- 3. The lots approved by this permit must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.**
- 4. The developer must pay to council a public open space contribution of \$6,165.39, equivalent to 5% of the unimproved value of the approved lots.**
- 5. A 3.0m wide stormwater drainage easement must be created adjacent to the north western boundary of Lot 2 in favour of Meander Valley Council.**
- 6. Prior to the sealing of the final plan of subdivision the following must be completed to the satisfaction of Council:
  - a) installation of the driveway access for Lot 2 in accordance with condition 2;**
  - b) Payment of public open space contribution in accordance with Condition 4; and**
  - c) Creation of a new 3.0m wide stormwater drainage easement adjacent to the north western boundary of Lot 2 in favour of Meander Valley Council in accordance with Condition 5.****
- 7. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2021/01047-MVC)**

**Notes:**

- 1. Driveway work must be completed by a suitably qualified contractor. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on (03) 6393 5312. The contractor must contact Council to arrange a meeting on site to discuss the requirement for installation of drainage culverts and headwalls.**
- 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 Development & Regulatory Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
- 3. This permit takes effect after:**
  - a) The 14 day appeal period expires; or**
  - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.**
  - c) Any other required approvals under this or any other Act are granted.**
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au).
5. 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.
6. 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.
7. If any Aboriginal relics are uncovered during works:
  - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,

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

#### 4) Representations

The application was advertised for the statutory 14-day period from 10 July to 26 July 2021. During the advertising period two (2) representations were received (attached documents). A summary of the concerns raised in the representation is provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with the full representations included in the attachments.

**Concern – The current house, and the smaller allocation of the subdivision, has a part of East Church Street fenced off with gated access and should be removed and modified before the subdivision is allowed. The second and larger part of the subdivision currently has approximately 10 meters fenced in the wrong place and encroaches on to East Church Street, the full length of the property. This is a concern as it impacts traffic using the road including the council garbage collection. As a minimum for this subdivision, the fences need to be moved off government land allowing the crossovers to be built in the correct place and to be safe both roads need to be upgraded to allow for future use.**

Comment

Fencing within the road reserve is a compliance issue to be dealt with by the Road Authority. The Road Authority have been made aware of this representation. Crossovers and work within the road reserve were considered and approved by the Road Authority.

**Concern – The access to this part of East Church Street is only available via Liverpool Street where other subdivisions have happened over the last couple of years. Liverpool Street is badly degraded and narrow and would not be able to handle any more traffic, currently it has numerous trucks using it to access farms and parking.**

Comment

The condition of Liverpool Street is not relevant to this application. The proposal is for subdivision only. No significant increase in traffic movements is expected as a result of the subdivision.

**Concern – The previous subdivision has allowed the crossovers to extend too far into Liverpool Street which causes dangerous issues when passing oncoming traffic nowhere on the side of the road to pull off.**

Comment

Crossovers and work within the road reserve were considered and approved by the Road Authority. The length of crossovers into Liverpool street is not a matter relevant to the assessment of this application.

**Concern – These issues will be magnified when the current owner wants to subdivide the larger section in the future but there will also be additional concerns with low water pressure (currently borderline) and access to power with the limitation of the current transformers.**

Comment

The application proposes to create one (1) additional lot. Further development of the proposed lots cannot be considered by this application.

**Concern – The current standard of living of existing residents should be taken into account and fixing the fencing and upgrading the roads should be done before this subdivision is approved.**

Comment

The subject site is located within the Low Density Residential Zone. The purpose of the zone is to provide for residential use and development where there are infrastructure or environmental constraints that limit the density, location or form of development. The proposed subdivision is consistent with density in the surrounding area and any future residential development is not expected to impact the standard of living for existing residents.

**Concern – As per photograph labelled “Existing Access – Lot 1” (photo 1 below), on page 16 of the application, it can clearly be seen that the alignment of fencing does not currently conform to the requirements set out on page 5 of the application.**

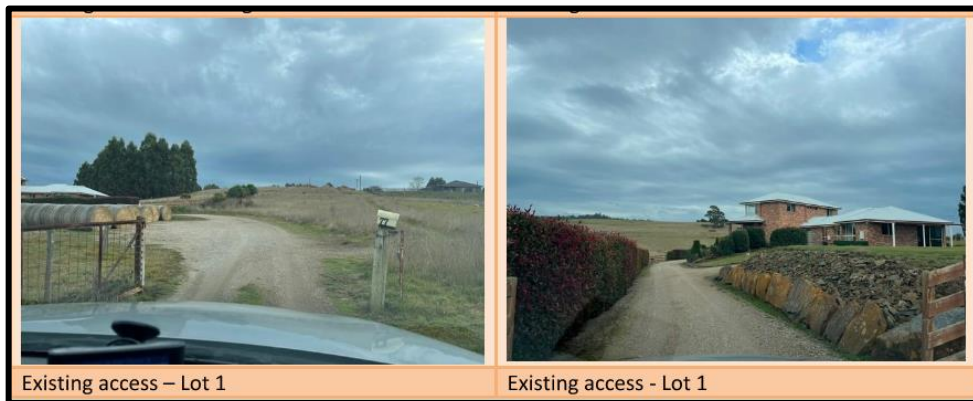


Photo 1: Existing access, Lot 1

**i.e. min 3.6m frontage to a council road. This fencing alignment works need to be completed prior to the subdivision being approved, or at least part of the requirements before subdivision can be signed off as completed.**

Comment

Fencing within the road reserve is a compliance issue to be dealt with by the Road Authority. This matter is not relevant to the assessment of the application.

**Concern – As per photograph labelled “looking to southeast of Lot 2” (photo 2 below), on page 16 of the application, it can be clearly seen that the “existing crossover” or “existing access” to Lot 2 noted on page 5, page 27 and page 39 of the application does not actually exist. A site visit will also confirm this.**



Photo 2: Looking to the southeast of Lot 2

**This crossover needs to be installed and works need to be completed as per council requirements (we have recently had this experience in subdivision of 80 East Church Street, involving construction of crossover for the new lot) prior to subdivision being approved, or at least as part of requirements before subdivision can be signed off as completed.**

Comment

The application was referred to Councils Infrastructure Department for comment. The following condition forms part of the recommendation:

*Condition – The proposed driveway access to Lot 2 must be constructed in accordance with Tasmanian Standard Drawings TSD-R03 and R04 to the satisfaction of the Director Infrastructure Services and include allowance for setback of fence line and gate.*

This condition will be required to be satisfied prior to the sealing of the final plan of subdivision.

**Concern – As per photograph labelled “Looking northwest to unmade section of East Church Street” (photo 3 below), on page 18 of the application, the current state of maintenance of this section of road reserve is disgraceful, with long grass and noxious weeds creating both a fire risk, and also shelter for vermin and venomous snakes.**





Photo 3: Looking northwest to unmade section of East Church Street

**Meander Valley Council need to either take responsibility for this maintenance, or if there is a maintenance agreement in place with some other party, need to monitor and enforce that the required maintenance gets done.**

Comment

This is a maintenance issue to be dealt with by the Crown. The matter has been referred to Councils Compliance Team. This concern is not relevant to the assessment of the application.

**Concern – Any future development that Meander Valley Council approve for this area of Deloraine needs to include required upgrades to the road infrastructure to accommodate even the existing traffic load, let alone any increases in traffic load.**

Comment

This is a matter dealt with by the Road Authority. The proposal is for subdivision only and no significant increase in traffic volumes are expected as a result of the proposed development.

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

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2021/01047-MVC) was received on 6 July 2021 (attached document).

**6) Scheme Assessment**

**Use Class:** Residential

Pursuant to 6.2.6 of the Scheme, subdivision does not need to be categorised into a use class. However the subject site is located within the Low Density Residential Zone and it is expected that the proposed subdivision will facilitate future residential use.

## Performance Criteria

### 10.0 Low Density Residential

#### 10.6.1 Lot Design

##### **Objective**

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

##### **Performance Criteria P2**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of the frontage proposed;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (c) the topography of the site;
- (d) the functionality and useability of the frontage;
- (e) the ability to manoeuvre vehicles on the site; and
- (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

##### **Response**

Lot 2 has a frontage of 250.8m, complying with the Acceptable Solution. Lot 1 does not meet the Acceptable Solution and the following assessment relates to the frontage for Lot 1 only.

Lot 1 will be provided with a frontage, suitable for vehicle access and has had regard to:

- (a) The proposed frontage for Lot 1 is 3.6m;
- (b) The lot will not be accessed via a right of carriageway and does not share access with any other lots;
- (c) The topography of the site has not impacted the location or width of the frontage proposed;
- (d) The functionality and usability of the proposed 3.6m frontage is suitable for the existing residential dwelling on Lot 1. No change to the existing access for Lot 1 is proposed;
- (e) Lot 1 will contain the existing single dwelling and no change to the existing access ways is proposed. Lot 1 provides the ability for vehicles to adequately manoeuvre to and from the site as well as on the site;
- (f) Typically, properties in the area are larger lots with frontages greater than 30m. However it is noted that Lot 1 will utilise existing access ways sufficient for the residential use of the site; and

Lot 1 will have a frontage of 3.6m.

Lot 2 proposed in the Plan of Subdivision complies with the Acceptable Solution. Lot 1 is consistent with the Objective of the clause and is considered to satisfy the Performance Criteria.

### **10.6.3 Services**

#### **Objective**

*That the subdivision of the land provides services for the future use and development of the land.*

#### **Performance Criteria P2**

*Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for future use and development of the land.*

#### **Response**

The on-site wastewater system for the dwelling on Lot 1 is existing and is located a minimum distance of 4m from the proposed boundary of Lot 2. No change to the wastewater system for Lot 1 is required or proposed.

The application was referred to Council's Environmental Health Department for consideration of the proposed lots and their capability to accommodate on-site wastewater. The following comment was received from Council's Environmental Health Officer-

*"Each proposed lot is of sufficient area to support on-site wastewater disposal for a dwelling. No Environmental Health conditions or notes required"*

It is noted that on-site wastewater for a dwelling would be assessed at a time when a dwelling is proposed.

The proposed subdivision is considered consistent with the Objective of the clause and satisfies the Performance Criteria.

#### **Performance Criteria P3**

*Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:*

- (a) the size of the lot;*
- (b) topography of the site;*
- (c) soil conditions;*
- (d) any existing buildings on the site;*
- (e) any area of the site covered by impervious surfaces; and*

(f) any watercourse on the land.

**Response**

Each lot is capable of accommodating an on-site stormwater management system. The proposal was referred to Council's Infrastructure Department and the assessment of each lot's capacity to accommodate an on-site stormwater management system had regard to:

- (a) Lot 1 has an area of 7173m<sup>2</sup> and Lot 2 has an area of 5.4ha;
- (b) the site is relatively flat;
- (c) the site's soil is dominantly krasnozems (Deloraine SPC), which typically are deep freely draining, reddish coloured, slightly to moderately acid, friable clays with the apparent texture of clay loam at the surface. The soil is highly permeable and well drained;
- (d) Lot 1 is developed with an existing residential dwelling and currently manages stormwater on site. Lot 2 will be a vacant lot;
- (e) as above, Lot 1 is developed with an existing residential dwelling and currently manages stormwater on site. Lot 2 will be a vacant lot; and
- (f) No watercourses are located on the subject site.

A condition of approval recommends that prior to the sealing of the final plan of survey a new 3.0m wide drainage easement adjacent to the north western boundary of Lot 2 in favour of Meander Valley Council be created.

The proposed subdivision is considered consistent with the Objective and satisfies the Performance Criteria.

**Applicable Standards**

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below.

**Zone Standards**

Scheme Standard	Comment	Assessment
<b>10.3 Use Standards</b>		
<b>10.3.1 Discretionary Uses</b>		
A1 – A4	Pursuant to 6.2.6 of the Scheme, subdivision does not need to be categorised into a use class. However the subject site is located within the Low Density Residential Zone and it is expected that the proposed subdivision	Not Applicable.

	will facilitate future residential use on Lot 2. A residential use, if for a single dwelling is a No Permit Required use in the Zone.	
<b>10.3.2 Visitor Accommodation</b>		
A1	Pursuant to 6.2.6 of the Scheme, subdivision does not need to be categorised into a use class. The proposal is for the subdivision of land only and does not propose Visitor Accommodation.	Not Applicable.
<b>10.4 Development Standards for Dwellings</b>		
<b>10.4.1 Residential Density for multiple dwellings</b>		
A1	The proposal is for the subdivision of land only and does not involve development for dwellings.	Not Applicable.
<b>10.4.2 Building Height</b>		
A1	The proposal is for the subdivision of land only and does not involve development for dwellings.	Not Applicable.
<b>10.4.3 Setback</b>		
A1 & A2	The proposal is for the subdivision of land only and does not involve development for dwellings.	Not Applicable.
<b>10.4.4 Site Coverage</b>		
A1	The proposal is for the subdivision of land only and does not involve development for dwellings.	Not Applicable.
<b>10.4.5 Frontage Fences for all dwellings</b>		
A1	The proposal is for the subdivision of land only and does not involve development for dwellings.	Not Applicable.
<b>10.5 Development Standards for Non-Dwellings</b>		
<b>10.5.1 Non-dwelling Development</b>		
A1 – A7	The proposal is for the subdivision of land only and does not involve non-dwelling development.	Not Applicable.
<b>10.6 Development Standards for Subdivision</b>		
<b>10.6.1 Lot Design</b>		
A1	This clause is substituted for Clause MEA-S8.8.1 Lot design.	Not Applicable.
A2	Lot 2 has a frontage onto East Church Street of 250.8m and approximately	Relies on Performance Criteria.

	186m of frontage to Liverpool Street. Lot 1 will have a minimum frontage of 3.6m onto East Church Street.	
A3	Proposed Lot 1 will utilise the existing access from East Church Street to service the existing dwelling. Proposed Lot 2 is provided with an existing access to East Church Street. A condition of approval requires the proposed driveway access to Lot 2 be constructed in accordance with Tasmanian Standard Drawings TSD-R03 and R04.	Complies.
<b>10.6.2 Roads</b>		
A1	The proposed subdivision will not create a new road. Both lots will have access from East Church Street.	Complies.
<b>10.6.3 Services</b>		
A1	The plan of subdivision shows a water connection between the 200mmØ water main located in East Church Street (made and unmade sections) and the frontage of each proposed lot.	Complies.
A2	The site is not located within an area that is serviced by reticulated sewerage infrastructure.	Relies on Performance Criteria.
A3	The site is not located within an area that is serviced by reticulated stormwater infrastructure.	Relies on Performance Criteria.

### Codes

<b>C2 Parking and Sustainable Transport Code</b>		
Scheme Standard	Comment	Assessment
<b>C2.2 Application of this Code</b>		
	<p>The code applies to all use and development. The proposal is for the subdivision of land only.</p> <p>Accordingly, the code does not deal with matters that will affect or could be affected by the proposal and the standards within the code are not applicable in accordance with clause 5.6.2(c).</p>	Code not applicable.

<b>C3 Road and Railway Assets Code</b>		
Scheme Standard	Comment	Assessment
<b>C3.2 Application of this Code</b>		
	<p>The proposal is for the subdivision of land only. Lot 1 will utilise the existing access from East Church Street to facilitate access to the existing residential dwelling. Lot 2 will be accessed via an existing access, no development is proposed on Lot 2 and therefore no increase in the amount of vehicular traffic to Lot 2 is expected. The road authority will require the existing access for Lot 2 to be upgraded to the relevant standards.</p> <p>The proposed subdivision is not within a road or railway attenuation area.</p> <p>The Road and Railway Code does not apply to the proposed subdivision.</p>	Code not applicable.

<b>C13 Bushfire-Prone Areas Code</b>		
Scheme Standard	Comment	Assessment
<b>C13.2 Application of this Code</b>		
	The site is located in a bushfire-prone area and the proposal involves the subdivision of land.	Code applies.
<b>C13.4 Development exempt from this Code</b>		
	No exemptions apply to the proposal.	No Applicable.
<b>C13.5 Use Standards</b>		
<b>C13.5.1 Vulnerable uses</b>		
A1 – A3	The proposal is for the subdivision of land within the Low Density Residential Zone. It is expected that the subdivision will provide for a future residential use and not a vulnerable use.	Not Applicable.
<b>C13.5.2 Hazardous uses</b>		
A1 – A3	The proposal is for the subdivision of land within the Low Density Residential Zone. It is expected that the subdivision will provide for a future residential use	Not Applicable.

	and not a hazardous use.	
<b>C13.6 Development standards for Subdivision</b>		
<b>C13.6.1 Provision of hazard management areas</b>		
A1	The submitted planning certificate prepared by an accredited person states that clause E13.6.1 A1 (b) is satisfied.	Complies with Acceptable Solution.
<b>C13.6.2 Public and firefighting access</b>		
A1	The submitted planning certificate prepared by an accredited person states that clause E13.6.2 A1 (b) is satisfied.	Complies with Acceptable Solution.
<b>C13.6.3 Provision of water supply for firefighting purposes</b>		
A1	The submitted planning certificate prepared by an accredited person states that clause E13.6.3 A1 (b) is satisfied.	Complies with Acceptable Solution.
A2	The submitted planning certificate prepared by an accredited person states that clause E13.6.3 A2 (b) is satisfied.	Complies with Acceptable Solution.

### Specific Area Plan

MEA-S8.0	Deloraine Specific Area Plan																			
Scheme Standard	Comment	Assessment																		
<b>MEA-S8.8 Development Standards for Subdivision</b>																				
<b>S8.8.1 Setback – in substitution for Low Density Residential Zone – Clause 10.6.1, Lot design A1 and P1</b>																				
A1	Assessment against the Acceptable Solution is set out below.	Complies.																		
	Each proposed lot will have the following features:																			
	<table border="1"> <thead> <tr> <th>Proposed Lot</th> <th>Area</th> <th>Average Gradient</th> <th>Width</th> <th>Depth</th> <th>Easements</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7,173m<sup>2</sup></td> <td>6.8%</td> <td>77.7m</td> <td>106.2m</td> <td>none</td> </tr> <tr> <td>2</td> <td>5.4ha</td> <td>3.4%</td> <td>250m</td> <td>184m</td> <td>none</td> </tr> </tbody> </table>		Proposed Lot	Area	Average Gradient	Width	Depth	Easements	1	7,173m <sup>2</sup>	6.8%	77.7m	106.2m	none	2	5.4ha	3.4%	250m	184m	none
Proposed Lot	Area	Average Gradient	Width	Depth	Easements															
1	7,173m <sup>2</sup>	6.8%	77.7m	106.2m	none															
2	5.4ha	3.4%	250m	184m	none															
	<ul style="list-style-type: none"> <li>Each proposed lot will have an area greater than 5,000m<sup>2</sup> and will be capable of containing a circle with a 50mØ.</li> <li>The site is not located within an area that is serviced by reticulated sewerage or stormwater infrastructure. Each lot will be greater than 1,500m<sup>2</sup> and will be able to contain a building area of 10m by 15m.</li> </ul>																			



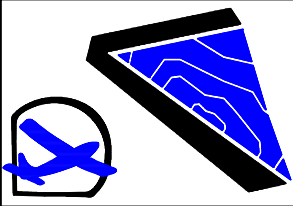
	<ul style="list-style-type: none"><li>• Each proposed lot will have a gradient of less than 1:5 (20%).</li><li>• The new south-eastern boundary for proposed Lot 1 will be located approximately 8m from the existing outbuilding. The new southern and south-eastern boundaries for proposed Lot 1 will be located approximately 10m from the existing outbuilding and approximately 32m from the existing dwelling. These setbacks will ensure that the existing outbuilding and dwelling will be contained within the setbacks for side and rear boundaries required by clause 10.4.3 A2 (5m).</li></ul>
--	---

**Conclusion**

It is considered that the application for Subdivision of land at 77 East Church Street, Deloraine to create one (1) additional lot is acceptable in the Low Density Residential Zone and is recommended for approval.

**7) Decision**

**DECISION:**



# COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS

ABN 70 689 298 535

103 CAMERON STREET  
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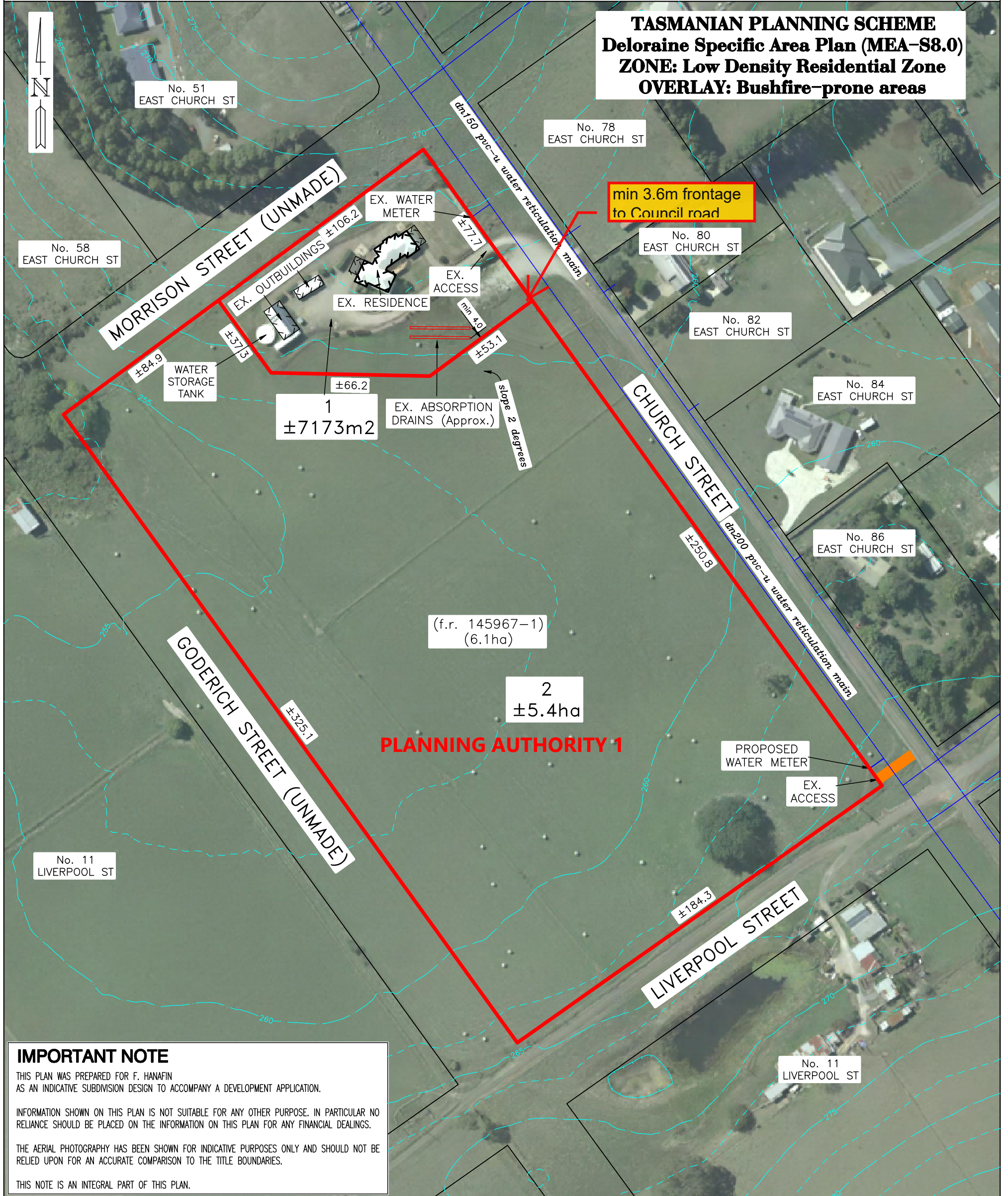
# PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 148-50  
(8189-01)

Municipality: MEANDER VALLEY COUNCIL  
Site Address: 77 EAST CHURCH ST DELORAINE  
Title Refs: 145967-1

Owners: F.M. KELLY  
Date: 23/04/2021 Revision: 3  
Scale: 1 : 1500 @ A3

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



### IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR F. HANAFIN AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.

THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Planning Department  
Meander Valley Council  
PO Box 102  
WESTBURY TAS 7303

18 June 2021

Dear Sir/madam,

**RE: Planning Application, Subdivision – 77 East Church Street, Deloraine**

This letter is prepared in support of a proposal for Cohen & Associates Pty Ltd on behalf of F.M. Kelly for a two-lot subdivision at land identified in CT 145967/1. An existing single dwelling and outbuildings are located on Lot 1.

One lot currently exists; the subdivision will create one additional lot. Both lots will maintain existing accesses to East Church Street.

Lot number	Area
1	7173m <sup>2</sup>
2	5.4ha

The subject land is zoned Low Density Residential within the Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule, effective 19<sup>th</sup> April 2021, the subject land is also within the MEA-S8.0 Deloraine Specific Area Plan and subject to the Bushfire-Prone Areas Code.

**MEA-S8.0 Deloraine Specific Area Plan**

**MEA-S8.8 Development Standards for Subdivision**

**MEA-S8.8.1 Lot Design**

**A1** – The proposal complies with (a) in that each lot is at least 5000m<sup>2</sup> and able to contain a 50m diameter circle with a gradient not steeper than 1 in 5. The existing buildings on Lot 1 are consistent with the setback required in Clause 10.4.3 A1 and A2, being at least 8m from a frontage and at least 5m from a side or rear boundary.

**PLANNING AUTHORITY 1**

## **Low Density Residential Zone**

### **10.6 Development Standards for Subdivision**

#### **10.6.1 Lot Design**

**A1** – Not applicable, in accordance with MEA-S8.2.2 the provision of the specific area plan is in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

**A2** – The proposal complies, each lot is to be provided with a frontage not less than 20m.

**A3** - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. No new access is proposed, and should Council consider that either are not to Council's standard, a condition could be placed upon any approval requiring upgrades.

#### **10.6.2 Roads**

**A1** – Proposal complies, the subdivision does not include any new roads.

#### **10.6.3 Services**

**A1** – Each lot is capable of being connected to / is connected to a full water supply service.

**A2** – Each lot is not capable of being connected to a reticulated sewerage system.

**P2** – The existing residence on Lot 1 is provided with an existing on-site wastewater treatment system adequate for the existing use and development of the land. Adequate setbacks to proposed boundaries (min. 4m) have been provided from the existing infrastructure in accordance with preliminary advice received by Cameron Oakley.

(b) be no less than:

- (i) 1.5m from an upslope or level property boundary; and
- (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or
- (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.

Advice from Council previously for Lot 2 has indicated that no wastewater report is required at this stage given the large size of the lot, which is sufficient in area to accommodate a future onsite wastewater treatment system at future habitable building stage.

**A3** – Each lot is not capable of being connected to a public stormwater system.

## **PLANNING AUTHORITY 1**

**P3** – The existing residence on Lot 1 is provided with an existing onsite stormwater collection (tanks) and disposal on site. This is wholly contained within the boundaries of this new lot.

Lot 2 is sufficient in rear to accommodate a future onsite stormwater management system and can be considered in greater detail at a future application for a habitable building.

#### **CODES**

##### **C2.0 Parking and Sustainable Transport Code**

Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for the Lot 1 is proposed, at least 2 car parking spaces are existing and provided on site. Lot 2 has sufficient area to accommodate on site car parking at the time of consideration of a future dwelling.

##### **C3.0 Road and Railway Assets Code**

Not applicable, the development will not increase the amount of vehicular traffic as no new vehicle crossing is proposed. The subdivision is not within a road or railway attenuation area.

##### **C13.0 Bushfire-Prone Areas Code**

Attached to this submission is a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Rebecca Green BFP—116, dated: 17 June 2021 demonstrating compliance with the relevant acceptable solutions.

The proposal is considered to be consistent with the Tasmanian Planning Scheme - Meander Valley and should therefore be considered for approval.

Kind Regards,



Rebecca Green

Senior Planning Consultant  
m – 0409 284422  
e – admin@rgassociates.com.au

## **PLANNING AUTHORITY 1**

# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

77 East Church Street, Deloraine



## **PLANNING AUTHORITY 1**

Document Set ID: 1474244  
Version: 1, Version Date: 13/07/2021

**Prepared for (Client)**

Cohen & Associates P/L

PO Box 990

LAUNCESTON TAS 7250

**Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

17 June 2021

Job No: RGA-B1818

**PLANNING AUTHORITY 1**

## **Executive Summary**

The proposed development at 77 East Church Street, Deloraine, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

## **PLANNING AUTHORITY 1**



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## **PLANNING AUTHORITY 1**

## Schedule 1 – Bushfire Report

### 1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

### 1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Meander Valley, the Building Code of Australia and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

### 1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**No action or reliance is to be placed on this report; other than for which it was commissioned.**

### 1.3 Proposal

The proposal is for the development of a 2 Lot Subdivision.

## PLANNING AUTHORITY 1

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan

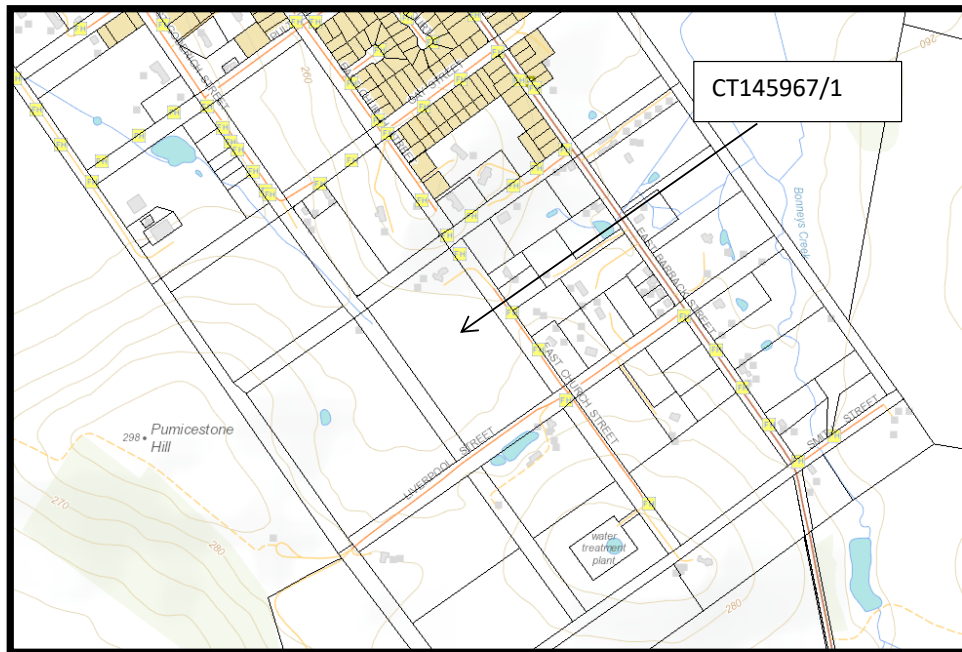


Figure 1: Location Plan of 77 East Church Street, Deloraine

### 2.2 Site Details

<b>Property Address</b>	77 East Church Street, Deloraine
<b>Certificate of Title</b>	Volume 145967 Folio 1
<b>Owner</b>	Fiona Mary Kelly
<b>Existing Use</b>	Dwelling
<b>Type of Proposed Work</b>	2 Lot Subdivision
<b>Water Supply</b>	Reticulated TasWater supply available (Lot 1, and Lot 2 where <120m hose lay of existing fire plugs in East Church Street) On-site for fire fighting – Lot 2 (where >120m hose lay of existing fire plugs in East Church Street)
<b>Road Access</b>	East Church Street and Liverpool Street

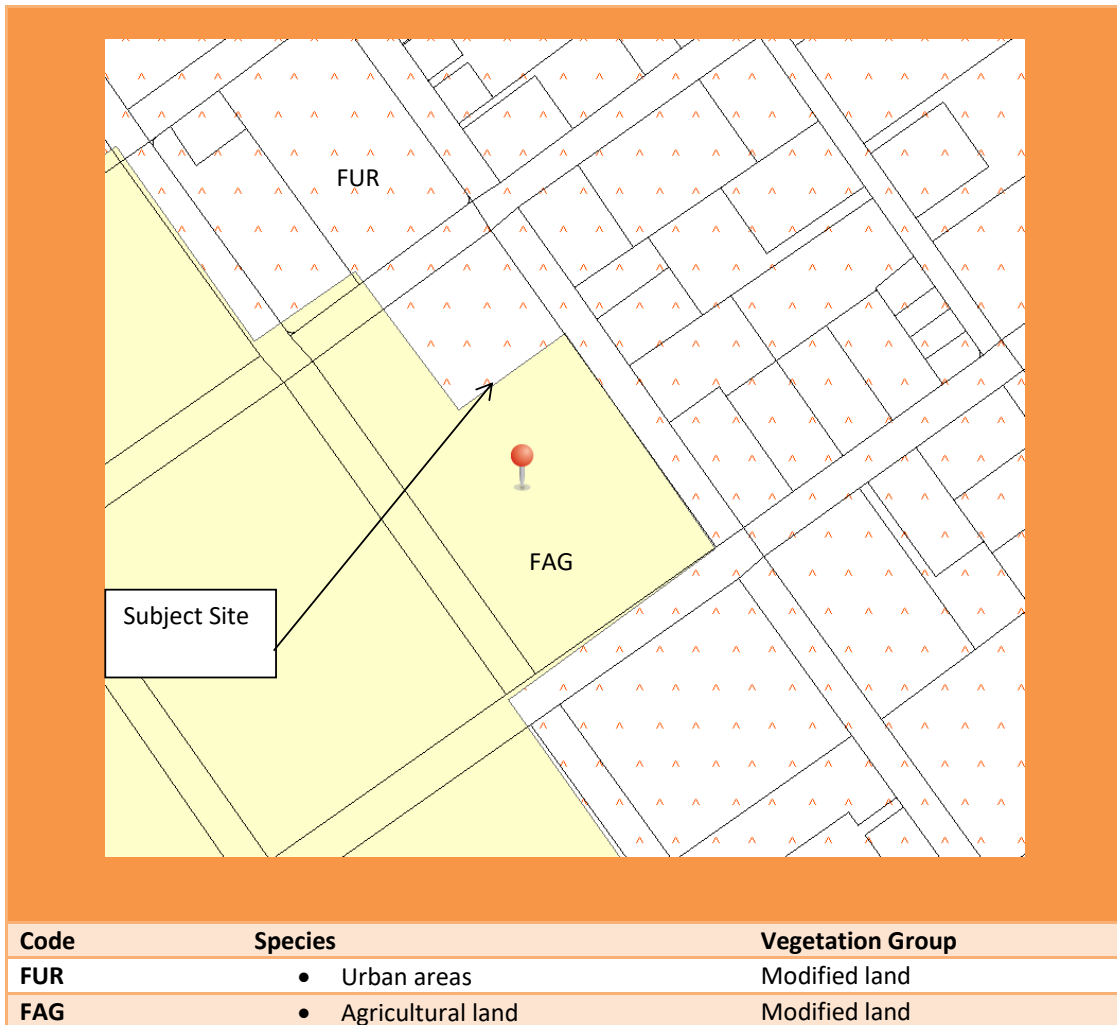
## PLANNING AUTHORITY 1

### 3.0 Bushfire Site Assessment

#### 3.1 Vegetation Analysis

##### 3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



## PLANNING AUTHORITY 1

### 3.1.2 Site & Vegetation Photos



Looking along southeastern boundary of Lot 2 from corner of East Church Street and Liverpool Street



Looking west to Lot 2 from corner of East Church Street and Liverpool Street



Looking northwest along East Church Street



Looking to southeast of Lot 2



Existing access – Lot 1



Existing access - Lot 1

## PLANNING AUTHORITY 1



Looking northwest – Lot 1

Looking northeast – Lot 1

Looking to residence – Lot 1

Looking southeast – Lot 1

Looking southwest – Lot 1

Looking to south towards Lot 2 from Lot 1

## PLANNING AUTHORITY 1



Looking northwest to unmade section of East Church Street

Existing fire plug – East Church Street

Looking fire plug adjacent to 11 Liverpool Street

Looking southwest along Liverpool Street

## PLANNING AUTHORITY 1

### 3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 12.5**.

#### Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0-approx. 22m managed (subject site managed) >22m to grassland	0-approx. 51m managed >51m to grassland	0-approx. 11m managed (subject site managed) >11m to grassland	0-approx. 19m managed (subject site managed) >19m to grassland
<b>REQUIRED Distance to classified vegetation for BAL 12.5</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>

## PLANNING AUTHORITY 1



**Lot 2**

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0m to grassland	0m to grassland	0m to grassland	0m to grassland
<b>REQUIRED Distance to classified vegetation for BAL 12.5</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>

**PLANNING AUTHORITY 1**

### 3.3 Outbuildings

Not applicable, existing outbuildings on Lot 1 are greater than 6m from habitable building.

### 3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

<p><b>Lot 2 - (new)</b></p>	<p>Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply (if applicable). Private access roads are to be maintained to a standard not less than specified in Table C13.2B.</p> <p>Indicative access length – Lot 2: Approx. 35m</p> <p>Should any future habitable building be constructed where access is &gt;200m, access shall be constructed in accordance with Table C13.2C.</p>
<p><b>Lot 1 (existing)</b></p>	<p>Private access driveways are to be <u>maintained</u> from the entrance of the property cross over at the public road through to habitable building. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.</p> <p>Existing access length: Approx. 76m</p>

#### Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (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

## PLANNING AUTHORITY 1

- (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;
  - ii) A property access encircling the building; or
  - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

### 3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

<b>Lot 2– Reticulated Water Supply (if &lt;120m hose lay)</b> <b>Static Water Supply (new, if greater than 120m hose lay)</b>	On-site water supply is required for any new habitable building, if >120m hose lay from existing fire plugs located in East Church Street..  A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.
<b>Lot 1 – Reticulated Water Supply (existing)</b>	Existing residence is located within 120m hose lay of existing fire plug in East Church Street. Max. Hose Lay: 113m

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

**Table C13.5: Static Water Supply for Fire Fighting**

Column 1	Column 2
Element	Requirement
<b>A.</b> Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> <li>(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; 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>B.</b> Static Water Supplies	A static water supply: <ul style="list-style-type: none"> <li>(a) May have a remotely located offtake connected to the static water supply;</li> </ul>

## PLANNING AUTHORITY 1

		<ul style="list-style-type: none"> <li>(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) Metal;</li> <li>(ii) Non-combustible material; or</li> <li>(iii) Fibre-cement a minimum 6mm thickness.</li> </ul> </li> </ul>
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm;</li> <li>(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450-600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage from vehicles.</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> <li>(a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection</li> </ul>

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		systems; or (b) <i>Water Supply Signage Guideline</i> , version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

#### 4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

**C13.4 – Exemptions** – Not applicable.

#### C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
Comments		
<input checked="" type="checkbox"/>	A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 12.5 as specified on the plan are in accordance with AS3959. The proposal complies.
<input type="checkbox"/>	P1	
C13.6.2 Public and fire fighting access		
Comments		
<input checked="" type="checkbox"/>	A1 (a)	Existing access to Lot 1 is to standard and shall be maintained in accordance with Table C13.2B.
<input checked="" type="checkbox"/>	A1 (b)	The private driveway to Lot 2 will be constructed in accordance with Table C13.2B. The property access is likely to be less than 200 metres, but greater than 30m.
<input type="checkbox"/>	P1	
<input checked="" type="checkbox"/>	A2	Not applicable.
<input type="checkbox"/>	P2 No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
Comments		
<input type="checkbox"/>	A1 (a)	Not applicable
	(b)	Existing residence on Lot 1 and areas of Lot 2 are within 120m hose lay of existing fire plugs in East Church Street.

## PLANNING AUTHORITY 1

<input type="checkbox"/> P1	No PC	
<input checked="" type="checkbox"/> A2	(a) (b)	Not applicable. Any new habitable building on Lot 2 (greater than 120m hose lay of existing fire plugs in East Church Street), at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.
<input type="checkbox"/> A2	(c)	Not applicable.
<input type="checkbox"/> P2	No PC	

## 5.0 Layout Options

Not relevant to this proposal.

## 6.0 Other Planning Provisions

Not relevant to this proposal.

## 7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

**The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5 in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.**

### Fuel Managed Areas

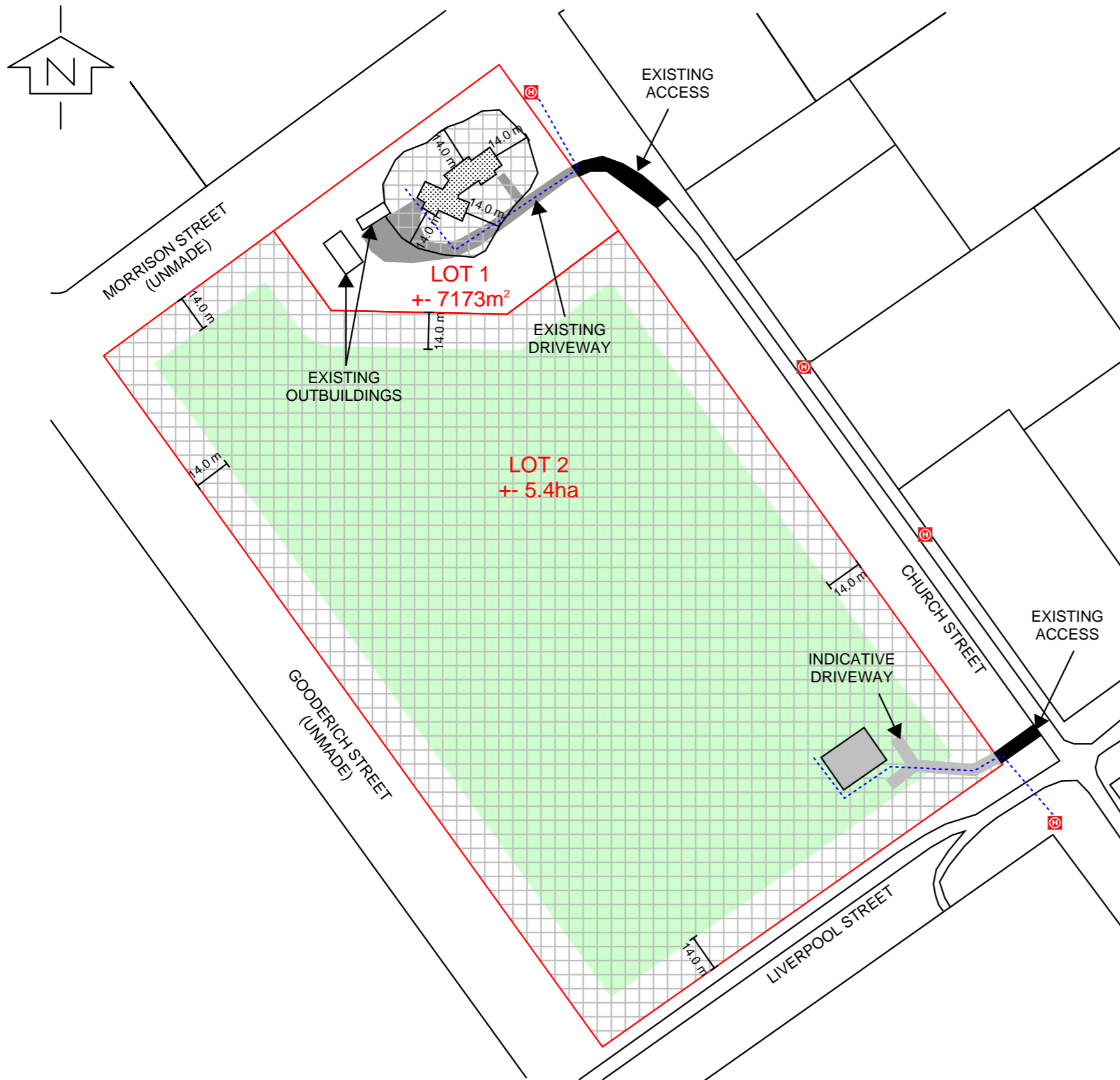
Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

# PLANNING AUTHORITY 1

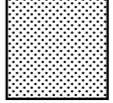
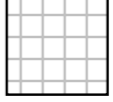



## Schedule 2 – Bushfire Hazard Management Plan

### **PLANNING AUTHORITY 1**

Document Set ID: 1474244  
Version: 1, Version Date: 13/07/2021



**LEGEND**

-  EXISTING DWELLING
-  BAL-12.5 HAZARD MANAGEMENT AREA
-  INDICATIVE BUILDING LOCATION  
15m X 20m
-  INDICATIVE BAL - 12.5 BUILDABLE AREA
-  <120M HOSE LAY

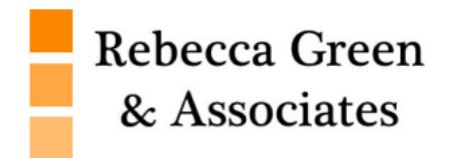
**NOTES**

- PROPERTY ACCESS & ROAD REQUIREMENTS - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT  
REF: RGA-B1818, R.GREEN, 17 JUNE 2021
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)

**BUSHFIRE HAZARD MANAGEMENT PLAN**  
 BUSHFIRE ATTACK LEVEL (BAL) - BAL 12.5  
 2 LOT SUBDIVISION

77 EAST CHURCH SREET, DELORAINE  
 VOLUME 145967 FOLIO 1  
 PROPERTY ID 6256277

DATE: 17 JUNE 2021  
 VERSION: 1  
 DRAWN: REBECCA GREEN  
 PHONE: 0409 284 422  
 EMAIL: ADMIN@RGASSOCIATES.COM.AU  
 BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



**PLANNING AUTHORITY 1**



**Form 55**

**PLANNING AUTHORITY 1**

Document Set ID: 1474244  
Version: 1, Version Date: 13/07/2021

**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:  Lot No:   
  Certificate of title No:

The assessable item related to this certificate:  (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:  (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:

**PLANNING AUTHORITY 1**

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 17 June 2021, Version 1, Job No. RGA-B1818)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>


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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5 solutions.

*Scope and/or Limitations*

<p><b>Scope</b></p> <p>This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. <u>All</u> comment, advice and fire suppression measures are in relation to compliance with <i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code C13.0</i>, the <i>Building Act 2016 &amp; Regulations 2016, Building Code of Australia</i> and <i>Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas</i>.</p> <p><b>Limitations</b></p> <p>The assessment has been undertaken and report provided on the understanding that:-</p> <ol style="list-style-type: none"><li>1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.</li><li>2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.</li><li>3. Impacts of future development and vegetation growth have not been considered.</li><li>4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.</li><li>5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.</li></ol> <p><b>No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.</b></p>
---

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		RG-131/2021	17 June 2021

**PLANNING AUTHORITY 1**

**Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code**

**PLANNING AUTHORITY 1**

Document Set ID: 1474244  
Version: 1, Version Date: 13/07/2021

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## BUSHFIRE-PRONE AREAS CODE

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

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#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

77 East Church Street, Deloraine

Certificate of Title / PID:

CT145967/1

#### 2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Meander Valley

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 148-50 (8189-01)	Cohen & Associates P/L	23/04/2021	3
Bushfire Hazard Assessment Report	Rebecca Green	17 June 2021	1
Bushfire Hazard Management Plan	Rebecca Green	17 June 2021	1

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

## PLANNING AUTHORITY 1

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code		
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')  <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by</i>

## PLANNING AUTHORITY 1

		<i>Rebecca Green &amp; Associates, 17 June 2021 demonstrating BAL 12.5 for all lots.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 17 June 2021.</i>

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 17 June 2021, Lot 1 and for Lot 2 where &lt;120m hose lay from existing fire plugs in East Church Street.</i>
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 17 June 2021, for Lot 2 where &gt;120m hose lay from existing fire plugs in East Church Street.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## PLANNING AUTHORITY 1

## 5. Bushfire Hazard Practitioner

Name: Rebecca Green

Phone No: 0409 284 422

Postal Address: PO Box 2108  
Launceston, Tas 7250

Email Address: admin@rgassociates.com.au

Accreditation No: BFP – 116

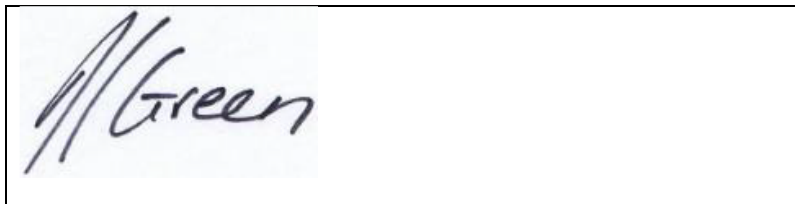
Scope: 1, 2, 3A, 3B, 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, 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 compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name: Rebecca Green

Date: 17 June 2021

Certificate  
Number: RGA-024/2021

(for Practitioner Use only)

## PLANNING AUTHORITY 1



## **Attachment 2 – AS3959-2018 Construction Requirements**

### **PLANNING AUTHORITY 1**

Document Set ID: 1474244  
Version: 1, Version Date: 13/07/2021

# BAL Assessments

Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below "External Walls" section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/ or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

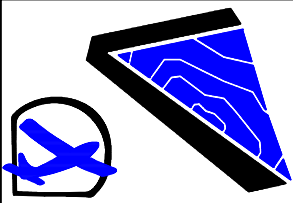
Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

## **Attachment 3 – Proposal Plan**

Cohen & Associates P/L

## **PLANNING AUTHORITY 1**

Document Set ID: 1474244  
Version: 1, Version Date: 13/07/2021



# COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS

ABN 70 689 298 535

103 CAMERON STREET  
PO BOX 990 LAUNCESTON 7250 TAS  
TELEPHONE : 03 6331 4633

www.surveyingtas.com.au  
EMAIL : admin@surveyingtas.com.au

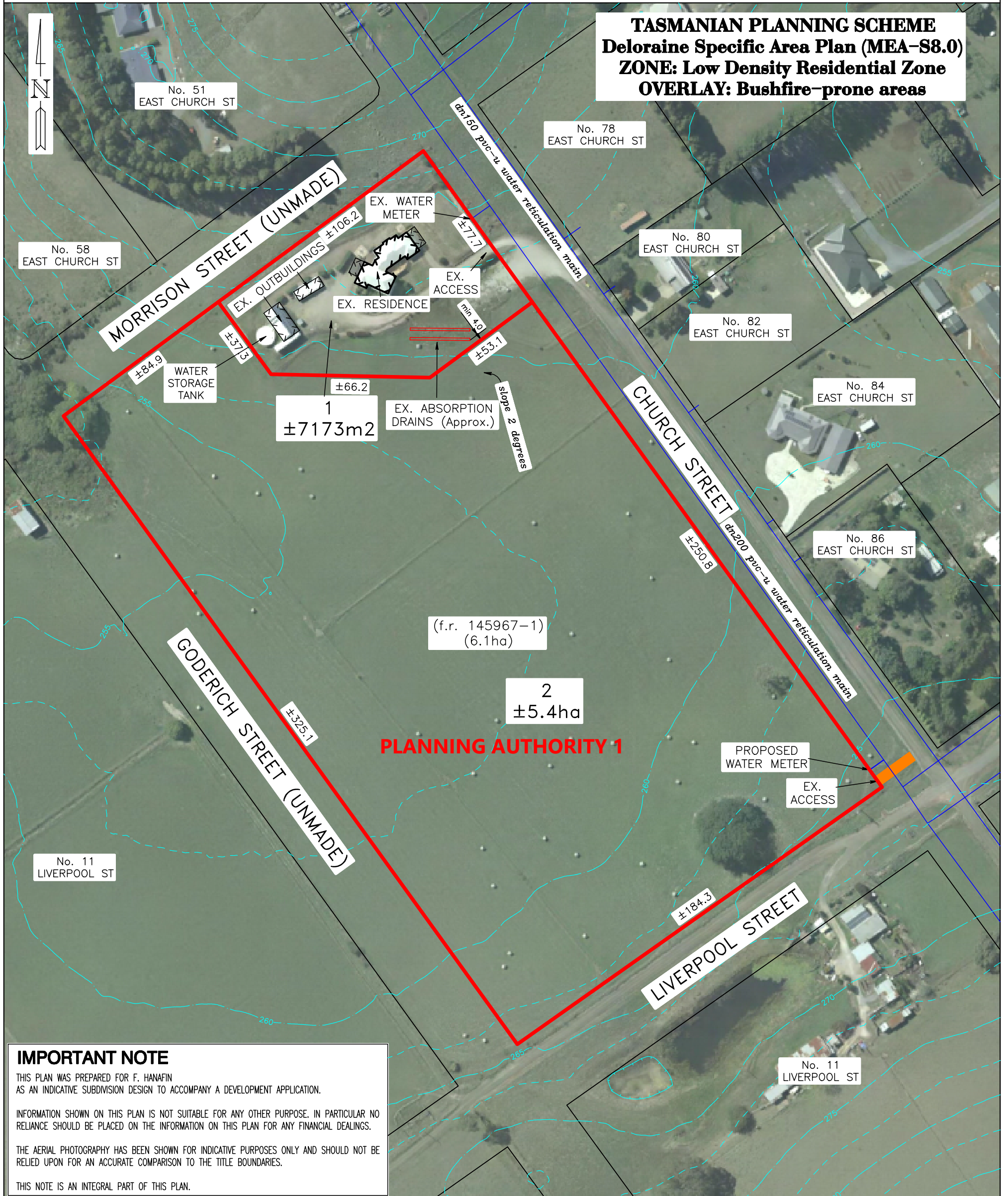
# PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 148-50  
(8189-01)

Municipality: MEANDER VALLEY COUNCIL  
Site Address: 77 EAST CHURCH ST DELORAINE  
Title Refs: 145967-1

Owners: F.M. KELLY  
Date: 23/04/2021 Revision: 3  
Scale: 1 : 1500 @ A3

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



## **Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline**

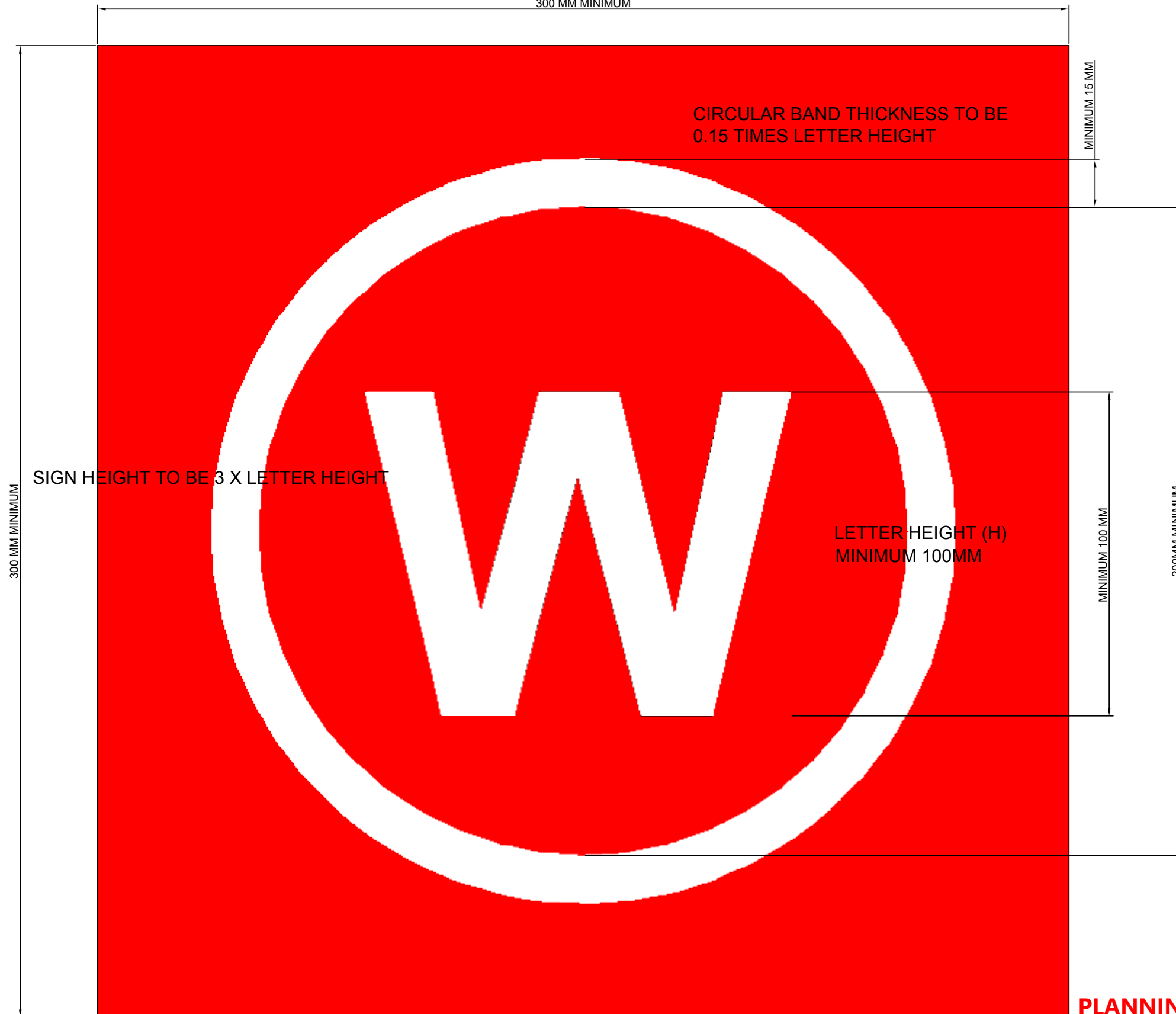
### **PLANNING AUTHORITY 1**

Document Set ID: 1474244  
Version: 1, Version Date: 13/07/2021

# 10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN

SIGN WIDTH TO BE 3 X LETTER HEIGHT

300 MM MINIMUM



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS  
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER  
2 X LETTER HEIGHT



**PLANNING AUTHORITY 1** Tasmania Fire Service

## References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Meander Valley (Effective 19 April 2021)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

## PLANNING AUTHORITY 1

## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PA\21\0325	<b>Council notice date</b>	25/06/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/01047-MVC	<b>Date of response</b>	06/07/2021
<b>TasWater Contact</b>	Elio Ross	<b>Phone No.</b>	0467 874 330
<b>Response issued to</b>			
<b>Council name</b>	MEANDER VALLEY COUNCIL		
<b>Contact details</b>	planning@mvc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	77 EAST CHURCH STREET, DELORAINE	<b>Property ID (PID)</b>	6256277
<b>Description of development</b>	Subdivision (2 lots)		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Cohen & Associates	148-50(8189-01)	3	23/04/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered 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 supply and installation of water meters 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>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>4. 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. <i>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.</i></li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>5. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.  The payment is required within 30 days of the issue of an invoice by TasWater.</li> </ol>			

## PLANNING AUTHORITY 1



## Advice

### General

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

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

### 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

(b) 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

(c) TasWater will locate residential water stop taps free of charge

(d) 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:**  
**Sent:** 19 Jul 2021 11:57:17 +1000  
**To:** Planning @ Meander Valley Council  
**Subject:** PA\21\0325 77 East Church Street Deloraine

Good Afternoon

With respect to this planning application (PA\21\0325) we would like raise the concern of the current fencing of government land and any crossover for entrance to the both parts of the subdivision.

The current house, and the smaller allocation of the subdivision, has a part of East Church Street fenced off with gated access and should be removed and modified before the the subdivision is allowed.

The second and larger part of the subdivision currently has approximately 10 meters fenced in the wrong place and encroaches on to East Church Street, the full length of that property. This is a concern as it impacts traffic using the road including the council garbage collection.

The access to this part of East Church Street is only available via Liverpool Street where other subdivisions have happened over the last couple of years. Liverpool street is badly degraded and narrow and would not be able to handle anymore traffic, currently it has numerous trucks using it to access farms and parking. The previous division has allowed the crossovers to extend too far into Liverpool street which causes dangerous issues when passing oncoming traffic with nowhere on the side of the road to pull off.

As a minimum for this subdivision; the fences need to be moved off government land allowing the crossovers to be built in the correct places and to be safe both roads need to be upgraded to allow for future use.

These issues will be magnified when the current owner wants to subdivide the larger section in the future but there will also be additional concerns with low water pressure (currently borderline) and access to power with the limitation of the current transformers.

We understand that progress and new housing is needed but the impact on the standard of living of the current residents should be taken into account and fixing the fencing and upgrading the roads should be done before this subdivision is approved

Please keep us informed of any progress

Thanks

Jeanette and Brett Dower

84 East Church Street  
Deloraine

Sent from my iPad

**From:** Lloyd Cox  
**Sent:** 21 Jul 2021 22:25:54 +0000  
**To:** Planning @ Meander Valley Council  
**Subject:** PLANNING APPLICATION PA\21\0325  
**Attachments:** RE: Traffic Count Information - Liverpool Street, PA.21.0325.pdf, RE: PA\\18\\0203 - 77 East Church Street, Deloraine - Council Meeting Information

Good morning

I write with regard to the planning application mentioned above, for 77 East Church Street Deloraine Tasmania 7304. The web link for this application is included here: <https://www.meander.tas.gov.au/assets/img/site/PA.21.0325.pdf> , and a download has been attached to this email.

Broadly speaking, I am pro-development in Deloraine, as I believe the town has much unrealised potential both residentially and commercially.

I note three points in relation to this particular application, which I believe need to be addressed as part of works to be completed prior to issuing of subdivision:

1. As per photograph labelled “Existing Access – Lot 1”, on page 16 of the application, it can clearly be seen that the alignment of fencing does not currently conform to the requirements set out on page 5 of the application, i.e. min 3.6m frontage to council road. This fencing alignment works need to be completed prior to the subdivision being approved, or at least as part of requirements before subdivision can be signed off as completed.
2. As per photograph labelled “Looking to southeast of Lot 2”, on page 16 of the application, it can be clearly seen that the “existing crossover” or “existing access” to Lot 2 noted on page 5, page 27 and page 39 of the application does not actually exist. A site visit will also confirm this. This crossover needs to be installed and works need to be completed as per council requirements (we have recently had this experience in subdivision of 80 East Church Street, involving construction of crossover for the new lot) prior to subdivision being approved, or at least as part of requirements before subdivision can be signed off as completed.
3. As per photograph labelled “Looking northwest to unmade section of East Church Street”, on page 18 of the application, the current state of maintenance of this section of road reserve is disgraceful, with long grass and noxious weeds creating both a fire risk, and also shelter for vermin (rabbits, rats, mice, etc.) and venomous snakes. Meander Valley Council need to either take responsibility for this maintenance, or if there is a maintenance agreement in place with some other party, need to monitor and enforce that the required maintenance gets done.

I also refer to correspondence from 2018 (emails attached – RE: Traffic Count Information – Liverpool Street, and RE: PA\\18\\0203 - 77 East Church Street, Deloraine - Council Meeting Information) where Meander Valley Council representatives have accepted that there are already issues surrounding the established fact that Liverpool Street (which is the access to this section of East Church Street) already falls short of the LGAT requirements for a road of this category and usage. Any future further development that Meander Valley Council approve for this area of Deloraine needs to include required upgrades to the road infrastructure to accommodate even the existing traffic load, let alone any increases in traffic load.

Yours faithfully,

## PLANNING AUTHORITY 2

(Reference No. 161/2021)

2 SEYMOUR STREET, CARRICK

**Planning Application:** PA\21\0245  
**Proposal:** Subdivision (3 lots)  
**Author:** Laura Small  
Town Planner

### 1) Proposal

#### Application

Council has received an application for subdivision at 2 Seymour Street, Carrick. The proposal will create a total of three (3) lots.

Applicant	DJ McCulloch Surveying
Owner	A.C.N 124 959 397 P/L
Property	2 Seymour Street, Carrick (CT:136264/1)
Zoning	General Residential Zone
Discretions	8.6.1 Lot Design P1
	8.6.2 Roads P2
	C9.6.1 Lot Design P1
Existing Land Use	Residential
Number of Representations	Two (2)
Decision Due	15 September 2021
Planning Scheme:	Tasmanian Planning Scheme – Meander Valley (The Planning Scheme).

If approved, the application will result in the creation of two (2) additional lots at 2 Seymour Street, Carrick within the General Residential Zone. The application will also result in the construction of a new road and the construction of a new access to service Lot 3 off the new road Street.

An indicative plan of subdivision and site photos are shown below.

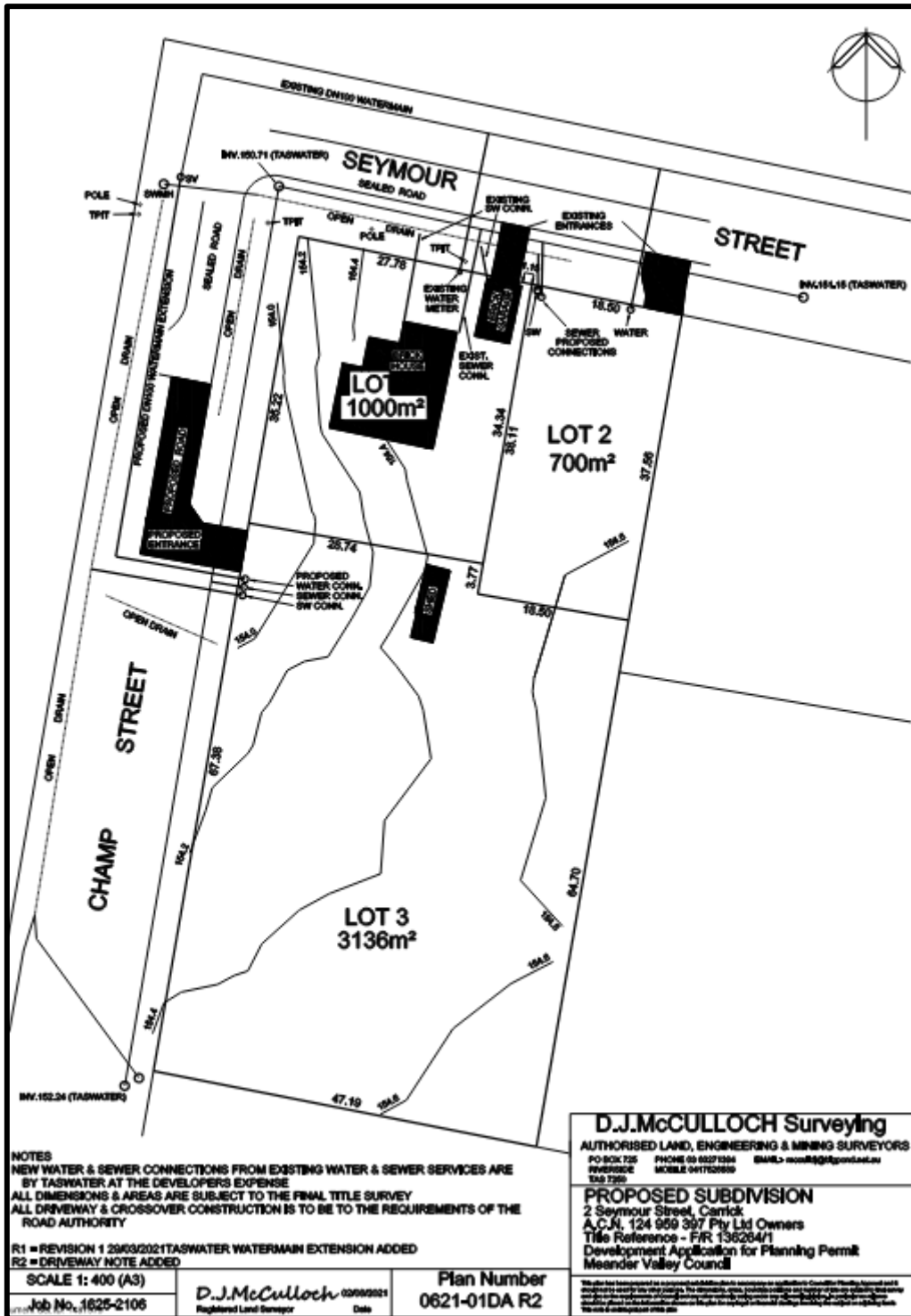


Figure 1: Proposed plan of subdivision.



Figure 2: Aerial view of 2 Seymour Street, Carrick.



Photo 1: Existing residential dwelling to be contained on Lot 1.

## 2) Summary of Assessment

The application proposes to subdivide the land at 2 Seymour Street, Carrick to create a total of three (3) lots. Lot 1 will contain the existing dwelling, while Lots 2 and 3 will be vacant blocks within the General Residential Zone. Lot 1 and Lot 2 will utilise existing accesses from Seymour Street and the construction of a new road will allow for Lot 3 to be accessed via a public road.

The standards of the planning scheme which require assessment of the Performance Criteria and the application of Council's discretion to approve or refuse the application are outlined above and detailed in the Scheme Assessment in Section 6.

### Overview

- In accordance with sub-clause 6.2.6 of the Planning Scheme, development which is for subdivision, does not need to be categorised into one of the Use Classes. However, as the subject site is located within the General Residential Zone, it is expected that the subdivision will provide for future residential use. A Residential Use, if for a single dwelling, is a no permit required use in the Zone.
- The subdivision will create two (2) additional lots at 2 Seymour Street, Carrick.
- Two (2) existing accesses off Seymour Street will be utilised and one (1) new access will be created off the new road.
- A new road will be created to Council's standards and on the completion of works will become a public road, as defined in the *Local Government Highways Act 1982*.
- The proposal relies on Performance Criteria for Lot Design and subdivision within an attenuation area.
- During the advertising period two (2) representations were received. The representations primarily identified the servicing of the proposed lots, road safety, residential amenity and stormwater concerns.

## 3) Summary of Assessment

***It is recommended that the application for Use and Development for Subdivision (3 lots) on land located at 2 Seymour Street CARRICK (CT:136264/1) by DJ McCulloch Surveying, be APPROVED, generally in accordance with the endorsed plans:***

- c) **DJ McCulloch Surveying – Plan of Subdivision – Plan No. 0621-01DA – Revision 02 – Job No. 1625-2106 – Dated 02/08/2021**

***and subject to the following conditions:***



- 8. 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:**
- c) Such covenants or controls are expressly authorised by the terms of this permit or by the consent in writing of Council; and**
  - d) 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.**
- 9. Prior to commencement of works the following must be submitted to Council to the satisfaction of Director Infrastructure Services:**
- a) Detailed engineering design documentation for stormwater services, road and crossover construction, including the extension of any Council services required to the satisfaction of Council's Director Infrastructure Services. Detailed engineering documentation must be prepared by a suitably qualified civil engineer or other person approved by the Director Infrastructure Services. The design documentation must incorporate the following:**
    - i. Construction of the new public road extension including turning head in accordance with Tasmanian Standard Drawings;**
    - ii. Construction of crossover in the new road in accordance with Tasmanian Standard Drawings; and**
    - iii. Design detail, including invert levels, showing the extension of Council's stormwater road crossing at the end of Seymour Street to facilitate service vehicle movements into the proposed new road.**
- 10. The proposed stormwater connections to service Lot 2 and Lot 3 must be completed in accordance with Tasmanian Standard Drawing TSD-SW25 to the satisfaction of the Director Infrastructure Services.**
- 11. The driveway crossover to service Lot 2 and Lot 3 must be constructed in accordance with Tasmanian Standard Drawings TSD-R03 and R04 to the satisfaction of the Director Infrastructure Services. Refer Note 1.**
- 12. The developer must pay to council a public open space contribution of \$4,164.39, equivalent to 5% of the unimproved value of the approved lots.**

**13. The lots approved by this permit must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.**

**14. Prior to the sealing of the final plan of subdivision the following must be completed to the satisfaction of Council:**

- d) The proposed new road and associated infrastructure works must be completed in accordance with the approved engineering documentation as per Condition 2;**
- e) Stormwater connections to service Lots 2 and 3 installed in accordance with Condition 3;**
- f) Installation of the driveway access for Lots 2 and 3 in accordance with condition 4 ; and**
- g) payment of public open space contribution in accordance with Condition 5.**

**15. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2021/00405-MVC)**

**Notes:**

**8. Driveway work must be completed by a suitably qualified contractor. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on (03) 6393 5312. The contractor must contact Council to arrange a meeting on site to discuss the requirement for installation of drainage culverts and headwalls.**

**9. 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 Development & Regulatory Services on 6393 5320 or via email: [mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au).**

**10. This permit takes effect after:**

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

11. 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).
12. 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.
13. 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.
14. If any Aboriginal relics are uncovered during works:
  - d) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
  - e) 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
  - f) The relevant approval processes will apply with state and federal government agencies.

#### 4) Representations

The application was advertised for the statutory 14-day period from 7 August to 23 August 2021. During the advertising period two (2) representations were received (attached documents). A summary of the concerns raised in the representation is provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with the full representations included in the attachments.

Two (2) representations were received (attached):

**Concern – We moved to Carrick from Launceston to escape the busy suburbs and have room to move in this small quiet town. Coming from Youngtown we are quite aware of what it's like to be boxed in with houses and units built on**

**small block's. I spoke to council myself about buying this land in Seymour Street Carrick to extend my own block, and was told by council it would be a great idea as Carrick is a place for families to have room to move and not be boxed in.**

Comment

The subject site is located within the General Residential Zone. The General Residential Zone provides a minimum lot size of 450m<sup>2</sup>. The proposed subdivision complies with the minimum lot size within the zone.

**Concern – The amount of extra vehicles and people trying to come and go from one small corner is a concern.**

Comment

The proposal is for subdivision only. No significant increase in traffic is expected as a result of the subdivision. Any future development on the proposed lots will be subject to the provisions of the Road and Railway Assets Code which assesses traffic generation at vehicle crossings.

**Concern – No footpaths and open storm water drains also being a hazard in these areas.**

Comment

Seymour Street is a standard sealed rural road, with gravel shoulders and open drains for stormwater disposal. Seymour Street is consistent with the majority of the roads throughout Carrick.

**Concern – Low water pressure already being and issue in the area**

Comment

The application was referred to TasWater for comment. The suitability of additional connections was assessed by a TasWater Development Assessment Manager and conditions of approval have been provided. Condition 8 states that: *The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2021/00405-MVC)*. The TasWater Submission to Planning Authority Notice is attached to this report.

**Concern – Firstly I would ask the obvious question of why are there provisions for Stormwater, sewerage, and TasWater? Does this imply that there is a further planning application to follow for the previous real estate agency statement that the land had been subdivided and approval was in place for three Houses and three Units?**

Comment

Clause 8.6.3 of the General Residential Zone requires each lot to be connected to a full water supply service, a reticulated sewerage system and shown to be capable of connecting to a public stormwater system. Planning Application PA\12\0031 was approved in October 2011 to allow for a two (2) lot subdivision at the subject property; this permit has since lapsed. Council has no record of a planning approval for the construction of three Houses and Three Units at 2 Seymour Street, Carrick.

**Concern – Recent planning approvals have failed to address the issue of where motor vehicles and the quantity of such are to be parked resulting in the same**

**being parked on the crossovers and roads around these properties resulting in blind spots for drivers (refer to the chaos around the subdivisions on Liffey Street and Church Street).**

Comment

For the 50km/h speed environment within Carrick, driveway accesses need to be able to achieve 40m of sight distance in both directions. This will be able to be achieved from all of the existing and proposed accesses for this development. Parking on the driveway crossover is against the Tasmanian Road Rules, and hence a Police matter. Under the Tasmanian Planning Scheme – Meander Valley, any future development applications on the proposed lots will be required to provide off-street car parking in accordance with the Tasmanian Planning Scheme.

**Concern – The current roads are only capable of allowing one vehicle to stay on the road when facing oncoming traffic resulting in the other vehicle having to drive onto the grass verges.**

Comment

Seymour Street is a standard sealed rural road, with gravel shoulders and open drains for stormwater disposal, which is consistent with the majority of the roads throughout Carrick. The sealed road width of Seymour Street, which is approx. 5.3m, is in accordance with Council's standards for a road of this type and volume of traffic.

**Concern – Where is the increased stormwater going to go, currently when it rains it all flows out of the pit at the bottom of Church Street / Meander Valley Road junction, and various places through the sealed surfaces of Meander Valley Road.**

Comment

Stormwater from the proposed lots will be discharged into the roadside drain on Seymour Street and adjacent the new road, before joining the piped network through to Church Street and Meander Valley Road. Council's urban stormwater modelling indicates the downstream system surcharges in the 1 in 100 year event, however only minor flooding is expected through grassed areas and over Meander Valley Road. The additional lots created by this development is expect to have inconsequential impact on this system. No issues were identified in the 1 in 10 year event.

**Concern – Where are the future services planned to be, who are the units aimed at given no regular bus service or shops in town?**

Comment

The application is for subdivision only and does not include the development of multiple dwellings. This is not a matter which can be considered in the assessment.

## 5) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2021/00405-MVC) was received on 9 April 2021 (attached document).

## 6) Scheme Assessment

### **Use Class:** Residential

Pursuant to 6.2.6 of the Scheme, subdivision does not need to be categorised into a use class. However the subject site is located within the General Residential Zone and it is expected that the proposed subdivision will facilitate future residential use.

### **Performance Criteria**

#### 8.0 General Residential Zone

##### 8.6.1 Lot Design

###### **Objective**

*That each lot:*

- (a) has an area and dimensions appropriate for use and development in the zone;*
- (b) is provided with appropriate access to a road;*
- (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and*
- (d) is orientated to provide solar access for future dwellings.*

###### **Performance Criteria P2**

*Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:*

- (a) the width of frontage proposed, if any;*
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;*
- (c) the topography of the site;*
- (d) the functionality and useability of the frontage;*
- (e) the ability to manoeuvre vehicles on the site; and*
- (f) the pattern of development existing on established properties in the area,*

*and is not less than 3.6m wide.*

###### **Response**

Lot 1 and Lot 2 comply with the Acceptable Solution of the standard by both having a frontage of more than 12m. Lot 3 relies on the Performance Criteria.

The proposal includes works to construct a new road to an appropriate standard. Therefore, Lot 3 will be provided with a frontage to a road, sufficient for the intended use, having regard to:

- (a) The proposed frontage has a width of 8.8m;
- (b) Not applicable – Lot 3 will not be accessed via a right of carriageway;

- (c) The site is relatively flat and the vehicle access from the frontage to the lot boundary will be constructed to the standard specified by the road authority.
- (d) The proposed frontage is 8.8m wide and will be functional and usable for future residential development;
- (e) Lot 3 is proposed to have a site area of 3136m<sup>2</sup>. The lot will be provided with vehicle access from the frontage of the site to the new road and sufficient space is available on the site for the ability to manoeuvre vehicles;
- (f) The properties at 1A, 1B and 1C Seymour Street all have frontage onto Seymour Street less than 8m. The proposed frontage of 8.8m for Lot 3 is consistent with the pattern of development in the surrounding area.

Lot 3 will have a frontage of 8.8m, not less than 3.6m.

The proposal is consistent with the objective of the clause and satisfies the Performance Criteria.

### **8.6.2 Roads**

#### **Objective**

*That the arrangement of new roads within a subdivision provides for:*

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;*
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and*
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.*

#### **Performance Criteria P1**

*The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:*

- (a) any road network plan adopted by the council;*
- (b) the existing and proposed road hierarchy;*
- (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;*
- (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;*
- (e) minimising the travel distance between key destinations such as shops and services and public transport routes;*
- (f) access to public transport;*
- (g) the efficient and safe movement of pedestrians, cyclists and public transport;*
- (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;*
- (i) the topography of the site; and*
- (j) the future subdivision potential of any balance lots on adjoining or adjacent land.*

## Response

The proposal includes the creation of a new road within the Crown Road Reserve.

The arrangement and construction of the road will provide an appropriate level of access, connectivity, safety and convenience for road users and has had regard to:

- (a) Figure 3 shows the existing road network plan for the area surrounding the subject site;

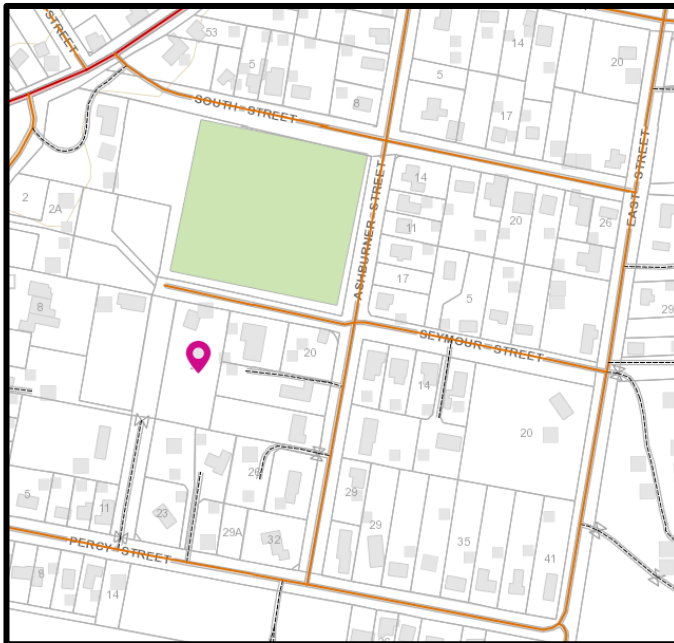


Figure 3: Existing road network of Carrick.

- (b) The proposal will create a cul-de-sac off Seymour Street to provide access for the proposed subdivision. The road will be a rural road and will provide access to two (2) lots and is not expected to impact on the existing or proposed road hierarchy;
- (c) The construction of the new road will facilitate future subdivision potential for 1 Champ Street, Carrick by providing frontage to a road. There are no existing pedestrian or cycle paths adjoining the site and provision of this infrastructure in the road reserve is not considered to be appropriate;
- (d) The new road will connect Seymour Street to the proposed subdivision and will provide for the future connectivity between Seymour Street and Percy Street. As above, there are no existing pedestrian or cycle paths for the new road to connect in to;
- (e) The construction of the new road will connect the proposed subdivision to Seymour Street and the greater road network within Carrick, allowing for efficient travel between the development and key destinations;
- (f) Not applicable – The new road is not expected to form part of a public transport route;
- (g) The new road will provide frontage for two (2) lots, one (1) existing at 1



Champ Street and Lot 3 of the proposed subdivision. Majority of the roads throughout Carrick are sealed rural roads with gravel shoulders. Pedestrian and Cycle amenity is not specifically provided for throughout Carrick and an appropriate level of safety for pedestrians and cyclists is expected as a result of the creation of the new road.

- (h) Not applicable – The new road will not be an arterial or collector road.
- (i) The site is relatively flat, construction of the new road Street will be in accordance with Tasmanian Standard Drawings;
- (j) The construction of the new road will provide for the future extension of the road within the parcel of Crown Land to allow for connectivity through to Percy Street. The creation of the new road will also provide frontage and the opportunity for subdivision at 1 Champ Street, Carrick.

The works will allow for future connectivity in the broader road network around Seymour and Percy Streets and will provide adequate vehicle access to the subdivision. The proposal is consistent with the objective and satisfies the performance criteria.

## **C9.0 Attenuation Code**

### **C9.6.1 Lot Design**

#### **Objective**

*To provide for subdivision so that a lot intended for a sensitive use:*

- (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and*
- (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.*

#### **Performance Criteria P1**

*Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:*

- (a) the nature of the activity with the potential to cause emissions, including:
  - (i) operational characteristics of the activity;*
  - (ii) scale and intensity of the activity; and*
  - (iii) degree of emissions from the activity; and**
- (b) the intended use of the lot.*

#### **Response**

Carrick Speedway is listed as an attenuated activity in the C9.0 Attenuation Code of the *Tasmanian Planning Scheme – Meander Valley*. As such any development for a sensitive use or for subdivision within 3000m of the Carrick Speedway is subject to assessment against the provisions of the Code.

Council had received a Noise Assessment as part of a previous planning application for a subdivision. This assessment included modelling, shown in Figure 4, which extended beyond the subject subdivision site. The owner of the report has provided consent to allow Council to utilise this report to enable assessment against the Performance Criteria of the Attenuation Code for developments within Carrick. This alleviates the need for each applicant to provide supporting technical information to address the requirement of the Attenuation Code.

Although it is noted that the report focuses on a specific location, the technical information reported, including the noise modelling, can be used to consider likely impacts at other sites across Carrick.

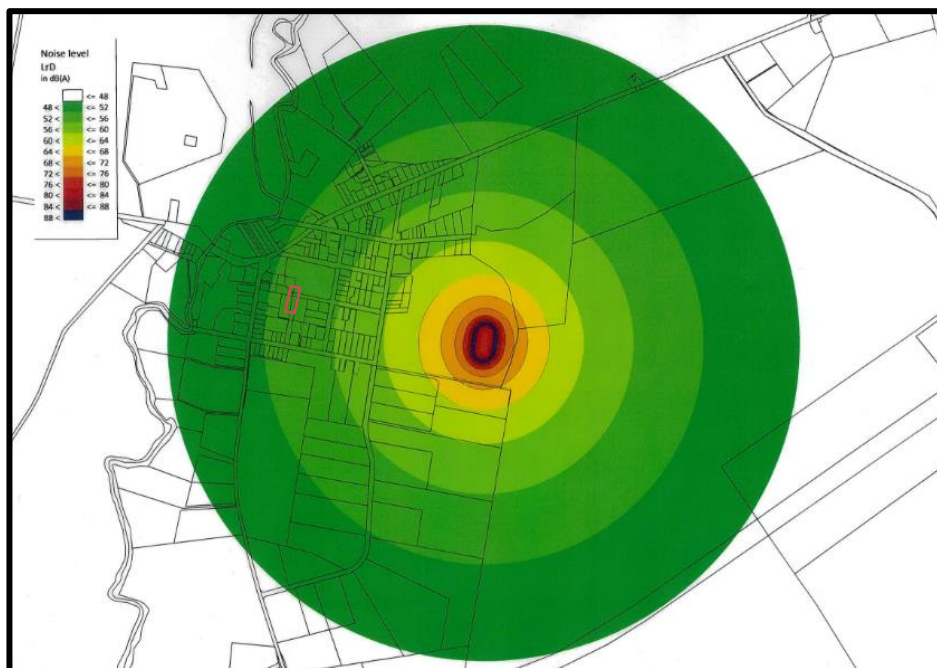


Figure 4 : Noise level modelling (source: Pitt & Sherry 2018).

The Carrick Speedway race track hosts ten to twelve racing events between the months of September and April yearly. The event generally lasts approximately six (6) hours. A noise report provided by Pitt & Sherry in 2018 concludes that a residential dwelling is likely to experience 'intrusive noise' at similar level of urban traffic noise within the attenuation area. However, the Carrack Speedway would only be generating noise within the hours of operation, ten to twelve times a year. The operational characteristics of the use are not expected to cause an unreasonable impact on future residential uses.

The proposed subdivision will not result in a potential future sensitive use being unreasonably impacted by emissions and is considered to satisfy the Performance Criteria and comply with the Objective of the clause.

## Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below.

### Zone Standards

Scheme Standard	Comment	Assessment
<b>8.3 Use Standards</b>		
<b>8.3.1 Discretionary uses</b>		
A1 – A4	Pursuant to 6.2.6 of the Scheme, subdivision does not need to be categorised into a use class. However the subject site is located within the General Residential Zone and it is expected that the proposed subdivision will facilitate future residential use Lots 2 & 3. A residential use, if for a single dwelling is a No Permit Required use in the Zone.	Not Applicable.
<b>8.3.2 Visitor Accommodation</b>		
A1	The proposal is for subdivision only and does not include visitor accommodation.	Not Applicable.
<b>8.4 Development Standards for Dwellings</b>		
<b>8.4.1 Residential Density for multiple dwellings</b>		
A1	The proposal is for subdivision only and does not include multiple dwellings.	Not Applicable.
<b>8.4.2 Setbacks and building envelope for all dwellings</b>		
A1 – A3	The proposal is for subdivision only. No dwellings are proposed.	Not Applicable.
<b>8.4.3 Site coverage and private open space for all dwellings</b>		
A1 & A2	The proposal is for subdivision only. No dwellings are proposed.	Not Applicable.
<b>8.4.4 Sunlight to private open space of multiple dwellings</b>		
A1	The proposal is for subdivision only and does not include multiple dwellings.	Not Applicable.
<b>8.4.5 Width of openings for garages and carports for all dwellings</b>		
A1	The proposal is for subdivision only and does not include the construction of any garages or carports.	Not Applicable.
<b>8.4.6 Privacy for all dwellings</b>		
A1 – A3	The proposal is for subdivision only and no dwellings are proposed.	Not Applicable.

<b>8.4.7 Frontage fences for all dwellings</b>		
A1	The proposal is for subdivision only and does not include any frontage fences.	Not Applicable.
<b>8.4.8 Waste storage for multiple dwellings</b>		
A1	The proposal is for subdivision only and does not include multiple dwellings.	Not Applicable.
<b>8.5 Development Standards for Non-dwellings</b>		
<b>8.5.1 Non-dwelling development</b>		
A1 – A6	The proposal is for subdivision only. No non-dwelling development is proposed.	Not Applicable.
<b>8.5.2 Non-residential garages and carports</b>		
A1 & A2	The proposal is for subdivision only. No non-residential garages or carports are proposed.	Not Applicable.
<b>8.6 Development Standards for Subdivision</b>		
<b>8.6.1 Lot Design</b>		
A1	The plan of subdivision shows Lot 1 to have an area of 1000m <sup>2</sup> , Lot 2 to have an area of 700m <sup>2</sup> , and Lot 3 to have an area of 3136m <sup>2</sup> . All lots are able to contain a minimum area of 10m x 15m and the proposed lot boundaries will not decrease the setbacks of existing buildings to less than what is required by the Acceptable Solution. It is noted that Lot 1 has an existing garage built to the frontage; the proposed subdivision will not alter its location.	Complies.
A2	Lot 1 has a 27m frontage to Seymour Street and Lot 2 has an 18.5m frontage onto Seymour Street. Lot 3 will front onto the new road. Once the new road is constructed to the appropriate standard, Lot 3 will have a frontage of 8.8m.	Relies on Performance Criteria.
A3	Lot 1 and Lot 2 are provided with existing accesses to the road network. A new access onto the new road Street is proposed for Lot 3.	Complies.
A4	The proposed subdivision will create a new road. Lot 3 will be orientated within 30 degrees west of true north.	Complies.

<b>8.6.2 Roads</b>		
A1	The proposed subdivision will create a new road.	Relies on Performance Criteria.
<b>8.6.3 Services</b>		
A1	Existing and or new water connections are shown for Lot 1, Lot 2 and Lot 3.	Complies.
A2	Existing and or new sewer connections are shown for Lot 1, Lot 2 and Lot 3.	Complies.
A3	Existing and or new stormwater connections are shown for Lot 1, Lot 2 and Lot 3.	Complies.

### Codes

<b>C2 Parking and Sustainable Transport Code</b>		
Scheme Standard	Comment	Assessment
<b>C2.2 Application of this Code</b>		
	<p>This code applies to all use within the General Residential Zone.</p> <p>The proposal is for subdivision only and will not alter existing car parking access or parking spaces for the existing house on Lot 1.</p> <p>The standards of the Parking and Sustainable Transport Code are not relevant to the proposal.</p>	Code not applicable.

<b>C3 Road and Railway Assets Code</b>		
Scheme Standard	Comment	Assessment
<b>C3.2 Application of this Code</b>		
	The proposal will not increase the amount of vehicular traffic, will not require new vehicle crossing and the site is not located within a road or railway attenuation area.	Code not applicable.

<b>C9 Attenuation Code</b>		
Scheme Standard	Comment	Assessment
<b>C9.2 Application of this Code</b>		
	The application is for subdivision within	Code applies

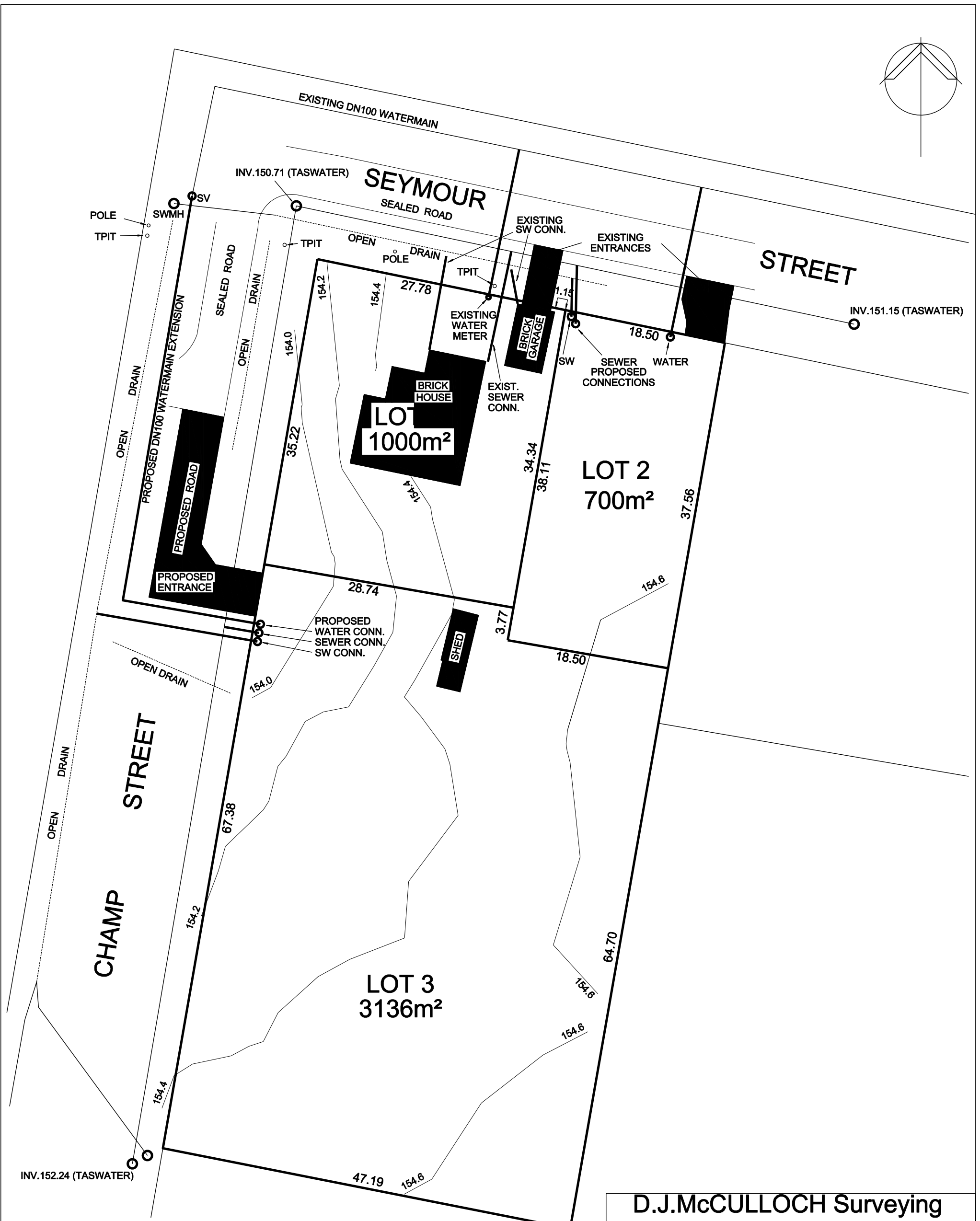
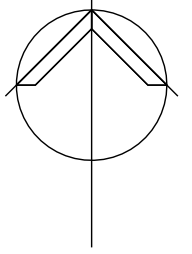
	the attenuation area of the Carrick Speedway. The subject site is located within the General Residential Zone and is likely to facilitate future sensitive use.	
<b>C9.4 Use or Development exempt from this Code</b>		
	The proposal is for subdivision and is not exempt from the code.	Not exempt.
<b>C9.5 Use Standards</b>		
<b>C9.5.1 Activities with potential to cause emissions</b>		
A1	The proposal is for subdivision and does not include an activity listed in Tables C9.1 or C9.2.	Not Applicable
<b>C9.5.2 Sensitive use within an attenuation area</b>		
A1	The proposal is for subdivision and the application does not include a new sensitive use.	Not Applicable
<b>C9.6 Development Standards for Subdivision</b>		
<b>C9.6.1 Lot design</b>		
A1	The proposed subdivision will provide an additional two (2) lots and will not provide an area located entirely outside of the attenuation area for future development.	Relies on Performance Criteria

<b>C13 Bushfire-Prone Areas Code</b>		
Scheme Standard	Comment	Assessment
<b>C13.2 Application of this Code</b>		
	The proposal is for subdivision however the site is not located within, or partially within a bushfire-prone area.	Code not applicable.

## Conclusion

It is considered that the application for Use and Development for a Subdivision (3 lots) is acceptable in the General Residential Zone and is recommended for approval.

## DECISION:



**NOTES**  
 NEW WATER & SEWER CONNECTIONS FROM EXISTING WATER & SEWER SERVICES ARE BY TASWATER AT THE DEVELOPERS EXPENSE  
 ALL DIMENSIONS & AREAS ARE SUBJECT TO THE FINAL TITLE SURVEY  
 ALL DRIVEWAY & CROSSOVER CONSTRUCTION IS TO BE TO THE REQUIREMENTS OF THE ROAD AUTHORITY

R1 = REVISION 1 29/03/2021 TASWATER WATERMAIN EXTENSION ADDED  
 R2 = DRIVEWAY NOTE ADDED

**D.J.McCULLOCH Surveying**  
 AUTHORISED LAND, ENGINEERING & MINING SURVEYORS  
 PO BOX 725 PHONE 03 63271394 EMAIL:- mcculldj@bigpond.net.au  
 RIVERSIDE MOBILE 0417526589  
 TAS 7250

**PROPOSED SUBDIVISION**  
 2 Seymour Street, Carrick  
 A.C.N. 124 959 397 Pty Ltd Owners  
 Title Reference - F/R 136264/1  
 Development Application for Planning Permit  
 Meander Valley Council

SCALE 1: 400 (A3)  
 Job No. 1625-2106  
 Document Set ID: 1481976  
 Version: 1, Version Date: 11/08/2021

*D.J.McCulloch* 02/08/2021  
 Registered Land Surveyor Date

Plan Number  
**PLANNING AUTHORITY 2**

This plan has been prepared as a proposed subdivision plan to accompany an application to Council for Planning Approval and it should not be used for any other purpose. The dimensions, areas, boundary positions and number of lots are subject to final survey and also to the requirements of Council and any other authority acting under any relevant legislation. In particular no reliance should be placed on the information shown on this plan for any legal or financial dealings involving the subject or adjoining lands. This note is an integral part of this plan.

## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PA\21\0245	<b>Council notice date</b>	17/03/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/00405-MVC	<b>Date of response</b>	09/04/2021
<b>TasWater Contact</b>	Phil Papps	<b>Phone No.</b>	0474 931 272
<b>Response issued to</b>			
<b>Council name</b>	MEANDER VALLEY COUNCIL		
<b>Contact details</b>	planning@mvc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	2 SEYMOUR ST, CARRICK	<b>Property ID (PID)</b>	7019548
<b>Description of development</b>	3 lot subdivision		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
DJ McCulloch Surveying	Plan of Subdivision / 0621-01DA	R1	29/03/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and 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 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 (Water main Asset A616441 extension)</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 supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or</li> </ol>			

## PLANNING AUTHORITY 2



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.

9. 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.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. 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. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

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

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater 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.*

#### **DEVELOPMENT ASSESSMENT FEES**

15. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.  
  
The payment is required within 30 days of the issue of an invoice by TasWater.

## **PLANNING AUTHORITY 2**

## Advice

### General

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

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

### 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater

- (a) 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
- (b) TasWater will locate residential water stop taps free of charge
- (c) 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

## PLANNING AUTHORITY 2

**From:** "A Austin" <aaustin072@gmail.com>  
**Sent:** Thu, 19 Aug 2021 14:19:46 +1000  
**To:** "Planning @ Meander Valley Council" <Planning.AtMeander@mvc.tas.gov.au>  
**Subject:** Subdivision, units and houses PA/21/0245

To whom it may concern

As I being a resident of Carrick for the past few years and backing onto proposed subdivision I thought I would have my say.

We moved to Carrick from Launceston to escape the busy suburbs and have room to move in this small quiet town.

Coming from Youngtown we are quite aware of what it's like to be boxed in with houses and units built on small block's.

I spoke to council myself about buying this land in Seymour Street Carrick to extend my own block, and was told by council it would be a great idea as Carrick is a place for families to have room to move and not be boxed in !!!

Other things that myself and other residents of the area are concerned about had this go ahead are as follows.

1 the amount of extra vehicles and people trying to come and go from one small corner.

2 the streets around Carrick can't cope with the traffic we already have and are not comply with width to allow two vehicles to pass without one driving on the grass.

3 no footpaths and open storm water drains also being a hazard in these areas.

4 low water pressure already being an issue in the area

Just our thoughts.

Cheers

Anthony Austin

0427308863

## **PLANNING AUTHORITY 2**

**From:** "Steven Bolland" <carricklpo@gmail.com>  
**Sent:** Thu, 19 Aug 2021 13:06:53 +1000  
**To:** "Planning @ Meander Valley Council" <Planning.AtMeander@mvc.tas.gov.au>  
**Subject:** PA\21\0245

Dear Mr Jordan

I am writing this representation in connection with the above planning application.

Firstly I would ask the obvious question of why are there provisions for Stormwater, sewerage, and Taswater?

Does this imply that there is a further planning application to follow for the previous real estate agency statement that the land had been subdivided and approval was in place for three Houses and three Units?

If this is the case I would like to register my opposition to this subdivision for the following reasons.

Recent planning approvals have failed to address the issue of where motor vehicles and the quantity of such are to be parked resulting in the same being parked on the crossovers and roads around these properties resulting in blind spots for drivers (refer to the chaos around the subdivisions on Liffey Street and Church Street).

Given the absence of pavements around Carrick it is only a matter of time before someone is knocked over.

The current roads are only capable of allowing one vehicle to stay on the road when facing oncoming traffic resulting in the other vehicle having to drive onto the grass verges.

Open french drains abound in this area, no street lighting exists, and it is adjacent to the recreation ground where children play.

Where is the increased stormwater going to go, currently when it rains it all flows out of the pit at the bottom of Church Street / Meander Valley Road junction, and various places through the sealed surfaces of Meander Valley Road.

Whereas I am not directly affected through proximity to the site, there are bigger issues that are needing to be addressed, not least the future strategic plan for Carrick.

Where are the future services planned to be, who are the units aimed at given no regular bus service or shops in town.

I look forward to your responses to these items, and your departments strategic plan for this historic country town to be published,

Regards

Steve Bolland

Carrick LPO

0402 446 766

# PLANNING AUTHORITY 3

(Reference No. 162/2021)

## AMENDMENT 1/2021 – MEA-S15.0 UPPER GOLDEN VALLEY SPECIFIC AREA PLAN

**Author:** Laura Small  
Town Planner

### 1) Recommendation

***It is recommended that Council:***

- 1. Pursuant to section 34(2) and 40F of the Land Use Planning and Approvals Act 1993, certify Draft Amendment 1/2021 to the Meander Valley Local Provisions Schedule to delete clause MEA-S15.8.1 A2 and P2; and**
- 2. Direct Council Officers to request that the Commission exercise its powers under section 40I(2)(b)(i) and (ii) of the Land Use Planning and Approvals Act 1993 to dispense with the exhibition and hearing process.**

### 2) Report

Council of its own motion, in accordance with section 40D(b) of the *Land Use Planning and Approvals Act 1993* (The Act), have prepared a draft amendment to the Meander Valley Local Provisions Schedule to correct an error within the MEA-S15.0 Upper Golden Valley Specific Area Plan. Details of the error follow.

In the Draft Local Provisions Schedule (LPS) written document advertised in September 2018 a new lot prohibition standard, shown in Figure 1, was included in the draft MEA-S15.0 Upper Golden Valley Specific Area Plan (MEA-S15.8.1).

### MEA-S15.8 Development Standards for Subdivision

#### MEA-S15.8.1 New lot prohibition

This clause is in substitution for Rural Living Zone – clause 11.5.1, Lot design A1 and P1.

Objective:	To prohibit the creation of additional lots at Upper Golden Valley.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Subdivision must not create additional lots.	<b>P1</b> No Performance Criterion.

Figure 1: MEA-S15.8 Development Standards shown in the Draft LPS, September 2018.

During the advertising period, representations were received in objection to the lot prohibition. Representations also suggested that the MEA-S15.0 Upper Golden Valley Specific Area Plan should provide for subdivision where it does not rely on access from Highland Lakes Road and for the provision of Utilities through an Acceptable Solution to be consistent with the State Planning Provisions (SPPs) consideration of subdivision for the provisions of Utilities.

From this the Commission decision was to revise the MEA-S15.0 Upper Golden Valley Specific Area Plan to include an Acceptable Solution for subdivision when it did not rely on access from Highland Lakes Road and for Utilities, or where required for public use by the Crown, a council or State authority. This is shown in Figure 2.

#### Commission decision on substantially modified part

##### 280. Modification to the substantially modified part:

- revise MEA-S15.8.1 Objective by deleting “direct”; and
- revise MEA-S15.8.1 A1 by replacing the text with:  
Each lot, or a lot proposed in a plan of subdivision, must:
  - (a) be provided with access:
    - (i) to an existing road other than Highland Lakes Road; or
    - (ii) to a new road that does not create a new junction with Highland Lakes Road;  
and
  - (b) not intensify use of an existing access to Highland Lakes Road.

##### 281. Therefore, modification to the originally exhibited draft LPS is:

- revise the plan purpose and MEA-S15.8.1 to provide for subdivision where it does not require access to Highland Lakes Road, as set out in Attachment 2, Annexure A; and
- incorporate the modification to the substantially modified part described above, as set out in Attachment 2, Annexure A.

282. Reason: To implement particular spatial qualities of the specific area in the plan purpose and in the relevant provisions.

Figure 2: Commission decision on substantially modified part.

The Commission decision directed modifications to be made as set out in Attachment 2, Annexure A (Figure 3). MEA-S15.8 Development Standards for Subdivision shows MEA-S15.8.1 Lot Design to include A1 & A2. The Development Standards for subdivision provided in Attachment 2, Annexure A are shown in Figure 3.

<b>MEA-S15.8 Development Standards for Subdivision</b>	
MEA-S15.8.1 Lot design	
This clause is in addition for Rural Living Zone – clause 11.5.1, Lot design.	
Objective:	To prohibit access to the Highland Lakes Road for additional lots at Upper Golden Valley.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(c) be provided with access:</p> <ul style="list-style-type: none"> <li>(i) to an existing road other than Highland Lakes Road; or</li> <li>(ii) to a new road that does not create a new junction with Highland Lakes Road; and</li> </ul> <p>(d) not intensify use of an existing access to Highland Lakes Road.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>(a) Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(i) be required for public use by the Crown, a council or a State authority; or</li> <li>(ii) be required for the provision of Utilities; or</li> </ul> <p>(b) Subdivision must not create additional lots.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

Figure 3: Standards set out in Attachment 2, Annexure A of the Commission decision on substantially modified part.

While the reasons and decision around A1 and A2 (a), in figure 3 above, were clear and well explained throughout the documents provided by the Commission, no consideration, reasons or decision were clear as to why A2 (b) had been inserted into the MEA-S15.0 Upper Golden Valley Specific Area Plan and included a prohibition of subdivision if it created additional lots.

An enquiry was sent to the Tasmanian Planning Commission to seek clarification on the Commissions decisions in relation to the Upper Golden Valley Specific Area Plan. As a result of the Commission reviewing its decision, it was clear that the Specific Area Plan was intended to allow for subdivision under certain circumstances and not prohibit it. It was also intended that the subdivision standards provide for subdivision

for Utilities, or where required for public use by the Crown, a Council or State Authority.

The standards of MEA-S15.8.1 are to operate in addition to the Rural Living Zone subdivision standard of clause 11.5.1 Lot Design. Clause 11.5.1 already provides for subdivision for provision of Utilities, or where required for public use by the Crown, a council or State authority. Therefore MEA-S15.8.1 A2 and P2 are not required to achieve the effect intended by the Commission’s decision on the Specific Area Plan, and can be deleted.

The Commission has indicated that MEA-S15.8.1 A2 and P2 are a result of a failure to edit out an earlier draft of the provisions placed in some other Specific Area Plans.

To delete MEA-S15.8.1 A2 and P2, the planning authority needs to prepare and certify a draft amendment to the Meander Valley Local Provisions Schedule and provide the Commission a copy under sections 40D and 40F of the *Land Use Planning and Approvals Act 1993*.

**3) Proposed Amendment**

The proposed amendment seeks to correct an error by deleting a clause (MEA-S15.8.1 A2 & P2) of the MEA-S15.0 Upper Golden Valley Specific Area Plan which currently prohibits the creation of additional lots within the area that the Specific Area Plan applies.

**3.1 Text Amendment**

The proposed amendment will be achieved by deleting Acceptable Solution A2 and Performance criteria P2 from MEA-S15.8.1:

**MEA-S15.8 Development Standards for Subdivision**

MEA-S15.8. Lot design

Acceptable Solution	Performance Criteria
<p><b>A2</b></p> <p>(a) Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(i) be required for public use by the Crown, a council or a State authority; or</li> <li>(ii) be required for the provision of Utilities; or</li> </ul> <p>(b) Subdivision must not create additional lots.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>



Retention of Acceptable Solution A1 and Performance Criteria P1 will allow for subdivision when it can be provided with access to a road other than Highland Lakes Road within the area of land shown in the Upper Golden Valley Specific Area Plan.

The development standards for Subdivision within the MEA-S15.0 Upper Golden Valley Specific Area Plan will therefore read:

**MEA-S15.8 Development Standards for Subdivision**

MEA-S15.8. Lot design

This clause is in addition to Rural Living Zone – clause 11.5.1 Lot design.

Objective:	To prohibit access to the Highland Lakes Road for additional lots at Upper Golden Valley.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>	
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: (c) be provided with access: (iii) to an existing road other than Highland lakes Road; or (iv) to a new road that does not create a new junction with Highland Lakes Road; and (d) not intensify use of an existing access to Highland Lakes Road.	<b>P1</b> No Performance Criterion.	

**4) Requirements of the Act**

The amendment must be decided under section 40F(1) of the Act as it is a proposed amendment of the planning authority’s own motion.

The matters which Council must consider when making a decision whether to reject or certify the draft amendment are listed in section 34 of the Act and are set out in subsequent sections of this report.

The planning authority must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria before deciding to certify the amendment in accordance with section 40F of the Act.

If the planning authority determines that it is satisfied that the draft amendment meets the LPS criteria referred to in section 40F(2)(a), the planning authority must certify the draft as meeting the requirements of this Act. Or if the planning authority determines that the draft amendment does not satisfy the LPS criteria referred to in section 40F(2)(a) the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

The certification of a draft amendment of an LPS under section 40F(2) is to be by instrument in writing affixed with the common seal of the planning authority.

A planning authority, within 7 days of certifying a draft amendment of an LPS under section 40F(2), must provide to the Commission a copy of the draft and the certificate.

The Commission must then consider the draft amendment and make a decision to modify, reject or approve the draft amendment.

## 5) Assessment

Before making a decision as to whether or not to certify the draft amendment, section 40F(1) of the Act requires Council to consider whether the amendment satisfies the LPS Criteria set out in section 34 of the Act (as shown below):

### **34. LPS Criteria**

(1) *in this section-*

**relevant planning instrument** means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.

(2) *The LPS criteria to be met by a relevant planning instrument are that the instrument-*

(a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*

(b) *is in accordance with section 32; and*

(c) *furtheres the objectives set out in Schedule 1; and*

- (d) is consistent with each State policy; and*
- (da) satisfies the relevant criteria in relation to the TPPs; and*
- (e) as far as practical, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) as far as practical, is consistent with and co-ordinated with any LPS that apply to municipal area to which the relevant planning instrument relates; and*
- (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019*

## **5.1 Provisions that must be contained in an LPS**

Section 34(2)(a) of the Act requires the amendment to contain all the provisions that the SPPs specify must be contained in an LPS.

The proposed amendment seeks to correct an error by deleting clause MEA-S15.8.1 A2 & P2 of the MEA-S15.0 Upper Golden Valley Specific Area Plan which currently prohibits the creation of additional lots within the area that the Specific Area Plan applies.

All other provisions of the Specific Area Plan will remain unchanged.

## **5.2 Section 32 Requirements**

Section 34(2)(b) of the Act requires the amendment to be in accordance with section 32.

The proposed amendment seeks to correct an error by deleting a clause (MEA-S15.8.1 A2 & P2) of the MEA-S15.0 Upper Golden Valley Specific Area Plan which currently prohibits the creation of additional lots within the area that the Specific Area Plan applies.

All other provisions will remain unchanged and the Specific Area Plan will remain in accordance with section 32 of the Act.

### **5.3 Schedule 1 Objectives of the Land Use Planning and Approvals Act 1993**

Section 34(2)(c) of the Act requires the amendment to further the objectives set out in Schedule 1.

#### **5.3.1 Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania**

The objectives of the Resource Management and Planning System of Tasmania are –

*(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The proposed amendment will not adversely impact upon natural, ecological or physical values.

*(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and*

The proposed amendment will not directly impact the sustainable use of air, land and water in terms of creating environmental nuisances.

*(c) to encourage public involvement in resource management and planning; and*

This objective is not relevant. The proposed amendment seeks to correct an error in the LPS. Should Council decide to certify the proposed amendment, a request will be made to exempt the draft amendment from exhibition under section 40I(2)(b) of the Act.

*(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*

The proposed amendment will remove an error in the MEA-S15.0 Upper Golden Valley Specific Area Plan to allow for the subdivision of land in some instances. Currently, subdivision, where it creates additional lots is prohibited in the area in which the Specific Area Plan applies.

*(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the state.*

This is facilitated through the amendment process and application of relevant legislation.

#### **5.3.2 Schedule 1, Part 2 – Objectives of the Planning Process Established by the Act**

The objectives of the Planning Process Established by the Act are, in support of the objectives set out in Part 1 of this schedule –

*(a) to require sound strategic planning and co-ordinated action by State and Local Government; and*

The proposed amendment is consistent with, and is assessed as being supportive of the objectives of the Act, the Northern Tasmanian Regional Land Use Strategy and the *Tasmanian Planning Scheme – Meander Valley*. Co-ordinated action by the State and Local Government is facilitated through the amendment process and application of relevant legislation.

*(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*

The amendment process is an established mechanism under the Act to allow the amendment to be lawfully considered. The proposed amendment seeks to correct an error by deleting a clause of a Specific Area Plan.

*(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

The proposed amendment will not impact the environment and future development of the land as a result of the proposed amendment will be subject to the provisions of the *Tasmanian Planning Scheme – Meander Valley*.

*(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

All relevant regional and state policies have been considered through the amendment process.

*(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*

This objective is not relevant to the proposed amendment.

*(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*

It is considered that the existing use and development standards within the *Tasmanian Planning Scheme – Meander Valley* are sufficiently robust to control any future development applications made as a result of the proposed amendment.

*(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

The proposed amendment will not impact on any place of historical interest or of special cultural value.

*(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

The purpose of the Specific Area Plan is to limit subdivision when it requires access onto Highland Lakes Road. The proposed amendment will not impact public infrastructure or assets.

*(i) to provide a planning framework which fully considers land capability.*

Consideration of land capability is not relevant.

## **5.4 State Policy**

Section 34(2)(d) of the Act requires the amendment to be consistent with each State policy.

### **5.4.1 State Policy on the Protection of Agricultural Land 2009**

The proposed amendment does not impact agricultural land.

### **5.4.2 State Policy on Water Quality Management 1997**

Any future use and development as a result of the proposed amendment will be subject to complying with development standards that are consistent with the policy, where applicable.

### **5.4.3 State Coastal Policy 1996**

Any future use and development as a result of the proposed amendment will be subject to complying with development standards that are consistent with the policy, where applicable.

### **5.4.4 National Environmental Protection Measures**

National Environmental Protection Measures (NEPMs) are automatically adopted as State Policies. They outline common environmental objectives for managing the environment. Current NEPMs include:

- National Environmental Protection (Used Packaging Materials) Measure;
- National Environmental Protection (Ambient Air Quality) Measure;
- National Environmental Protection (Movement of Controlled Waste Between States and Territories) Measure;
- National Environmental Protection (National Pollutant Inventory) Measure;
- National Environmental Protection (Assessment of Site Contamination) Measure;
- National Environmental Protection (Diesel Vehicle Emissions) Measure; and
- National Environmental Protection (Air Toxics) Measure.

In this instance, the NEPMs are both not applicable, and will not be impacted upon by the proposed amendment.

## **5.5 Criteria of the Tasmanian Planning Policies (TPPs)**

Section 34(2)(da) of the Act requires the amendment to satisfy the relevant criteria in relation to the TPPs. These are outlined below:

### ***Part 2A – Tasmanian Planning Policies***

#### ***12B. Contents and Purposes of Tasmanian Planning Policies***

*(1) The purposes of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –*

*(a) the Tasmanian Planning Scheme; and*

*(b) the regional land use strategies*

*(2) The TPPs may relate to the following:*

*(a) the sustainable use, development, protection or conservation of land;*

*(b) environmental protection;*

*(c) liveability, health and wellbeing of the community; and*

*(d) any other matter that may be included in a planning scheme or a regional land use strategy.*

*(3) The TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies.*

(4) *The TPPs must –*

*(a) seek to further the objectives set out in Schedule 1; and*

*(b) be consistent with any relevant State Policy.*

The proposed amendment is considered to satisfy the relevant criteria as demonstrated in section 5.3 and 5.4 of the assessment.

## **5.6 Northern Tasmanian Regional Land Use Strategy (RLUS)**

Section 34(2)(e) of the Act requires the amendment to be, as far as practical, consistent with the regional land use strategy. The Northern Regional Land Use Strategy was declared by the Minister for Planning on 23 June 2021. The RLUS is the statutory regional plan for Northern Tasmania. It sets out the strategy and policy basis to facilitate and manage growth, and development to 2032. Across the Northern Region the RLUS will guide land use, development and infrastructure decisions made by State and Local Government, and by key infrastructure providers.

Part C of the RLUS sets out the vision for the region and four key strategic goals:

- Economic Development;
- Liveability;
- Sustainability; and
- Governance

Under each goal are strategic directions to advance the goals and vision, and to underpin particular policy objectives.

The proposed amendment seeks to correct an error and delete a clause of the Upper Golden Valley Specific Area Plan which currently prohibits the creation of additional lots within the area that the Specific Area Plan applies.

It is considered that the proposed amendment will have minimal impact on the region as a whole.

## **5.7 Meander Valley Community Strategic Plan 2014 to 2024**

Section 34(2)(f) of the Act requires the amendment to have regard to the strategic plan prepared under section 66 of the *Local Government Act 1993*. The *Local Government Act 1993* requires council to prepare a strategic plan for the municipal area. A strategic plan is to be in respect of at least a 5 year period and reviewed each financial year.



Meander Valley Council Community Strategic Plan 2014 to 2024 provides a vision for 2024 of:

*The backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside give Meander Valley its unique look and feel, offering liveability and healthy lifestyle choices.*

*A community working together growing for generations to come.*

The proposed amendment seeks to correct an error and delete a clause of the Upper Golden Valley Specific Area Plan which currently prohibits the creation of additional lots within the area that the Specific Area Plan applies.

The six future directions set out in the strategic plan will not be impacted by the amendment.

### **5.8 Adjacent LPSs**

Section 34(2)(g) of the Act requires the amendment to as far as practicable, be consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.

The proposed amendment seeks to correct an error and delete a clause of the Upper Golden Valley Specific Area Plan. The land to which the Specific Area Plan applies is not adjacent to another municipal area to which any LPS applies.

### **5.9 Gas Safety Act 2019/ Gas Pipelines Act 2000**

Section 34(2)(h) of the Act requires the amendment to have regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019/ Gas Pipelines Act 2000*.

The area to which the Specific Area Plan relates is not located within the vicinity of the Tasmanian Gas Pipeline. The proposed amendment will not impact any gas infrastructure.

## **6) Council Strategy and Policy**

The Meander Valley Council Community Strategic Plan 2014 to 2024 was considered in section 4.7.

## **7) Risk Management**

Not applicable

## **8) Government and Agency Consultation**

An enquiry was sent to the Tasmanian Planning Commission to seek clarification on the Commission's decisions in relation to the Upper Golden Valley Specific Area Plan. As a result of the Commission reviewing its decision, it was clear that an error had been made. The Commission directed the Planning Authority to prepare and certify a draft amendment to the Meander Valley Local Provisions Schedule to correct the error.

## **9) Community Consultation**

Public notification is a standard part of the amendment process, however in this instance as the proposed amendment seeks to correct an error, it is suggested that the planning authority requests in writing that the Commission issues a notice to exempt the draft amendment from exhibition under section 40I(2)(b).

## **10) Financial Consideration**

Not applicable

## **11) Alternative Recommendations**

Council may modify the amendment prior to the certification or not certify the amendment.

## **12) Voting Requirements**

Simple Majority

## **DECISION:**

## CERTIFICATION

### Ordinance Amendment

- 1/ Amend MEA-S15.8.1 to delete Acceptable Solution A2 and Performance Criteria P2 as follows:

<p><b>A2</b></p> <p><del>(a) Each lot, or a lot proposed in a plan of subdivision, must:</del></p> <p style="padding-left: 20px;"><del>(i) be required for public use by the Crown, a council or a State authority; or</del></p> <p style="padding-left: 20px;"><del>(ii) be required for the provision of Utilities; or</del></p> <p><del>(b) Subdivision must not create additional lots.</del></p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
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I, John Jordan being the General Manager of the Meander Valley Council, pursuant to section 40F of the *Land Use Planning and Approvals Act 1993* and the resolution of Council on the **14<sup>th</sup> day of September 2021**, hereby certify that the draft amendment referred to in this instrument meets the requirements specified in section 34 of the *Land Use Planning and Approvals Act 1993*.

**The COMMON SEAL of the Meander Valley Council has been hereunto affixed on the 14 September 2021 pursuant to a resolution of Council delegating authority to the General Manager to affix the corporation's seal**

.....

**John Jordan**  
General Manager

## PLANNING AUTHORITY 3

# CORPORATE SERVICES 1

(Reference No. 163/2021)

## AUDIT PANEL COMPOSITION CHANGE

**AUTHOR:** Jonathan Harmey  
Director Corporate Services

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### 1) Recommendation

***It is recommended that Council approve the commencement of a recruitment process to appoint a second independent member to Council's Audit Panel, for a period of two years, with the preferred candidate to be recommended to Council for appointment at the earliest convenient time.***

### 2) Officers Report

Meander Valley Council's Audit Panel is a key mechanism for assisting Council to provide a transparent, independent process that ensures accountability to the community in governance, management and allocation of resources.

The Panel meets at least quarterly to review Council's performance under relevant legislation and report back on its conclusions and recommendations.

The Panel is currently composed of one independent member and one Councillor, following the recent resignation of former Councillor Nott:

- Independent Chair: Andrew Gray (appointed October 2020)
- Council member: Councillor John Temple (appointed August 2021)
- Council member: *Vacant*

Section 5 of Council's 2018 Audit Panel Charter provides for a number of different compositions (as provided by the *Local Government (Audit Panels) Order 2014*):

<b>Audit Panel Membership</b>	<b>Independent</b>	<b>Councillor</b>
Three	One or two	One or two
Four	Minimum two	One or two
Five	Minimum two	One, two or three

The Audit Panel Charter states the following:

*A person who is an employee, or the General Manager, or the Mayor of the Council is not eligible for appointment as a member of the panel.*

*A person who is an employee or Councillor of another municipal Council is not eligible for appointment as a member of the panel.*

*If a Commissioner is appointed to the Council, he or she may be appointed as a Council member of the panel.*

*The Council will appoint an independent member as the Chairperson of the panel.*

*Audit Panel members are appointed for a period not exceeding two years. If an Audit Panel member resigns, Council will appoint a replacement at the earliest convenient time.*

*Audit Panel members may be re-appointed at the approval of the Council.*

Council previously had two independent Audit Panel members with the second independent member position discontinued by Council upon term expiry in March 2020.

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

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

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

Council's Audit Panel Charter (approved October 2018).

### **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**

The estimated cost of an additional independent Audit Panel member is \$4,000 which can be accommodated in Council's existing approved 2020-21 Budget Estimates.

## **9) Alternative Recommendations**

Council can approve the appointment of an additional eligible Councillor as member of the Audit Panel.

Councillors Cameron, Kelly, King, Sherriff, Synfield and White are eligible for appointment if the recruitment of a second independent member is not supported. The Mayor is not eligible to be a member and Councillor Temple was appointed to be a member of the Audit Panel in August 2021.

## **10) Voting Requirements**

Simple Majority

## **DECISION:**

# **GOVERNANCE 1**

(Reference No. 164/2021)

## **PUBLIC MEETING – TASMANIAN GOVERNMENT’S NORTHERN REGIONAL PRISON PROPOSAL**

**AUTHORS:** John Jordan    Melissa Lewarn  
                    General Manager    Manager, Community Wellbeing & Lifestyle

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### **1) Recommendation**

***It is recommended that Council:***

- 1. Notes the respectful and considerate discussion at Council’s public meeting on 11 August 2021 regarding the Tasmanian Government’s Northern Regional Prison Proposal and thanks the community for providing their opinions.***
- 2. Thanks the facilitator Ms Sue Smith, the state government’s Project Director (Northern Regional Prison Project) Mr Colin Shepherd, Council staff, and presenters for their efforts in support of the public meeting.***
- 3. Notes the public release of a summary of written submissions, of all submissions in full (including three received late), questions from the floor and a motion from the floor from the floor of the meeting dated 11 August 2021, and resolves to provide these to the Tasmanian Government with an expectation of a response back to the Meander Valley community within thirty days.***
- 4. Notes, in response to written submissions and the motion from the floor, that Council’s forwarding of expressions of interests from Meander Valley private landowners to the Tasmanian Government was done with an expectation of broad community consultation by the Tasmanian Government as advised by the Tasmanian Minister for Corrections in correspondence dated 19 September 2018.***
- 5. Notes, in response to written submissions and the motion from the floor, that while community consultation did occur in respect of the prison proposal; the timing and extent of consultation was not what was***

***expected and could have been approached differently by both the Tasmanian Government and Meander Valley Council.***

***6. Resolves, in response to written submissions and the motion from the floor, that:***

***a) Resolution 265/2017 (relating to a correctional facility to be built next to the Ashley Detention Centre) was made by Council before the last ordinary election and is no longer relevant or a factor in Council decision making or representations to the Tasmanian Government; and***

***b) All facilitated expressions of interest and any representations made by Council prior to the last ordinary election (2018) are redundant given the subsequent announcement of a new site for the proposed Northern Regional Prison project at Brushy Rivulet Reserve, Birralee.***

***7. Resolves, in response to written submissions and the motion from the floor, to write to the Tasmanian Government advocating for:***

***a) A review and updating of social-economic and environmental studies relating to the northern prison proposal to reflect the Brushy Rivulet Reserve, Birralee, site variation; and***

***b) More engagement with the community on the pros and cons of a prison in Meander Valley. This should occur as and when due diligence information on the Brushy Rivulet Reserve, Birralee is available and before any final decisions are made.***

***8. Resolves to share all information with the Meander Valley community, when received by the Tasmanian Government and provide open and inclusive community consultation when information is received relating to any planning application for a northern prison.***



## 2) Officers Report

### Summary of Meeting and Written Submissions

1. In response to a public petition compliant with section 59 of the *Local Government Act (1993)* (the Act), on 11 August, 2021, Council held a public meeting on the Tasmanian Government's Northern Regional Prison proposal.
2. The meeting was ticketed to assist with COVID-19 compliance. A total of 250 people attended the meeting. Of those in attendance, 209 were members of the public, with the balance of 41 being staff and contractors supporting the meeting.

A total of 538 users logged in to view the meeting via livestream on Council's website.

Ticketing enabled a breakdown of where people came from:

- 184 attendees were from the Meander Valley municipality; and
- 25 were from outside the municipality.

3. Council received 86 written submissions from the community for the public meeting: 2 generally in support and 84 generally against. In compliance with section 60A of the Act, a written summary of the submissions was provided to meeting attendees and posted on Council's website. This summary was subsequently reissued with some corrections, replacing the original version.
4. The summary of written submissions is now tabled (Attachment 1) for inclusion in the minutes of the Ordinary Meeting in accordance with section 60A (5) of the Act. A full copy of all submissions is available for public viewing on Council's website.
5. Written questions were also submitted on cards at the public meeting. An undertaking was given at the meeting that either Council or the Northern Prison Project Team would provide responses to questions not answered at the meeting by 10 September 2021 (30 days). Responses from Council will be posted on Council's website on or before this date.
6. A motion from the floor was proposed by representatives from the Westbury Region Against a Prison (WRAP) organisation:

*"... ask Council to revoke all support it has given to this prison in the past, revoke the expression of interest in Ashley, to revoke the two expressions of interest it put in for Westbury, one of which became the first site, go back to the drawing board, go out and get your own independent study on the socioeconomic benefits to the community - independent - and bring it back*

*to your community for consultation, so that we can all see what benefits there are or are not, and then we can have a discussion - a proper discussion - about whether we need this prison to shape our municipality forever or not."*

A vote was taken at the meeting. The breakdown of votes taken for WRAP's motion is:

- 122 of 209 in support of the motion;
- 22 against the motion; and
- 65 abstained from the vote.

There was some concern expressed at the meeting that there was no advanced notice of a motion/s being put. This concern was noted.

### **Actions Arising from Meeting**

7. The presentations, questions, written submissions and motion associated with the meeting speak to several areas for Council to consider:

*a. Council's current position in respect of past representations and decisions, and community consultation in respect of a northern prison located in Meander Valley*

- A previous resolution (265/2017) made by Council before the last ordinary election expressed interest for a correctional facility to be built next to the Ashley Detention Centre.
- Council also facilitated expressions of interest from private land owners in response to a Tasmanian Government request. Council's participation was premised on an expectation of broad community consultation by the Tasmanian Government in line with correspondence received on 19 September 2018 from the Tasmanian Minister for Corrections to the then Mayor of Meander Valley.
- While community consultation did occur in respect of the prison proposal; the timing and extent of consultation could have been approached differently by both the Tasmanian Government and Meander Valley Council. The Mayor acknowledged this at the public meeting.
- Notwithstanding the previous point, a level of consultation by the Tasmanian Government did occur. This included surveying of residents (refer Attachment 3). In response, the Tasmanian Government set aside previously considered sites in favour of the site at Brushy Rivulet Reserve.

- Consequently, all facilitated expressions of interest and any representations made by Council prior to the last ordinary election (2018) and in respect of previously considered sites are effectively redundant. Despite this, concern in parts of the community remain and it is considered appropriate for Council to make clear by resolution that past actions are no longer relevant considerations or influences on Council decision making or contemporary responses to the Tasmanian Government or community. The resolutions as presented address section 18 (2) *Local Government (Meeting Procedures) Regulations* which impair the overturning of a decision made prior to the last ordinary election.

*b. Relevance and adequacy of socio-economic and environment impact studies given the decision to move the preferred location of the proposed prison*

- The Tasmanian Government commissioned the firm SGS to undertake socio-economic analysis of the proposed northern prison. This did not factor in the new location at Brushy Rivulet Reserve, Birralee.
- While much of the broader analysis of the SGS social-economic study would likely remain relevant, it is considered prudent to update this information to factor in the new site. This will better support community consultation and any future planning and development applications.
- Given the nature and status of Brushy Rivulet Reserve, an environmental impact assessment is necessary. While it is noted the Tasmanian Government is addressing this as part of its due diligence, given the expressed concern by residents, Council should advocate to ensure a full and thorough consideration of the environmental impacts; noting these will be resolved by both the Australian and Tasmanian Governments.
- Considering the motion passed at the meeting; it is not the function or responsibility of Council to commission its own studies on a proposal presented by a third party. Rather, the Tasmanian Government as an applicant must satisfy the information needs of Council, particularly as a planning authority. As such Council, as well as the community, may reasonably expect opportunity to question any findings of studies and due diligence and call on the Tasmanian Government to demonstrate the validity of information presented. It is not considered necessary for Council to duplicate the cost of studies and due diligence that is being done by the Tasmanian Government.

c. *The need for more informed consultation and the role of Council*

- Council retains a responsibility to ensure it is able to determine any planning and development applications and councillors must take care to preserve impartiality as a planning authority.
- That said, the submissions and public meeting demonstrate a need for more informed consultation. To achieve value from such consultation it is reasonable that this would progressively occur in line with staged due diligence work and before any final decisions are made.
- Given the above, it is considered appropriate for Council to call upon the Tasmanian Government to work with the residents of Meander Valley to ensure informed consultation on the pros and cons of a prison in Meander Valley as and when due diligence on the Brushy Rivulet Reserve, Birralee is progressed. Such consultation should be undertaken before any final decisions are made.

d. *Cost of the public meeting*

- By most accounts the meeting was well run and successful in allowing the community to express views and obtain information. Council was compelled to have the meeting following lodgement of a compliant petition and despite an undertaking to consult with the community when information was to hand.
- Given the need for the meeting arose from a Tasmanian Government proposal, it is reasonable to expect the Tasmanian Government to contribute to the cost of community consultation.

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

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

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

### **4) Legislation**

*Local Government Act 1993*

## 5) Risk Management

Not applicable

## 6) Government and Agency Consultation

Council consulted with a number of staff from the Tasmanian Government in the lead up to the public meeting including an adviser for Attorney General Elise Archer and two staff from the Department of Justice. This resulted in the Project Director for the Northern Regional Prison, Colin Shepherd, attending the public meeting to update the community on the proposal and answer questions.

## 7) Community Consultation

- a) The Mayor, General Manager and Manager Community Wellbeing and Lifestyle met with representatives from Concerned Residents Opposed to the Westbury Prison Site (CROWPS) on 6 July 2021. The purpose of this meeting was to discuss the proposed format for the upcoming public meeting.
- b) Representatives from WRAP were invited to meet with the Mayor and General Manager in July but this offer was declined. This aside, representatives of WRAP sent a large number of emails and requests to Council which were responded to.
- c) Councillors and the General Manager met separately with anti (WRAP) and pro-prison representatives on 25 February 2020. At these meetings Council advised:
  - Council is keen to ensure all people and their views on the prison proposal can be openly expressed and will continue to work to facilitate this.
  - Council invited WRAP, pro-prison representatives and other stakeholders to work towards ensuring consultation on the matters within the remit of Council is constructive, meaningful and open.
  - Council will convene a meeting with WRAP and others when there is something tangible to discuss; once more information is made available about survey results, impact studies and the type of consultation to be conducted by the Tasmanian Government.

## 8) Financial Consideration

The cost to Council, excluding labour, for the public meeting on 11 August, 2021 is \$9,147.36. Some outstanding invoicing may vary this amount.

## **9) Alternative Recommendations**

Council can approve the recommendation with amendment to any of the motions.

## **10) Voting Requirements**

Simple Majority

**DECISION:**

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*Submissions Received – Revised & Released as at 18 August 2021*

Meander Valley Council received 86 submissions from the community, including 2 generally in support of the proposal and 84 generally against. Below is a summary of the key points expressed in each submission. All submissions will be tabled in full at the next Ordinary Meeting of Council on 14 September 2021.

<b>Name</b>	<b>Summary of submission</b>
<b>Tom and Kath Lockhart Westbury</b>	<ul style="list-style-type: none"> <li>• Indicated they won't be attending the public meeting due to the aggressive nature of the last meeting on the proposed prison.</li> <li>• Believe the Government should have stayed with the original site proposed for the prison.</li> <li>• Believe the project would be good for Westbury in many ways.</li> </ul>
<b>Ron Nagorcka Birralee</b>	<ul style="list-style-type: none"> <li>• Concerned that Birralee Road is already narrow and dangerous and traffic issues will be exacerbated by a large scale development.</li> <li>• Concerned about the possible destruction of the Brushy Rivulet Reserve and describes the area as a bio-diversity hotspot.</li> </ul>
<b>Susan Hartam Westbury</b>	<ul style="list-style-type: none"> <li>• Many experts have said Westbury is not the right place for a northern prison and they should be listened to.</li> <li>• The planning decision will be dependent on decisions made by nine Meander Valley Councillors and they are obliged to consult and be accountable to its community under the Local Government Act.</li> <li>• The reserve is important to protect and houses many native plants and animals.</li> </ul>
<b>Diana Stokes Westbury</b>	<ul style="list-style-type: none"> <li>• The land being considered for the proposed prison is habitat for birds, animals, plants, trees, insects – many are already endangered species.</li> <li>• Highlights the importance of providing training and education to prisoners away from towns and villages.</li> <li>• Sending people to prison only exacerbates their anger, pain and frustration.</li> </ul>
<b>Dr Gil Stokes Westbury</b>	<ul style="list-style-type: none"> <li>• Believes a clear statement from Council on its position and the basis for this position is missing.</li> <li>• Wants Council to advise what Council and planning staff will outline as they key issues for Councillors to consider.</li> <li>• Thanks Council for seeking community input to the meeting.</li> </ul>
<b>Mrs S. Scott-Smith Westbury</b>	<ul style="list-style-type: none"> <li>• Believes the process has been flawed from the beginning.</li> <li>• Has many questions including who will run the prison, where is the water going to come from, where is the sewerage going to go.</li> <li>• States a belief that no in depth studies have been conducted on the long term social, economic and tourist impacts on the community.</li> </ul>
<b>Sean Manners Westbury</b>	<ul style="list-style-type: none"> <li>• Noted the flora and fauna present at the Brushy Rivulet Forest Reserve including many species of mammals, birds, marsupials, invertebrates, frogs, plants and fungi.</li> <li>• Some, such as the Masked Owl, Wedge tailed Eagle, Tasmanian devil, and Green and Gold Frog are listed as endangered or vulnerable under the Threatened Species Act.</li> </ul>

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	<ul style="list-style-type: none"> <li>Concerned that light pollution from the prison will cause decimation of many animals.</li> <li>Council should have held a public meeting early on in the process.</li> <li>Concerned about emissions from the prison, the cost of running services to the prison, whether the Westbury sewage treatment works will cope with the extra demand.</li> </ul>
<b>Amanda Manners (no address supplied)</b>	<ul style="list-style-type: none"> <li>Believes there has been a lack of consultation with the residents of Westbury.</li> <li>Asks why it has taken numerous attempts to get a public meeting with Council.</li> <li>States the proposed site is a designated native reserve and home to threatened flora and fauna.</li> <li>Concerned about the impact of increased traffic flow on Birralee Road, stating the road has been the site of many accidents.</li> </ul>
<b>John Hawkins Chudleigh</b>	<ul style="list-style-type: none"> <li>The Tasmanian Government has failed to comprehend the problem created by the decision to build the prison in Westbury.</li> <li>Requested the meeting is given time to debate a motion requesting that the Integrity Commission investigate the actions of the State Government and the Meander Valley Council regarding the involvement over the first proposed site for the prison and the initial EOI process.</li> <li>Wants the meeting to vote that the second proposed site should be quashed and the meeting resolves to call upon the Meander Valley Council to support this action.</li> </ul>
<b>Andrew Ricketts Reedy Marsh</b>	<ul style="list-style-type: none"> <li>Concerned that a significant percentage of an informal conservation Reserve known as Marney's Hill Reserve, will be destroyed for the purpose of establishing a Northern prison.</li> <li>Concerned about lack of consultation on the prison proposal.</li> <li>Has put forward a number of motions for the meeting around concerns over the impact of the proposal on native species and that the project doesn't meet Council's Strategic Plan in a number of key areas.</li> </ul>
<b>Anonymous</b>	<ul style="list-style-type: none"> <li>Believes Risdon Prison is a failure so asks whether a Northern prison will fare better.</li> <li>Is concerned about the 'revolving prison door' phenomenon and the affect the prison will have on the local Westbury area.</li> <li>Expresses concerns about Tasmania's parole system and Westbury residents potentially interacting with criminals.</li> </ul>
<b>Bruce Pepper Secretary, Westbury Shooting Club</b>	<ul style="list-style-type: none"> <li>Would like an assurance that locating the proposed Northern Prison in Westbury will not impact on its Range or club activities/operations.</li> <li>Expressed some concern that local farmers, who may be members or require their firearms for vermin control, crop protection or hunting may be impacted by the proposal.</li> </ul>



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<p><b>Cheryl Hendley Rosevale</b></p>	<ul style="list-style-type: none"> <li>• Believes there are plans to close Risdon Prison and have Tasmania's only maximum security prison in the Meander Valley.</li> <li>• Tasmania cannot afford the cost of running two prisons.</li> <li>• Is concerned the prison would bring social problems, destroy the rural charm of Westbury, impact on tourism and deter families from settling there.</li> </ul>
<p><b>Mrs D.M. Wileman Westbury</b></p>	<ul style="list-style-type: none"> <li>• Objects to the prison proposal primarily on the grounds of the process used by the Tasmanian Government in selecting the current and former site.</li> <li>• There was no consultation with the public on the proposal prior to the announcement made by the Tasmanian Government and Meander Valley Council.</li> <li>• Raised concerns about the EOI process.</li> <li>• Lack of consultation with residents has led to suspicion, disrespect and frustration.</li> </ul>
<p><b>David Evelyn (no address supplied)</b></p>	<ul style="list-style-type: none"> <li>• Not necessarily against a prison itself but the process to its current chosen site.</li> <li>• The Government appeared to announce the original location with no real consultation, no other shortlist locations made public.</li> <li>• Reference to the site being a nature reserve.</li> <li>• Asks the Meander Valley Council to consider the effects on families and individuals.</li> </ul>
<p><b>Martha McQueen Westbury</b></p>	<ul style="list-style-type: none"> <li>• The Westbury Reserve remains the only site rich in old growth vegetation necessary for the preservation of a number of threatened species.</li> <li>• Concerned about the impact to native flora and fauna species if the proposed site for the prison was cleared.</li> </ul>
<p><b>Rod McQueen Westbury</b></p>	<ul style="list-style-type: none"> <li>• Marney's Hill Reserve is unique for its natural values, being less disturbed and thus more "natural" than any surrounding bushland areas.</li> <li>• Marney's Hill Reserve harbours numerous old gums with cavities. The reserve was, after all, purchased in 1999 with Federal funds for such reasons.</li> <li>• Believes building a maximum security prison anywhere within the municipality would be a mistake for various reasons, but particularly asks that the Marney's Hill Reserve be removed from consideration.</li> </ul>
<p><b>Peter Wileman Westbury</b></p>	<ul style="list-style-type: none"> <li>• Instead of building another prison, the Government should try to solve poverty, poor education, homelessness, substance abuse and family violence.</li> <li>• The entire project has been dogged with undemocratic controversy.</li> <li>• Tasmanians can't afford two prisons and the State Government can't staff the one they have.</li> <li>• Questions why Lyons was chosen at the preferred electorate to build the prison and not Bass or Braddon.</li> </ul>

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<p><b>Philip Milner Spreyton</b></p>	<ul style="list-style-type: none"> <li>• Concerned about the environmental impacts of a prison being sited and developed at Brushy Rivulet Reserve.</li> <li>• It is important that all remaining remnants of Grassy Forest and Woodlands in Tasmania are retained and protected for their biodiversity and conservation values and this includes the Brushy Rivulet Reserve.</li> <li>• From an environmental impact aspect, the Brushy Rivulet Reserve is a most unsuitable and inappropriate location to develop a prison.</li> </ul>
<p><b>Robert Bryant (no address supplied)</b></p>	<ul style="list-style-type: none"> <li>• Having a prison near Westbury will bring an unwanted social culture and require a constant police presence.</li> <li>• Asks why the Government wants a prison at Westbury when other suburbs have the infrastructure in place already and are more suitably located.</li> <li>• Suggests Councillors are not being able to openly express their opinions on the proposal.</li> </ul>
<p><b>Robert Read Central North Field Naturalists</b></p>	<ul style="list-style-type: none"> <li>• Referenced the rare native plants present at the Brushy Rivulet Reserve.</li> <li>• The reserve is an important breeding area for native birds.</li> <li>• If a high security prison in the north is needed, there are plenty of other cleared sites with no natural values that could be used for this purpose.</li> </ul>
<p><b>Eve Robson Westbury</b></p>	<ul style="list-style-type: none"> <li>• Urged Council to stop the proposed prison from being built in Westbury.</li> <li>• Council applied to have the prison without asking people.</li> <li>• There is a growing split in the town over the prison and Council needs to fix this.</li> <li>• The Council should either make it clear to the State Government that residents don't want the prison or hire a respectable survey company to ask people how they feel about the proposal.</li> </ul>
<p><b>Ian Robson Westbury</b></p>	<ul style="list-style-type: none"> <li>• Objects to the proposal to build a maximum security prison in the Meander Valley primarily on the grounds of the process used by the Tasmanian Government in selecting the former and current site.</li> <li>• There was no consultation with the public on the proposal prior to the announcement made.</li> <li>• Disappointed with the consultation that followed.</li> <li>• Expressed concerns about the EOI process.</li> <li>• Would like to see council rezone Marneys Hill to protect it.</li> <li>• The lack of consultation with residents has led to suspicion, disrespect and frustration.</li> </ul>
<p><b>Mark Westfield East Launceston</b></p>	<ul style="list-style-type: none"> <li>• The land on which the prison is proposed to be built was purchased in 1999 using federal government funds from the Telstra privatisation with the objective that it would be preserved to enable threatened species to survive.</li> <li>• Under the agreement, it is only deemed to be the property of the Tasmanian Government if it is retained as a reserve.</li> <li>• The Tasmanian Government doesn't own the land, it has no title over the land so can't build the prison there.</li> </ul>

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	<ul style="list-style-type: none"> <li>• The prison would be too close to Westbury and would degrade the town.</li> <li>• There is no power, water, sewerage connection or suitable road servicing at the site.</li> <li>• It's highly unlikely that Westbury will get any economic benefit from the prison.</li> <li>• There is as concern that Risdon Prison will be closed and the northern prison would be the State's main prison.</li> <li>• There are more suitable sites for the prison.</li> <li>• Threatened species live in the reserve and would not likely survive the destruction of their environment.</li> </ul>
<b>James Hattam Tasmanian Land Conservancy</b>	<ul style="list-style-type: none"> <li>• The proposed site for the prison should be conserved as originally intended through the Private Forest Reserve Program.</li> <li>• Brushy Rivulet has numerous natural values, including suitable habitat for a range of rare and threatened species.</li> <li>• The site was to be transferred to the TLC for conservation, but last year the TLC was verbally informed that the transfer would no longer transpire.</li> <li>• The TLC has not had any formal correspondence from DPIPWE on the matter.</li> </ul>
<b>Pauline &amp; Danny Ross (no address supplied)</b>	<ul style="list-style-type: none"> <li>• Wished to register for the public meeting to oppose the building of a maximum security prison in Westbury.</li> </ul>
<b>Maria Saldana Liffey</b>	<ul style="list-style-type: none"> <li>• Accused Council of being dishonest and secretive in attempting to build a prison near Westbury.</li> <li>• Pointed to a lack of information and communication with ratepayers.</li> <li>• Claimed figures relating to the distance of the proposal from Westbury were misleading.</li> </ul>
<b>Heather Donaldson Westbury</b>	<ul style="list-style-type: none"> <li>• Would prefer to see money spent on proper rehabilitation, drug and alcohol services, education and housing, to reduce recidivism, or on the health and mental health system, youth suicide prevention and homelessness.</li> <li>• Does not want to see Westbury changed from a quiet, peaceful, historic tourist village into a prison town.</li> <li>• Is also concerned about the damage being done to the community through this process.</li> <li>• Expressed disappointment in Council for lack of consultation.</li> <li>• There is no social license for this prison. The social costs are too high.</li> </ul>
<b>Henry &amp; Marjorie Burrows (no address supplied)</b>	<ul style="list-style-type: none"> <li>• Westbury has no workforce trained in prison management.</li> <li>• A high number of Westbury employment is taken up with approximately 5 or more industries already based here. Disagrees with the argument that locals can be trained up to work at the prison.</li> <li>• The region doesn't have the number of workers required which means they would be brought in and fundamentally change the community which has a rich historic and rural atmosphere.</li> <li>• Westbury is home to many new residents who wish to escape the fundamental changes that this development would bring.</li> </ul>

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<p><b>Dorothy Matthews Westbury</b></p>	<ul style="list-style-type: none"> <li>• If the Government wants to build a prison in the north, then it should be located close to courts, hospitals, police, suppliers, ambulances, power and water and in an area that has a big population with a high number of the families of prisoners so they can visit the prisoners easily.</li> <li>• Why spoil a historic country town by making it known as the prison town.</li> <li>• There has been a lack of consultation by Council.</li> <li>• There should be a proper survey of residents on the proposal.</li> </ul>
<p><b>Ann Deller Westbury</b></p>	<ul style="list-style-type: none"> <li>• If the Government wants to build a prison in the north, then it should be located close to courts, hospitals, police, suppliers, ambulances, power and water and in an area that has a big population with a high number of the families of prisoners so they can visit the prisoners easily.</li> <li>• Why spoil a historic country town by making it known as the prison town.</li> <li>• There has been a lack of consultation by Council.</li> <li>• There should be a proper survey of residents on the proposal.</li> </ul>
<p><b>Valerie Stone Westbury</b></p>	<ul style="list-style-type: none"> <li>• Expressed concerns about building a prison on a bush corridor that allows native wildlife to move safely from habitat to habitat.</li> <li>• Concerned there was no independent socio-economic study into the impact of the proposal.</li> <li>• The results of any thorough consultation process should be made public.</li> <li>• Questions whether this prison would be managed better than Risdon Prison.</li> <li>• Rehabilitation and training for future incarceration should be on the agenda.</li> </ul>
<p><b>Karen Mackenzie Westbury</b></p>	<ul style="list-style-type: none"> <li>• Requests that the Meander Valley Council reverse all of its support for the building of a Northern Prison in the Meander Valley.</li> <li>• No open consultation with the community of ratepayers and other residents has ever occurred.</li> <li>• What began as the support of the previous General Manager and a few Councillors for some sort of low level correctional facility near Ashley, has morphed into a maximum security Northern Prison.</li> <li>• Meander Valley Council should undertake a study into the economic, environmental, traffic and social impacts.</li> <li>• The Crown Land at Marney's Hill is inappropriate due to the presence of rare, vulnerable and endangered species.</li> <li>• A small historic village such as Westbury will be unable to absorb the impacts of such a large development. There will be long term impacts on the cultural fabric of such a small heritage village.</li> </ul>
<p><b>Tim Stevenson Westbury</b></p>	<ul style="list-style-type: none"> <li>• Believes a Northern Regional Prison should be built in the central north of Tasmania, near Westbury.</li> <li>• Risdon prison is currently near full capacity.</li> <li>• There is a need for a prison in the north of the state to allow inmates whose families reside in the north easier more regular access to help with eventual placement of released prisoners into their communities.</li> </ul>

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	<ul style="list-style-type: none"> <li>• The Westbury area, being situated approximately in the centre of the north, has good access to the main east west highway, is an obvious choice.</li> <li>• The project will bring short and long term employment.</li> <li>• Workers with families who move to the area will give a boost to the community as demand lifts for schools, sporting facilities, cafes, and small business in general.</li> <li>• Notes negatives including tourism impact, lowered property prices and belief that the State Government has made an error in moving the proposed site to the Brushy Rivulet conservation area. Services such as electricity, gas, water, and sewerage are more readily available at the original site.</li> </ul>
<b>Liza de Lautour (no address supplied)</b>	<ul style="list-style-type: none"> <li>• Asks the Council to withdraw its support of the prison in the municipality.</li> <li>• Meander Valley Council didn't discuss the options of having the prison in the municipality in the first instance.</li> <li>• A maximum security prison will have a huge impact on the local and wider community, the community should be part of that decision making process.</li> <li>• Calls on Council to request that the State Government hold off on its development application for the prison until the Council can conduct and publish an independent socio-economic study into the impact of the prison.</li> </ul>
<b>Graeme Brown East Devonport</b>	<ul style="list-style-type: none"> <li>• Strong disapproval for the proposed maximum-security prison to be built on the site of the Brushy Creek Reserve.</li> <li>• This is an area found to have great bio-diversity of flora and fauna and was purchased with the specific objective of retaining its values for future generations of the native inhabitants and people so we won't lose these values.</li> </ul>
<b>Timothy Scott Westbury</b>	<ul style="list-style-type: none"> <li>• Requests Council revoke any decisions about the current proposed prison site.</li> <li>• Current site unsuitable as it is not level, and has high fire risk with limited access for emergency services.</li> <li>• Land should be rezoned to protect wildlife and habitat.</li> </ul>
<b>Julie Gee Exton</b>	<ul style="list-style-type: none"> <li>• Concerned that Westbury will become a "ghetto" if a prison is located nearby.</li> <li>• A maximum security prison will bring high crime rates, violence, drugs, theft and other social implications.</li> <li>• The new prison will not give good opportunities for young people or rehabilitate prisoners.</li> <li>• The Meander Valley does not need saving; it one of the most economically sound municipalities in the state .</li> </ul>
<b>Janine Brown East Devonport</b>	<ul style="list-style-type: none"> <li>• Opposed to proposed gaol at Brushy Creek Reserve.</li> <li>• Concerned about negative impact on flora and fauna and as a wildlife corridor.</li> <li>• Concerned about impact on families (including farming families) in the area from lighting, traffic and noise pollution during and after construction.</li> </ul>

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	<ul style="list-style-type: none"> <li>Concerned about traffic, noise and negative impact for greater Westbury area, with loss of village appeal and possible loss of long-term residents.</li> </ul>
<b>Annette Reed Selbourne (formerly of Westbury)</b>	<ul style="list-style-type: none"> <li>Does not support a prison at the current preferred site.</li> <li>Environmental and conservation value of site is valued by local community and Council should push for the site being used as a natural asset.</li> <li>Impact on Egmont Swimming hole 2km away, with reduced safety if prison visitors use it as a pull-over.</li> <li>Supportive of an Integrity Commission investigation into Council and the state government.</li> </ul>
<b>Paul Loader Westbury</b>	<ul style="list-style-type: none"> <li>Does not support a prison within the municipality.</li> <li>Concerned about not knowing about proposal until state government announcement (30 September 2019).</li> <li>Would like Council to overturn or withdraw past steps taken (2017 motion of support for prison near Ashley Detention Centre, and EOIs submitted by landowners).</li> <li>Seeks independent socio-economic study by Council before state government applications are lodged.</li> </ul>
<b>Anne-Marie Loader Westbury</b>	<ul style="list-style-type: none"> <li>Concerned about Council's role in EOI process and subsequent consultation.</li> <li>Would like Councillors to express public opinions.</li> <li>Wants Council to overturn or withdraw past steps taken (2017 motion of support for prison near Ashley Detention Centre, and EOIs submitted by landowners).</li> <li>Seeks Council consultation and independent socio-economic study before state government applications are lodged.</li> <li>Concerned about timing and process of public meeting.</li> </ul>
<b>Rachael Mansfield Kingston</b>	<ul style="list-style-type: none"> <li>Opposed to prison at Brushy Rivulet Reserve.</li> <li>Concerned about impact and reduced land values for local farms and residents.</li> <li>The site was set aside for conservation and should remain that way.</li> <li>A site in an industrial estate (including the previous preferred site) should be considered.</li> </ul>
<b>Chris Donaldson Westbury</b>	<ul style="list-style-type: none"> <li>Concerned about social impact on Meander Valley if a new prison is built then doubles in size if it is amalgamated with Risdon Prison.</li> <li>Prison will generate little or no wealth overall and Meander Valley will become dependent on taxpayers' money.</li> <li>Would like to see serious discussion about long term aspects of proposal.</li> <li>Concerned that state government's social and economic impact statement from June 2020 was not independent.</li> </ul>

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<p><b>Corey Cox Penguin (formerly of Westbury)</b></p>	<ul style="list-style-type: none"> <li>• Grew up in Westbury and opposed to a prison in the area, and its impact on locals.</li> <li>• Concerned about losing ability to hunt in the general area surrounding the proposed prison (note: not on the reserve itself).</li> </ul>
<p><b>Kim Bishop Launceston</b></p>	<ul style="list-style-type: none"> <li>• Opposed to a prison at Brushy Rivulet Reserve.</li> <li>• Concern about lack of infrastructure at Brushy Rivulet site, and state government's ability to run any prison effectively.</li> <li>• Safety issues – increased bushfire risk, and road safety concerns from increased vehicle movements on narrow road.</li> <li>• The site should be preserved for future generations as an essential wildlife corridor, and particularly as a habitat for wedge-tailed eagle and goshawks.</li> <li>• Concern about property values decreasing and impact on neighbours from noise and light pollution.</li> <li>• Impact on Egmont Swimming hole, with reduced safety if prison visitors use it as a pull-over.</li> <li>• Would like a rezoning for "environmental management".</li> </ul>
<p><b>Jenny Brown Westbury</b></p>	<ul style="list-style-type: none"> <li>• Concern about lack of infrastructure at Brushy Rivulet site, and state government's ability to run any prison effectively.</li> <li>• Safety issues – increased bushfire risk, and road safety concerns from increased vehicle movements on narrow road.</li> <li>• The site should be preserved for future generations as an essential wildlife corridor, and particularly as a habitat for wedge-tailed eagle and Tasmanian masked owls.</li> <li>• Concern about property values decreasing and impact on neighbours and the environment, from noise and light pollution.</li> <li>• Impact on Egmont Swimming hole, with reduced safety if prison visitors use it as a pull-over.</li> <li>• Concerns about reduced access to neighbouring property during prison lockdowns.</li> </ul>
<p><b>Phillip Brown Westbury</b></p>	<ul style="list-style-type: none"> <li>• Submission identical in content to Jenny Brown (above).</li> </ul>
<p><b>Sarah Lloyd OAM Birrree</b></p>	<ul style="list-style-type: none"> <li>• Detailed submission about specific natural values of Brushy Rivulet Reserve by a naturalist and ornithologist.</li> <li>• Not an appropriate site for a major development.</li> <li>• Environmental values of Brushy Rivulet Reserve are long recognised, including important flora and fauna species observed at the site</li> <li>• Importance of hollow-bearing trees and reserve (especially proposed 'footprint') as a botanical hotspot .</li> <li>• Concerns around environmental harm from pollution from noise and 24-hour bright lights, disturbances to watercourse, spread of weeds, and other impacts on bush birds (including breeding populations lost from nearby areas).</li> <li>• State government should embark on a new, open and transparent site section process.</li> <li>• The reserve, and threatened species of flora and fauna present there, should be protected in perpetuity.</li> </ul>

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<p><b>Frankcombe Family Birralee Road</b></p>	<ul style="list-style-type: none"> <li>• Concerned about the sensitive natural values of the Brushy Rivulet Reserve and describes it as unfathomable why the site would be considered for a maximum security prison or any development at all.</li> <li>• The site has no services available and Birralee Road is narrow and dangerous.</li> <li>• Concern that Brushy Rivulet is located within a bushfire prone area and sensitive use should not be located in bushfire prone areas.</li> <li>• No consideration has been given to the extensive wildlife corridor or the preservation of endangered and vulnerable birds and mammals living on the site.</li> <li>• The proposed prison will impact upon the 500m buffer zone and the 1km line of sight around the Wedge-tailed Eagle nest.</li> <li>• Need to protect community use of Egmont Reserve.</li> <li>• Concerned the prison will decrease property values.</li> <li>• Concerned about the impact of the day-to day operations on neighbouring properties.</li> <li>• Don't allow Brushy Rivulet Reserve and all its sensitive natural values to be decimated.</li> </ul>
<p><b>Jane Kerr Westbury</b></p>	<ul style="list-style-type: none"> <li>• Wants Council to withdraw original motions for the prison and prepare its own independent social, environmental and economic studies.</li> <li>• Would like the land rezoned back to its original environmental management zoning.</li> <li>• Increased use of an already dangerous road.</li> <li>• Needs proper community consultation.</li> </ul>
<p><b>Martin Hamilton Westbury</b></p>	<ul style="list-style-type: none"> <li>• Expresses opposition to the prison proposal.</li> <li>• Concerned that all Expression of Interest submissions made by Mr Gill without Council's vote are undemocratic and call on Council to revoke any and all EOI's.</li> <li>• The selection of the first proposed prison site lacks probity and likely subject to potential corruption.</li> <li>• Concern the second proposed site was not part of the EOI process.</li> <li>• Construction of a prison on this site will destroy the habitat that contains more than 30 endangered or threatened species.</li> <li>• Urges Council to rezone the land to Environmental Management area in recognition of its natural values.</li> <li>• Requests Council write to Tasmanian Government and advise these is no community consensus for the proposed prison project and that Council will not support it either.</li> <li>• Requests Council moves a motion to refuse to assist the Tasmanian Government to find a site to 'offset' the damage the prison will cause.</li> <li>• Council is refusing to engage with the community over this project which has cause division of the Westbury community.</li> </ul>
<p><b>Georgina Linnemann Westbury</b></p>	<ul style="list-style-type: none"> <li>• Voicing concern that a maximum security prison built in close proximity to Westbury would condemn the area to become the correctional centre of Northern Tasmania.</li> <li>• Urges Council to withdraw support of the Northern Prison and withdraw the expressions of interest.</li> </ul>

**GOVERNANCE 1 ATTACHMENT 1**

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	<ul style="list-style-type: none"> <li>• Requests the State Government does not submit an application until Council can conduct and publish independent studies on impact of the prison on Meander Valley, the residents and ratepayers.</li> <li>• Wants Council to listen to the community.</li> </ul>
<p><b>Dwayne &amp; Lee-Ann Barwick Westbury</b></p>	<ul style="list-style-type: none"> <li>• Concerned about the significant environmental value of the Brushy Rivulet Reserve and describes it as totally the wrong site for a maximum security prison or any development.</li> <li>• The site has no services available and Birralee Road is dangerous.</li> <li>• Concern that Brushy Rivulet is located within a bushfire prone area and sensitive use should not be located in bushfire prone areas.</li> <li>• Concerned about safety in the event of a fire at the prison.</li> <li>• No consideration has been given to the extensive wildlife corridor or the preservation of endangered and vulnerable birds and mammals living on the site.</li> <li>• The proposed prison will impact upon the 500m buffer zone and the 1km line of sight around the Wedge-tailed Eagle nest.</li> <li>• Calls on Council to rezone the land to environmental management.</li> <li>• Need to protect community use of Egmont Reserve.</li> <li>• Concerned about the impact of the day-to day operations on neighbouring properties.</li> <li>• Concerned about safety in the event of a lockdown.</li> <li>• Requests Council to listen to the people and stop a prison being built on the Brushy Rivulet Reserve.</li> </ul>
<p><b>Patricia Sessink Westbury</b></p>	<ul style="list-style-type: none"> <li>• Opposed to the proposed prison at Brushy Rivulet as an inappropriate large-scale development that is too close to historic Westbury (and neighbouring residents).</li> <li>• The site is a nature reserve that was purchased by the Crown for that purpose and should be protected.</li> <li>• Road safety and road condition concerns, if vehicle movements increase on Birralee Road.</li> <li>• Insufficient infrastructure to support the development, and its possible negative impact on Westbury.</li> <li>• Considers that Council has supported the development and not sufficiently communicated or consulted the community.</li> <li>• Concerned about impact of any future amalgamation of Risdon and Northern Prison, and the ability of state government to effectively manage the facility and keep community safe.</li> </ul>
<p><b>Rosie Mackinnon Hagley</b></p>	<ul style="list-style-type: none"> <li>• Not supportive of proposal; concerned about process and lack of community consultation about first proposed site.</li> <li>• Believes Council supports the proposal, and concerned about lack of social, legal, educational, health or training benefits for locals.</li> <li>• Concerned about increased need for community based services by prison and lack of service to meet local need.</li> <li>• Council should suggest alternative sites, e.g. new youth rehabilitation and prison site at Ashley Detention Centre site</li> <li>• Issues with promoting tourism features of Westbury.</li> </ul>

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<p><b>Lauren Brown</b> (no address supplied)</p>	<ul style="list-style-type: none"> <li>• Not supportive of a prison at Brushy Rivulet Crown Reserve.</li> <li>• Concerned as a young person about the future of our state and our planet, and the natural values of the site including endangered and rare species relying on the bushland for survival.</li> <li>• Has witnessed the impact this proposal has on mental and emotional wellbeing of the community.</li> </ul>
<p><b>Jessica Brown</b> (no address supplied)</p>	<ul style="list-style-type: none"> <li>• Strong object to proposed prison at current preferred site.</li> <li>• Site was purchased by the Crown due to natural values and should be protected.</li> <li>• Concerns about community consultation and transparency.</li> <li>• There are other more suitable sites where protected fauna and flora will not be destroyed.</li> </ul>
<p><b>John Donaldson</b> <b>Westbury</b></p>	<ul style="list-style-type: none"> <li>• Believes majority of Westbury community are against the idea of a prison.</li> <li>• Wants Councillors to represent businesses and residents and not “bow down” to state government.</li> </ul>
<p><b>Wendy Travis</b> (no address supplied)</p>	<ul style="list-style-type: none"> <li>• Does not consider the location at Brushy Rivulet to be the right one.</li> <li>• Concerned for the mental wellbeing and future of people near the prison sight who face uncertainty in respect of property investment, lifestyle, etc.</li> <li>• Meander Valley Council should step up and start finding out more information.</li> <li>• Government should abandon all plans and stop wasting tax payer’s money.</li> </ul>
<p><b>Brendan Armstrong</b> <b>Kings Meadows</b></p>	<ul style="list-style-type: none"> <li>• Suggests the site is not appropriate for a prison because of environmental values and impacts on threatened and endangered species, and the lack of essential infrastructure.</li> <li>• Birralelee road is narrow and not able to deal with increased traffic.</li> <li>• Asserts that all current activities to support or investigate a prison should cease.</li> <li>• The Brushy rivulet needs to formally be classified as a reserve, as initially intended for that land.</li> </ul>
<p><b>Ginette Thomas</b> (no address supplied)</p>	<ul style="list-style-type: none"> <li>• States people elect the Council to act on ‘our’ behalf.</li> <li>• Expects due diligence from our Councillors and their allegiance to us (Meander Valley) and not the sitting Government.</li> <li>• Indicates concerns about ‘a land grab’ on a reserve that was bought with tax payers money.</li> <li>• Councillors can rectify the predicament and withdraw their initial motions that got this prison going in the first place.</li> </ul>
<p><b>Emma Hamilton</b> <b>Westbury</b></p>	<ul style="list-style-type: none"> <li>• Seeks explanation of historic points and decisions by previous Councils.</li> <li>• Calls on Council to move motion to overturn a December 2017 motion supporting a correctional facility near the Ashley Youth Detention Centre.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Calls for a motion from Council to withdraw EOIs submitted for the proposed prison.</li> <li>• Expresses concerns about the public meeting and its conduct.</li> <li>• Asks for Council to undertake its own socio-economic study before submissions of planning applications.</li> <li>• Asks for immediate rezoning of the site to environmental management.</li> <li>• Speculates on bias and other matters relating to pro-prison groups.</li> <li>• Asks for a motion for Council to not work with the Government to achieve environmental offsets.</li> </ul>
<b>Christie McLeod Hazelbrae Hazelnuts Hagley</b>	<ul style="list-style-type: none"> <li>• Expresses concern about the impact the prison proposal has had on Westbury.</li> <li>• Questions why Council assisted in the site selection process.</li> <li>• Challenges Councillor reluctance to advocate against the prison.</li> <li>• Expresses concern about fragile nature of the region and reputation impacts.</li> <li>• Speculates on the correctional system as a whole and negative benefit to Meander Valley.</li> </ul>
<b>Linda Poulton On behalf of "Westbury Region Against the Prison" Westbury</b>	<ul style="list-style-type: none"> <li>• Opines that past support of the prison by Council is in breach of Section 20 of the Local Government Act and calls on Council to rectify the situation by going back to square one.</li> <li>• Speculates on the independence and current site relevance of the socio-economic study.</li> <li>• Calls on Council to overturn a December 2017 motion supporting a correctional facility near the Ashley Youth Detention Centre.</li> <li>• Council should withdraw support for submissions lodged in 2018 for two Westbury sites.</li> <li>• Council should undertake its own socio-economic study.</li> <li>• Asks for planning protection for Marney's Hill reserve.</li> </ul>
<b>Linda Poulton Westbury</b>	<ul style="list-style-type: none"> <li>• Suggests the public meeting is not valid under the Local Government Act 1993 (LGA).</li> <li>• Opines that Council has breached its obligation under the LGA to consult and involves its community.</li> <li>• Asserts Council should undertake community consultation "afresh".</li> <li>• Restates many of the points expressed in the Westbury Region against the Prison (WRAP) written submission.</li> </ul>
<b>Nancy McLeod Westbury</b>	<ul style="list-style-type: none"> <li>• Questions ability of the Tasmanian Government to run correctional facilities.</li> <li>• Speculates that problems experienced with Risdon Prison will be repeated and taint Meander Valley.</li> <li>• Wants Council to withdraw support previously given.</li> <li>• Council should do its own research on the advantages and disadvantage of a prison.</li> </ul>
<b>Gina Poulton Westbury</b>	<ul style="list-style-type: none"> <li>• Expresses her opposition to the prison being located near Westbury and particularly on the currently proposed site.</li> <li>• Calls on Council to overturn a December 2017 motion supporting a correctional facility near the Ashley Youth Detention Centre.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Council should withdraw support for submissions lodged in 2018 for two Westbury sites.</li> <li>• Council should do its own research on the advantages and disadvantage of a prison.</li> <li>• Calls on Council to go back to 'square one' on community consultation.</li> <li>• Calls for planning protection of the new site.</li> </ul>
<p><b>Suzanne Poulton Westbury</b></p>	<ul style="list-style-type: none"> <li>• Expresses her opposition to the Northern Regional Prison proposal.</li> <li>• Suggests the nature reserve location on Birralee Road is too close to Westbury.</li> <li>• Describes concerns about heritage values in Westbury.</li> <li>• Opines people are scared by the proposal to build a prison.</li> <li>• Requests Council withdraw its support for a prison being located in Meander Valley.</li> <li>• Council should do its own research on the advantages and disadvantage of a prison.</li> </ul>
<p><b>Aaron Reader on behalf of "Concerned Residents Opposed to the Westbury Prison Site" Westbury</b></p>	<ul style="list-style-type: none"> <li>• As direct neighbours considers the Brushy Rivulet Crown Reserve to be the wrong location for a prison and calls on the Government put a stop to the proposal to build the prison on the reserve site.</li> <li>• Expresses concerns about continuing safety in their homes and the Government's ability to protect them.</li> <li>• Concern about decreasing property values.</li> <li>• References the significant environmental values and the need to preserve these for future generations.</li> <li>• Suggests existing traffic safety concerns for Birralee Road will be increased because of the prison.</li> <li>• Missing infrastructure and the prohibitive costs associated with its provision to the current site.</li> <li>• Bushfire concerns, covering consistency with planning scheme requirements and also increased risk from inmate activity.</li> <li>• Identifies significant environmental values that warrant protection.</li> <li>• Noise, light pollution and other impacts on lifestyle and livestock management.</li> <li>• Suggests lockdown impacts such as road closures will cause disruption to tending stock, transport of goods, etc.</li> <li>• Calls on Council to put in place appropriate planning protections and rezone the site 'environmental management'.</li> </ul>
<p><b>Denise Swain Westbury</b></p>	<ul style="list-style-type: none"> <li>• Opposes the State Government's proposed Northern Regional Prison in the Meander Valley.</li> <li>• Is critical of Council's apparent lack of consultation and the process surrounding the choice of the previous site.</li> <li>• Wants Council to revoke its motion of 12th December 2017 expressing interest to the State Government for a Correctional Centre in the north to be built next to Ashley Youth Detention Centre.</li> <li>• Wants Council to revoke the Expressions of Interest submitted to the State Government by Council in September 2018 for the Northern Regional Prison to be located near Westbury.</li> <li>• Council should conduct an independent socio- economic study on the prison.</li> </ul>

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<p><b>Roslyn Williams Hobart</b></p>	<ul style="list-style-type: none"> <li>• Wants Councillors to reject the proposal to build a prison on a nature reserve near Westbury.</li> <li>• Suggests more prisons will not solve the problem. Incarceration itself does not rehabilitate.</li> <li>• Requests a further look at the Ashley Detention Centre and consider an adjoining corrections facility or look at more modern ways to rehabilitate prisoners from overseas studies.</li> </ul>
<p><b>Colin McQueen Westbury</b></p>	<ul style="list-style-type: none"> <li>• Council did not follow democratic procedures when proposing a site for a new prison in Council area.</li> <li>• The Tasmanian government has a poor record in prison management.</li> <li>• A large prison would change the historic rural ambience of the area in a detrimental way.</li> <li>• Maximum security prisons are very expensive to operate. Tasmania does not need and could not afford to operate two maximum security prisons.</li> <li>• It is likely the Government's agenda is to obtain rezoning approval for a prison, and then announce it will be closing Risdon and moving all the criminals to the new prison.</li> <li>• Asks the Council to advise the Government that it no longer supports the citing of a new maximum security prison in the Meander Valley.</li> </ul>
<p><b>Alistair Graham West Hobart</b></p>	<ul style="list-style-type: none"> <li>• Concerned that the State Government is acting in bad faith in seeking to build a prison on part of a site that it had previously promised to reserve for nature conservation purposes.</li> <li>• Urges the Meander Valley Council to reject any planning application from the State Government to do anything with the block of land in question other than to reserve it under the Nature Conservation Act.</li> </ul>
<p><b>Jan Flavell (no address supplied)</b></p>	<ul style="list-style-type: none"> <li>• Is a frequent visitor to family living in Westbury and was shocked and upset to learn that the government and the Meander Valley Council have proposed the building of a new maximum security prison just 5 kilometres north of Westbury.</li> <li>• Believes the community was not aware that the council had put forward this parcel of crown land to be considered for this prison, neither were they properly consulted.</li> <li>• Believes the prison will destroy the natural habitat of a number of endangered animals living on this land, including the Wedge-tail eagle and Tasmanian masked owl, including many endangered species of birds found only in Tasmania.</li> <li>• The building of the prison may deter people from moving to Westbury and others from visiting, jeopardising local business.</li> <li>• Urges Council and the Tasmanian Government to reconsider the positioning of this prison and to also consider alternative ways of reformation and rehabilitation instead of building yet another prison.</li> </ul>
<p><b>Sandra Stening (no address supplied)</b></p>	<ul style="list-style-type: none"> <li>• Calls upon the Meander Valley Council to revoke its support for the Northern Regional Prison pending: Commissioning an independent social and economic study on the appropriateness of a prison in the municipality, and undertaking of a thorough community consultation process.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Council did not consult with the local community prior to the prison site announcement by the State Government on 30 September 2019. Nor has Council consulted since.</li> <li>• Our highways throughout Tasmania are under ever increasing pressure with a growing population and tourism – it makes no sense to put a prison so far from Launceston, where most of the staff and services will come from on a day to day basis.</li> <li>• All the issues with understaffing, lock downs and assaults at the Risdon Prison – concerned that Council sees a maximum security prison as a positive for the municipality, but State Government cannot run the current prison successfully.</li> </ul>
<p><b>Jackie Ribbons Westbury</b></p>	<ul style="list-style-type: none"> <li>• Concerned the proposal to build a maximum security prison in the Meander Valley is that it is highly likely to be the only maximum security prison in Tasmania.</li> <li>• By basing a maximum security prison in Westbury, the Government would be condemning the Meander Valley to become the correctional centre of Tasmania with all of the social problems that would bring.</li> <li>• Is concerned the prison would damage her local hand made in Westbury business and other businesses.</li> </ul>
<p><b>Rebecca Donaldson (no address supplied)</b></p>	<ul style="list-style-type: none"> <li>• Highlighted importance of ensuring that actions and decisions of Councillors and MVC staff regarding a northern prison align fully with the Code of Conduct.</li> <li>• Importance of ensuring that the actions and decisions of Councillors and MVC staff regarding a northern prison align with key Future Directions in the MVC Community Strategic Plan 2014-2024.</li> </ul>
<p><b>Fred Duncan Cambridge</b></p>	<ul style="list-style-type: none"> <li>• Assessed property in 1998 as Senior Botanist with Tasmanian Forest Practices Authority (FPA).</li> <li>• Believes the current proposed development on the Brushy Rivulet property is a poor outcome.</li> <li>• The property is diverse forest, with a range of threatened species and other values.</li> <li>• The property was purchased with public funds to protect those values.</li> <li>• Much of the native vegetation has been cleared or significantly disturbed.</li> <li>• Within the area, and elsewhere in the municipality are other potential development sites on cleared or significantly disturbed public or private land. Cost to the Tasmanian Government of purchasing and developing an alternative site would be miniscule as a proportion of the overall costs of the proposed development, and its ongoing use.</li> </ul>
<p><b>Mrs C.T. Knight Exton</b></p>	<ul style="list-style-type: none"> <li>• A prison should be close to a large town e.g. Launceston where all (emergency) services are accessible.</li> <li>• Disputes suggestions that a prison at Westbury would make it easier for visits – bus services are limited and are nowhere near the latest site.</li> <li>• The beautiful, quiet village of Westbury does not want to become known for having a large prison nearby.</li> <li>• Would not feel safe being alone in a rural situation if a prisoner were to escape.</li> </ul>

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<p><b>Donna O’Grady Westbury</b></p>	<ul style="list-style-type: none"> <li>• Asking that the Meander Valley Council undo the damage it has caused by inviting this prison into our community.</li> <li>• The proposed prison site is in a bushfire prone area with only one access road. Community members, visitors, prisoners and staff will be put into a dangerous situation with limited services, mostly all voluntarily operated and under pressure now.</li> <li>• Would like the Meander Valley Council to reconsider to rezone the prison site in line with the previous planning scheme.</li> <li>• Council cannot be a party to the further destruction of endangered and rare Tasmanian wildlife and flora.</li> </ul>
<p><b>Alana Hoskinson (no address supplied)</b></p>	<ul style="list-style-type: none"> <li>• Has close friends directly impacted; believes Brushy Rivulet Reserve is not the right location for a prison.</li> <li>• Another prison will not fix Tasmania’s broken prison system.</li> <li>• Site is of significant environmental value, was purchased by Tasmanian Government for this reason, and should be preserved.</li> <li>• Concerns about infrastructure access (electricity, water, sewerage, gas and fibre optics), road safety issues (major freight route already labelled dangerous in Government documents) and bushfire risk to staff, prisoners and residents.</li> <li>• Concerned about wildlife corridor running through their property allowing animals and birds to move safely.</li> <li>• The Tasmanian Government and Meander Valley Council should listen to the will of the people and overwhelming evidence.</li> </ul>
<p><b>Torey Taylor on behalf of Birralee residents Biralee</b></p>	<ul style="list-style-type: none"> <li>• Council should be acting to insist this reserve and its natural values are protected, as it was purchased for conservation.</li> <li>• Birralee Road is not fit for purpose and won’t safely cope with any greater traffic volumes.</li> <li>• There has been no community consultation or justified surveys to give reasons for either proposed site, and no EOI for current site.</li> <li>• Concerns about limited infrastructure and safety concerns about access to services (police, fire, hospital, ambulances).</li> <li>• Council should advocate for the government, or an independent body, to re-commence the site selection process.</li> </ul>
<p><b>Tim Adams Westbury</b></p>	<ul style="list-style-type: none"> <li>• Would be a wise proposition to build the new prison on the site of the local detention centre (Ashley).</li> <li>• Preserve the natural country to the north, minimise confrontation to locals and consider sentiment and do little harm.</li> </ul>
<p><b>Aaron &amp; Olivia Reader Westbury</b></p>	<ul style="list-style-type: none"> <li>• Own adjoining property and believe the reserve is the wrong choice for a maximum security prison.</li> <li>• Currently running a small business in Westbury and farming operation, with a slab down to begin building. For the past 12 months, plans are on hold. Concerns around health, personal well-being and strain on family. Seeking compensation from state government for any loss of equity caused by decreased property values.</li> <li>• Site is of significant environmental value, was purchased by Tasmanian Government for this reason, and should be preserved.</li> <li>• Concerns about infrastructure access (electricity, water, sewerage, gas and fibre optics), road safety issues (major freight route already labelled dangerous in Government documents) and bushfire risk to a facility otherwise considered vulnerable.</li> <li>• Concerned about wildlife corridor running through their property allowing animals and birds to move safely, and wants state government to put in covenants to protect threatened species and their habitat.</li> <li>• Expect impact of noise and light pollution, with major effect on lambing and calving as well as light disruption to flora.</li> </ul>

**Public Meeting: Tasmanian Government's Northern Regional Prison Proposal – 11 August 2021**

*Submissions Received – Revised & Released as at 18 August 2021*

	<ul style="list-style-type: none"><li>• Concerned about accessing property to attend to stock or pick up children from school if prison lockdown or road closures occur.</li><li>• Meander Valley Council should rezoning reserve to "environmental management."</li></ul>
<b>Harvey Gee Exton</b>	<ul style="list-style-type: none"><li>• Concerned about the arrangements for the public meeting and difficulties for working people, elderly residents and families caused by the timing, distance and driving at night.</li><li>• Council should have adopted a neutral position from the start and consulted the ratepayers it represents.</li></ul>



Tasmanian Government survey results relating to the proposal to locate a northern prison in Westbury (Valley Central Industrial Estate):

*"...There are two dominant findings from the consultation:*

*There is a significant group within the community that is (strongly) opposed to the northern prison, with these community members expressing concerns around proximity to Westbury, undesirable people coming to Westbury, community safety, crime, stigma and house prices.*

***Of the respondents 43.9 per cent of the phone survey and 36.5 of the mail-out survey (strongly) opposed the prison.***

*An equally significant group that is (strongly) supportive of northern prison, with these community members expressing as reasons increased employment opportunities, growth of the community, house prices and local spending on goods and services, right location and the need for a prison in the north of the state.*

***Of the respondents 39.1 per cent of the phone survey and 50.3 of the mail-out survey (strongly) supported the prison.***

*Many respondents indicated their level of support for the northern prison would increase if their issues and concerns were being addressed (42.7 per cent of the phone respondents and 45.4 per cent of the mail-out respondents). Many indicated that they would prefer a different location, away from Westbury and improved communication from government." [Emphasis added]*

Source: Northern Regional Prison Economic Impact Assessment and Cost Benefit Analysis, Final Report June 2020, prepared for the Department of Justice by SGS Economics and Planning.

## **GOVERNANCE 1 ATTACHMENT 2**

## **GOVERNANCE 2**

(Reference No. 165/2021)

### **REVIEW OF POLICY NO. 49 – MEDIA COMMUNICATIONS**

**AUTHOR:** John Jordan  
General Manager

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#### **1) Recommendation**

***It is recommended that Council:***

- 1. Approves the updated Media Communications Policy (Policy No. 49); and***
- 2. Notes the next scheduled review of the Policy will be August 2024 unless otherwise required.***

#### **2) Officers Report**

The Media Communications Policy has been significantly updated and is not readily reconciled against the existing policy.

Changes address:

- The role and delegation processes for the nomination of a Council spokesperson, with the Mayor retaining primary responsibility for representing Council.
- The role and function of Councillors, and the General Manager in respect of operational matters.
- The requirements to be consistent with Council decisions and policy and to be clear about what is expressed a personal opinion.
- The role and function of the Senior Communications Officer.
- Reference to social media (note: that a separate policy on social media is considered necessary and will be developed at a late point)

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

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

- Future direction (3) – Vibrant and engaged communities

This policy also supports the effective operation of the Meander Valley Council - Councillor Code of Conduct.

### **4) Legislation**

*Local Government Act 1993*

*Local Government (General) Amendment (Code of Conduct) Regulations 2006*

### **5) Risk Management**

This policy mitigates the risk of misrepresentation of Council's position on matters and the unauthorised release or disclosure of information.

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

Not applicable

### **7) Community Consultation**

Not applicable

### **8) Financial Consideration**

There are no immediate financial implications arising from the policy.

### **9) Alternative Recommendations**

Council may amend the draft policy, or not support the recommendations as made.

### **10) Voting Requirements**

Simple Majority

## **DECISION:**

# POLICY MANUAL

**Policy Number: 49**

**Media Communications Policy**

**Purpose:**

To provide a clear direction to assist the Mayor, Councillors and Officers in dealing effectively with the media.

**Department:**

Governance

**Author:**

John Jordan, General Manager

**Council Meeting Date:**

14 September 2021

**Minute Number:**

165/2021

**Next Review Date:**

**August 2024** (every four years or as required)

## POLICY

### 1. Definitions

Media:

Includes television, print, radio, online and social media, as well as Council-branded or sub-brand social media, mastheads, magazines and media releases.

Social Media:

Includes technology and internet based social networking sites, wikis, blogs, video and audio sharing sites.

### 2. Objective

To provide the Mayor, Councillors and Council officers with a framework for dealing with media and social media communications.

### 3. Scope

This Policy applies to the Mayor, Councillors, Council Officers, and committee members who provide official responses or have interactions with mainstream and social media. This policy also applies to:

1. Official use of Meander Valley Council's social media accounts.
2. Personal social media where the individual is identifiable as a Meander Valley Councillor or Council employee.

## GOVERNANCE 2

This policy acknowledges the roles and responsibilities of the Mayor, Councillors and the General Manager as outlined in the *Local Government Act 1993*, (the Act).

#### **4. Policy**

Councillors and employees are to:

1. Responsibly use media and social media communications to share news and information through publication in traditional and new media channels inclusive of, but not limited to, third-party media, social media and owned media.
2. Not use media or social media in a way that would bring Council into disrepute, imply Council endorsement of personal views, businesses or products, engage in online arguments or debates, or disclose private or confidential information.

#### **5. Nominated Spokespersons**

- The Mayor is the primary spokesperson on all matters for Council in accordance with Section 27 of the Act.
- The Mayor may delegate the role of spokesperson to the Deputy Mayor, a Councillor, or the General Manager.
- In circumstances where the Mayor is not available then the Deputy Mayor (or General Manager if the Deputy Mayor is also not available) may nominate a spokesperson on behalf of the Mayor.
- The General Manager is responsible for management of any media relating to the day-to-day operations of Council. Where required, the Mayor and General Manager may consult to determine the most appropriate spokesperson for a particular operational matter. For clarity, the Mayor will retain the discretion to be the spokesperson.
- In consultation with the Mayor, the General Manager may nominate a Councillor Officer as a spokesperson where professional or technical expertise is needed.

#### **6. A spokesperson must represent the views of Council**

Regardless of personal views, the Mayor, or any nominated spokesperson for Council, must accurately and fairly represent the views and decisions of the Council body.

A spokesperson must refrain from expressing or implying personal, alternative or contrary views to that of the formal position of the Council body.

## **GOVERNANCE 2**

If the final view of the Council conflicts with the private view of the spokesperson, then the spokesperson must refrain from expressing a private view that is contrary to the formal position of the Council.

It is recognised that the Mayor or spokesperson may need to use their discretion in dealing with matters that may have not been fully resolved by Council.

Statements issued on behalf of Council must:

- Be consistent with Meander Valley Council's current policy and position;
- Maintain the reputation of the municipality, its Council, Councillors and staff;
- Be respectful of the Mayor, Councillors, the General Manager and staff, and all members of the public;
- Not commit Council or its resources to a course of action without prior Council discussion and/or resolution;
- Not be in breach of any laws (such as privacy, defamation, racial vilification, or equal opportunity), or the relevant Code of Conduct; and
- Avoid any admission of legal liability.

## **7. Role of Councillors**

Councillors should refer media inquiries seeking information or comment on Council matters to the Mayor, General Manager or Senior Communications Officer who is the central point of liaison for media.

A Councillor has the right to make personal statements that reflect their own individual views provided such views are clearly identified as personal views and do not purport to represent the views of the Council and is considerate of Councillor responsibilities under the Code of Conduct.

This policy does not limit or attempt to restrict relationships between councillors and the media. Councillors have a role to facilitate communication between the community and Council (section 28 of the Act). Councillors must however represent accurately the policies and decisions of the Council and respect the boundary in respect of operational matters.

If a Councillor chooses to provide comment to the media, statements must clearly be identified as that Councillor's personal opinion, and not the position of Council.

## **8. Role of Council Officers**

Council business can be topical, sensitive and controversial and there is a process to be followed when making public comments. Unless specifically delegated or approved to do so, Council officers should not engage with the media, or make public comment on Council business beyond their role.

# **GOVERNANCE 2**

Any request to comment on any Council matter by the media or public relations firms, should be referred to the Council's Senior Communications Officer.

## **9. Role of and Referral to Communications Staff**

Council's Senior Communications Officer is the:

- Primary contact and point of coordination for media communications.
- Point of referral for any media inquiries or engagement requests. Any person who is contacted by the media should not provide any comment and refer the enquiry to the Senior Communications Officer.
- Under guidance of the Mayor and the General Manager, Council's Senior Communications Officer will share news and information via publication in a combination of traditional and new media channels inclusive but not limited to third-party media, social media and owned media.

## **10. Information Security and Accuracy**

This policy recognises that information:

- Which has been made public through official channels, including committee papers and briefings, is open to media scrutiny and commentary.
- May be subject to disclosure controls and penalties under the Act, for example, matters dealt with in a closed meeting of Council, or subject to confidentiality undertakings, commercial and procurement practices, or other forms of control.

Where there is any doubt about the release of information that is not already in the public domain or is otherwise of a sensitive nature, permission to release or publish the information or provide comment is to be obtained from the Mayor or General Manager.

A person should not respond to a question that falls outside their area of expertise or knowledge. Advice from the appropriate area within Council to develop a response should be sought via the Senior Communications Officer.

It is recognised that sometimes, it might be appropriate to share information based on personal and professional experience (e.g. in seminars or training programs). In doing so a person should make sure that if they share their experiences, they do not breach the confidentiality of Council information or the privacy of other persons (this can potentially include comments made and information shared in your personal life by whatever method of communication you use, including social media).

# **GOVERNANCE 2**

## **5. Legislation**

Local Government Act 1993

Local Government (General) Amendment (Code of Conduct) Regulations 2006

Meander Valley Council - Councillor Code of Conduct

## **6. Responsibility**

The General Manager is responsible for the application of this policy.

# **GOVERNANCE 2**



## **GOVERNANCE 3**

(Reference No. 166/2021)

### **REVIEW OF POLICY NO. 76 – ENABLING INDUSTRIAL DEVELOPMENT**

**AUTHOR:** John Jordan  
General Manager

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#### **1) Recommendation**

***It is recommended that Council:***

- 1. Approves the updated Enabling Industrial Land Policy (Policy No. 76); and***
- 2. Notes the next scheduled review of the Policy will be August 2024, unless otherwise required.***

#### **2) Officers Report**

A review of the Enabling Industrial Land Policy has been undertaken.

Overall the policy has remained consistent with the previous policy; however a clear policy statement has been included:

*Where it is in the public interest and it is financially sound to do so, Meander Valley Council may finance the provision of shared infrastructure for the purposes of enabling industrial land development where contributions from more than one land owner are required.*

*In determining the need for Council to enter into an agreement to facilitate industrial land development Council will consider the supply and demand circumstance within the area concerned and must be satisfied there is demand for industrial land that underwrites the capacity for Council to recoup any investment.*

*Any recommendation to Council for financing under this policy must be informed by full due diligence in respect of the land tenure, relevant confirmation from utility providers, financial bona-fides of landowners and developers, and appropriate arrangements to secure any due financial contributions to Council.*

Remaining amendments enhance guidance on the factors to be considered in determining whether or not to support and facilitate the development of industrial land under this policy.

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

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

- Future Direction (2): A thriving local economy
- Future Direction (6): Planned infrastructure services

### **4) Legislation**

*Local Government Act 1993*

### **5) Risk Management**

This policy mitigates the risk of unwarranted or higher than acceptable investment risks when enabling industrial development.

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

Not Applicable

### **7) Community Consultation**

Not Applicable

### **8) Financial Consideration**

There are no immediate financial implications from the policy.

### **9) Alternative Recommendations**

Council may amend the draft policy, or not support the recommendations as made.

### **10) Voting Requirements**

Simple Majority

## **DECISION:**

# POLICY MANUAL

**Policy Number: 76**

**Enabling Industrial Land Development**

**Purpose:** To establish guidelines for the provision of infrastructure by Council, to facilitate industrial development and the method for obtaining contributions from developers and landowners, to offset the cost to Council.

**Department:** Governance

**Author:** John Jordan, General Manager

**Council Meeting Date:** 14 September 2021

**Minute Number:** 166/2021

**Next Review Date:** **August 2024** (every four years or as required)

## POLICY

### 1. Definitions

**Developer Contributions:** Developer contributions, as distinct from head works charges, are contributions made by developers to directly compensate Council for the cost of providing infrastructure to a particular development.

**Head Works Charges:** These are charges Council may elect to impose on developers or landowners where there is a nexus between the development and the need for Council to upgrade infrastructure into the future.

**Cost of Capital:** The borrowing rate as provided by TASCORP, applied to the total cost of the construction of infrastructure over a period not exceeding 15 years which may include periodic interest rate reviews as determined appropriate to the financing arrangements.

### 2. Objective

The objective of this policy is to provide:

- The parameters for Council to apply when considering investing in new infrastructure required to augment an industrial development.
- Council with the flexibility to consider the merits of each proposal and is therefore not intended to be definitively prescriptive.
- Appropriate risk management mechanisms and controls required to manage Council's financial exposure and risk to such developments.

## GOVERNANCE 3

### **3. Scope**

The Policy is applicable only to industrial development and only applies to developer contributions as defined above.

### **4. Policy**

Where it is in the public interest and it is financially sound to do so, Meander Valley Council may finance the provision of shared infrastructure for the purposes of enabling industrial land development where contributions from more than one land owner are required.

In determining the need for Council to enter into an agreement to facilitate industrial land development Council will consider the supply and demand circumstance within the area concerned and must be satisfied there is demand for industrial land that underwrites the capacity for Council to recoup any investment.

Any recommendation to Council for financing under this policy must be informed by full due diligence in respect of the land tenure, relevant confirmation from utility providers, financial bona-fides of landowners and developers, and appropriate arrangements to secure any due financial contributions to Council.

### **5. Explanation and Relevant Considerations**

In instances where there is more than one landowner/developer involved in an industrial land development, Council may be required to provide shared infrastructure supported by arrangements that achieve an equitable contribution from developers to the cost of any such infrastructure.

In determining whether or not to support the development of industrial land under this policy, Council should consider:

*a) Risk.*

In committing to the provision of shared infrastructure Council is taking on substantial financial risk and needs to apply appropriate due diligence to ensure this financial risk is acceptable to Council and that there is a demonstrated public benefit to the municipality.

The risk is predominantly the length of time it will take for Council to recoup its investment in the development and hence an assessment of immediate and medium term demand for industrial land in the subject area is essential.

*b) Basis for Investment*

As a guide, Council should only consider providing head works infrastructure where there is more than one land owner. Where there is only one land owner and the developer is reluctant to put in the required head works infrastructure,

## **GOVERNANCE 3**

then Council should carefully consider the motives and financial capacity of the developer and the associated financial risk to Council.

c) *Total Investment Costs*

Council's total cost of investment includes all direct expenses and is also to include a cost item representing the cost of capital required to finance Council's investment.

d) *Cap on investment*

Council's investment in any required infrastructure is capped at the lesser of the annual borrowing limit approved by State Treasury for the current financial year or 50 percent of the annual general rate in the current year.

e) *Recoupment of investment*

Council will recoup 100 percent of its investment in the development by way of developer contributions back to Council.

The timing of the contributions back to Council will be determined at the discretion of Council based upon projected revenues from the development and the extent to which Council needs to provide a stimulus to the development.

- The developer contributions can either be recouped 100 percent from the initial developer or spread between the original developer and subsequent developers.
- Notwithstanding the above, a minimum of 50 percent of Council's investment will be recouped from the initial developer(s).
- The estimated time frame to recoup Council's investment will not exceed 15 years.

Having determined the timing of the contributions Council will recoup its investment by the following mechanisms.

- Via a *Part 5 Agreement* under the *Land Use Planning and Approvals Act* (1993) with payment of the specified developer contributions being payable on the sealing of the final plan, and/or
- Via a condition on a planning permit with payment of the per lot developer contribution being payable on the issuing of the *Certificate of Occupancy* signifying commencement of the use.

f) *Calculation of Developer Contribution*

The contribution will be apportioned on a per square metre basis and applied to each lot in the proposed subdivision accordingly.

## **GOVERNANCE 3**

*g) General Rates Incentive*

To ensure Council does not unwittingly place a financial impost on industrial development, the initial developer will be provided with the following rate subsidy:

- A subsidy will be paid by Council representing the differential between the rates (on a per hectare basis) on the land prior to the development and the subsequent rates per the revaluation as a result of subdivision. This subsidy will be available to the initial developer for a period of three years from the date of the sealing of the plan for the creation of the new lot(s).
- Council, at its sole discretion, may extend the subsidy beyond the three year period at its discretion in circumstances where the economic climate indicates the need for an incentive or rate relief and where a representation is made in writing by a developer and a case for extension is presented.
- This subsidy will only apply where land has been rezoned to industrial use and is subsequently subdivided into multiple lots.

**6. Legislation**

*Land Use Planning and Approvals Act 1993*

*Local Government Act 1993*

**7. Responsibility**

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

**GOVERNANCE 3**

# **GOVERNANCE 4**

(Reference No. 167/2021)

## **REVIEW OF POLICY NO. 87 – HADSPEN URBAN GROWTH DEVELOPMENT**

**AUTHOR:** John Jordan  
General Manager

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### **1) Recommendation**

***It is recommended that Council:***

- 3. Approves the updated Hadspen Urban Growth Development Policy (Policy No. 87); and***
- 4. Notes the next scheduled review of the Policy will be August 2024, unless otherwise required.***

### **2) Officers Report**

This policy provides guidelines for the provision of infrastructure by Council, and securing contributions from landowners, to facilitate specific development in the Hadspen Urban Growth Area.

Key changes include:

- The inclusion of a clear policy statement:

*Where it is in the public interest and it is financially sound to do so, Meander Valley Council may finance the provision of shared infrastructure related to the Hadspen Specific Area Plan MEA-S2.0 in the Tasmanian Planning Scheme – Meander Valley.*

*In determining the need for Council to enter into an agreement to facilitate the land development Council will consider the supply and demand circumstance within the area concerned and must be satisfied there is demand for land that underwrites the capacity for Council to recoup any investment.*

*Any recommendation to Council for financing or contributions to infrastructure under this policy must be informed by full due diligence in respect of the land tenure, relevant confirmation from utility providers, financial bona-fides of landowners and developers, and appropriate arrangements to secure any due financial contributions to Council.*

- Referencing the Hadspen Specific Area Plan MEA-S2.0 in the Tasmanian Planning Scheme – Meander Valley, in lieu of the Interim Planning Scheme.

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

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

- Future Direction (2): A thriving local economy
- Future Direction (6): Planned infrastructure services
- Policy No. 76 – Enabling Industrial Land Development.

### **4) Legislation**

*Local Government Act 1993*

*Land Use Planning and Approvals Act 1993*

### **5) Risk Management**

This policy mitigates the risk of unwarranted or higher than acceptable investment risks when enabling industrial development in the Hadspen Urban Growth Development area.

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

Not applicable

### **7) Community Consultation**

Not applicable

### **8) Financial Consideration**

There are no immediate financial implications from the policy.



## **9) Alternative Recommendations**

Council may amend the draft amended policy, or not support the recommendations as made, or extend the currency of the existing Policy 87 unchanged.

## **10) Voting Requirements**

Simple Majority

**DECISION:**

# POLICY MANUAL

**Policy Number: 87**

**Hadspen Urban Growth Area Development**

**Purpose:**

To establish guidelines for the provision of infrastructure by Council, and securing contributions from landowners, to facilitate development in the Hadspen Urban Growth Area

**Department:**

Governance

**Author:**

John Jordan, General Manager

**Council Meeting Date:**

14 September 2021

**Minute Number:**

167/2021

**Next Review Date:**

**August 2024** (every four years or as required)

## POLICY

### 1. Definitions

**Hadspen Urban Growth Area:** The area described by the Hadspen Specific Area Plan MEA-S2.0 in the Tasmanian Planning Scheme – Meander Valley.

**Landowner Contributions:** Contributions made by landowners to directly compensate Council for the cost of its investment.

**Cost of Capital:** The borrowing rate as provided by TASCORP, applied to the total cost of the Council's investment over a period not exceeding 15 years which may include periodic interest rate reviews as determined appropriate to the financing arrangements.

**Infrastructure:** For the purposes of this policy, infrastructure includes the following:

- Roads;
- Stormwater including Water Sensitive Urban design;
- Water and Sewerage;
- Pedestrian and Cycle networks;
- Power; and
- Telecommunications.

**Investment:** Council finance provided for the construction of infrastructure in the Hadspen Urban Growth Area.

**Development:** As defined by Section 3 of the Land Use Planning and Approvals Act 1993.

## **GOVERNANCE 4**

## **2. Objective**

The objective of this policy is to provide:

- For the construction of infrastructure which will underpin the development of the Hadspen Urban Growth Area;
- A framework for financing Council investment in the capital cost of the construction of infrastructure; and
- A model for ensuring that Council recovers its investment.

## **3. Scope**

The Policy is applicable to the provision of infrastructure for the Hadspen Urban Growth Area only.

## **4. Policy**

Where it is in the public interest and it is financially sound to do so, Meander Valley Council may finance the provision of shared infrastructure related to the Hadspen Specific Area Plan MEA-S2.0 in the Tasmanian Planning Scheme – Meander Valley.

In determining the need for Council to enter into an agreement to facilitate the land development Council will consider the supply and demand circumstance within the area concerned and must be satisfied there is demand for land that underwrites the capacity for Council to recoup any investment.

Any recommendation to Council for financing or contributions to infrastructure under this policy must be informed by full due diligence in respect of the land tenure, relevant confirmation from utility providers, financial bona-fides of landowners and developers, and appropriate arrangements to secure any due financial contributions to Council.

## **4. Explanation and Principles**

There are multiple land owners in the *Hadspen Urban Growth Area*.

In order to coordinate and facilitate development Council may resolve to finance and construct infrastructure that will be shared by the future community. In doing so, Council may take on a financial risk by assuming debt to finance its investment. The management of such financial risk is to address the following principles:

- Council will apply appropriate mechanisms to ensure that the initial investment is recovered and the debt paid down as the area is developed.
- Council will ensure that arrangements secure creditor rights and an ensured capability to recover its investment in any infrastructure.

# **GOVERNANCE 4**

- Council may finance the planning, design and construction of infrastructure where there is a clear public interest and a long-term benefit to the community.
- Council will limit the amount of its investment to:
  - Expenses associated with planning, design and construction of the infrastructure; and
  - The cost of capital required to provide finance.
- Council will cap its investment to the lesser of the annual borrowing limit approved by State Treasury for the current financial year or 100 percent of the annual general rate in the current year less any debt recovery under Council's *Policy No. 76 – Enabling Industrial Land Development*.
- Council will recover 100 percent of its investment in the development by way of developer contributions back to Council in accordance with the following procedures:

## **5. Mechanism**

Having determined the timing of the contributions Council will recover its investment by a Part 5 agreement as provided for under Section 71 of the *Land Use Planning and Approvals Act 1993* with payment of the specified landowner contributions being payable on the sealing of a final plan in each subdivision.

- Landowner contributions will be apportioned on a per square metre basis of the saleable land and applied to each lot in the proposed subdivision accordingly.
- Council may agree, at its absolute discretion, to accept additional voluntary contribution payments. If Council agrees and voluntary contribution payments are received the remaining contribution amount will be proportionally reduced over the remaining square metres.

## **6. Timing of Developer Contributions to Council**

The timing of any developer contributions back to Council will be determined at the discretion of Council based upon projected revenues from the development and the extent to which Council needs to provide a stimulus to the development:

- Should a landowner sell all or any part of the land during the life of the Part 5 Agreement the landowner contributions can either be recovered 100 percent from the initial landowner or spread between the original landowner and subsequent landowners; and/or
- The estimated time frame to recover Council's investment will not exceed 15 years

# **GOVERNANCE 4**

## **5. Legislation and related Council Policies**

- *Local Government Act 1993*
- *Land Use Planning and Approvals Act 1993*
- *Policy No. 76 – Enabling Industrial Land Development.*

## **6. Responsibility**

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

# **GOVERNANCE 4**

## **GOVERNANCE 5**

(Reference No. 168/2021)

### **GREAT WESTERN TIERS SHORT WALKS CAPITAL OF TASMANIA; STRATEGIC DIRECTION REPORT**

**AUTHOR:** Bruce Williams  
Manager, Business and Economic Recovery

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#### **1) Recommendation**

***It is recommended that Council:***

- 1. Endorses the Great Western Tiers Short Walks Capital of Tasmania; Strategic Directions Report dated August 2020 (the TRC Report); and***
- 2. Notes the TRC Report will be used as a strategic foundation to guide and progress deliverables relating to the development of Meander Valley as the short walks capital of Tasmania.***

#### **2) Officers Report**

With more than twenty short walks located within the Great Western Tiers (GWT) area, there are aspirations of establishing and promoting the region as Tasmania's Short Walk Capital.

TRC Tourism (TRC) was commissioned by what is now Visit Northern Tasmania (VNT), to deliver a strategic report on realising this aspiration.

The report titled "Great Western Tiers Short Walks Capital of Tasmania – Strategic Directions Report August 2020" (refer Attachment 1) contains a detailed rationale to position Meander Valley as a short walks capital of Tasmania.

The project and concepts were developed with representatives from VNT, Great Western Tiers Tourism Association (GWTTA), the Meander Valley Council and the Tasmania Parks & Wildlife Service (TPWS).

Importantly, the TRC Report identifies a detailed Action Plan which includes:

- Marketing;
- Experience development;
- Communication;
- Visitor experience; and
- Governance and management.

The TRC Report has informed a grant application for \$250,000 of funds from the Australian Government's Building Better Regions Fund (BBRF). This joint application with Kentish Council is still pending.

Further, the TRC Report was an important influence on the decision by the Tasmanian Government to provide \$500,000 over two years to progress the short walks agenda in Meander Valley. The actions in the TRC Report are reflected in the resulting funding agreement between Council and the Department of State Growth.

Since its release in August 2020, the Report has been endorsed by VNT, GWTTA and TPWS. Council has yet to formally consider the TRC Report. Given it is the basis of project work to progress the short walks agenda in Meander Valley, Council consideration and formal endorsement of the TRC Report is important.

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

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

- Future Direction (2): A thriving local economy

### **4) Legislation**

Not applicable

### **5) Risk Management**

The actions from the TRC Report are the basis of the funding agreement with Department of State Growth and the grant application to the BBRF. Alignment with these actions is important to ensure clarity of deliverables and outcomes.

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

Consultation prior to and during the development of the TRC report involved Visit Northern Tasmania, the Great Western Tiers Tourism Association, the Tasmanian Parks and Wild Life Service, the Tasmanian Government and other stakeholders. There has also been wide consultation with the tourism sector and operators engaged in developing Destination Action Plans and Friends of Great Western Tiers.

Council, TNT and the Department of State Growth have used the TRC Report to inform deliverables related to the Tasmanian Government funding. Kentish Council has been consulted in the context of the BBRF grant application.

## **7) Community Consultation**

No specific broader community consultation.

## **8) Financial Consideration**

Not applicable

## **9) Alternative Recommendations**

Council may choose to vary the recommendation, including determining not to endorse the report.

## **10) Voting Requirements**

Simple Majority

## **DECISION:**



# Great Western Tiers

Short Walks Capital of Tasmania

STRATEGIC DIRECTIONS REPORT

August 2020



GOVERNANCE 5

# Great Western Tiers, the Short Walk Capital of Tasmania

## About this project

With more than 20 short walks located within the Great Western Tiers (GWT), there are aspirations of establishing and promoting the region as Tasmania's Short Walk Capital.

TRC Tourism (TRC) has been commissioned by Tourism North Tasmania to deliver a strategic report on realising this aspiration. The project is being developed together with representative members from Tourism North Tasmania, Great Western Tiers Tourism Association, the Meander Valley Council and Tasmania Parks and Wildlife Service.

## Report road map:

This report presents:

Section	Page
Vision, goals and outcomes	1
What is a 'short walk'?	2
The current GWT short walks experience	3
Visitation and the Great Western Tiers offer	8
Great Western Tiers Visitor Experience	9
Assessing the Great Western Tiers Short Walk Experience	11
Strategic Directions	18
Action Plan	26
Concepts	33

All images sourced through licensing with Canva – [www.canva.com](http://www.canva.com)

This report was prepared by TRC Tourism for Tourism North Tasmania in relation to the development of the Great Western Tiers Short Walk Destination Report.

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**GOVERNANCE 5**

**Vision:** The Great Western Tiers is known as the capital of short walk experiences in Tasmania

**GOALS**

- Create awareness of the Great Western Tiers as a destination, not a crossroads.
- Position the Great Western Tiers as the short walk destination of Tasmania.

**OUTCOMES**

- ✓ Increase visitor numbers
- ✓ Increase visitor satisfaction
- ✓ Increase visitor length of stay
- ✓ Increase visitor dispersal (geographically and seasonally)
- ✓ Increase visitor expenditure. (Destination Action Plan)



**GOVERNANCE 5**

1  
1

# What is a Short Walk?

For consistency, a short walk is generally described as:

- Gentle stroll or physical challenge. Easily accessible from major roads (Parks Tasmania – 60 Great Short Walks)
- Short in duration, good for people with limited time or physical ability. A chance to escape everyday stresses of life and connect with the Australian landscape (Wild Earth)
- GWT Short Walks – promotes walks varying from Grades 1-4.



***We need to clearly communicate the walking experience so that the right person does the right walk***

## GOVERNANCE 5

### Australian Walking Standards

The grading system and definitions used by the Australian Walking Standards should be applied as the base category when promoting and defining walks. Although environments, surface materials and experiences may vary slightly, this information can be provided in addition to the base grading system.



Grade 1

No bushwalking experience required. Flat even surface with no steps or steep sections. Suitable for wheelchair users who have someone to assist them. Walks no greater than 5km.



Grade 2

No bushwalking experience required. The track is hardened or compacted surface and may have a gentle hill section or sections and occasional steps. Walks no greater than 10km.



Grade 3

Suitable for most ages and fitness levels. Some bushwalking experience recommended. Tracks may have short steep hill sections a rough surface and many steps. Walks up to 20km.



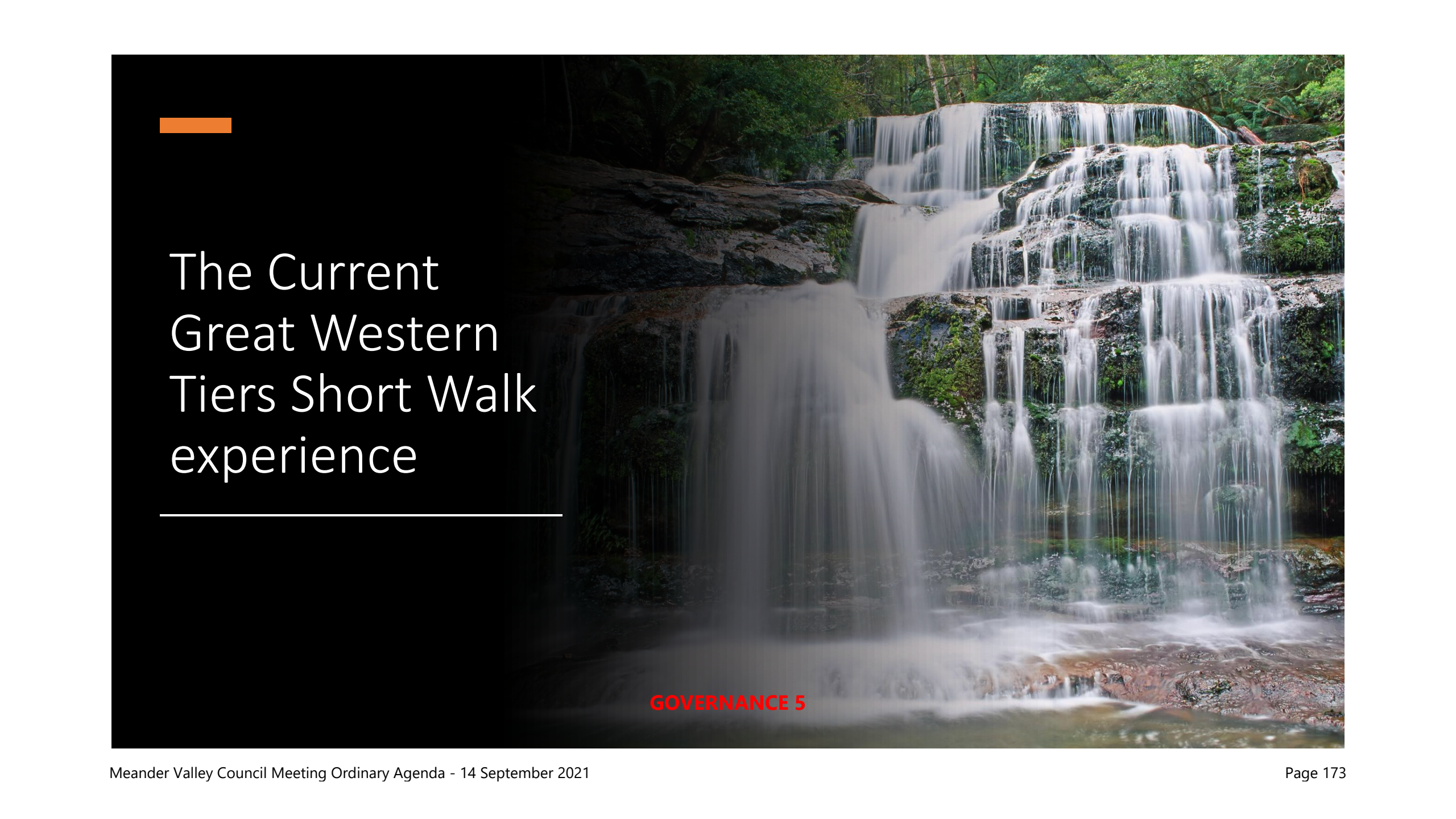
Grade 4

Bushwalking experience recommended. Tracks may be long, rough and very steep. Directional signage may be limited.



Grade 5

Very experienced bushwalkers with specialised skills, including navigation and emergency first aid. Tracks are likely to be very rough, very steep and unmarked. Walks may be more than 20km.



The Current  
Great Western  
Tiers Short Walk  
experience

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**GOVERNANCE 5**



## Great Western Tiers – Short Walks Group 1

Walk	Distance Duration (return)	Grade	Offer	Management	Promoted via Discover Tasmania?	In 60 Great Short Walks?	Comments
<b>1. Deloraine River Walk (including Kooparoona Niara Cultural Trail)</b>	1.5 km / 30 min	1	<ul style="list-style-type: none"> <li>• Circuit walk</li> <li>• Heart of Deloraine</li> <li>• Facilities / amenities</li> <li>• Gardens</li> <li>• Sculptures</li> <li>• Kooparoona Niara Cultural Trail</li> <li>• Wildlife (platypus)</li> <li>• Wheelchair accessible</li> </ul>	Meander Valley Council	Yes	No	Can be undertaken as two separate walks, also connects to Group 2 walk 'Wildwood Nature Trail'
<b>2. Devil's Gullet</b>	1.2 km / 40 min	2	<ul style="list-style-type: none"> <li>• Alpine environment &amp; flora</li> <li>• Dolerite cliffs and views</li> <li>• No amenities on site</li> </ul>	Parks Tasmania	Yes	No	
<b>3. Fern Glade / Marakoopa Cave</b>	1.2 km / 30 min	2	<ul style="list-style-type: none"> <li>• Short rainforest walk along Marakoopa Creek leading to the Cave entrance</li> <li>• Amenities / facilities at on-site Parks and Wildlife office</li> </ul>	Parks Tasmania	No. Marakoopa Caves is promoted however (entry fees for Cave).	No	Can be undertaken as a short 20 min return walk or added into the cave experience.
<b>4. Historic Houses of Carrick</b>	2.8 km / 1 hour	1	<ul style="list-style-type: none"> <li>• Uses existing footpaths</li> <li>• Walk through town past 20 of Carrick's historic houses (15 heritage listed)</li> <li>• Public facilities and amenities in town</li> <li>• Suggested walking brochure and information on houses available at VIC.</li> <li>• Wheelchair accessible</li> </ul>	Meander Valley Council	No. Historic town of Carrick is mentioned but not a walk.	No	The council may need additional visitor interpretation and signage
<b>5. Tulampanga / Alum Cliffs</b>	1.6 km / 40 mins return	2	<ul style="list-style-type: none"> <li>• Large sculpture</li> <li>• Views of Quamby Bluff</li> <li>• Place of cultural significance for local Aboriginal people</li> <li>• No amenities on site</li> </ul>	Parks Tasmania	Yes	Yes	Some signage required including directional off main road and visitor interpretation

**GOVERNANCE 5**

Existing Short Walk Experiences continued...

### Great Western Tiers – Short Walks Group 1 continued

Walk	Distance / Duration (return)	Grade	Offer	Management	Promoted via Discover Tasmania?	In 60 Great Short Walks?	Comments
6. Liffey Falls	Upper car park 2 km / 45 mins Lower car park 6 km / 3 hours	2	<ul style="list-style-type: none"> <li>Wilderness World Heritage Area</li> <li>Rainforest</li> <li>Waterfall</li> <li>Facilities / amenities at top car park</li> <li>Bottom car park has toilet and bush campground</li> <li>Old timber hauling / logging site.</li> </ul>	Parks Tasmania	Yes	Yes	Recent work done 2 walks (upper and lower)
7. Meander Falls	10 km / 6-7 hours	3	<ul style="list-style-type: none"> <li>Wilderness World Heritage Area</li> <li>Temperate rainforest to sub alpine</li> <li>Flowering understory plants</li> <li>Iconic Tasmania trees</li> <li>Waterfalls</li> <li>Toilet and information at car park only</li> </ul> <p>**Listed as Short Walk in GWT booklet, however listed as a 'full day' walk on website - needs clarity on whether this fits within GWT's Short Walks criteria and definition.</p>	Parks Tasmania	Yes	Yes	<ul style="list-style-type: none"> <li>Track needs some work</li> <li>Trail re-marking</li> <li>Need to promote as wilderness walk</li> </ul>
8. Westbury Silhouette Trail	3.5 km / 1 hour	1	<ul style="list-style-type: none"> <li>Westbury Historic Village</li> <li>Metal sculpture trail depicting local historic characters</li> <li>Historic township and buildings</li> <li>Not a formed or designated walking track.</li> <li>Suggested walking brochure and information on houses available at VIC.</li> <li>Facilities available within the town common.</li> <li>Wheelchair accessible</li> </ul>	Meander Valley Council	Yes	No	Signage needed?
9. Westmorland Falls	3.5 km / 2 hours	2	<ul style="list-style-type: none"> <li>Tree ferns and Eucalypt forest</li> <li>Secluded waterfall</li> <li>No amenities / facilities on site.</li> </ul>	Meander Valley Council	Yes	No	
10. Pine Lake	1.6 km / 30 mins	1	<ul style="list-style-type: none"> <li>Alpine landscape</li> <li>Unique flora including ancient Pencil Pine</li> <li>Wheelchair accessible boardwalk</li> <li>On-site visitor interpretation, no facilities (closest at Liffey Falls car park).</li> </ul>	Parks Tasmania	Yes	Yes	

**GOVERNANCE 5**

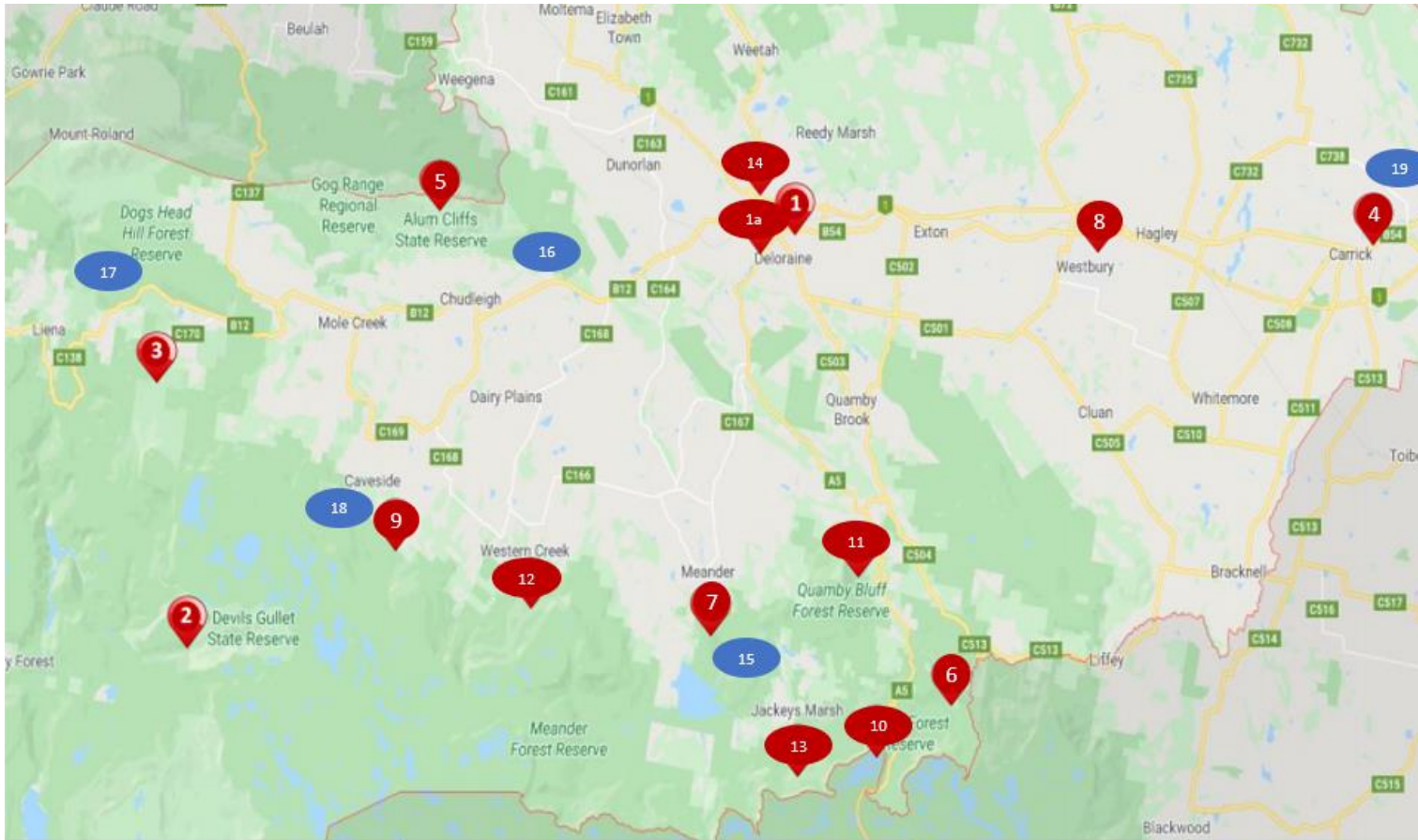


## Great Western Tiers – Short Walks Group 2

Walk	Distance Duration (return)	Grade	Offer	Management	Promoted via Discover Tasmania?	In 60 Great Short Walks?	Comments
<b>Quamby Bluff</b>	6 km / 4-5 hours	3	<ul style="list-style-type: none"> <li>Wilderness World Heritage Area</li> <li>Panoramic views</li> <li>No facilities on site. Closest located at Liffey Falls top car park.</li> </ul> **Listed as Short Walk in GWT booklet, however listed as a 'half day' walk on website.	Parks Tasmania	Yes	No	<ul style="list-style-type: none"> <li>Concerns re steep sections and scree slopes</li> <li>Needs re-marking</li> <li>To be promoted as a more challenging walk.</li> </ul>
<b>Higgs Track to Lady Lake Hut</b>	7.6 km / 4 hours	3	<ul style="list-style-type: none"> <li>Early pioneering history (Lady Lake Hut)</li> <li>Alpine plateau environment</li> <li>Sclerophyll forests</li> <li>No facilities. Bush toilet opposite Hut on plateau</li> </ul> **Listed as Short Walk in GWT booklet, however listed as a 'half day' walk on website – needs clarity on whether this fits within GWT's Short Walks criteria and definition.	Parks Tasmania	No	No	<ul style="list-style-type: none"> <li>Needs clear definition of end point at Lady Lake Hut and beyond that is more difficult and remote.</li> <li>Contoured map</li> <li>Visitor interpretation signage</li> <li>Designated lunch spot</li> </ul>
<b>Warners Track</b>	3.5 km / 4 hours	3	<ul style="list-style-type: none"> <li>Originally constructed as a stock track</li> <li>Tall lowland forest to alpine highland rainforest</li> <li>Pools, cascades and small waterfalls</li> <li>No facilities</li> </ul> **Listed as Short Walk in GWT booklet, however listed as a 'half day' walk on website.	Parks Tasmania	Yes	No	<ul style="list-style-type: none"> <li>Needs clear definition of end point at plateau</li> <li>Requires signage including off main road &amp; visitor interpretation</li> </ul>
<b>Wildwood Nature Trail &amp; Deloraine Riverbank Walk</b>	2.75 km / 1.5 hours	1	<ul style="list-style-type: none"> <li>Wildlife (platypus in the river)</li> <li>Meander River</li> <li>Part of the Deloraine River Walk and connects to Kooparooka Niara Cultural Trail</li> <li>Facilities / amenities in river park area</li> </ul>	Meander Valley Council / Rotary	Yes	No	Needs re-marking
<b>Marakoopa / Mole Creek Caves</b>		2	<ul style="list-style-type: none"> <li>Guided opportunity for visitors to observe underground rivers, glow worms, stalactites and stalagmites.</li> <li>Facilities / amenities available</li> <li>No wheelchair access (stairs involved)</li> </ul>	Parks Tasmania	Yes	No	Entry to the Cave is by tour only (fee). Connects to Fern Glad Walk in Group 1.

**GOVERNANCE 5**






Map Ref	Walk			Km	Difficulty
<b>Group 1</b>					
1	Deloraine Riverbank Walk			1.5km	Grade 1
1a	Kooparoona Niara Cultural Trail				
2	Devils Gullet 53 km from Mole Creek			1.2km	Grade 2
3	Fern Glade 14 km from Mole Creek			1.2km	Grade 2
4	Historic Houses of Carrick			2.8km	Grade 1
5	Tulumpanga / Alum Cliffs 5km from Mole Creek			1.6km	Grade 2
6	Liffey Falls Approx. 26 km from Deloraine			Upper 2 km / Lower 6 km	Grade 2
7	Meander Falls 30 km from Deloraine			10 km	Grade 3
8	Westbury Silhouette Trail			3.5km	Grade 1
9	Westmorland Falls 6km from Mole Creek			3.5km	Grade 2
10	Pine Lake 35 km from Deloraine			1.6 km	Grade 1
<b>Group 2</b>					
11	Quamby Bluff 20 km from Deloraine			6 km	Grade 3
12	Higgs Track 20km from Mole Creek			7.6 km	Grade 3
13	Warners Track 27km to Deloraine			3.5 km	Grade 3
14	Wild Wood Nature Trail Deloraine			2.75 km	Grade 1
Same as 3	Marakoopa / Mole Creek Cave				Grade 2

Location of existing GWT short walks and possible additions

Potential new additions to GWT Short Walks				
Map Ref	Walk		Distance	Difficulty
15	Split Rock Falls		6 km	Grade 4
16	Lobster Falls		4 km	Grade 4
17	King Solomon		300m – 1 km	Grade 1-2

Potential new additions to GWT Short Walks				
Map Ref	Walk		Distance	Difficulty
18	Parsons Track / Falls		4 km	Grade 4
19	Hadspen River Walk		2 km	Grade 1

**GOVERNANCE 5**



Visitation and  
the Great  
Western Tiers  
offer

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**GOVERNANCE 5**

# Visitor snapshot

## TASMANIA AT A GLANCE

### TOTAL VISITATION - DEC 2019

**TOTAL VISITORS**

**1.35M**  
+3%

**TOTAL VISITOR NIGHTS**

**10.87M**  
0%

**TOTAL EXPENDITURE**

**\$2.54B**  
+3%

**TRAVEL PURPOSE**

**47% Leisure**  
26% VFR

\*Year on Year changes from Dec 2018

### DOMESTIC VISITATION - DEC 2019

**TOTAL VISITATION 1.15M (85% of all visitors)**

**INTRASTATE NIGHTS**

**1.61M**  
-5%

**TOTAL DOMESTIC NIGHTS**

**8.44M**  
2%

**TOTAL OVERNIGHT EXPENDITURE**

**\$2.11B**  
+6%

**INTRASTATE DAY TRIPS**

**7.24M**  
+16%

**INTRASTATE DAYTRIP EXPENDITURE**

**\$783M**  
+24%

### INTERNATIONAL VISITATION - DEC 2019

**INTERNATIONAL VISITORS**

**282,900**  
-8%

**INTERNATIONAL EXPENDITURE**

**\$555M**  
+1%

### WHO VISITS?

YEAR ENDING  
DECEMBER 2019



**AGE**  
55-64 yrs (24.6%)  
Followed by 45-54 yrs (20.7%)

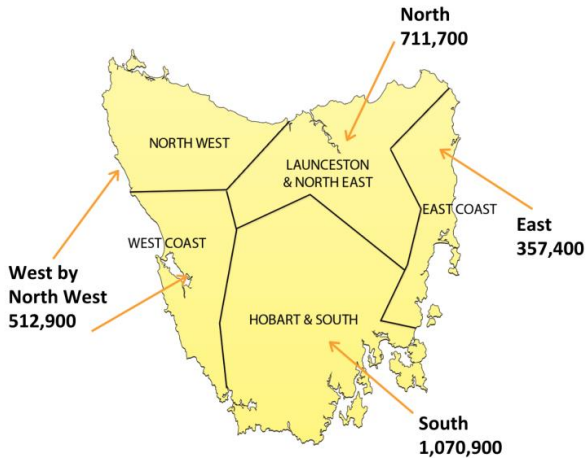


**TRAVEL PARTY**  
80% are with a partner



**ORIGIN**  
Victoria, NSW & QLD accounts for 85% of all interstate visitors

### WHERE DO THEY GO?



**52% of visitors undertake a bushwalk**

### Visitors to the Great Western Tiers

For comparison	2016	2017	2018	2019
GWT all visitors	134,810	158,164	146,801	138,849
GWT overnight visitors	27,927	31,215	35,132	29,620
Cradle Country	304,372	318,206	323,130	314,359
Mole Creek Caves / Marakooa	32,000	40,565	40,047	38,591
<b>Total</b>	<b>610,693</b>	<b>630,761</b>	<b>640,589</b>	<b>635,113</b>

#### Total visitors (14 years and over) of Great Western Tiers Touring Route<sup>[1]</sup>

- Overnight visitors to Great Western Tiers account for approximately **21.3%** of all visitors to the destination.
- Visitors (day and overnight) to the Great Western Tiers account for **21.8%** of total visitors to Tasmania
- Other touring routes that connect to Great Western Tiers are **Heritage Highway** and the **North West & Great Nature Trail**.

[1] TVS Analyser – extracted 16 June 2020

# Great Western Tiers Visitor Experience



Arts



Discover

Local food produce (salmon, truffles and honey!), history and heritage, craft, wildlife, caves, sculptures, gardens and mazes.



Other walking (full day / overnight)



Cycling



Dining

Restaurants, cafes, bakeries, pubs and breweries



Stories - Blog available on website but not yet started.



Fishing



Events

Markets, shows, arts, music



Retail



Stays

Hotel / motel, cottages, cabins, camping and caravan parks, B&Bs (historic stays).

## GOVERNANCE 5

A photograph of a cave interior, showing numerous stalactites hanging from the ceiling. The lighting is warm and focused, highlighting the textures and colors of the rock formations. The background is dark, making the illuminated stalactites stand out.

Assessing the  
Great Western  
Tiers Short Walk  
experience

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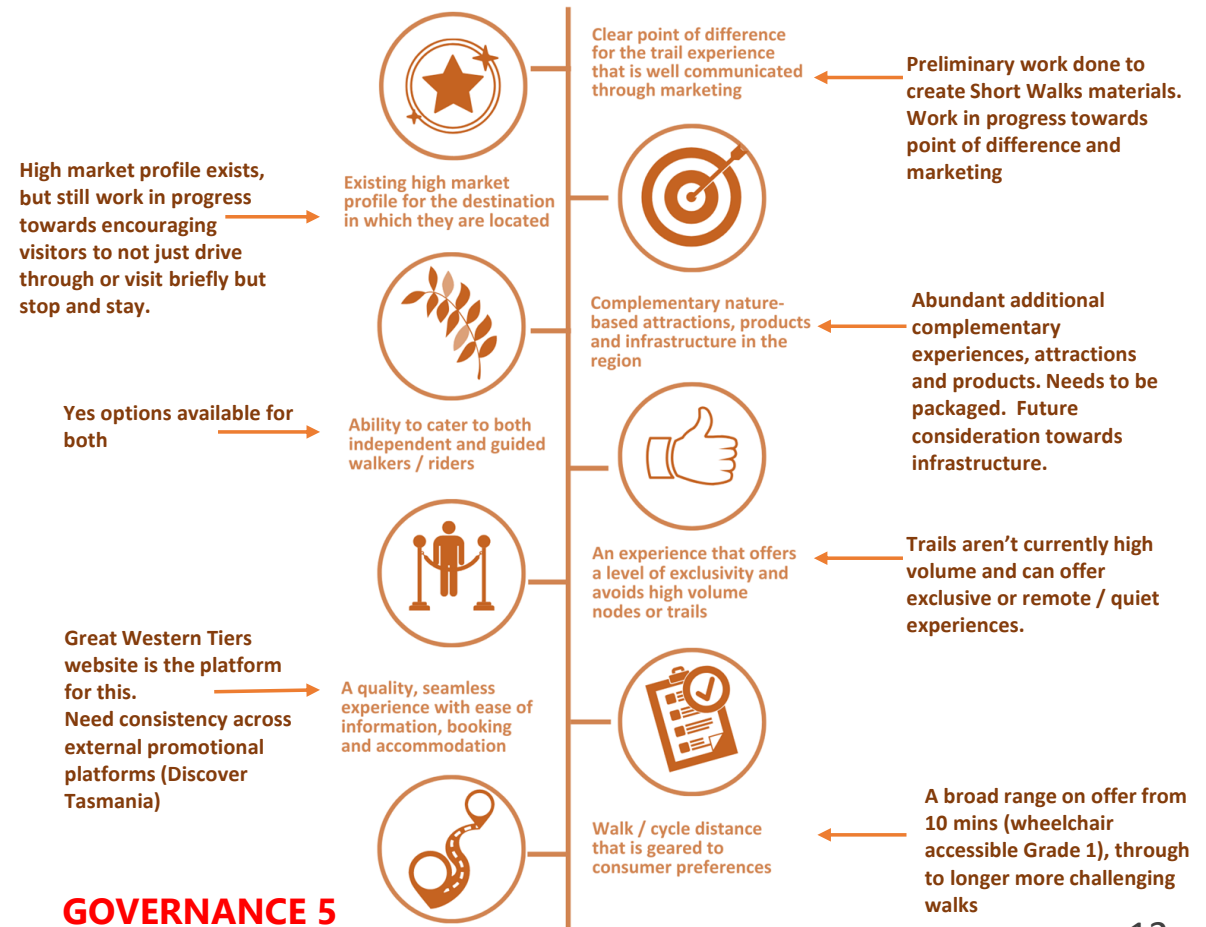
**GOVERNANCE 5**

# How does the Great Western Tiers short walk experience rate as a destination?



*While a destination may have world class trails, it is the combination of trails and the overall visitor experience that creates a trail destination residents are proud of and visitors seek out.*

## CHARACTERISTICS OF GREAT TRAIL EXPERIENCES



# GWT Short Walks Assessment

## Current themes



## Gaps / Considerations

- Focus on local produce - Culinary and local produce walks (e.g. food forage, tucker trail)
- Specialist walk events e.g. truffle trail, flora walk, cultural and heritage walks)
- Monitoring and collection of data on existing visitor use and trends
- Need for more 'accessible trails' for all abilities and families?
- Additional facilities required?

## GOVERNANCE 5

The GWT Short Walks Experience	
	<b>NUMBER OF GWT SHORT WALKS</b> <ul style="list-style-type: none"> <li>• Total – 15 short walks</li> <li>• Group 1 = 10 walks</li> <li>• Group 2 = 5 walks</li> </ul>
	<b>DISTANCES</b> <ul style="list-style-type: none"> <li>• Less than 2 km = 5 walks</li> <li>• 2 – 5 km = 5 walks</li> <li>• Over 5 km = 4 walks</li> </ul>
	<b>DIFFICULTY</b> <ul style="list-style-type: none"> <li>• Grade 1 = 5 walks</li> <li>• Grade 2 = 6 walks</li> <li>• Grade 3 = 4 walks</li> </ul>
	<b>ACCESSIBILITY</b> <ul style="list-style-type: none"> <li>• 3 x wheelchair accessible walks</li> </ul>
	<b>AMENITIES</b> <ul style="list-style-type: none"> <li>• 8 x walks provide on-site amenities</li> </ul>

# Strengths

- Excellent range of walking experiences – length, difficulty, range of themes
- Awareness of Tasmania as a walking destination, and the Great Western Tiers as great Tasmanian walk
- Good accommodation options
- Broad experience range to complement walking
- Significant interest in walking by tourists – just need to convert to visit GWT
- Walk options suited to all seasons
- local Visitor Centre staff knowledgeable about experiences.

**GOVERNANCE 5**

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# Weaknesses

- Lack of awareness of the experiences available before arrival
- Current logo, tagline and positioning unclear
- Inconsistent maintenance and signage
- No packaging of experiences with short walks
- Inconsistent marketing of the short walk destination across all marketing platforms
- A range of track managers and walking track standards
- No defined short walks criteria.

**GOVERNANCE 5**

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# Opportunities

- Leverage from existing 60 Great Short Walks
- Leverage from existing longer walks in the region (Walls of Jerusalem)
- Leveraging from positive word of mouth (earned media)
- Improved marketing including leveraging TNT website and digital maps
- Local ambassadors sharing their GWT Great Short Walk stories
- New Drive Journeys to be launched during 2020
- Utilising paid, owned and earned marketing plan
- Connecting and packaging experiences. The walks shouldn't be a stand-alone but part of the broader GWT offer.
- Thematic walking experiences (culture, cuisine, forage, step back in time, wilderness wander)
- Visitor Experience Centre for Trails and all connective experiences in the region
- Catching the drive through traffic and enticing them to stop, walk, spend and stay
- Events that include short walking experiences
- Establishing the destination as a place for walking in all seasons.
- Identification of new complementary experiences that support business development, growth or community participation.

## GOVERNANCE 5

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# Challenges

- Existing short walks are managed by a range of agencies / organisations.... consistency of trail standards, promotion, branding and resourcing
- How will the Great Western Tiers Short Walks work in with the 60 Great Short Walks? Separate or aligned?
- Seasonality – walking is considered best during the Summer months. How can we establish GWT as a short walking destination for all seasons (environmental changes flora / fauna, events, food experiences, thundering waterfalls, snow-capped mountain peaks)
- Infrastructure / assets – signage is necessary...directional off road, wayfinding on track, interpretation
- Several existing walks do not have facilities or amenities on site. Is this a future requirement based on visitor demographic, expectations and comfort?
- Strategies for attracting visitors who are driving through the region and not stopping.
- Competition of other great short walks across Tasmania – need to 'stand out from the crowd'

## GOVERNANCE 5

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Strategic  
Directions

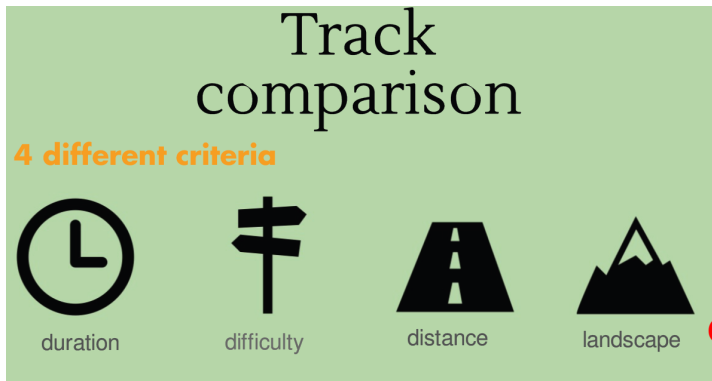
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**GOVERNANCE 5**

# Criteria for additional GWT short walks

- Clear evidence of demand growing for short walks – **a small number of really great walks is better than many not so great**
- Word of mouth (social) popularity of existing short walks which should become part of the short walks promotional suite
- Identification of gaps in catering to markets (e.g. accessibility, adventure, family – urban vs wild walks)
- Disparity in standard / grading (e.g. not enough Grade 1 all access tracks or Grade 3 more adventurous tracks)
- Strengthens themes underpinning regional experiences (e.g. food forage walks, walks between local produce businesses, add-on to events, dining experiences, seasonal wildlife and flora viewing, historical and cultural events and education)
- Creates greater dispersal to other smaller towns and areas
- Supports and complements new business developments, regional investment, marketing opportunities or government commitments
- Aligns with State marketing strategies
- Delivers sustainable benefits to the regional community and local environments
- Fits in and meets the existing GWT suite of walks criteria (duration, difficulty, distance, landscape), while offering something new and special to differentiate from existing GWT and other Tasmanian short walks.

**Potential new opportunities identified at Split Rock Falls, Lobster Falls, King Solomon, Parsons Track and Hadspen River Walk, urban retail walks, additional art installations and walking trails**



**GOVERNANCE 5**

## Guiding Principles

In terms of trail construction, the following principles are recommended:

1. To consider a narrated journey that encourages participant curiosity, anticipation, engagement, exploration, learning and reflection
2. Encourage a richer trail experience through easily recognisable and comprehensible wayfinding and comfortable user-friendly construction to encourage people to look up, take in as much as possible and enjoy
3. Where possible, trail design is to facilitate universal access including minimising the need for constructed infrastructure, such as steps, steep or separated grade changes
4. Integrate existing landscape elements and features such as significant landform, waterways, boulders and vegetation into the walking journey
5. Consider visual impact of the trail where possible by minimising structural details or overly engineered elements
6. The use of landscape design techniques for heightening and enriching the trail user experience of the landscape. This may include narrowing or widening trail widths to enhance the feeling of enclosure or in contrast the grandeur of a wide-open landscape, frame scenery or filter unwanted views. A responsive curated trail design will enrich the trail users' enjoyment, including both personal and shared experience.

# Positioning the Great Western Tiers as a Short Walk destination

## Importance of Positioning

A positioning is not about creating a new logo, identifying a tag line or even an advertising campaign.

Positioning is about a product, an experience or a destination's competitive advantage in the marketplace. It is about how you want to be perceived by the target market. It is the unique identity appealing specifically to individuals who might be inspired to visit that destination or undertake that experience.

The positioning is the story behind the one idea or word that a destination can own in the mind of the visitor. It becomes the story enabling the visitor to engage with your region or experience

For Great Western Tiers, this is a cluster of exceptional short walks close to one another that reflect the experiences of the region.

## Positioning concepts

### 1. Leverage off the Central Journey Heritage Heart

*...the heart of walking in Tasmania*

*...Walk to your heart's content*

*...Great Western Tiers, the heart and home of Tasmania's short walks*

*...Short walks with a difference. More than just a short walk.*

### 2. Deliver on the ideology

- Escape everyday life
- Interesting heritage attractions
- Variety of experiences
- Nature and wilderness like nowhere else
- Walk your way – a walk to suit everyone (wildlife wander, step back in time cultural and historical walk, geological wonder walk, short walk and savour local produce, short walk and sculpture – GWT art scene, connect with culture, adventure, urban vs walk on the wild side)

### 3. Deliver on the themes

- Heritage and history
- Cultures connect – Aboriginal culture together with vibrant art and craft
- Connect with other GWT themes – e.g. farm fresh foods, fishing, Aboriginal culture
- Ranger guided walks and talks
- Nature and wilderness (caves, geology, iconic trees, flora, wildlife, alpine)
- Unexpected and delights all the senses (a whole package catering for stop and stay)
- Quintessential Tassie quirkiness – stands out from the crowd, do short walks differently...



Walk, wine and dine



Art Walk – Port Macquarie



Busselton Heritage Trail

GOVERNANCE 5

# Branding the Great Western Tiers Short Walk destination

## What's in a brand?

Branding is about giving meaning, character and identity to a product, service or experience. A brand attracts attention and stands out against the competition as something people are seeking, desiring and need.

A brand is your identity, the face you present to the world. It is honest, authentic and attractive to your target markets. Visually seeing the brand should invoke positive emotions, pride, connect people to the product / service / experience, while also meeting expectations associated with the brand promise.

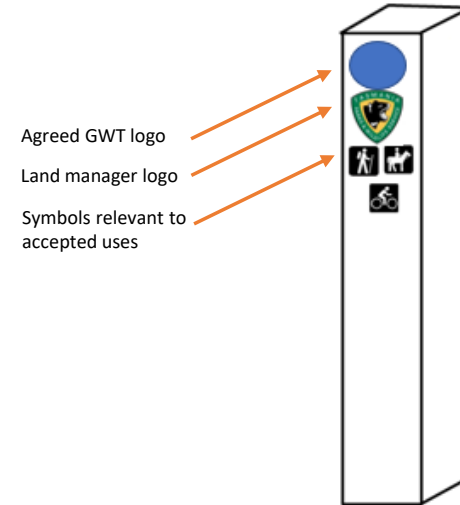
Brands are a powerful tool enabling cognitive recognition and sharing and recommending to others.

## Trail branding design principles

1. The provision of a visually simple and authentically local brand and iconography that aims to effortlessly connect visitors with the trail offering
2. The opportunity to foster local and visitor pride through ownership and promotion of the Great Western Tiers trail cluster
3. Easily recognisable, yet stands out against other 'short walk' offers

Typical trail iconography includes:

- Trail name
- Trail type (i.e. walk, running, mountain bike, etc.)
- Trail length and difficulty information (including classification system and personal safety, estimated completion time)
- Orientation and Navigation (this information is particularly relevant where a trail head is at the beginning of a trail network, where the user needs to make decisions regarding which path to take) including graphic image/map for orientation – map is to always be orientated north and include a legend and scale
- Land manager contact information, as required.



## Branding in action, Bibbulmun Track, WA

Local business and services are encouraged to become 'Track Towns' promoting affiliated 'Walker Friendly Businesses' and the services they offer walkers enroute. There is an annual membership fee and businesses are expected to provide excellent services and facilities as part of the overall walking experience. The branding is something businesses can be proud of and walkers can easily recognise as a supporting entity to their walking experience (discounts, walkers welcome, support services etc.).

GOVERNANCE 5

# Marketing the GWT Short Walk experience

### Tasmanian Visitor Engagement Blueprint

Visitors continue to seek out credible and trusted sources for information about local activities and directions. They want local insights into the area (unique information they can't get anywhere else) to add value to their experience in the destination, and to confirm information and affirm decisions. Visitor Information Centres, tour operators, accommodation and transport providers all provide this service together with friends and relatives of visitors.

*This is the heart of the new approach to visitor engagement. The personal interaction that the visitor has with Tasmania will be the story they tell when they return home. It will be the way they engage and experience the island, the first and the last memory they gather. It will be our core strength.*

Repositioning visitor engagement will require programs that engage locals and share their experience and the local way of life. This has the potential for visitors to experience community, celebrate all seasons, support unique events, and experience authentic Tasmania. This highly personalized touch means people (visitors and locals) will be encouraged to show and share (online and in person) what they enjoy about Tasmania (or a particular place), where the best place is to experience it and how to find it. Focusing on influencers will also help to share the story. These could be Tasmanians, #discovertasmania fans, ambassadors, and content influencers that include travel writers, bloggers, YouTubers and Instagrammers.

#### Effective marketing can:

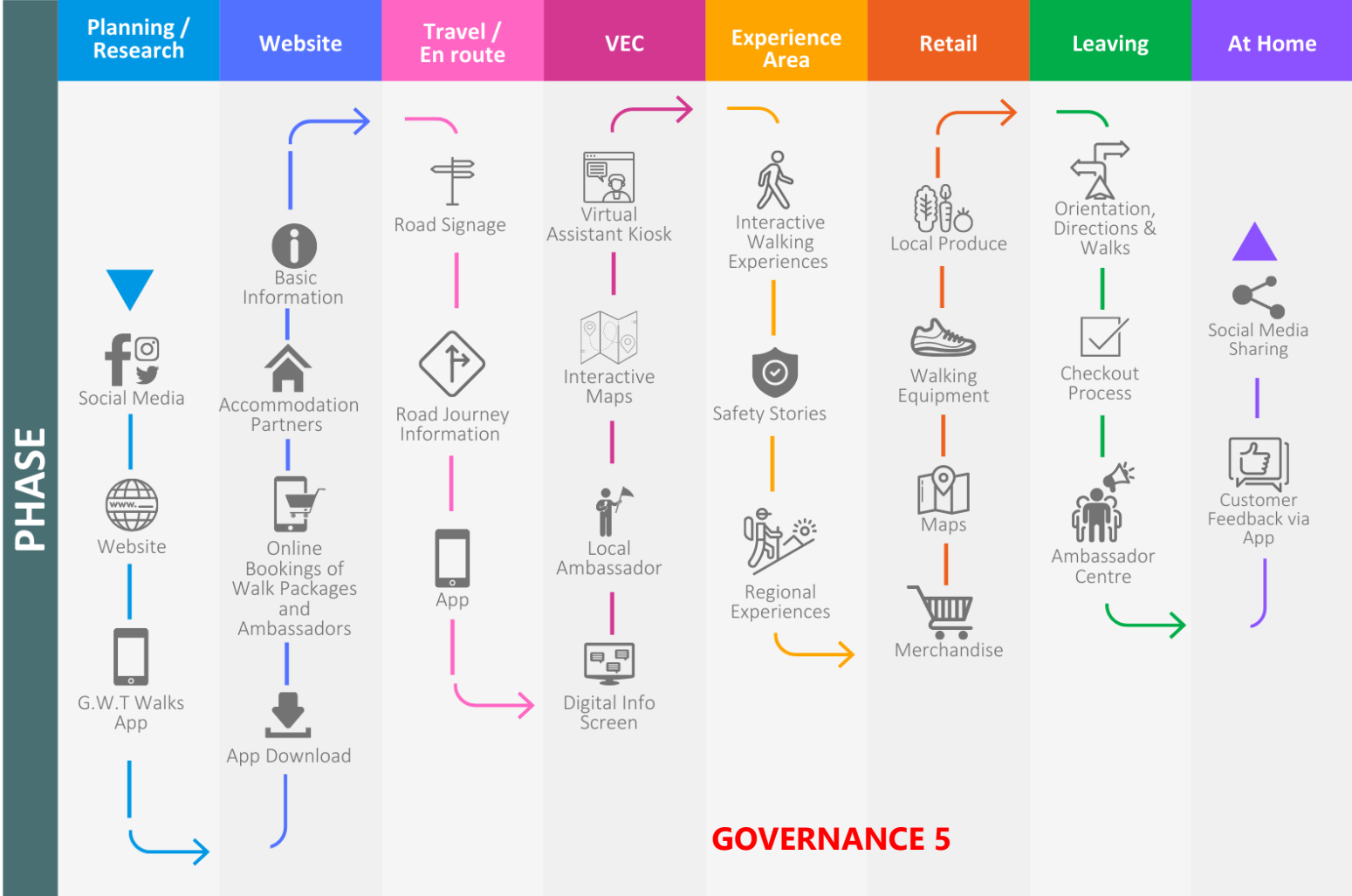
- ➔ Empower residents and visitors to define place, curate authentic experiences, share stories and spread the word to their friends, family and followers
- ➔ Provide the opportunity for visitors to connect with local residents online, phone or at particular locations across Tasmania - these locals will know how to have an authentic experience, where to go and how to get there.

### GOVERNANCE 5

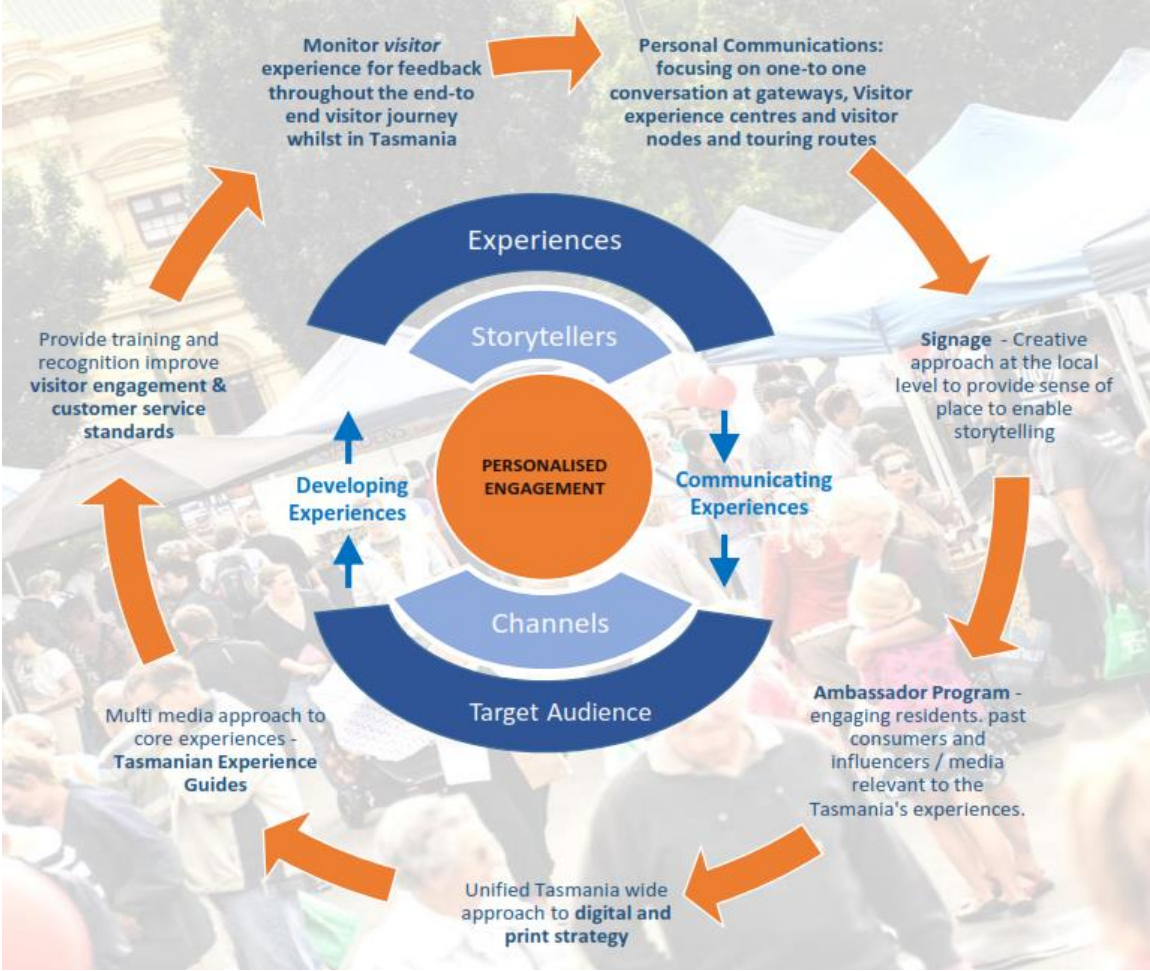




# Marketing at all touch points of the GWT visitor experience journey



# Aligning with the Tasmanian brand and marketing promise

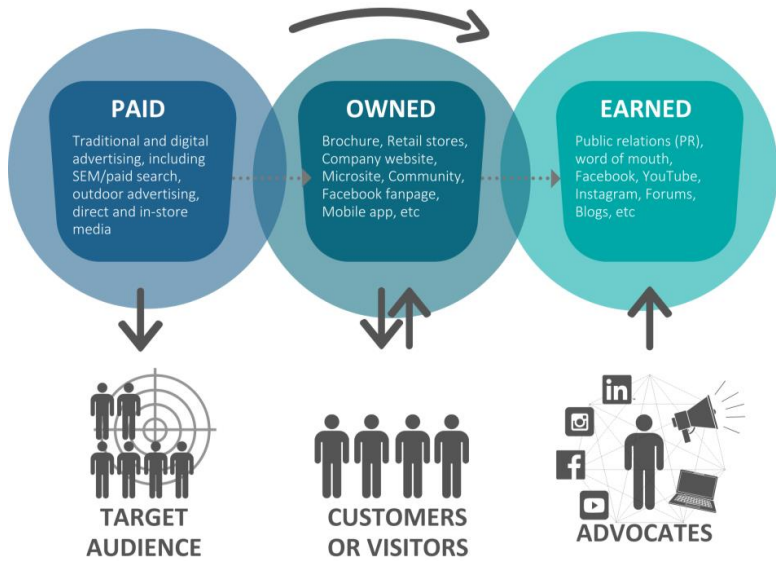


**GOVERNANCE 5**

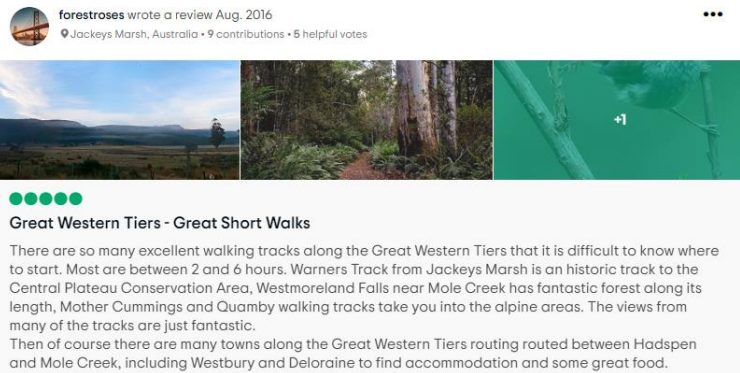
## Guiding principles

- Provide a landscape where visitors engage in meaningful experiences rather than skimming the surface of the destination
- Encourage greater interaction between locals and visitors
- Help visitors connect with the rich stories that set Tasmania apart
- Inspire visitors to create and share unique itineraries that meet their special interests and get off the beaten track
- Let the landscape, culture and people of Tasmania lead the story through seamless and, where possible unobtrusive visitor engagement

# Marketing approach



The greatest value for money will come from owned and earned channels to market....**make your consumer your salespeople through exceptional experiences, local people and making it easy to access and distribute user generated content**



### PAID

- Targeted social media advertising – influencer visits
- Google ‘ad’ words (short walks Tasmania, Tasmania walking, Great Western Tiers)
- Visiting journalist program (co-funding through Tourism Tasmania)
- Develop vignettes of local people and recognised ‘talent’ sharing their favourite Great Western Tiers walk (themes based) ...e.g. a chef, a historian, a ranger, local Aboriginal person, a tourism business.
- In visitor centre and other visitor nodes display promotional videos, booklets, apps
- Co-marketing activities with regional businesses and organisations
- Advertising signage ‘Welcome to the Great Western Tiers - the Heart of Great Short Walks in Tasmania’

### OWNED

- Great Western Tiers website – page exists for ‘Short Walks’ – look to upgrade and feature prominently with links to TNT and their interactive mapping
- Create an online map or maps instead of printed, with information about the walking experiences and key locations as well as accommodation, access points etc to ensure that accessibility and navigation of the experience is easy and visitor-focused. Interactive map can also be on touch screen in Visitor Centre.
- As part of the Tourism Northern Tasmania destination website, create campaign pages relating specifically to the GWT experiences
- Grow the database – with a local produce/experience draw for those who provide contact details
- Get Great Western Tiers walking cluster listed on *Alpaca* interactive maps (Spirit of Tasmania) and Drive Route itineraries
- Stories page on the Great Western Tiers consumer site – start sharing stories! From perspective of local people ‘my favourite short walk’, ‘my favourite time of year’ ‘best places to eat local produce’ ‘a day in the Great Western Tiers with a local’ showcasing local producers, artisans, tour operators. Share on social platforms and encourage members to share too.
- Product packaging – accommodation with a walking guide or trailhead transport or picnic

### EARNED

- Photographic competition on Facebook of best walking experience/landscape
- TripAdvisor reviews and responses
- Instagram – sharing motivational images from influencers
- Blogs – features or sharing stories of visitor and local walks in the GWT.

## GOVERNANCE 5



# ActionPlan

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**GOVERNANCE 5**

# Action Plan

MARKETING			
Item	Action	Priority and Timeframe	Indicative cost
1	<p><b>Commission new logo, tagline and look and feel for signage and collateral</b></p> <ul style="list-style-type: none"> <li>Establish an identity and positioning promise for the Great Western Tiers. Education of the new branding will need to include community and industry participation for regional ‘buy-in’, consistency, advocacy and greater awareness and recognition of the GWT Short Walks destination brand. The branding should incorporate a Style Guide which applies fonts, colours, appropriate imagery and designs of signs, website, print and other digital collateral.</li> <li>Collaboration in presenting and delivering on the brand promise will assert the positioning of the Great Western Tiers as Tasmania’s Short Walk capital, while also fostering community pride, ownership, participation and ‘one unified voice’.</li> <li>Enable visitors to be clear about what the GWT’s regional ‘short walks destination’ brand is and help them understand what they are getting as consumers, so they make the choice to stop, walk, stay and spend.</li> </ul>	HIGH 2020-2021	\$15,000 brand design and Style Guide
2	<p><b>Marketing collateral (digital and print)</b></p> <ul style="list-style-type: none"> <li><b>Website</b> – the Great Western Tiers Tourism Association (GWTTA) is predominately a member-based site with reference materials for Association members. The Great Western Tiers Visitor Centre also has a recently updated website which is consumer focussed. Need to clarify the purpose of each website to ensure visitors and operators are appropriately directed to the respective sites. If the GWT Visitor Centre is determined to be the best platform for communicating with visitors (a tab already exists for ‘walking’ in the region), a ‘mini-site’ specifically relating to GWT Short Walks could be connected. Establishing a separate platform such as a mini-site will assert the destination’s short walks positioning, while enabling a change in brand from the GWT branding. Interlinking the sites is imperative however to ensure ease of booking and decision making while travelling through the region. This must be linked to and leverage off TNT website and on-line maps</li> <li><b>Great Western Tiers or Meander Valley?</b> – There is some confusion on whether this is one and the same thing. Needs to be a clear decision on the approach marketed.</li> <li><b>Print or digital</b> (app, website, walk brochure) needs to be easy to read and mapped out, following a route or drive journey. Create an online map or maps, with information about the walking experiences and key locations as well as accommodation, access points etc. to ensure that accessibility and navigation of the experience is easy and visitor-focused (a basic concept has been developed for review in the following section). These can be designed through the branding stage. Limit publication and distribution of print maps</li> </ul>	HIGH 2020 – 2021	\$18,000 map design, printing costs and website upgrade (Short Walks mini site & application of branding)
3	<p><b>Collaboration, participation and packaging</b></p> <ul style="list-style-type: none"> <li>Marketing collaboration with Tourism Tasmania, RTOs and local businesses for seamless messaging across all platforms.</li> <li>The importance of local ambassadors for the experiences, in the destination and in marketing and personalized interactions between visitors and locals.</li> <li>Package GWT walks together with the new drive journeys being developed e.g. Northern Forages Drive Journey.</li> <li>Development of suggested short walks experience itineraries (clusters) across the region, packaged to suit a range of abilities, travel parties and interests, with the goal of encouraging visitors to stop, walk, stay and spend. Also need to consider seasonality and reasons for people to walk in off peak (winter) – different flowers in bloom, opportunities for wildlife viewing, cascading waterfalls, winter festivals, harvests, snow capped peaks etc.</li> </ul>	HIGH 2020 - 2021	Collaboration between TNT, GWTTA, GWTVC, Tourism Tasmania

## GOVERNANCE 5

# Action Plan

MARKETING continued...		Timeframe	Indicative cost
4	<p><b>The Great Western Tiers Short Walks Story</b></p> <p>Develop a brief Visitor Interpretation Plan which captures the themes and stories of the GWT. Themes and stories can then be applied through a range of channels such as a proposed GWT Visitor Experience Centre, marketing collateral (including website, print and digital), on site visitor interpretation signs, guided experiences etc. The Visitor Interpretation Plan will ensure an ongoing and consistent narrative that can be explored through short walks and complementary experiences in the region. Visitor Interpretation should complement the look and feel of the branding and cover a range of important messages for visitors including the importance of the natural and cultural environment, principles and actions for protecting and preserving the values of each walk (Leave no Trace), things to see and do along the walk and how to stay safe.</p>	MEDIUM 2021 – 2022	\$15,000 Visitor Interpretation Plan
5	<p><b>Visitor monitoring and analysis</b></p> <p>Commence visitor monitoring via on-site ‘pop’ surveys to capture demographics and satisfaction levels, and pedestrian counters to understand who and how many are using the walk already. Visitor monitoring will aid in well-informed decision making with regards to track grading, infrastructure needs, marketing and community education. For efficiency, visitor surveys can be done online (e.g. via Survey Monkey type platform) – this could be promoted on-site with a poster or via social media channels. An incentive such as a GWT produce / souvenir pack could be offered to encourage people to complete the survey.</p> <p>Need an agreed central point of data collection and collation.</p>	MEDIUM 2021 - 2022	\$15,000 solar pedestrian counters

## GOVERNANCE 5

# Action Plan

EXPERIENCE DEVELOPMENT			
Item	Action	Timeframe	Indicative cost
1	<p><b>Walks to be included in the GWT Short Walks offer</b></p> <ul style="list-style-type: none"> <li>Finalise and agree on criteria for existing and future GWT short walks, this includes duration, difficulty and acceptable distance – a couple of walks currently included in the GWT Short Walk list (Meander Falls, Higgs Track to Lady Lake Hut) are both Grade 3 and over 7 km in distance, does this still qualify as a ‘short walk’?</li> <li>Agreed consistent standard of walking trails (Australian Standards) that meets visitor expectations and abilities and is consistent with Tasmania’s Great Short Walks and other States and Territory grading. Also holds walking track managers to account to uphold standards.</li> <li>Focus on the quality, not quantity of walks. A selection of walks has already been chosen and are market ready. Work towards growing awareness, enhancements and monitoring demand and impacts prior to adding to the existing suite.</li> </ul>	HIGH 2020 - 2021	To be agreed on by Working Group representatives
2	<p><b>Community and Business participation</b></p> <ul style="list-style-type: none"> <li>Friends of the Short Walks – consider using local ambassadors to advocate for the short walks across the Great Western Tiers. This could be formed as a Friends of volunteer group who can lobby for funding and improvements, provide volunteer labour through track maintenance, marketing, guided experiences or at the proposed Visitor Experience Centre. Such a group can also enlist as a charitable organization and potentially obtain grant funding and sponsorship to support Track programs, upgrades and marketing initiatives</li> <li>Business affiliation with the short walks experience – this could be managed through membership with the proposed Experience Centre as an opportunity to cross-promote and package local businesses and products with the short walks experience. Businesses could potentially even ‘adopt a walk’ through sponsorship and have branding cross-promoted at trail heads.</li> <li>Connecting with existing local experiences – Leveraging from existing events (e.g. art festivals, Discovery Ranger programs, harvest and foraging) and commercial tour operator visits. Work with industry to create packages and bundling products that leverage the other signature and supporting experiences, such as wildlife, food and wine etc. that can be attractive to range of markets.</li> </ul>	HIGH 2020 – 2022	Working Group / agreed Governance of GWT Short Walks
3	<p><b>Short walks for all seasons</b></p> <p>Address seasonality with typical visitation declines experienced in winter months. Look at leveraging existing festivals, events and seasonal changes and promoting these as unique opportunities to visit the region and enjoy short walks. Packaged itineraries of short walks interspersed with complementary activities such as markets and festivals, in season food tasting, unique flora and wildlife viewing opportunities with a warm and welcoming fire to enjoy at the end of the day.</p>	HIGH 2020 – 2021	Working Group / Governance Structure. Partnerships with Tourism Tasmania, TNT, GWTTA, GWTV. C.

## GOVERNANCE 5

# Action Plan

EXPERIENCE DEVELOPMENT continued...		Timeframe	Indicative cost
4	<p><b>A one stop shop</b></p> <ul style="list-style-type: none"> <li>There is an opportunity to create a Visitor Experience Centre at the heart of the Central Drive Journey and the Great Western Tiers with a focus on the walking experiences, regional produce and local knowledge. This Centre would be the hub enabling awareness, connect to experiences and provide a central visitor service point. As the name suggests, the Centre could become an experience in its own right, providing regional visitor interpretation, a guiding hub, opportunities for sampling and purchasing local produce and goods, a gallery, event venue and so on.</li> </ul>	See specific Action Plan for Visitor Experience Centre on following page	
5	<p><b>Infrastructure and facilities</b></p> <ul style="list-style-type: none"> <li>Signage, track infrastructure and upgrades audit – undertake a physical audit of existing facilities, assets and infrastructure across each track. Develop a priority list for new infrastructure and upgrades.</li> <li>GWT Short Walks Track and Furniture manual – Track recommendations (re-alignment, upgrades, materials to be used as per best practice), consistent look and feel furniture to be applied across all GWT Short Walks. Includes sign family (track heads, orientation, interpretation, way-finding etc), facilities (tables, seating, shelters), application of branding (logo, colours, textures / materials)</li> <li>Construction and installation – Where identified, undertake on-site track works and construction and installation of infrastructure and facilities.</li> </ul>	<p>MEDIUM 2021 – 2022</p> <p>2021 – 2022</p> <p>2021 - 2023</p>	<p>\$15,000 Walk assessment and audit</p> <p>\$10,000 Track and Furniture Manual</p> <p>\$400,000</p>
COMMUNICATION			
1	<p><b>Communication strategy</b></p> <p>This will be centred around communication methodology between GWT Short Walk partners (e.g. steering committee), stakeholders (Tourism Tasmania, Tourism Northern Tasmania, Local Government, investors, tourism industry) and community (education and awareness programs including benefits and opportunities for participation and involvement). The Strategy should identify all partners and stakeholders, methods of communication (emails, social media, meetings, newsletters etc), messages to be communicated to each and frequency.</p>	HIGH 2020 – 2021	Working Group / GWT Short Walks Governance
2	<p><b>Content Strategy</b></p> <p>This is a consumer based strategy, aligning with marketing approaches. The intention of the Content Strategy is to create awareness of the Great Western Tiers as a destination, not a crossroads for travelers. The Great Western Tiers is known as a short walk destination and an experience hub on the Central Drive Journey. Content may include:</p> <ul style="list-style-type: none"> <li>Highlighting the seasonal opportunities (including natural events, produce and side tours) that could be experienced while here for walks– e.g. in winter the opportunity to sit by a fire.</li> <li>The range of walks on offer and the standard – where they are, unique features, grading and accessibility.</li> <li>The opportunity to spend a few days integrating walking with good accommodation and other regional experiences – packaging (this can be achieved through auditing complementary experiences and products).</li> <li>The walk themes that can be experienced and who they may be best suited for (e.g. wildlife walk experiences for families, caving and cliffs for adventure seekers).</li> </ul> <p>The content developed can then be shared with relevant content with third-party or other channels such as Tourism Tasmania, Tourism Northern Tasmania and Tourism Australia. This would also include sharing seasonal and natural events that could be witnessed by a visitor– e.g. wildlife.</p>	HIGH 2020 – 2021	GWT Governance or content marketing consultant \$10,000

GOVERNANCE 5



# Action Plan

A VISITOR EXPERIENCE CENTRE			
Item	Action	Timeframe	Indicative cost
1	<p><b>Feasibility Study / Business Case</b> Undertake a feasibility study and business case for a Visitor Experience Centre on the river at Deloraine with the following features:</p> <ul style="list-style-type: none"> <li>▪ Iconic architecture and setting</li> <li>▪ Anchors the messaging around the Central Drive journey</li> <li>▪ Innovative and interactive story telling</li> <li>▪ Walking and regional produce and experiences as core messages</li> <li>▪ Commercial partners (tour guides, accommodation partnerships)</li> <li>▪ Knowledgeable local staff/volunteers on site</li> <li>▪ Sustainable business model (cost benefit analysis and Return on Investment)</li> <li>▪ More than just a visitor centre.</li> </ul> <p><b>Design and construction of a Visitor Experience Centre</b> Should the Feasibility Study return a positive analysis, a Business Case to be prepared to seek investment in the design and construction of the Centre.</p>	HIGH 2020 – 2021	\$40,000
		2021 - 2023	\$10M - \$20M
2	<p><b>Guide hub and walking ambassadors</b></p> <ul style="list-style-type: none"> <li>• Establish a network of ‘walking ambassadors’ for the area that can provide advice to visitors, accompany them on walks and tell the stories of the region. This could be delivered as a commercial ‘guiding hub’ enabling visitors to join a guide on-site and depart directly from the Centre on-foot. A volunteer network could also potentially provide these experiences.</li> </ul>	MEDIUM 2021 - 2023	GWT Short Walk Governance \$60,000 pa for a volunteer or Walking Guide coordinator.

## GOVERNANCE 5

# Action Plan

GOVERNANCE & MANAGEMENT			
Item	Action	Timeframe	Indicative Cost
1	<p><b>Central point of management</b></p> <ul style="list-style-type: none"> <li>Needs to be a central point of coordination to lead and implement the action plan, and to take longer term responsibility of marketing, promotions, community education, business case development, stakeholder liaison and collaboration between each of the walking track managers.</li> <li>A governance structure needs to be determined for collaboration between each of the tourism representative organisations and track managers. This may constitute a board or steering committee, However the structure will need to be overseen and managed as per above by one entity.</li> </ul>	HIGH 2020 – 2021	Working Group to determine best structure.
2	<p><b>Monitoring impacts</b></p> <p>Remembering the Outcomes, develop tools to:</p> <ul style="list-style-type: none"> <li>Measure visitor numbers, visitor satisfaction and length of stay</li> <li>Industry sentiments of growth in visitation, dispersal and cashflows (visitor expenditure)</li> <li>Overall impacts / benefits and observations by the community, walking trail managers, tourism industry and other businesses. This should consider impacts and benefits economically, environmentally and socially</li> <li>Reporting and measuring success of the implementation of this Action Plan.</li> </ul>	2020 ongoing	GWT Committee  Managed by proposed GWT Short Walks Coordinator

## OUR DESIRED OUTCOMES:

- ✓ Increase visitor numbers
- ✓ Increase visitor satisfaction
- ✓ Increase visitor length of stay
- ✓ Increase visitor dispersal (geographically and seasonally)
- ✓ Increase visitor expenditure (Destination Action Plan)

## GOVERNANCE 5

A group of people are gathered around a table, working on a project. They are looking at several sheets of paper that contain wireframe diagrams for a website or application. The diagrams are drawn in blue and red ink and include labels such as "Logo", "Header/Bann", "Info text area", "Box 1", "Box 2", "Footer", "Double Box", and "Navigation". There are also several colorful sticky notes on the table, some with icons like a camera, a speech bubble, and a document. A laptop is visible in the bottom right corner of the image. The overall scene suggests a collaborative design or planning session.

# Concepts

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**GOVERNANCE 5**



## Positioning

*Take a short walk in the Great Western Tiers, Tasmania's heart of walking.  
Connect with local people and our ancient places  
Reinvigorate at cascading waterfalls, mountain tops, breath in crisp alpine air  
Awaken all the senses as you meander through our old growth forests,  
follow our history, culture and art trails, journey to the belly of the earth in  
limestone caves, wander with our wildlife, savour nearby local produce.  
Take a walk and let the Great Western Tiers touch your heart.*

**GOVERNANCE 5**

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# Marketing material

## Conceptual only

### Clustering walks (Locations and towns)

Example:

#### Short Walks in Deloraine

*Easy Walks (easy grade, less than 1 hour)*

- Deloraine River Walk
- Pine Lake

*Medium*

- Liffey Falls

*Adventure*

- Meander Falls

*Once you've finished your walk why not:*

- Try our famous Leatherwood honey
- Shopping in Deloraine, Tasmania's local art and craft capital
- Platypus spotting (have a picnic enjoying local provisions from the Deloraine Deli).

**Walking themes for visitors**  
Walk your way...

	<b>History buff?</b> Take a stroll past the historic houses of Carrick
	<b>Fancy flowers and old growth forests?</b> Westmorland Falls – enjoy wildflowers, rainforest ferns and unique fungi in the understorey of Westmorland Falls
	<b>Feel like a wander with wildlife?</b> Take your time walking along the Deloraine River and peer quietly into the waters for a glimpse of the shy Platypus
	<b>Connect with Aboriginal culture</b> Walk along the Kooparoona Cultural Trail and learn about the traditional custodians of this region. Join a Kooparoona Niara Tour to hear stories firsthand from Tasmania's traditional people.
	<b>Take an amble through art</b> Journey along the Westbury Silhouette Trail, appreciating the metal sculptures depicting historical characters of the region.
	<b>Local life (our towns and villages)</b> Deloraine River Walk
	<b>Walk on the wild side</b> Meander Falls Alum Cliffs

**GOVERNANCE 5**

### Easily readable maps and icons



LEGEND	
	GRADE 1 • EASY WALK
	GRADE 2 • MEDIUM WALK
	GRADE 3 • HARD WALK
	DOG ON A LEASH
	BBQ
	PICNIC AREA
	PHOTO OPPORTUNITY
	PLAYGROUND
	CIRCUIT WALK
	OUT & BACK WALK
	ONE WAY WALK
	DISABLED TOILETS
	TOILETS

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# Marketing material

Example:  
Short walks interactive web and print brochures

**WALK**  
Beechworth • Chiltern • Ashington • Kockandandah

*Short Walks WITH A STORY*

**FELICITY COTTRILL AND NATHAN COWAN**

*"At sunset the colours of the sky reflect on the water, it looks like a postcard."*

**GOVERNANCE 5**

**Chiltern Region WALKS**

**Walk 1 - The Rolling Hills**  
Start: Chiltern, Victoria 3600  
Distance: 10km  
Difficulty: Easy

**Walk 2 - The Old Mill Race**  
Start: Chiltern, Victoria 3600  
Distance: 10km  
Difficulty: Easy

**Walk 3 - Millers Run**  
Start: Chiltern, Victoria 3600  
Distance: 10km  
Difficulty: Easy

**Walk 4 - Millers Run**  
Start: Chiltern, Victoria 3600  
Distance: 10km  
Difficulty: Easy

**Local IDENTITY**

**WHO ARE YOU?** - Nathan and I are in the process of reviving a historic tower brewery. We moved here from Melbourne and have begun restorations of 'Bilson's' with the help of our great little team. We are passionate about the building and its astonishing history. Nathan previously ran a branding agency and I worked in medical imaging at the Royal Children's Hospital.

**WHAT DO YOU LOVE ABOUT BEECHWORTH?** - We love the nature in Beechworth, the sunsets and sunrises. We love the drastic difference in the way the town looks during summer, spring, autumn and winter. We came to Beechworth because we love the quietness of the town, and the connectedness of the community. We were drawn to the rich history of the area.

**FAVOURITE WALK** - Lake Sambell walk would have to be one of our favourite walks. During summer the area is filled with children playing in the water. In the autumn the trees around here are just magnificent. At sunset the colours of the sky reflect on the water, it looks like a postcard.

**FAVOURITE SEASON** - It's so difficult to choose a favourite season. I think my favourites are the transition seasons, spring and autumn. I love watching the flowers as they begin to blossom and the trees as they change to shades of red and orange. It also tends to be not too hot and not too cold! Nathan's favourite would definitely be summer. He loves to be outdoors in the warm weather and one of his favourite things to do is swim. Summer is also great for picking local fruit.

**FAVOURITE LUNCH SPOT** - The Empire Hotel, which has been recently renovated. After a lovely walk, it's hard to go past the Empire parma. The place is always buzzing with locals and great music. We love going here because of the relaxed vibe and the delicious food. They offer classic pub meals and gourmet bites. Also their desserts are next-level amazing.

**BEST VIEW** - Mount Pilot. 360-degree views of the surrounding area are unbelievable. Only a short walk up there and you can sit for hours watching the view and enjoying the serenity. One of our first memories in Beechworth was an impromptu picnic with some friends we had just met and other locals. We sat on top of Mount Pilot as we watched the sunset and ate a delicious feast of local produce. We take all of our friends here now.

**COFFEE HIT** - Neither Nathan or I drink coffee! Nath usually orders a herbal tea, I love a chai latte or hot chocolate. We have had many breakfasts at Peddars Cafe and have been told by our coffee drinking friends that their coffee is delicious. They also do amazing pasta on a Tuesday night - if you are around, we highly recommend.

**PHOTOGRAPHIC MOMENT** - It's hard to go past Woolshed Falls for photos. Nath and I took my little seven-year-old niece to the falls on a sunny day in the middle of winter. Nathan touched the water to feel how cold it was and found that all of the little pools of water had frozen! When the water is running quickly down the waterfall and the sun is shimmering, mist comes off the water. It's magic.

*Beechworth • 19*

**Top 5 PLACES FOR COFFEE**

For all its history, Beechworth is a pretty sophisticated country town. So there are lots of great spots to get your coffee buzz - go in search or start with these.

**PROJECT 49**  
A locally sourced white stone with an emphasis on the smaller wineries of North East Victoria, this is also the coffee hangout for many a local and visitor alike. Check out the wheat, seaweed, whisky and cognac and the range of this cheese.

**BLYNZZ COFFEE ROASTERS**  
Totally serious about coffee excellence. Every green coffee bean is custom roasted by their professional coffee roasters to achieve the perfect balance of flavour, aroma, colour and texture. Share the passion, indulge in the ultimate award-winning coffee experience with Blynz Coffee Roasters. Serious coffee not snobish!

**CELLAR DOOR WINE STORE**  
A locally sourced white stone with an emphasis on the smaller wineries of North East Victoria, this is also the coffee hangout for many a local and visitor alike. Check out the wheat, seaweed, whisky and cognac and the range of this cheese.

**BEECHWORTH PROVENDER**  
Just a little bit quirky, this Beechworth provision has been churning up one of the best cups of coffee around for over 20 years. Pam cake, jam wine stone, tart produce and - enjoy the friendly, relaxed atmosphere of this cute venue!

**OLD BEECHWORTH GAOL**  
Not only can you join your coffee to within the walls of the gaol, it's served from a 1966 Airmen's Canteen, of course! Green coffee, ample and delicious home-cooked food and you can stay and do a tour. They even let most people see these days...

**OTHERS**  
The Quirk, Peddars, Beechworth Rammy, Uppies Cafe, Mamas and Pappas.

*Beechworth • 21*

**Where to STAY • Eat • What to DO**

Immersed in history, embracing the contemporary and beautiful surrounds make Beechworth the ideal escape for those needing to recharge the batteries.

**STAY**  
Beechworth is a great starting point to explore the whole North East region. Stay in cosy holiday homes with gorgeous views, easy access with open fire and historic cottages with all the comforts of home. There is a wealth of B&Bs in Beechworth, award-winning venues with signature services. The moment one step and down and other excellent value. If getting closer to nature is your thing then there are two caravan and camping areas, and an area of Lake Sambell, the other site alongside Silver Creek.

**DO**  
Where do we start? This beautifully preserved gold rush town is rich with history. Visit a heritage site and visit the Burke Museum, Beechworth Courthouse and visit the Valley. Visit the Old Beechworth (Gold tour and the Ashdam Great Tours). A great place to be as well with nature, the town and surrounds are perfect for exploring, whether that be walking, cycling, having a picnic or taking a swim in the warmer months. Don't forget the shopping, browse through the architectural boutiques, beautiful luxury fabrics, designer labels, vintage jewellery, quality leather goods, contemporary homewares and unique gifts. Beechworth also boasts a very lively events calendar.

*Beechworth • 22*

# Concept: A Visitor Experience Centre

An opportunity for GWT to establish Tasmania's first true Visitor Experience Centre as an information building on the river with a focus on our regional trails and being at the centre of Tasmania's experiences. A walking and experience hub that offers:

- Information
- Maps and story boards
- Anchor online apps
- Virtual experiences
- Regional visitor interpretation
- Local produce
- Connects with commercial operator businesses
- Opportunity to meet and learn from a local
- Additional commercial opportunities (retail, hire, café, tour sales etc)



**GOVERNANCE**

*Transform Visitor Information Centres into Visitor Experience Centres using an Apple Store model with 'geniuses' or ambassadors in every shop / VIC that can tell you their expertise (food, wine, history, etc). VICs will need to be redesigned as retail outlets (both for tourism product and for local produce) and high quality fitouts encouraging local experts to use them as a base (e.g. knowledge hubs or co-working spaces) for volunteer groups of all kinds, environment, arts, etc. (Tasmanian Visitor Engagement Blueprint)*

# **INFRASTRUCTURE 1**

Reference No. 169/2021

## **REVIEW OF BUDGETS FOR THE 2021-22 CAPITAL WORKS PROGRAM**

**AUTHOR:** Dino De Paoli  
Director Infrastructure Services

### **1) Recommendation**

***It is recommended that Council:***

***1. Approves receipt of additional capital grant revenue as follows:***

<b><i>Project Name</i></b>	<b><i>Current Revenue Budget</i></b>	<b><i>Additional Revenue</i></b>	<b><i>Revised Revenue Budget</i></b>
<b><i>Railton Road, Kimberley – Safety Improvements</i></b>	<b><i>\$0</i></b>	<b><i>\$28,000</i></b>	<b><i>\$28,000</i></b>
<b><i>Bass Highway Signage – Westbury</i></b>	<b><i>\$0</i></b>	<b><i>\$40,000</i></b>	<b><i>\$40,000</i></b>

***2. Approves the following project budget changes to the 2021-22 Capital Works Program:***

<b><i>Project Name</i></b>	<b><i>Current Budget</i></b>	<b><i>Proposed Budget Variation</i></b>	<b><i>Revised Budget</i></b>
<b><i>Key Infrastructure Project Design Allocation</i></b>	<b><i>\$200,000</i></b>	<b><i>-\$200,000</i></b>	<b><i>\$0</i></b>
<b><i>Blackstone Road Turning Circle - Blackstone Heights</i></b>	<b><i>\$110,000</i></b>	<b><i>-\$110,000</i></b>	<b><i>\$0</i></b>
<b><i>Railton Road, Kimberley – Safety Improvements</i></b>	<b><i>\$50,000</i></b>	<b><i>\$28,000</i></b>	<b><i>\$78,000</i></b>
<b><i>Bass Highway Signage – Westbury</i></b>	<b><i>\$0</i></b>	<b><i>\$50,000</i></b>	<b><i>\$50,000</i></b>



## 2) Officers Report

The purpose of this report is to seek Council approval for an increase to project budget revenue due to receipt of grant funding, the minor reallocation of funding within the Capital Works Program and to remove two (2) projects from the program.

Project budget allocations within the Capital Works Program that are submitted to Council for approval prior to the commencement of each financial year are prepared using a range of methods. In some instances and depending on the availability of resources and time constraints, projects can be thoroughly scoped and accurate estimates prepared using available empirical or supplier information. Conversely, project cost estimates may only be general allowances prepared using the best information available at the time.

During the financial year, detailed design, adjustment to project scope and the undertaking of additional works during construction, results in project expenditure under and over approved budget amounts. New projects may also be requested for inclusion in the Program, or removal.

The overall financial objective in delivering the Capital Works Program is to have a zero net variation in the program budget. Project savings are generally used to offset project overruns and additional funding can be requested to assist with balancing the budget or to finance new projects. However, as a result of removing two large projects, the Program value in this instance will decrease by \$232,000.

Refer to Table 1 for funding adjustment details.

**TABLE 1: 2021-22 CAPITAL WORKS BUDGET – ADDITIONAL FUNDING & PROJECT FUNDING ADJUSTMENTS**

Project No.	Project Name	Council Costs to date	Current Budget	Proposed Budget Variation	Revised Budget	Delegation	Comments
	<p><b>Key Infrastructure Project Design Allocation</b>                      This project has a budget allocation of \$200,000 and was approved by Council as part of the COVID-19 recovery and support package leading into the 2020-21 financial year. The intention of the project was to engage local consultants during the COVID emergency to undertake design for upcoming Council capital works projects, and assist consultancies to remain active and sustainable given uncertainties for the market at that time. There has been no demand to justify using this funding. For the 2021-22 financial year, Council has approved separate design budgets to progress some projects. Officers recommend the removal of this project from the Program including a \$10,000 transfer in funding to support the Bass Highway, Westbury, signage project.</p>						
5132	Key Infrastructure Project Design Allocation	\$0	\$200,000	-\$200,000	\$0	Council	Transfer funds to Bass Highway signage & cash reserves
	<p><b>Blackstone Road Turning Circle – Blackstone Heights</b>                      The construction of a turning circle at the end of Blackstone Road was first included in the capital works program in 2016-17. Since that time, there are now proposals for a subdivision to be undertaken at the end of Blackstone Road which may incorporate an extension of the existing road or creation of a new road lot to enable future extension. This subdivision may result in a turning circle at the current limit of Blackstone Road being redundant. The steep and rocky terrain in this location also creates the potential for cost overruns during construction that would likely exceed the initial budget allocation of \$110,000 particularly with consideration of the current increases in costs in the civil construction sector. Council can revisit the need for the turning circle at the current limit of Blackstone Road and approve inclusion of the project in a future financial year as required. Officers recommend the removal of this project from the Program.</p>						

Project No.	Project Name	Council Costs to date	Current Budget	Proposed Budget Variation	Revised Budget	Delegation	Comments
6102	Blackstone Rd Turning Circle - Blackstone Heights	\$0	\$110,000	-\$110,000	\$0	Council	Transfer funds to cash reserves
	<p><b>Railton Road, Kimberley – Safety Improvements</b>  Council has approved a budget of \$50,000 in the capital works program to undertake minor road widening and associated drainage and guard rail work to improve road safety immediately west of Villarett Gardens. Officers have secured additional funding (\$28,000) through the State Government Black Spot Program, to install guard rail and undertake some road sealing work on Railton Road in the vicinity of Harveys Road. The increase in project budget reflects the incoming grant funding.</p>						
6259	Railton Rd, Kimberley – Safety Improvements	\$0	\$50,000	\$28,000	\$78,000	Council	Receipt of \$28,000 grant funding
	<p><b>Bass Highway Signage – Westbury</b>  The Department of State Growth (DoSG) recently declined requests from two businesses in Westbury (Pearn's Steam World and Western Tiers Distillery) seeking Tourism Information signs along the Bass Highway, as DoSG does not approve signs for installation on the Highway to individual businesses. Council has accepted a DoSG offer to fund sign manufacture and installation of up to \$40,000 for "Welcome to" and "What's Happening" signage on the Bass Highway north and south of Westbury. Council will consult with key Westbury businesses on the design to obtain community acceptance, then progress through procurement and installation of the new signs, as well as removal of the existing "Be Bowled Over" signs. Officers recommend inclusion of the project in the 2021-22 capital works program, with the budget including a \$10,000 transfer from PN5132.</p>						
TBC	Bass Highway Signage – Westbury	\$0	\$0	\$50,000	\$50,000	Council	Receipt of \$40,000 grant funding & Transfer from PN5132
	<b>Totals</b>		<b>\$360,000</b>	<b>-\$232,000</b>	<b>\$128,000</b>		

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

Council's Annual Plan requires Council officers to report on the progress of capital works projects.

### **4) Legislation**

Section 82(5) of the *Local Government Act 1993* requires Council to approve by absolute majority any proposed alteration to Council's estimated capital works outside the limit of the General Manager's financial delegation of \$20,000.

### **5) Risk Management**

Not applicable

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

Not applicable

### **7) Community Consultation**

Not applicable

### **8) Financial Consideration**

The recommended variations in this report will result in a \$232,000 decrease to the value of the 2021-22 Capital Works Program.

### **9) Alternative Recommendations**

Not applicable

### **10) Voting Requirements**

Absolute Majority

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

### **Motion to close the meeting**

Councillor xx moved and Councillor xx seconded:

***“That pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2015, the meeting is closed to the public to discussed matters that fall within the circumstances prescribed in regulation 15(2) .”***

### **Voting Requirements**

Absolute Majority

### **Actions and Statement from the Chairperson**

1. In line with Regulation 15(6), members of the public are asked by the Chairperson to leave the closed session of the meeting.
2. All attending the Closed Session are reminded of the confidential nature of discussions in Closed Session and the restrictions on disclosure under section 338A of the *Local Government Act 1993*, and also provisions relating to the misuse of information under section 339 of the *Local Government Act 1993*.

Council moved to Closed Session at x.xxpm

## **GOVERNANCE 6 CONFIRMATION OF MINUTES**

(Reference Part 2 Regulation 34(2) *Local Government (Meeting Procedures) Regulations 2015*)

## **GOVERNANCE 7 LEAVE OF ABSENCE**

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

## **GOVERNANCE 8 PERSONNEL MATTERS**

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

**INFRASTRUCTURE 2      REVIEW OF BUDGET FOR**  
**BRACKNELL HALL REDEVELOPMENT**

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

**WORKS 1    CONTRACT 230 - 2021-22 ASPHALT & BITUMINOUS**  
**SEALING OF ROADS**

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

Council returned to Open Session at x.xxpm.

**Release of Information**

1. In accordance with Regulation 15(8) of the *Local Government (Meeting Procedures) Regulations 2015*, Council is to consider whether any discussions, decisions, reports or documents relating to that Closed Session are to be kept confidential or released to the public, taking into account privacy and confidentiality issues in the context of the regulations.
2. The Chairperson will move the following motion if release of information is considered appropriate. In the absence of any motion, all information is confidential and not for release.

Cr xxx moved and Cr xxx seconded ***"that the following information from Council in Closed Session is to be released for the public's information."***

The meeting closed at x.xxpm.

.....  
Wayne Johnston  
**Mayor**