



Meander Valley Council
Working Together

AGENDA

ORDINARY COUNCIL MEETING

Tuesday 14 June 2022

Time 3 pm

Location Council Chambers
26 Lyall Street
Westbury, Tasmania

Phone (03) 6393 5300

Our Values

Our seven values help guide our decisions and underpin all we do.

Respect, listen and care for one another

Be trustworthy, honest and tolerant

Be positive and receptive to new ideas

Be innovative, creative and learn

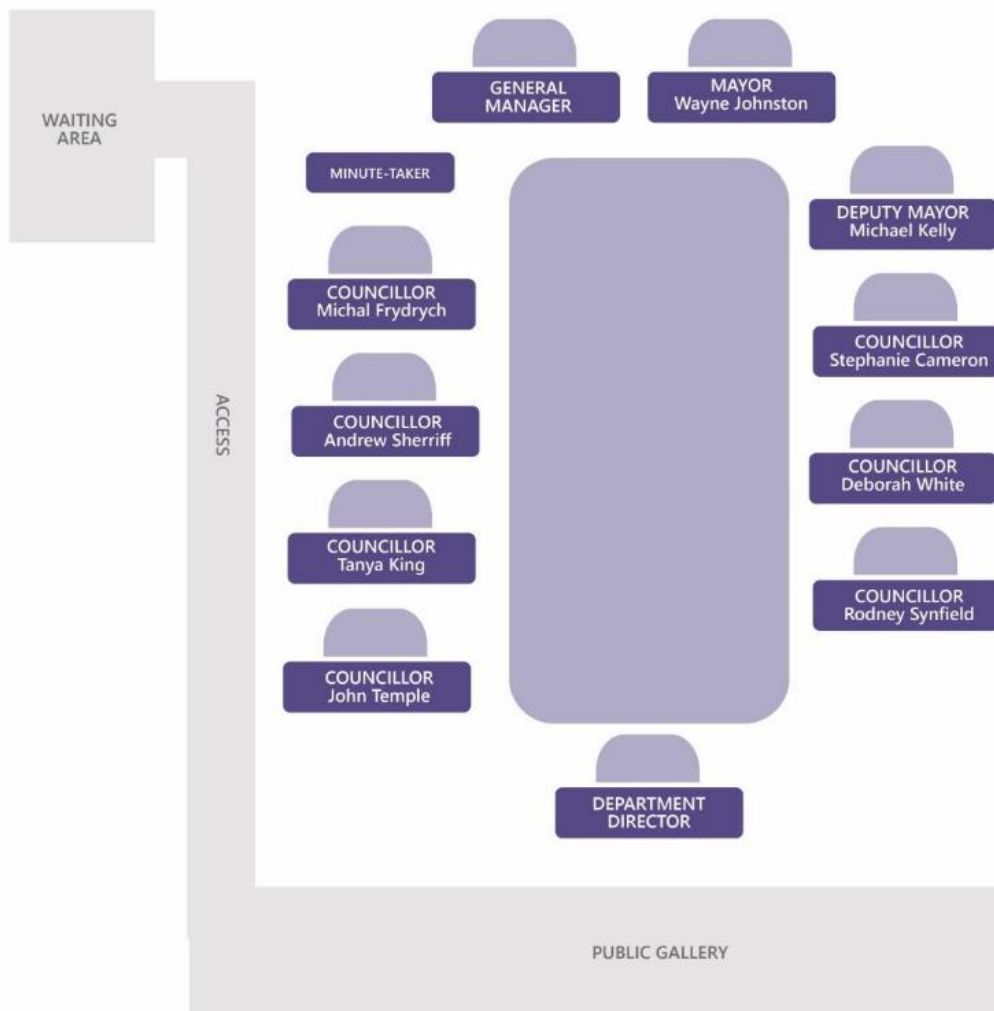
Take a fair, balanced and long term approach

Use sound business practices

Work together

Council Chambers

Seating Plan



Going to a Council Meeting

Members of the community are encouraged to engage with Meander Valley Council's monthly meetings.

You can submit questions online or register to attend in person. After the meeting, you'll find minutes and an audio recording online. We also offer handy fact sheets with information about what to expect at a Council Meeting, including how to participate in Public Question Time.

Hard copies of minutes and other documents are available to view at Council's Customer Service Centre.

Learn more

Visit www.meander.tas.gov.au/council-meeting-guidelines to find fact sheets or submit a question. online Agendas and minutes are located at www.meander.tas.gov.au/minutes-and-agendas.

Contact the Office of the General Manager by phone (03) 6393 5317 or email ogm@mvc.tas.gov.au to book a seat in the public gallery, submit a question, or to learn more about opportunities to speak at a Council Meeting.

COVID-19 Notice: Public Access to Chambers


COVID-19 social distancing requirements have been relaxed and there is no longer a limit on the number of people that may attend the public gallery (beyond the practical limits of the room).

As seating is limited in any case, bookings are essential, particularly in respect of planning related matters which sometimes attract larger numbers of attendees. Where there is a need to manage demand seating will be prioritised as follows:

For planning decisions: applicants and representors have first priority. A representor is a community member who writes to Council to object to or support a planning application. Statutory timeframes apply for making a valid submission.

All other decisions: priority of access is offered to members of the public who pre-register to attend (in order of registration).

Members of the media are welcome to take up any seats not in use by the public, or email ogm@mvc.tas.gov.au to request information about a Council decision.



Media requests received by email before close of business (or the end of the meeting) will receive a same-day response.

If you are experiencing any symptoms associated with COVID-19, or you are a close contact, please stay home. You may not enter or remain on Council premises if staff form a reasonable view that you should be isolating under current health directives.

Conduct at Council Meetings

Visitors are reminded that Council Meetings are a place of work for staff and Councillors.

Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct.

It is a condition of entry to Council Chambers that you cooperate with any directions or requests from the Chairperson or Council officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave Council premises following any behaviour that falls short of these expectations. It is an offence to hinder or disrupt a Council Meeting.

Access & Inclusion

Council supports and accommodates inclusion for all who seek participation in Council Meetings, as far as is practicable.

Any person with a disability or other specific needs is encouraged to contact Council before the meeting on (03) 6393 5300 or via email to ogm@mvc.tas.gov.au to discuss how we can best assist you with access.

Certificate of Qualified Advice

A General Manager must ensure any advice, information or recommendation is given to Council by a person with the necessary qualifications or experience: section 65, *Local Government Act 1993*.

Council must not decide on any matter without receiving qualified advice, or a certification from the General Manager.

Accordingly, I certify that, where required:

- (i) the advice of a qualified person was obtained in preparation of this Agenda; and
- (ii) this advice was taken into account in providing general advice to Meander Valley Council; and
- (iii) A copy of any such advice (or a written transcript or summary of oral advice) is included with the agenda item.



John Jordan
GENERAL MANAGER

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Meeting Open - Attendance & Apologies

Acknowledgment of Country

Council acknowledges the Pallitore and Panninher past peoples and the traditional owners and custodians of the land on which we gather for the Council Meeting, with respects paid to elders past and present and extended to all Aboriginal and Torres Strait Islander peoples present.

Confirmation of Minutes

Motion Receive and confirm Minutes of the last Ordinary Council Meeting held 10 May 2022.

Vote Simple majority

Declarations of Interest

Council Workshop Report

Topics Discussed – 24 May 2022

Northern Regional Prison Project Discussion - Council Position on New Site

Carrick Planning Survey - Communication of Results

Review of Policy No: 56 - Sport & Recreation Venues Pricing and Implementation Guidelines

Community Engagement Forums

Budget Estimates

Financial Management Strategy Review

Local Government Association of Tasmania - Meeting Dates & Call for Motions

Mayor & Councillor Report

Councillor Activities Since Last Meeting

24 May	Meeting	<i>Mayor Johnston</i>
	Optimal Group Meeting	
25 May	Meeting	<i>Mayor Johnston</i>
	Climate Change Conference	
27 May	Meeting	<i>Mayor Johnston</i>
	Mayoral Moments, Tasmania Talks	
31 May	Meeting	<i>Mayor Johnston</i>
	Deloraine Medical Centre Meeting	
7 May	Community Event	<i>Councillor Cameron Councillor Frydrych Deputy Mayor Kelly</i>
	Opening of the Atkins Pavilion	
22 May	Community Event	<i>Mayor Johnston</i>
	Better Together Volunteer appreciation BBQ	

22 May	Community Event	<i>Mayor Johnston</i>
	Country Club Tasmania 40 th Anniversary	
28 May	Community Event	<i>Deputy Mayor Kelly Councillor Temple</i>
	Woolworths Young Farmer of the Year Awards	
28 May	Community Event	<i>Mayor Johnston</i>
	Light up Meander	

Petitions

Dog Management Policy Petition

On 2 June 2022, a petition from Ms Gayle Pollock of Westbury was submitted to the General Manager.

The petition is titled "*Regarding the recent proposed changes to off lead walking of dogs at the Westbury Common*". The petition contains 83 signatures and expresses concerns and opposes proposed changes to dog off lead and dog on lead areas (Westbury Common) in Westbury.

As General Manager, I confirm the petition does not satisfy the requirements of section 57(2) of the *Local Government Act 1993* (the Act) and under section 58 (3) is unable to be formally tabled.

The matter is mentioned, as notwithstanding section 57 of the Act, the petition expresses a view from members of the community about the proposed dog management changes which are relevant to future decision making. As a response arising from the community consultation process it will be given due consideration when the results of consultation are presented to Councillors for consideration.

In accordance with section 58 (4) of the Act, the lodger of the petition, Ms Gayle Pollock, has been notified of the above circumstance.

Carrick Planning Petition

A petition received relating to future planning provisions and infrastructure investment was discussed at the May Council Workshop. Information is being developed to be provided back to the Carrick Community regarding proposed outcomes.

For further information about petitions, refer to the *Local Government Act 1993*: ss57-60A.

Community Representations

Nil.

Formerly referred to as "deputations", community representations are an opportunity for community members or groups to request up to three minutes to address Council on a topic of particular interest.

Requests received at least fourteen days prior to a Council Meeting will be considered by the Chairperson. For further information, contact the Office of the General Manager on (03) 6393 5317 or email ogm@mvc.tas.gov.au.

Public Question Time

Members of the public may ask questions in person or using our online form.

[Click here](#) or visit www.meander.tas.gov.au/public-question-time to submit an online question.

Due to social distancing requirements and limited space in the Council Chambers, you do need to book a seat if you would like to attend in person. Refer to pages 3 and 4 of this agenda for more information.

This Month's Public Questions With Notice

Question 1 Emma Hamilton, Westbury (submitted online)

Will Councillors please change its policy with regard to how the tip vouchers are sent out and send them directly to the properties rather than the rate payers. I know for a fact that some landlords have not passed them onto tenants. Given the rising cost of living and housing crisis it's not right that vulnerable members of the community have to chase up their landlord and risk upsetting them and not having their lease renewed because they asked for the tip vouchers if the landlord has not sent through or used them for themselves. People that rent and use the tip shouldn't be penalised and miss out on the tip vouchers because they rent.

Response Mayor Wayne Johnston

Council has provided waste disposal vouchers to property owners in recognition of the waste infrastructure contributions paid to Council by the owners of all rateable properties. The vouchers were introduced in the 2021-22 financial year and Council is yet to evaluate a full year's use of the vouchers and related costs and consider the need for any changes.

While the Council is certainly sympathetic to the cost-of-living concerns raised, the provision of the vouchers to property owners is consistent with the approaches of other municipalities. Property owners are free to pass on the vouchers to their tenants and I would encourage those renting to consider approaching their landlord or Property Manager. All residents also benefit from the Council's annual and free hard waste collection service.

Question 2 Neville Scott, 5/30 Rutherglen Road Hadspen (submitted online)

With regard to the draft Dog Management Policy of which all feedback closed 25.5.2022 could you please say how many responders were received for or against it and what area they come from. What is the next step as far as community consultation? Will the Council hold a public meeting in the areas that the most disapproval come from?

Response John Jordan, General Manager

The consultation on the draft Dog Management Policy was undertaken to ascertain community views on a range of issues, including proposed dog off leash areas and new arrangements for the Westbury Town Common. The consultation attracted 142 responses in addition to a non-compliant petition. The results are yet to be presented to the Council for consideration as priority has been necessarily assigned to the budget and end of the financial year agenda. It is not appropriate to release specific detail ahead of consideration by Council. However, the consultation has identified a number of areas where changes to the planned policy and facilities will be recommended. If accepted, these changes may require further community consultation in line with the *Dog Control Act 2000*.

Question 3 Neville Scott, 5/30 Rutherglen Road Hadspen (submitted online)

In 2020 the Council started an organisational restructure, could you please advise the community at what stage it is at? How many redundancies and at what cost? How many staff have left from Jan 2021? What was staff numbers at Jan 2021 and what is staff numbers now. And what is the improvement for instant do the council communicate and engage more effectively with the community.

Response John Jordan, General Manager

A phased approach to restructuring the Council's workforce to better meet the changing service needs of the community was authorised by the Council in late 2020. The first stage included a restructuring of our infrastructure, planning and compliance, and some governance functions. This resulted in four voluntary redundancies, and new roles, increasing our overall staffing by five FTE. This stage was completed in the first part of 2021. In response to the balance of the question, Council's annual reports provide a public account of performance and operational matters.

Question 4 Ray Norman, (via email)

Given the burgeoning economic crisis impacting on all citizens in the kanamalukaTAMAR Esk catchments as a consequence of international, national and local factors will Council now work proactively with all local governance jurisdictions and the State Govt. in the relevant catchments to:

- Empanel a 'Catchment Assembly' modelled on, and with members appointed, as is the case with 'Citizen's Juries/Assemblies' empanelled in various jurisdictions throughout Australia and internationally;
- Task the Assembly to interrogate alternative local governance modelling and structures in the context of 21st C imperatives, current technologies and the catchments' geographic imperatives and their networks;
- Task the Assembly to openly seek submissions and expert advice from a broad spectrum community members and experts in various fields intrastate and interstate;
- Task the Assembly to meet in an open forum context from time to time throughout the relevant catchments over the life of the Assembly;
- Task the Assembly to develop better and inclusive understandings of the diversity and the cultural realities present within communities within the catchments; and
- Task the Assembly to openly report on its finding and recommendation throughout its period of tenure and finally to the State Govt and all Councils in the relevant catchments.

Response John Jordan, General Manager

Meander Valley Council (MVC) does not support the premise in the question on notice. Rather, MVC supports and is committed to the Tamar Estuary Management Taskforce (TEMT). TEMT provides a means for continuing collaboration; bringing together resources and expertise to help improve and deliver a healthier estuary.

This Month's Public Questions Without Notice

Nil received prior to agenda publication

Councillor Question Time

This Month's Councillor Questions With Notice

Question 1 *Councillor Tanya King*

In light of the proposed alterations to the Sport and Recreation charges, how many facilities are covered by the proposed reduction in user fees, and what is the current cost to Council for those facilities?

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

The proposed changes to Council's fees and charges policy for sport and recreation facilities will apply to Council's regular users of those facilities. Council's budgeted revenue from sport and recreation facility fees and charges for 2022-23 will be approximately \$60,000 less than the current financial year.

There are eight buildings, seven sports grounds and two stadiums included in the current fees and charges structure and the average cost to Council for the operation of each facility, excluding depreciation, is approximately \$58,000. The facilities are utilised by around 35 regular user groups and sporting clubs and the average cost benefit to each of these regular users is \$1,700 per annum.

This Month's Councillor Questions Without Notice

Nil Received prior to agenda publication

Council as a Planning Authority

In planning matters, Council acts as a Planning Authority under the *Land Use Planning and Approvals Act 1993*. The following applies to all Planning Authority reports:

Strategy Council has an Annual Plan target to process planning applications in accordance with delegated authority and statutory timeframes.

Policy Not applicable.

Legislation Council must process and determine applications under the *Land Use Planning and Approvals Act 1993* (LUPAA) and its Planning Scheme. Each application is made in accordance with LUPAA, s57.

Consultation The "Agency Consultation" section of each Planning Authority report outlines the external authorities consulted during the application process.

Community consultation in planning matters is a legislated process. The "Public Response – Summary of Representations" section of each Planning Authority report outlines all complying submissions received from the community in response to the application.

Budget & Finance Where a Planning Authority decision is subject to later appeal to the Tasmanian Civil and Administrative Tribunal (Resource & Planning Stream), Council may be liable for costs associated with defending its decision.

Risk Management Risk is managed by all decision-makers carefully considering qualified advice and inclusion of appropriate conditions on planning permits as required.

Alternative Motions Council may approve an application with amended conditions, or may refuse an application.

Regardless of whether Council seeks to approve or refuse an application, a motion must be carried stating its decision and outlining reasons. A lost motion is not adequate for determination of a planning matter.

Motion Simple majority

Planning Authority Reports

96 Suburb Road, Westbury (Corner of Allotment Parade and Pensioners Row)

Proposal	Subdivision (3 Lots)
Report Author	Brenton Josey Town Planner
Authorised by	Krista Palfreyman Director Development & Regulatory Services
Application reference	PA\22\0226
Decision due	15/6/2022

Planner's Recommendation

It is recommended that Council approves this application for Subdivision (3 lots) on land located at 96 Suburb Road Westbury (Corner of Pensioners Row and Allotment Parade) (CT:247495/98) in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Applicant's Proposal

Applicant Woolcott Surveys

Property 96 Suburb Road Westbury (Corner of Pensioners Row and Allotment Parade) (CT:247495/98)

Description The applicant seeks planning permission for:

The subdivision of 1 lot to create 2 additional lots for a total of 3 lots.

Documents submitted by the Applicant are attached, titled "Application Documents".

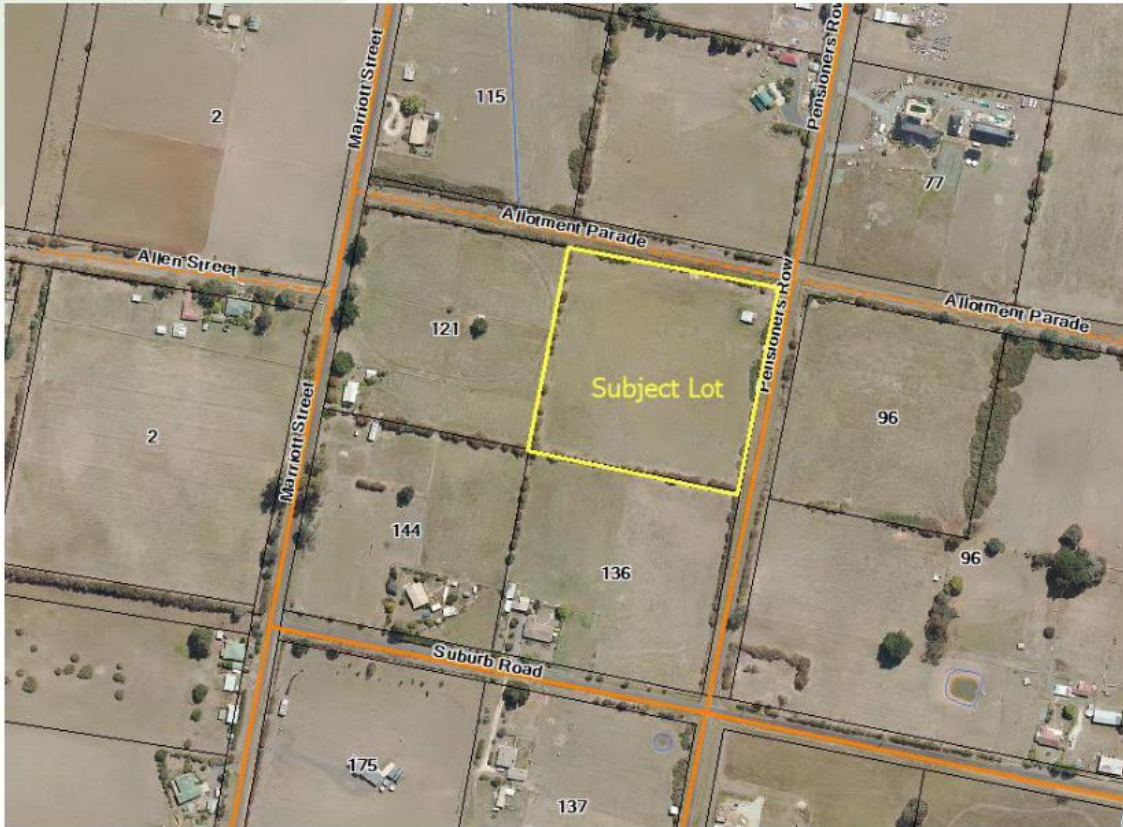


Photo 1: Aerial image identifying the subject lot and adjoining lots.

Planner's Report

Planning Scheme Tasmanian Planning Scheme – Meander Valley (“the Scheme”)

Zoning Low Density Residential

Applicable Overlays Westbury Specific Area Plan

Bushfire Prone Areas

Existing Land Use Nil – vacant land

Summary of Planner's Assessment Generally, an application for subdivision is classed as permitted in this zone (Low Density Residential).

Discretions For this application, three discretions are triggered. This means Council has discretion to approve or refuse the application based on its assessment of:

10.6.3 P2	Connection to reticulated sewerage
10.6.3 P3	Connection to public stormwater system

MEA S11.8.1 P1 Lot design

Before exercising any discretion, the Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

See attachment titled "Planner's Advice - Performance Criteria" for further information.

Performance Criteria & Applicable Standards

This proposal is assessed as satisfying the relevant Performance Criteria and compliant with all Applicable Standards of the Scheme.

See attachments titled "Planner's Advice – Performance Criteria" and "Planner's Advice – Applicable Standards" for further information.

Public Response

Two responses ("representations") were received from the public. Both responses are objections.

See attachment titled "Public Response – Summary of Representations" for further information, including the planner's advice given in response.

Agency Consultation

The application was referred to TasWater which on 27 April 2022, determined that the proposed development did not require a submission.

See attachment titled "Agency Consultation - TasWater".

Internal Referrals *Infrastructure Services*

Risk to Council infrastructure is low. There is a minor risk to Council's road and verge, however this is mitigated by requiring the applicant to seek separate consent from the Road Authority prior to commencing any works on site.

In response to concerns over safety and amenity of the road; Allotment Parade is a Council owned and maintained road. Its primary function is for vehicle traffic. Although it is narrower than many roads within Westbury, the road reserve is wide and flat allowing for the safe passing of other road users.

The Conditions and Notes recommended by Infrastructure Services have been included in the planner's recommendation.

Environmental Health

No environmental health conditions or notes are considered necessary as the proposed lots are suitably sized for on-site wastewater management for a typical residential dwelling.

The site is well over 1km from the dog kennels so the C9.0 Attenuation Code is not applicable.

Planner's Recommendation to Council

The planner's recommendation, based on a professional assessment of the planning application and its compliance with the Planning Scheme, is set out below.

The Council must note the qualified advice received before making any decision, then ensure that reasons for its decision are based on the Planning Scheme. Reasons for the decision are also published in the minutes.

For further information, see *Local Government Act 1993, s65, Local Government (Meeting Procedures) Regulations 2015, s25(2)* and *Land Use and Approvals Act 1993, s57*.

Recommendation

The application by Woolcott Surveys for Subdivision (3 lots) on land located at 96 Suburb Road Westbury (Corner of Pensioners Row and Allotment Parade) (CT:247495/98) is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Endorsed Plan

1. Woolcott Surveys; Dated: 17/02/2022; Plan of Subdivision; Job Number L220120; Edition V1; Sheet 1/1; and
2. James Stewart (BFP-157) of Woolcott Surveys; Dated: 16/03/2022; Bushfire Hazard Report; Version 1.0.

Permit 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 written consent of the Council; and
 - b. Such covenants or similar controls are submitted for and received written approval by Council prior to the submission of a Plan of Survey and associated title documentation is submitted to Council for Sealing.
2. The existing driveway crossover for Lot 1 must be upgraded in accordance with Tasmanian Standard Drawings R03 and R04 to the satisfaction of Council's Director Infrastructure Services. Refer Note 1.
3. The new driveway crossovers for Lots 2 and 3 must be constructed in accordance with Tasmanian Standard Drawings R03 and R04 to the satisfaction of Council's Director of Infrastructure Services. Refer Note 1.
4. The works required by the endorsed Bushfire Hazard Report are to be completed to the satisfaction of the Tasmanian Fire Service or a practitioner accredited by the Tasmanian Fire Service. Documentation of compliance is to be submitted to the satisfaction of Council.
5. The lots approved by this permit must be maintained at all times in accordance with the endorsed Bushfire Hazard Report.
6. The developer must pay the Council a public open space contribution of \$3,709.
7. Prior to the sealing of the final plan of survey, the following must be completed to the satisfaction of Council:
 - a. Completion of the driveway crossovers in accordance with Conditions 2 and 3;
 - b. The document of compliance submitted to Council demonstrating that the works as required by the endorsed Bushfire Hazard Report have been completed in accordance with Condition 4; and
 - c. Payment of the open space contribution in accordance with Condition 6.

Permit Notes

1. Works 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 6393 5312.
2. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact Council.
3. This permit takes effect after:
 - a. The 14-day appeal period expires; or
 - b. Any appeal to the Tasmanian Civil & Administrative Tribunal (TASCAT) is determined or abandoned; or
 - c. Any other required approvals under this or any other Act are granted.
4. Planning appeals can be lodged with TASCAT Registrar within 14 days of Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
5. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. The Council has the discretion to grant an extension by request.
6. All permits issued by the permit authority are public documents. Members of the public may view this permit (including the endorsed documents) at the Council Office on request.
7. If any Aboriginal relics are uncovered during works:
 - a. All works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
 - b. The presence of a relic must be reported to Aboriginal Heritage Tasmania; and
 - c. Relevant approval processes for state and federal government agencies will apply.

Attachments

1. Public Response - Summary of Representations [12.1.1 - 6 pages]
2. Public Response 1 - L George [12.1.2 - 2 pages]
3. Public Response 2 - B Murrery [12.1.3 - 2 pages]
4. Planner's Advice - Applicable Standards [12.1.4 - 19 pages]
5. Planner's Advice - Performance Criteria [12.1.5 - 11 pages]
6. Application Documents [12.1.6 - 44 pages]
7. Agency Consultation Taswater [12.1.7 - 1 page]

Public Response

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below. Two responses (“representations”) were received during the advertised period.

This summary is an overview only, and should be read in conjunction with the full responses (see attached). In some instances, personal information may be redacted from individual responses.

Council offers any person who has submitted a formal representation the opportunity to speak about it before a decision is made at the Council Meeting.

Name L George – Representation 1

- Concern*
- a) *The removal of the hedges will lead to habitat loss for bandicoots, birdlife and other wildlife, as well as loss of soil from wind erosion.*
 - b) *Lot is part of the south of Westbury which differs from the town area and should stay as a country area. Will lead to the area looking like every other suburb.*
 - c) *Noise overall will increase will lead to annoyances between neighbors, creating disharmony.*
 - d) *Traffic will increase, pose a danger to those walking, riding, jogging and enjoying the lanes of Westbury.*
 - e) *Five acre lots shouldn't be divided into 3. Impacts on existing residents' privacy, protection of wildlife, outdoor pursuits due to noise and commotion.*
 - f) *Proposal will downgrade the area in the name of progress, profit and greed.*
 - g) *Consider carbon credits.*

Planner's Response a) The hedges on the lot are not protected under the *Land Use Planning and Approvals Act 1993*, or the *Tasmanian Planning Scheme – Meander Valley (TPS-MV)*. The hedges are not mapped under the *Natural Assets Code* nor the *Local Historic Heritage Code* of the *TPS-MV*.

The lot, including the vegetation, is not listed under the *Historic Cultural Heritage Act 1995*.

Decisions relating to which lots and vegetation are subject to the *Natural Assets Code* of the *TPS-MV* was considered at the drafting

stage of the planning scheme, and were guided by the information from the Tasmanian Planning Commission.

The 'priority vegetation area' overlay is to be prepared based on the Department of Primary Industries, Parks, Water and Environment's (DPIPWE) TASVEG mapping for threatened native vegetation communities and the DPIPWE's Natural Values Atlas for threatened flora and fauna species.

As no planning scheme standards apply (heritage nor natural assets) to the vegetation, the Council, as the Planning Authority, has no delegated authority to impose controls on the protection of the hedges.

It is the landholder's decision as to whether the hedges will be cleared. At this time, the only identified hedge removal is for the vehicle accesses to the proposed lots.

- b) The proposed lots are located in the Low Density Residential Zone and the Westbury Specific Area Plan (SAP) area. The SAP substitutes the Zone's requirements relating to lot design and setbacks. Both the Zone and SAP allow for consideration of an application for subdivision such as the one proposed in this application.

The town area, though not specifically identified by the representor, is considered to be the areas zoned as the General Residential Zone and Village Zone. The minimum lot size is 450m² for General Residential and 600m² for Village.

The Westbury SAP requires a minimum lot size of 5000m² where the Performance Criteria of clause MEA-S11.8.1 can be satisfied. The Acceptable Solution of clause MEA-S11.7.1 of the SAP requires development to be setback 15m from all boundaries. The Acceptable Solution of clause 10.4.4 in the Low Density Residential Zone limits site coverage to 30%. Residential development in the SAP is limited to single dwellings with multiple dwellings prohibited. It is considered these requirements lead to low density development.

Conversely, Acceptable Solutions in the General Residential Zone allows development up to 1.5m from certain lot boundaries, site coverage of 50% and can permit multiple dwelling developments. The Village Zone too features development of a greater density than that permitted in the Westbury SAP and Low Density Residential Zone. As such it is considered, a greater density of development occurs in the General Residential and Village Zones, when compared to development



Figure 2: Separation of existing dwellings in the surrounding area. Subject lot marked.

Uses which have greater potential to generate nuisance noise, such as manufacturing and processing, are prohibited in the Westbury SAP area.

The 15m setback on each lot provides suitable space for landscaping on each lot to provide visual and noise buffering should a landholder deem it necessary for their amenity. None of the proposed lots are internal lots and all lots have their own street access, minimising the potential for conflict that might arise from shared access or driveways to internal lots which pass near residences.

Where issues arise with people not behaving appropriately or generating nuisance at a residence, is a matter for the police.

- d) Comment has been sought from the Road Authority. The Road Authority has provided consent to the two new vehicle crossovers and upgrade of the existing crossover. The proposed development adds one new crossover on both Pensioners Row and Allotment Parade. Neither street has a formal recreational pathway with persons likely using the road in-lieu of a footpath. The use of each lot is not nominated, nor required to be nominated, however the likely use of each lot will be for a single residential dwelling. As per the RTA's Guide to Traffic Generating Developments (October 2002), a single dwelling generates, on average, approximately 9 vehicle movements per day of passenger vehicles. It is considered the additional vehicle movements

Attachment 12.1.1 Public Response - Summary Of Representations

at each of the vehicle crossovers will have a negligible impact on the safety of persons using active transport modes.

- e) Both the Zone and SAP allow for consideration of an application for subdivision such as the one proposed in this application. Refer to point b) for further detail.

The matter of protection of vegetation is addressed in point a).

The matter of privacy and noise is addressed in point c).

- f) The motivations of the applicant are not for the Planning Authority to comment on nor form part of the assessment of an application for subdivision.
- g) Neither the *Land Use Planning and Approvals Act 1993* nor the TPS MV, refer to or regulate Carbon Credits. This is not a matter for the Planning Authority.

Name B. G. Murrary – Representation 2

- Concern*
- a) *Comments on the purchaser and their mindset.*
 - b) *Land connected to woodlands that had been there years ago.*
 - c) *Loss of village, citing example of Ritchie Street and Black Hills Road.*
 - d) *Wants hedges protected.*
 - e) *Doesn't want to lose the dirt surface of Allotment Parade as it is special to Westbury. People walk, ride bikes, horses and walk dogs on these laneways.*
 - f) *Objects to three houses being put on the block and feels sorry for neighbors having to look at houses.*

- Planner's Response**
- a) Comments noted. The motivations of the applicant are not for the Planning Authority to comment on nor form part of the assessment of an application for subdivision.
 - b) Comment noted. Currently, woodland vegetation is not contained on the subject site. Shrub vegetation present along boundaries. Refer to point a) in representation 1.
 - c) A specific part of Ritchie Street and Black Hills Road is not identified by the representor. However it is taken to be the area at the southern end of Ritchie Street. Development in this area was subject to separate

planning applications and does not form part of this application.

Refer to point b) of Representation 1 for the differences between development requirements for this lot and properties located in the Village and Residential Zones.

- d) Refer to point a) of the response to Representation 1.
- e) Comments have been sought from the Road Authority who stated:

Allotment Parade is Council owned and maintained road. Its primary function is for vehicle traffic. Although it is narrower than many roads within Westbury, the road reserve is wide and flat allowing for the safe passing of other road users.

The road authority did not deem this planning application, if approved, necessitates the sealing of Allotment Parade. Decision to seal Allotment Parade will be subsequent to and separate to this application for subdivision.

- f) Refer to point c) of the response to Representation 1.

Index No. 19477	
Doc No. PA/22/0226	
RCVD	29 APR 2022 MVC
Action Officer BJ	Dept. RDS
EO	OD

28/04/2022

PLANNING OFFICER
COUNCIL OFFICES
26 LYALL STREET
WESTBURY 7303
planning@mvc.tas.gov.au
Dear Sir/Madam,

SUBJECT: - OBJECTION TO DEVELOPMENT APPLICATION PA/22/0226
CORNER of PENSIONERS ROW + ALLOTMENT PARADE, WESTBURY
(CT 247495/98)
3 LOT SUBDIVISION.

I write to oppose this subdivision on the following grounds

- 1) the Bandicoots in Westbury are unique + are supposed to be protected. The hedges that will be destroyed are their refuge. It will be devastating to lose the habitat for them. They are defenceless. Pulling hedges out and replacing with (i.e.) Leylandii or Pittosporum does NOTHING for them + worse still, if nothing is put in for them they will starve + we will lose them, the fogs, the birdlife. Westbury will change + look like everywhere else which is a crime. In other countries hedges are being put back in, wildflowers are planted + the animals are returning.

Also, if hedges go the soil blows away in the legendary Tasmania winds. This will also devastate our town. The south of Westbury is different to the townside and should stay as a countryside.

+ NOE a dormitory of 200/24000

- 2) Traffic will increase
Noise overall will increase
Annoyances between neighbours will increase
this all promotes disharmony. Not good forward planning.

Traffic will be an issue as people walk, ride, jog + enjoy the lanes of Westbury at the moment. People stop for chats, snap veggies, etc.

- 3) Five acre lots shouldn't be divided into 3.

It is insulting to people already here that have privacy, care for wildlife + outdoor pursuits to have the houses, noise + commotion. Wildlife will be raped + everywhere will look like every other suburb. It's wrong. Object to this.

So, I've said my piece. I hope others do too because Westbury is so special.

Please don't downgrade it in the name of progress, profit + greed. We need our spaces to enjoy + the wildlife needs it even more so.

Save what you have - even in the name of Carbon Credits. Please don't ruin this part of Westbury. It means so much to people + the wildlife. And it could be advantageous to leave it alone.

Yours sincerely



PS Please acknowledge receipt of this objection.

To The General Manager. 5 MAY 2022
 I am writing about the subdivision on the corner of Allotment Parade & Pensioners Row. I owned that block of land, and I sold it to people whom we believed they bought is as sentimental value the land being connected to the woolsheds that had been here years ago. I was under the impression they weren't going to subdivide. As I had been campaigning to keep these five acres blocks that was so special in Westbury. I mean the likes of these people come in & split these up to make money I should have sold it to someone with livestock & we wouldn't had to look at houses on land that should be used for people to enjoy.

You only have to look at Ritchie Street & Black Hills Rd to see how Westbury has been ruined, its disgusting, it was once a village but it isn't no more.

Getting back to Allotment Parade I am objecting to you about taking the hedges out & also we do not want to lose our dirty road as they are special in Westbury. People love to walk, ride bikes, horse, & walk their dogs up & down these lane ways.

I am objecting to very strongly about three houses being put on that block of land, I feel very sorry for my neighbours having to look at houses like that.

Index No.		
Doc No.		
RCVD	4 MAY 2022	MVC
Action Officer		Dept
EO		OD

PA/22/0226

Planner's Advice: Applicable Standards

Background

The proposal involves the subdivision of a single lot to create an additional 2 lots.

96 Suburb Road (Corner of Pensioners Row and Allotment Parade), is a 2.023ha lot that provides grazing paddocks and a single dilapidated agricultural building. The lot is relatively flat, with a gentle slope from the southeast corner to the northwest corner. Connection to services, water, sewerage and stormwater, are not available to the lot.

Surrounding lots are a mixture of lots that contain single residential dwellings and some vacant lots.

The lot is located in the Low Density Residential Zone and the Westbury Specific Area Plan of the *Tasmanian Planning Scheme – Meander Valley* (figure 1). The property is also subject to the Bushfire Prone Areas Code.

Figure 2 to 8 below are photos of the development area.

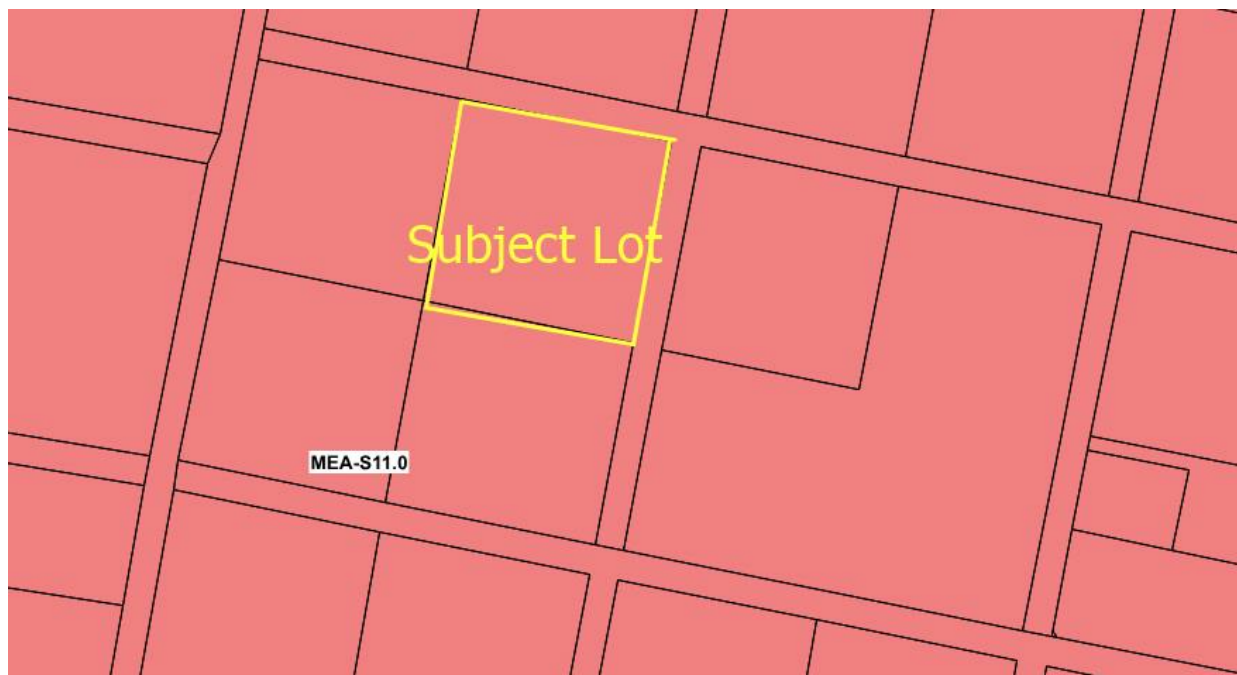


Figure 1: Zoning of subject titles and adjoining land.



Figure 2: Aerial photo of subject title and adjoining land.

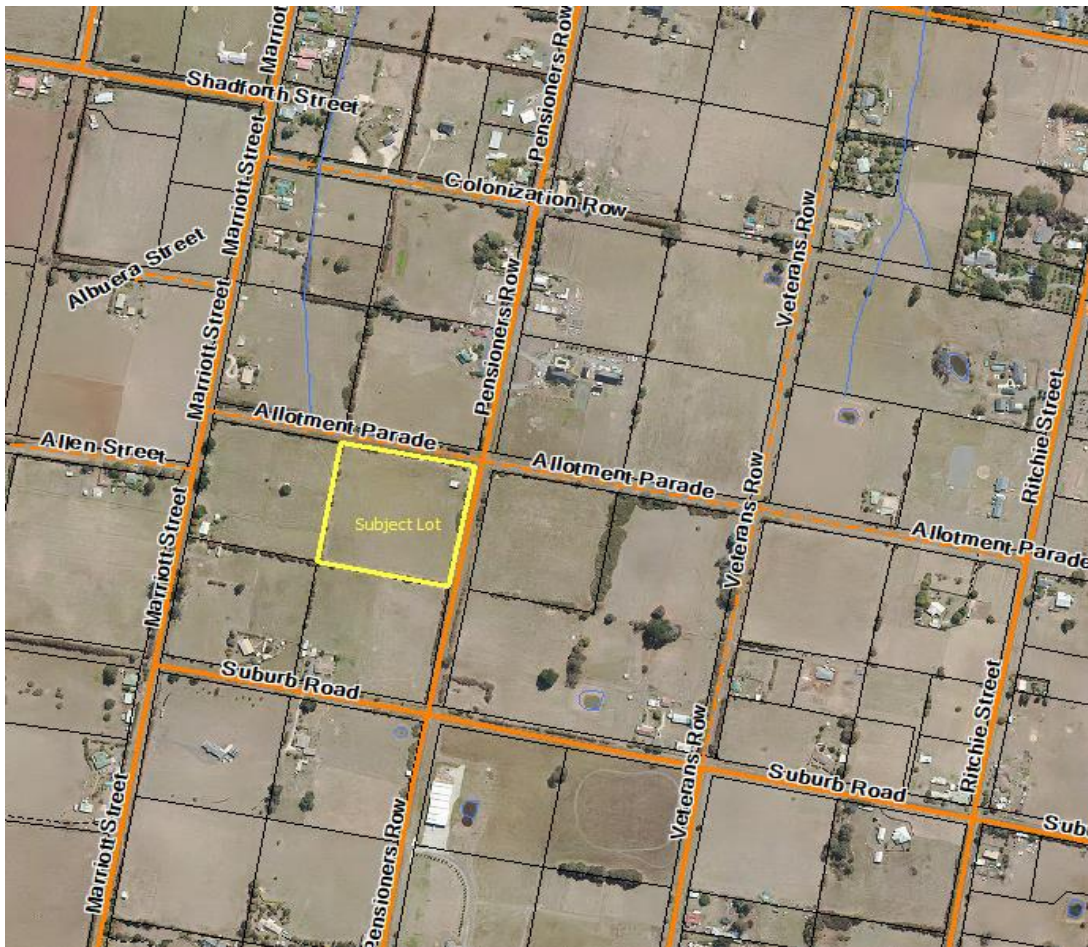


Figure 3: Aerial photo of the subject title and surrounding area.



Figure 4: Dilapidated agricultural building.



Figure 5: View looking from northeast corner, west along Allotment Parade.



Figure 6: View looking from southeast corner, north along Pensioners Row.



Figure 7: Existing access, proposed location of lot 1.



Figure 8: Photo at southeast corner of the lot looking west across the southern boundary.

Summary of Planner's Advice

This application was assessed against General Provisions Standards, as well as the Applicable Standards for this Zone, Specific Area Plan and any relevant Codes.

All Standards applied in this assessment are taken from the Planning Scheme.

This application is assessed as compliant with the relevant Acceptable Solutions, except where "Relies on Performance Criteria" is indicated (see tables below).

Council has discretion to approve or refuse the application based on its assessment of the Performance Criteria, where they apply. Before exercising discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

For a more detailed discussion of any aspects of this application reliant on Performance Criteria, see the attachment titled "Planner's Advice - Performance Criteria".

General Provisions Standards

Scheme Standard

Planner's Assessment

Assessed Outcome

7.10 ***Development not required to be categorised into a use class***

7.10.1 *An application for development that is not required to be categorised into one of the use classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority.*

The application is not required to be categorised into a use class under sub-clause 6.2.6 of the Tasmanian Planning Scheme Meander Valley (TPS MV). Sub-clause 6.2.6 states that development which is for subdivision does not need to be categorised into one of the use classes. Sub-clause 6.8.2 applies to the proposal as the application relies on the Performance Criteria of one (1) or more applicable standards. In accordance with sub-clause 6.8.2, the planning authority has discretion under clause 7.10 to refuse or permit a development that is not required to be categorised into a use class under sub-clause 6.2.6. The proposal has been assessed as a discretionary planning application in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*. The discretion of the planning authority has been exercised.

Discretionary Application

7.10.2 *An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.*

The proposed subdivision is located in the Low Density Residential Zone and Westbury Specific Area Plan (SAP) area as per the TPS MV. Each lot proposed in the plan of subdivision achieves compliance with the applicable standards, either by complying with the applicable Acceptable Solutions or satisfying the Performance Criteria.

Complies

Lots in the surrounding area are a mixture of vacant land or occupied by single residential

General Provisions Standards

Scheme Standard

Planner's Assessment

Assessed Outcome

dwellings.

Whilst a use is not required to be nominated in the application for subdivision, the proposed lots would have a permitted Residential use for a single dwelling. This is the most likely form of future development on the proposed lots. A Residential use would be compatible with the use of the lots in the surrounding area. Other uses on the proposed lots would be subject to further assessment, for compatibility with surrounding existing uses, via an application for a discretionary planning permit.

There is adequate room to site development and achieve compliance with the Acceptable Solution of clause MEA-S11.7.1 for a minimum 15m setback from each boundary. Due to the size of the proposed lots, a 40-50m distance between developments on the proposed lots should be able to be achieved. The distance from the lots to existing built form in the surrounding area is generally 80m-140m. These distances are consistent with development seen in the surrounding area. Hence the proposed subdivision is unlikely to result in a detrimental impact on adjoining uses or the amenity of the surrounding area.

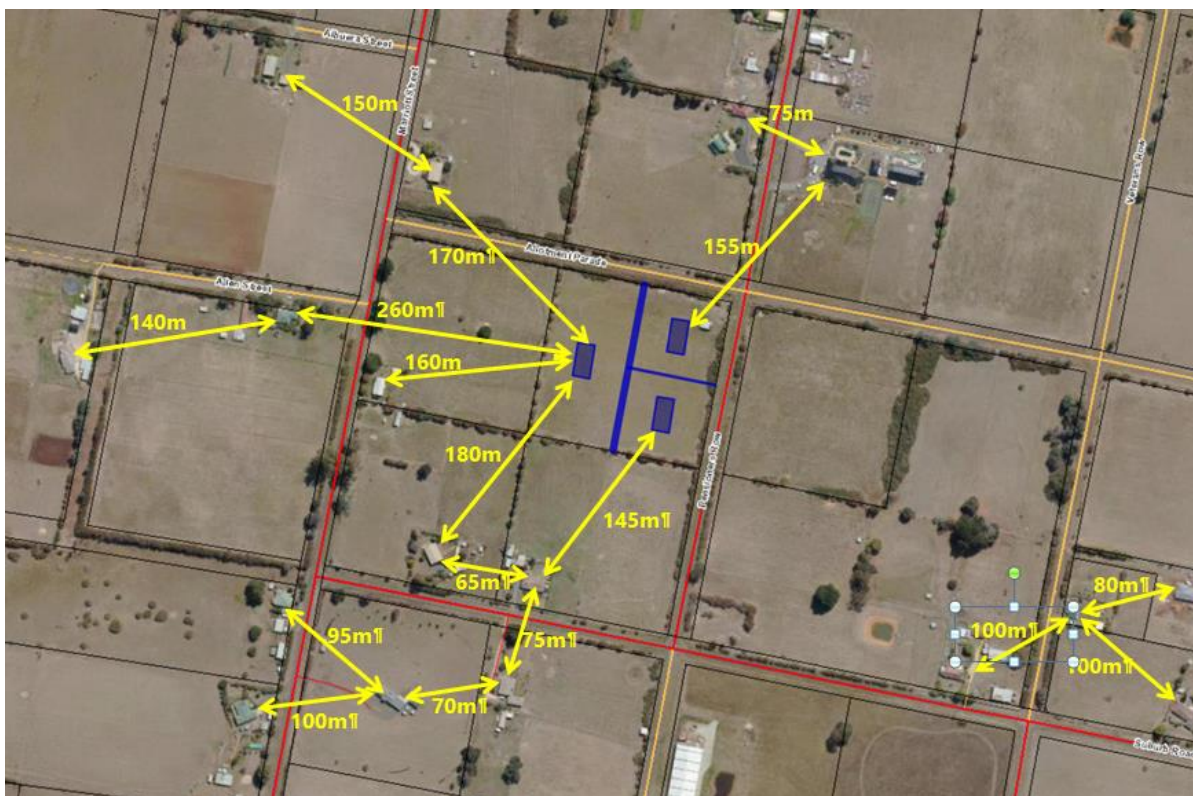


Figure 9: Separation of existing dwellings from each other in the surrounding area, and likely distances of development on the proposed lots to existing dwellings.

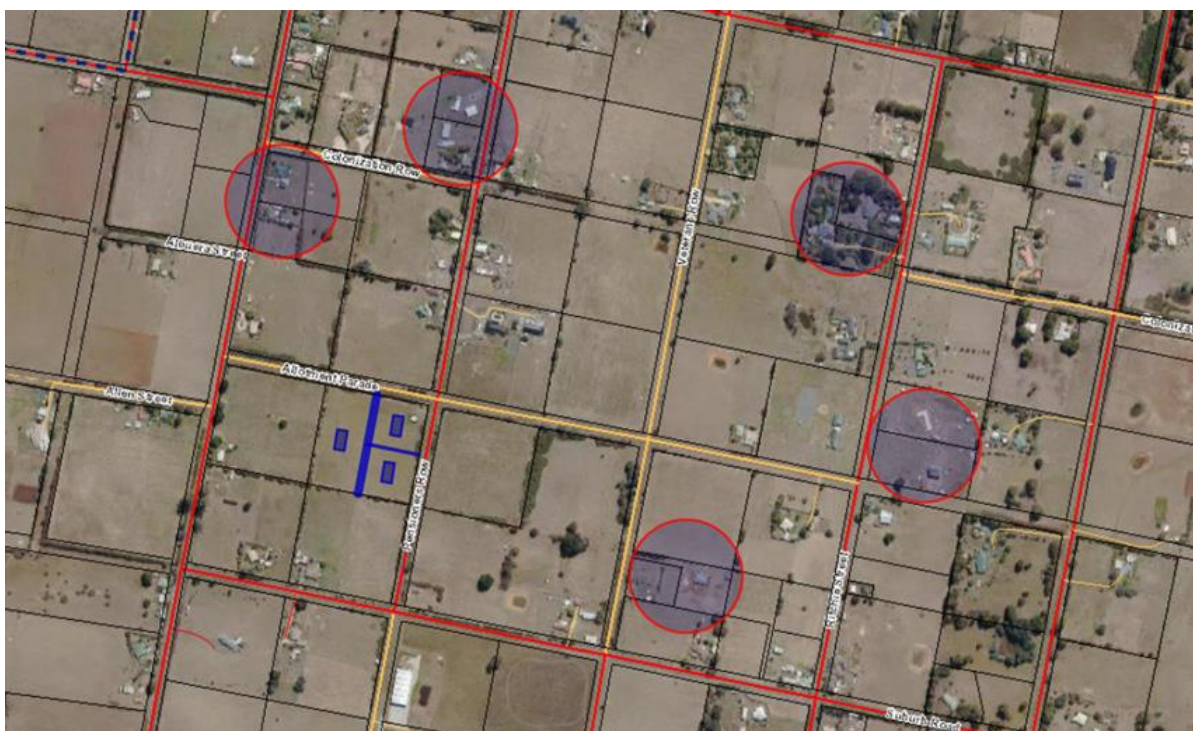


Figure 10: Other locations in the surrounding area where development is separated by similar distances to the likely distance between development on the proposed lots.

General Provisions Standards

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
7.10.3	<p>7.10.3 <i>In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:</i></p> <p><i>(a) the purpose of the applicable zone;</i></p> <p><i>(b) the purpose of any applicable code;</i></p> <p><i>(c) any relevant local area objectives; and</i></p> <p><i>(d) the purpose of any applicable specific area plan.</i></p>	
7.10.3 a)	<p>Low Density Residential Zone</p> <p><i>The purpose of the Low Density Residential Zone is:</i></p> <p><i>10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</i></p> <p>Whilst a use is not required to be assigned in an application for subdivision, it is likely the lots will provide a Residential use for a single dwelling.</p> <p>The plan of subdivision shows the creation of two additional lots for a total of three lots. The existing lot is not connected to reticulated water supply or sewer, nor a public stormwater system. The plan of subdivision shows this will also be the case for all of the proposed lots. As such wastewater disposal and stormwater must be contained to each lot. The proposed lots are a larger size to provide the necessary space to manage the wastewater and stormwater within the lot boundaries. Council's Infrastructure Services Team and Council's Environmental Health Officer did not express any concerns with the ability to manage wastewater and stormwater within the proposed lots.</p>	Complies

General Provisions Standards

Scheme Standard

Planner's Assessment

Assessed Outcome

10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

Whilst a use is not required to be assigned, it is likely the lots will provide a Residential use for a single dwelling. Non-residential uses are restricted to those nominated in the Use Table MEA-S11.5. Those non-residential uses which are not prohibited are generally of a low intensity and therefore not result in an unreasonable impact on amenity. Any future development for a non-residential use will be subject to assessment under the applicable standards of the TPS MV.

10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

Whilst a use is not required to be assigned, it is likely the lots will provide a Residential use for a single dwelling. A Visitor Accommodation use can also be sought for the proposed lots. A Visitor Accommodation use is likely to be compatible with the residential character where provided in a single dwelling development.

7.10.3 b)

Codes

Complies

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

The Road Authority (Meander Valley Council) has assessed the safety and efficiency of the surrounding road network when providing

General Provisions Standards

Scheme Standard

Planner's Assessment

Assessed Outcome

consent to the two new vehicle crossovers and upgrade of the existing crossover. The site is not located in proximity to the rail network.

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network

Neither Allotment Parade nor Pensioners Row are major roads as per the definition in the TPS-MV. The site is not located in proximity to the rail network.

C13.0 Bushfire Prone Areas Code

C3.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, cause by bushfires.

The proposed development is supported by a Bushfire Hazard Report. The assessment is completed by an appropriately accredited person.

The actions required by the Bushfire Hazard Report will be conditioned in the planning permit.

7.10.3 c)	There are no Local Area Objectives in the Low Density Residential Zone or the Westbury Specific Area Plan.	Not Applicable
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7.10.3 d)	Specific Area Plan	Complies
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The purpose of the Westbury Specific Area Plan is:

MEA-S11.1.1 To provide for a subdivision density

General Provisions Standards

Scheme Standard

Planner's Assessment

Assessed Outcome

and the arrangement of future development in Westbury.

The proposed subdivision will provide two additional lots for future development. The lot design, including their size and arrangement, has been assessed as satisfying the applicable Performance Criteria. The lots will allow for future development that can comply with the applicable Acceptable Solutions including setbacks and site coverage.

MEA-S11.1.2 To provide for additional lot yield without diminishing the historic, low density grid arrangement of lots and roads.

The proposed subdivision will provide two additional lots for future development. It is considered the plan of subdivision does not diminish the low density grid arrangement of lots and roads. The lot has been effectively divided into four quarters with two lots occupying one quarter and one lot occupying two quarters. No lots are internal lots and the frontage of each lot to each street is approximately 70m. The proposed development does not propose new roads or closure of existing roads. As such the grid pattern of the area is maintained.

The subject lot is not subject to the Local Historic Heritage Code.

MEA-S11.1.3 To provide for subdivision that facilitates separation distances between dwellings, consistent with the existing dwelling separation character.

The assessment against the Performance Criteria for Lot Design in clause MEA-S11.8.1 determined the proposed subdivision can achieve separation

General Provisions Standards

Scheme Standard

Planner's Assessment

Assessed Outcome

of dwellings that is consistent with that on established properties in the surrounding area.

There is adequate room to site development and achieve compliance with the required minimum 15m setback from each boundary. Due to the size of the proposed lots, a 40-50m distance between developments on the proposed lots should be able to be achieved. The distance from the lots to existing built form in the surrounding area is generally 80m-140m. The likely separation distances from development on the proposed lots is consistent with the existing dwelling separation character.

Refer to figures 9 and 10 above.

MEA-S11.1.4 To locate and design development to reinforce the low density character of the streetscape through building separation and minimizing, or mitigating, viewing opportunities from the road.

The proposed lots are of a suitable size to allow development to meet the required 15m setback from frontages.

Hedgerows are along the two street frontages of the lot. This would provide suitable visual buffering of any future development on the lots. However the hedgerows are not protected and could be cleared at any time. In the event that the vegetation is removed, it is considered the separation of future development on the lots would be consistent with the separation of dwellings established in the surrounding area when viewed from the road frontage.

Compliance with the 15m setback would provide suitable space for the planting of vegetation, should the owner of each lot wish to create a

General Provisions Standards

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
	<p>visual buffer to the road frontage.</p> <p><i>MEA-S11.1.5 To locate and design development to reinforce the low density residential character of the area through separation of buildings, and minimizing, or mitigating, viewing opportunities between habitable rooms and views of development from adjoining properties or recreational pathways.</i></p> <p>The proposal is for a subdivision only. Future residential development could be undertaken which provides at least 30m of separation between habitable rooms.</p> <p>Neither road frontage provides a recreational pathway.</p>	

Low Density Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
10.3	<i>Use Standards</i>	
	In accordance with clause 6.2.6 of the TPS MV, a subdivision does not need to be categorised into a use class. Therefore the Use Standards do not apply to this development.	Not Applicable
10.4	<i>Development Standards for Dwellings</i>	
	The application is for subdivision and does not include the development of buildings or works associated with buildings.	Not Applicable
10.5	<i>Development Standards for Non-Dwellings</i>	
10.5.1	<i>Non Dwelling Development</i>	
A1-A7	The proposal is for subdivision and does into include any non-dwelling building or associated	Not Applicable

Low Density Residential Zone		
<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
	works.	
10.6	<i>Development Standards for Subdivision</i>	
10.6.1	<i>Lot Design</i>	
A1	This clause is substituted by MEA-S11.8.1	Not Applicable
A2	Each lot has a frontage of at least 20m. Lot 1 – 71m to Pensioners Row and 70m to Allotment Parade. Lot 2 - 71m to Pensioners Row Lot 3 - 72m to Allotment Parade	Complies
A3	Each lot will have a vehicle crossover. Lot 1 has an existing vehicle crossover onto Pensioners Row. Road Authority consent for the new vehicle crossovers for Lots 2 (Pensioners Row) and 3 (Allotment Parade) was issued on 30 March 2022.	Complies
10.6.2	<i>Roads</i>	
A1	No new road proposed.	Complies
10.6.3	<i>Services</i>	
A1	The land is not serviced by a full or limited water supply, nor are the lots within 30m of an available connection. On 27/4/22 TasWater notified they did not have any comment or conditions regarding the proposed subdivision (TWDA 2022/00545-MVC).	Complies
A2	The subject lot does not have an existing connection to a reticulated sewerage system. The new lots will not have connection to a reticulated sewerage system.	Relies on Performance Criteria
A3	The subject lot does not have an existing connection to a public stormwater system. The	Relies on Performance

Low Density Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
	proposed lots will not be connected to a public stormwater system.	Criteria

MEA-S11.0 Westbury Specific Area Plan

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
MEA-S11.7	<i>Development Standards for Building and Works</i>	
MEA-S11.7.1	<i>Setback</i>	
A1-A2	The application is for subdivision and does not include the development of buildings or works associated with buildings.	Not Applicable

MEA-S11.8 *Development Standards for Subdivision*

MEA-S11.8.1	<i>Lot Design – in substitution for Low Density Residential Zone – Clause 10.6.1 A1 & P1</i>	
A1	The proposal does not satisfy options (a) – (d). Lots 1 and 2 will be less than 1ha. Lots are not required for public use by the Crown, council or a State Authority. Lots are not for the provision of utilities. The proposed development does not involve the consolidation of lots.	Relies on Performance Criteria

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C2.5	<i>Use Standards</i>	
	In accordance with clause 6.2.6 of the TPS MV, a subdivision does not need to be categorised into a use class. Therefore all use standards are not applicable.	Not Applicable

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C2.6	<i>Development Standards</i>	
C2.6.1	<i>Construction of parking areas</i>	
A1	The proposal does not include the construction of internal driveways or parking areas for Lots 1-3.	Not Applicable
C2.6.2	<i>Design and layout of parking areas</i>	
A1.1 & A1.2	The proposal does not include the construction of internal driveways or parking areas for Lots 1-3.	Not Applicable
C2.6.3	<i>Number of accesses for vehicles</i>	
A1	Each lot will be serviced by one access.	Complies
A2	Lot is within the Low Density Residential Zone.	Not Applicable
C2.6.4 – C2.7.1	Clauses do not apply to the proposed development of a subdivision.	Not Applicable

C3.0 Road and Railway Assets Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C3.5.1	<i>Traffic generation at a vehicle crossing, level crossing or new junction</i>	
A1.1	Neither Allotment Parade nor Pensioners Row are a Category 1 road or limited access road.	Complies
A1.2	The Road Authority (Meander Valley Council) provided consent for the two additional vehicle crossovers on 30 March 2022.	
A1.3	No rail network or near the lot.	
A1.4	Vehicular traffic to and from the site, using the existing vehicle crossing, for Lot 1 will not increase by more than the amounts in Table C3.1 as a result of the proposed development.	

C3.0 Road and Railway Assets Code

Scheme Standard	Planner's Assessment	Assessed Outcome
A1.5	Neither Pensioners Row or Allotment Parade are major roads.	

13.0 Bushfire Prone Areas Code

Scheme Standard	Planner's Assessment	Assessed Outcome
C13.5	Use Standards	

In accordance with clause 6.2.6 of the TPS MV, a subdivision does not need to be categorised into a use class. Therefore all use standards are not applicable.

C13.6 *Development Standards for Subdivision*

C13.6.1 Provision of hazard management areas

A1	A Bushfire Hazard Report for Subdivision prepared by an accredited person was submitted as part of the application for subdivision. The report demonstrates compliance with A1(b).	Complies
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C13.6.2 Public and fire fighting access

A1	A Bushfire Hazard Report for Subdivision prepared by an accredited person was submitted as part of the application for subdivision. The report demonstrates compliance with A1(b).	Complies
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C13.6.3 Provision of water supply for fire fighting purposes

A1	A Bushfire Hazard Report for Subdivision prepared by an accredited person was submitted as part of the application for subdivision. The report identifies the proposed lots are not in an area serviced by reticulated water, and therefore relies on static water	Not Applicable
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13.0 Bushfire Prone Areas Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
A2	<p>supply.</p> <p>A Bushfire Hazard Report for Subdivision prepared by an accredited person was submitted as part of the application for subdivision. The report demonstrates compliance with A2(b).</p>	Complies

Planning Scheme Provision	<p>Performance Criteria P2 <i>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 the future use and development of the land.</i></p> <p>More information about this provision <i>See 10.0 Low Density Residential Zone 10.6.3 Objective: That the subdivision of land provides services for the future use and development of the land.</i></p>
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Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P2, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

Scheme Provision	Planner's Assessment
Performance Criteria P2	The proposed lots will not be connected to a reticulated sewerage system. The plans do not demonstrate compliance with the Acceptable Solution. Therefore the Performance Criteria has been relied on.
10.6.3 P2	<p>The application was referred to a Council Environmental Health Officer for consideration of the proposed lots and their capability to accommodate on-site wastewater. Council's Environmental Health Officer advised</p> <p style="text-align: center;"><i>the proposed lots are suitably sized for on-site wastewater management for a typical residential dwelling.</i></p> <p>Future development on each lot will be subject to approval of a plumbing permit. The application for a plumbing permit will require a wastewater system design report from an appropriately qualified person.</p> <p>The proposed subdivision satisfies the Performance Criteria and is considered to comply with the Objective.</p>

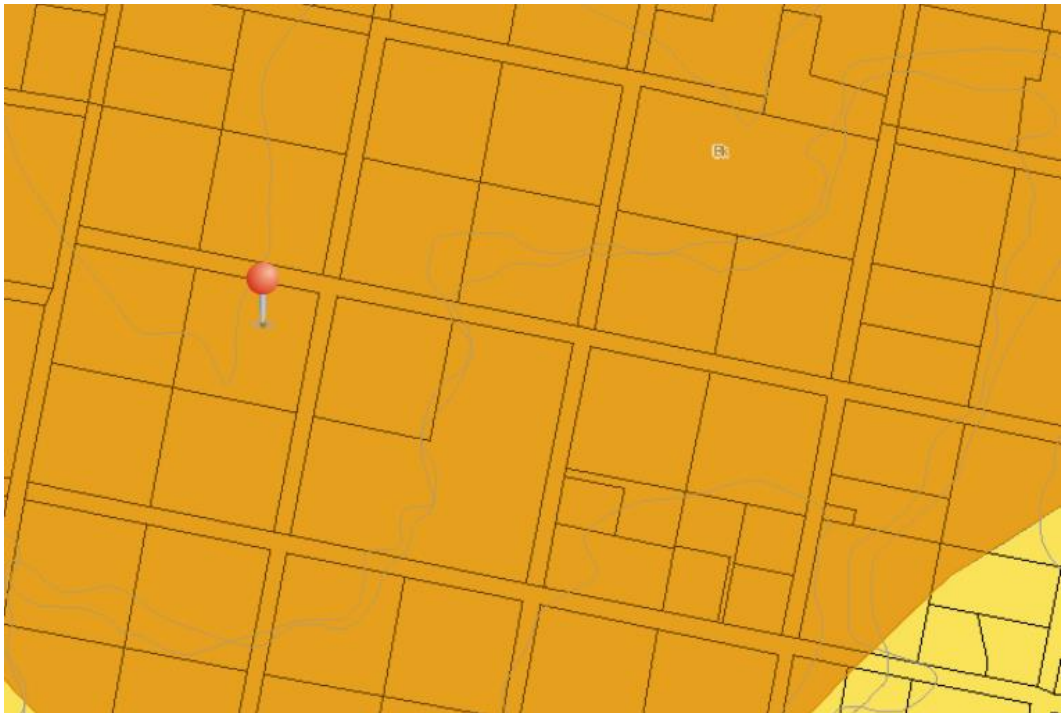
Planning Scheme Provision	<p>Performance Criteria P3</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the size of the lot;</i> (b) <i>topography of the site;</i> (c) <i>soil conditions;</i> (d) <i>any existing buildings on the site;</i> (e) <i>any area of the site covered by impervious surfaces; and</i> (f) <i>any watercourse on the land.</i>
	<p>More information about this provision</p> <p><i>See 10.0 Low Density Residential Zone</i></p> <p><i>10.6.3</i></p> <p><i>Objective:</i></p> <p><i>That the subdivision of land provides services for the future use and development of the land.</i></p>

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P3, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

Scheme Provision	Planner's Assessment
Performance Criteria P3	The proposed lots will not be connected to a public stormwater system. The plans do not demonstrate compliance with the Acceptable Solution. Therefore the Performance Criteria has been relied on.
10.6.3 P3	<p>The application was referred to Council's Infrastructure Services Team who did not identify any concerns with the proposal to manage stormwater onsite.</p> <p>As per clause 6.2.6 of the TPS-MV, an application for subdivision is not required to identify a proposed use for the lots. However, based on existing development on surrounding lots, it is anticipated that future development and use would be for a single residential dwelling and residential outbuilding.</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>10.6.3 P3 <i>(cont'd)</i></p>	<p>The proposed lots are of a size which would provide for the siting of a dwelling and associated outbuilding, an onsite wastewater disposal area and area for onsite stormwater management. Historically, other lots of the same size in the Westbury area, as those proposed in this application, have not resulted in issues with the management of stormwater onsite when subsequently developed for Residential use.</p> <p>The lots will be relatively flat, having an estimated gradient of 1%, with a fall from the southeast corner to the northwest corner of the existing lot.</p> <p>The soil type of the lot is identified as Brickendon Association (Bk), a deeply weathered brown textured contrast soils with a sandy topsoil containing water worn quartz gravels overlying a clayey subsoil. The soils are identified as being imperfectly drained, an intermediate condition between well-drained and poorly drained.</p>  <p><i>Figure 1: Soil type map, subject lot shown by marker.</i></p> <p>There is an existing dilapidated agricultural building on proposed Lot 1. It is likely that this structure would be demolished in the future. There are no other impervious surfaces on the proposed lots.</p> <p>There is no mapped watercourse shown on any part of the lot. Visual observation of the site did not identify any drainage lines.</p>

Attachment 12.1.5 Planner's Advice - Performance Criteria

<i>Scheme Provision</i>	Planner's Assessment
<i>10.6.3 P3</i> <i>(cont'd)</i>	Having regard to the nominated criteria, it is considered each lot is capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, The proposed subdivision satisfies the Performance Criteria and is considered to comply with the Objective.

Performance Criteria P1

Subdivision must only be from an area of land not less than 2ha and:

- (a) provide not more than 3 lots for each 2ha;*
- (b) provide 1 lot that has an area of not less than 1ha; and*
- (c) each lot, or lot proposed in a plan of subdivision must:*
 - (i) be capable of containing a circle of not less than 60m diameter;*
 - (ii) have an area not less than 5,000m²; and*
 - (iii) have sufficient useable area and dimensions suitable for its intended use, having regard to:*
 - a. the plan purpose;*
 - b. the relevant requirements for development of buildings on the lots;*
 - c. the potential or intended location of buildings;*
 - d. distances between new building areas and new building areas and existing buildings;*
 - e. the topography of the site;*
 - f. adequate provision of drainage and on-site wastewater disposal;*
 - g. the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening;*
 - h. whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities;*
 - i. the use of adjoining land as a recreational pathway; and*
 - j. any constraints to development.*

More information about this provision

See MEA-S11.0 Westbury Specific Area Plan

MEA-S11.8.1 Lot Design

Objective:

To provide for:

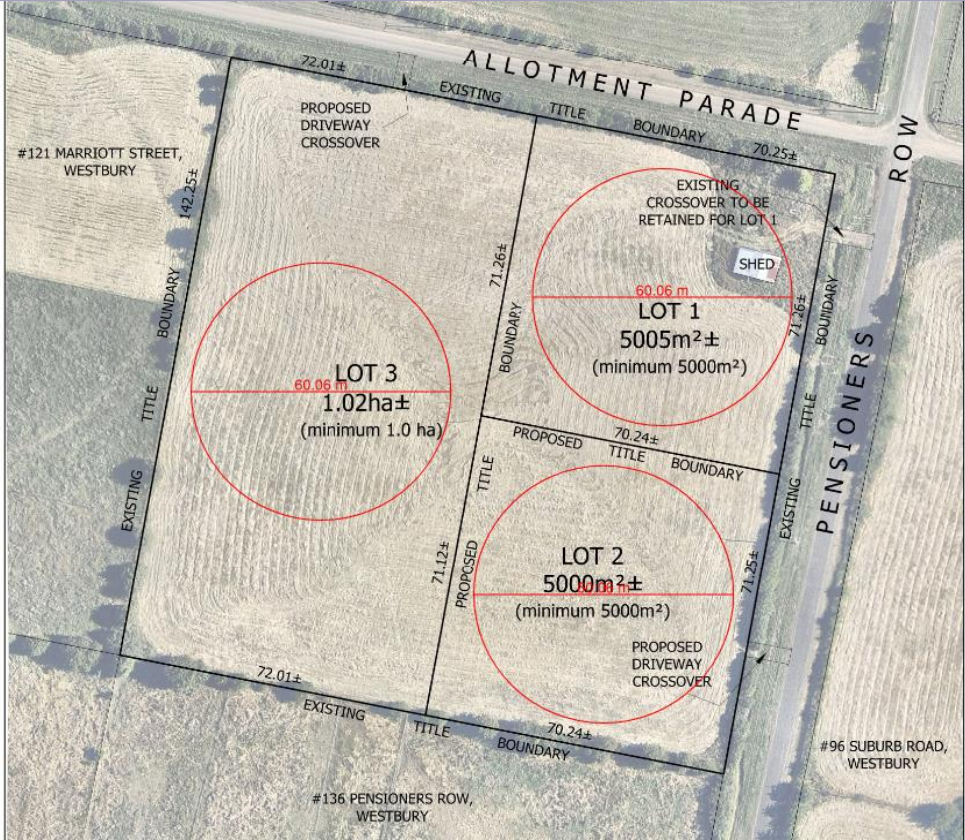
- (a) density and dimensions of lots in an arrangement consistent with the low density grid arrangement of the area;*
- (b) dimensions of lots that enables building to be separated;*
- (c) lot areas and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements; and*
- (d) access to lots that minimises the number of driveway crossovers.*

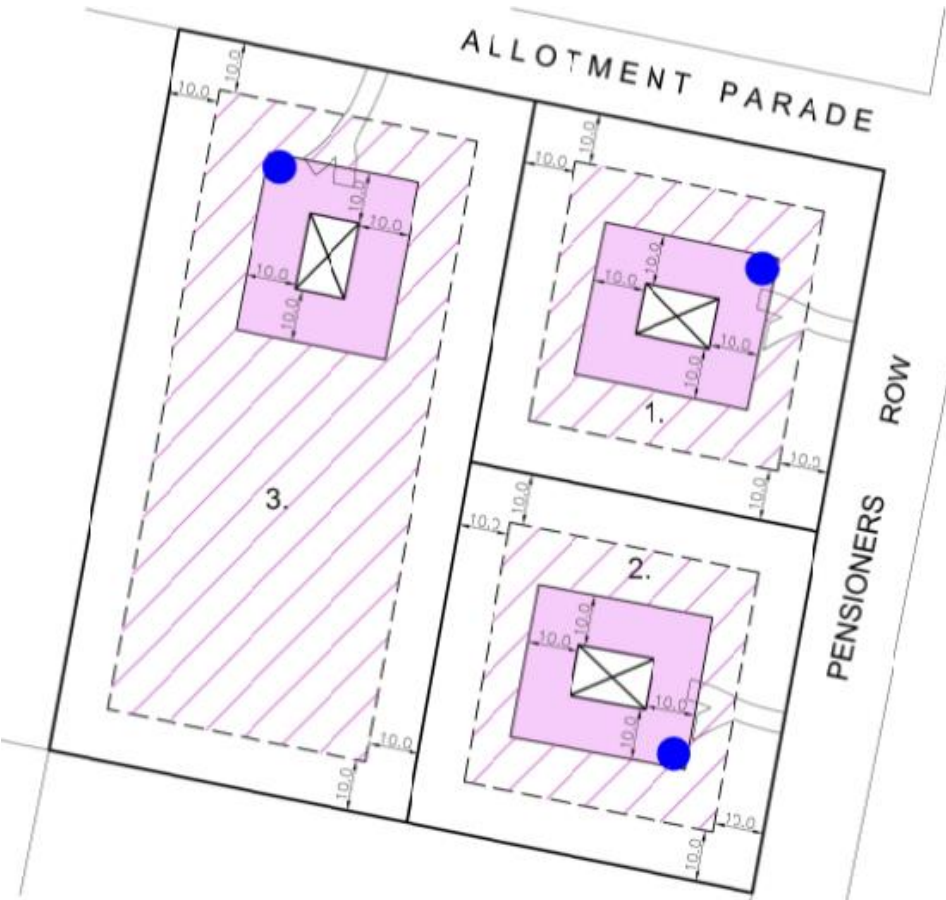
Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.


Details of the planner's assessment against the provision are set out overleaf.

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>Performance Criteria P1</p>	<p>The proposed subdivision does not comply with the Acceptable Solution as it does not provide:</p> <ul style="list-style-type: none"> • lots which each have an area of at least 1ha; • lots for public use by the Crown, a council or a State authority; • lots for the provision of Utilities; or • a consolidation of lots. <p>As such the proposed subdivision relies on assessment against the Performance Criteria.</p>
<p>MEA-S11.8.1 P1</p>	<p>The subject lot (CT: 247495/98) has an area of 2.023ha.</p> <p>(a) The proposed subdivision will produce 2 additional lots for a total of 3 lots.</p> <p>(b) Lot 3 will provide an area of not less than 1ha, providing a lot size of 1.02ha.</p> <p>(c) Each lot in the plan of subdivision:</p> <p style="padding-left: 40px;">(i) Figure 2 below shows each lot is capable of containing a circle of not less than 60m in diameter.</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>MEA-S11.8.1 P1 (cont'd)</p>	 <p>Figure 2: 60m diameter within each lot.</p> <p>(ii) Each lot will have a minimum area of 5000m². Lot 1 will have an area of 5005m², Lot 2 5000m², Lot 3 10200m².</p> <p>(iii) Each lot will have sufficient usable area and dimensions for its likely future use. Regard has been had to:</p> <ol style="list-style-type: none"> a. An assessment of proposal against the Westbury SAP Plan Purpose has been completed above. The assessment determined the plan of subdivision met the Plan Purpose. b. The likely future development on the lots would be a residential single dwelling. <p>The Acceptable Solutions of clause MEA-S11.7 of the Westbury SAP requires all development is setback 15m from all boundaries. Future development would be able to comply with this.</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>MEA-S11.8.1 P1 (cont'd)</p>	<p>The Acceptable Solutions of clause 10.4.4 of the Low Density Residential Zone requires a maximum site coverage of 30%. Future development would be able to comply with this.</p> <p>A Bushfire Hazard Report has been provided which demonstrates that the bushfire management area for a future dwelling could be contained within the proposed lot boundaries.</p> <p>The site provides suitable usable area to accommodate wastewater disposal and manage stormwater within the proposed lot boundaries.</p>  <p><i>Figure 3: Bushfire Hazard Report' siting of future development with management areas.</i></p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>MEA-S11.8.1 P1 (cont'd)</p>	<p>c. As per the response to point b., sufficient usable space on the proposed lots to allow development which is setback at least 15m from all boundaries.</p> <p>d. Figure 4 shows the separation of the proposed lots from existing development. Should development occur on the proposed lots in the future, the separation of this from existing development would be consistent with that in the surrounding area.</p> <div data-bbox="403 741 1469 1491" data-label="Figure"> <p>The figure is an aerial photograph of a residential area. It shows several existing dwellings (houses) and proposed lots (indicated by blue rectangles). Yellow arrows point from the proposed lots to the nearest existing dwellings, with numerical labels indicating the distance in meters. The distances are: 150m, 75m, 170m, 155m, 140m, 260m, 160m, 180m, 145m, 65m, 95m, 75m, 100m, 70m, 80m, and 100m. The proposed lots are situated between existing dwellings, and the distances shown are generally consistent with the surrounding area.</p> </div> <p>Figure 4: Separation of existing dwellings from each other in the surrounding area, and likely distances of development on the proposed lots to existing dwellings.</p> <p>The likely separation of future development on the proposed lots will be 40m-50m. Figure 5 shows development in the surrounding area where the separation between development is similar to that likely to occur on the proposed lots.</p>

Scheme Provision	Planner's Assessment
<p>MEA-S11.8.1 P1 (cont'd)</p>	 <p><i>Figure 5: Other locations in the surrounding area where development is separated by similar distances to the likely distance between development on the proposed lots.</i></p> <p>e. The topography of the proposed lots is relatively flat, a gradient of approximately 1%. Therefore topography will not exacerbate the size or scale of future built form located on the proposed lots.</p> <p>f. Council's Environmental Health Officer has advised the lots are of a suitable size to accommodate on-site wastewater disposal areas associated with future development. Council's Infrastructure Services Team did not express any concern with the ability to manage stormwater within the lots. The soil type is not identified as being poorly drained. It is considered there is adequate provision of drainage and on-site wastewater disposal.</p> <p>g. The lot currently features dense shrub vegetation along the frontage boundaries and southern boundary. The vegetation is not protected. To facilitate the installation of the new access for Lots 2 and 3, sections of the boundary vegetation will need to be cleared. However clearance along the 140m of frontage should represent less than 10%. It is</p>

Scheme Provision	Planner's Assessment
<p>MEA-S11.8.1 P1 (cont'd)</p>	<p>considered development could occur on the lots without the need to clear the vegetation. Consistent with the pattern of development in the area, any vegetation cleared along fence lines is typically replaced with other shrubs.</p> <p>h. Lot 1 has an existing vehicle crossover, vegetation removal should not be required to facilitate the necessary upgrades. Lot 2 and Lot 3 each require a new access. The proposed location of each access will require removal of vegetation. However the portion of vegetation cleared represents approximately 3% of the existing road frontage. The size of each access is not unreasonable and each proposed lot will have one access. The position of each new access is away from the street corner and will provide only a brief viewing opportunity into the lots.</p> <p>i. The adjoining land in the road reserve does not provide a recreational pathway on either Allotment Parade or Pensioners Row.</p> <p>j. There are no apparent constraints to development such as a watercourse, established vegetation (aside from that along the boundaries), or easements.</p> <p>As such, the proposed lots have sufficient usable area and dimensions suitable for their intended use.</p> <p>The proposed subdivision satisfies the Performance Criteria and is considered to comply with the Objective.</p>



Meander Valley Council
Working Together

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="96 SUBURB RD WESTBURY TAS 7303"/>	Certificate of Title:	<input type="text" value="247495/98"/>
Suburb:	<input type="text"/>	Lot No:	<input type="text"/>
Land area:	<input type="text" value="2.023"/>		m ² / ha
Present use of land/building:	<input type="text" value="Vacant"/>		(vacant, residential, rural, industrial, commercial or forestry)

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

DETAILS OF USE OR DEVELOPMENT:

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

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

Description of work:

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

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 247495	FOLIO 98
EDITION 4	DATE OF ISSUE 18-Jan-2022

SEARCH DATE : 22-Feb-2022

SEARCH TIME : 08.52 AM

DESCRIPTION OF LAND

Town of WESTBURY
 Lot 98 on Plan 247495
 Derivation : Lot 98 Section D.8. Gtd. to P. King
 Prior CT 2722/4

SCHEDULE 1

M937102 TRANSFER to PETER CLEM DIXON and JAFFA INTERNATIONAL
 PTY LTD as tenants in common in equal shares
 Registered 18-Jan-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

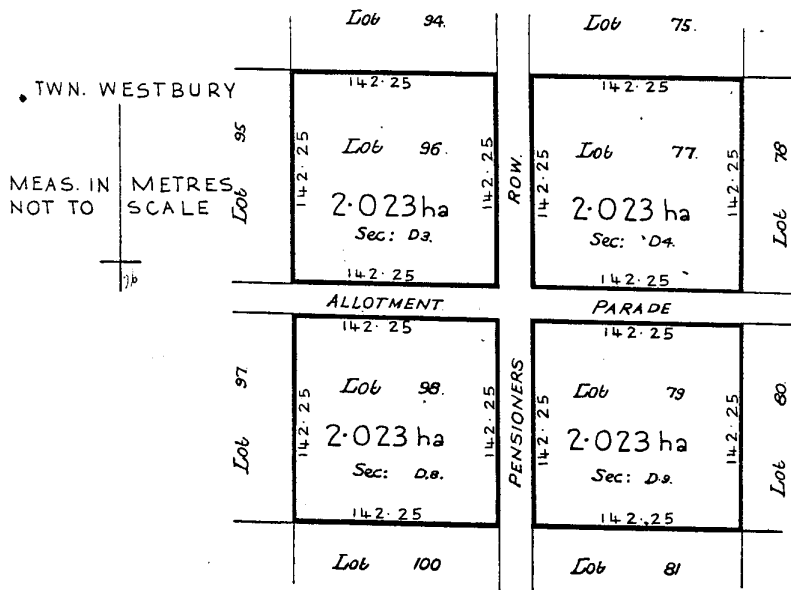
ANNEXURE TO CERTIFICATE OF TITLE VOL. 2722 FOL. 4

REGISTERED NUMBER
247495

M. Minchin
79, 77, 96, 98 Recorder of Titles



Lot \updownarrow of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



From: "Michelle Schleiger" <michelle@woolcottsurveys.com.au>
Sent: Wed, 16 Mar 2022 12:45:59 +1100
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Cc: "James Stewart" <james@woolcottsurveys.com.au>; "Brett Woolcott" <brett@woolcottsurveys.com.au>; "Colin Smith" <colin.smith@woolcottsurveys.com.au>
Subject: New application - 96 Suburb Road Westbury
Attachments: Annexure 1 - FolioText-247495-98.pdf, Annexure 1- FolioPlan-247495-98.pdf, Annexure 2 - L220120_ProposalPlan.pdf, L220120 - Planning report - 96 Suburb Road Westbury.pdf, Planning-Application-Form.pdf, WS61 L220120 - 3 Lot Subdivision - 96 Suburb Road, Westbury - 160322 V1.pdf

Dear Planning

Please find the attached in support of this application for [type of development] at [Address].

- Application Form
- Supporting planning report
- Folio documents x 2
- Proposal Plan
- Bushfire Pack

Please make the invoice out to the Peter Dixon and send to this office.

All other enquires can be directed to me at this email address.

With Regards

Michelle Schleiger

Town Planner

M 0477 332 008

P 03 6332 3760

E michelle@woolcottsurveys.com.au

W www.woolcottsurveys.com.au

A 10 Goodman Court, Invermay TAS (PO BOX 593, Mowbray Heights TAS 7248)

In response to the Coronavirus (COVID-19) pandemic we have implemented Social Distancing policies and guidelines. Where possible we are limiting face to face office meetings with alternative options such as zoom/skype/teams or onsite meetings. Please attend our offices by appointment only. We are closely monitoring the situation and our business is operating in strict accordance with government guidelines. We are currently all working in our offices and it is business as usual.



Offices located in:

LAUNCESTON

10 Goodman Crt, Invermay
PO Box 593, Mowbray TAS 7248
P 03 6332 3760

ST HELENS

48 Cecilia St, St Helens
PO Box 430, St Helens TAS 7216
P 03 6376 1972

HOBART

Rear Studio, 132 Davey St,
Hobart TAS 7000
P 03 6227 7968

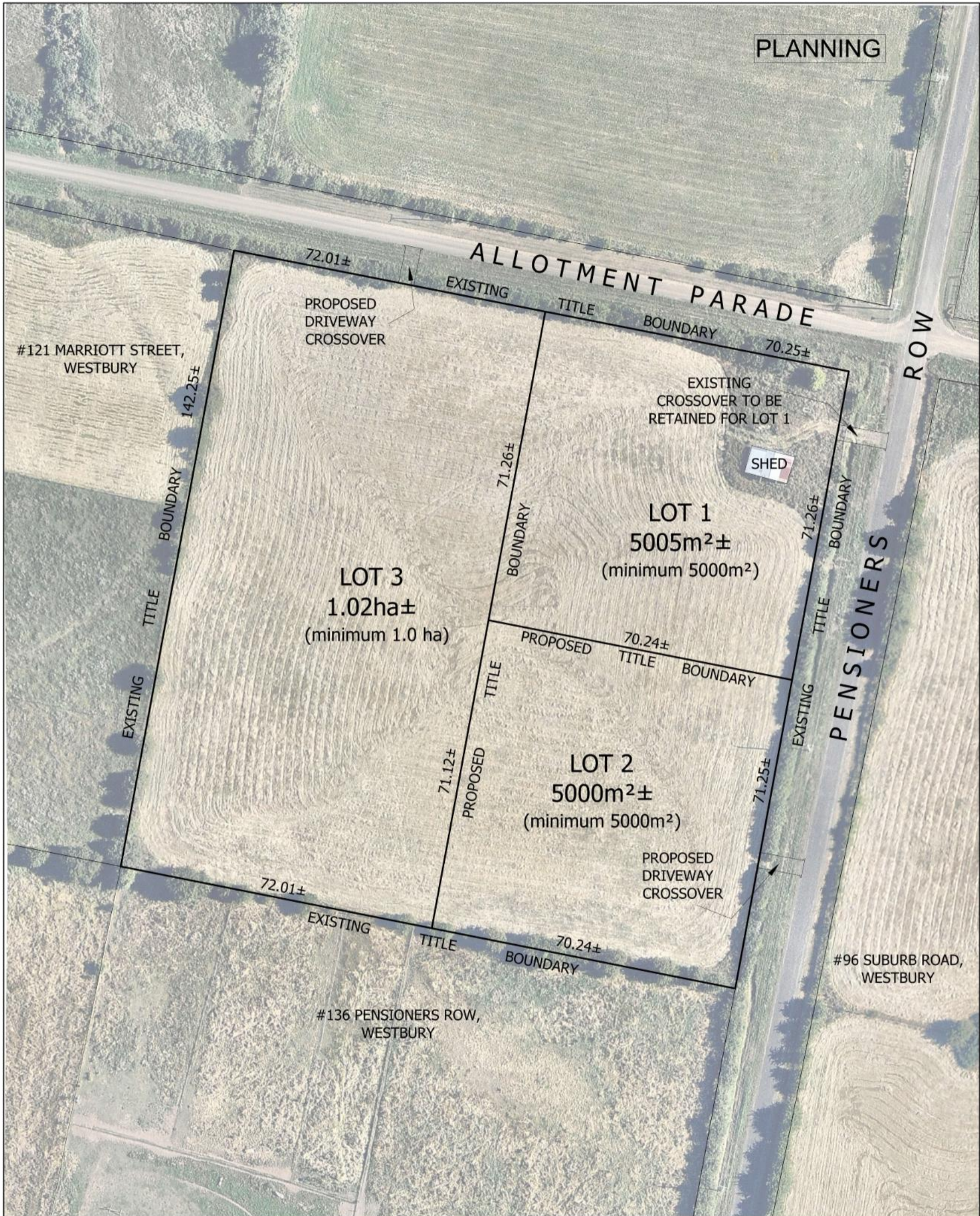
DEVONPORT

2 Piping Lane,
East Devonport
P 03 6332 3760

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

Notes:
1. All dimensions and areas are approximate only and subject to survey.

PROPOSED 3 LOT SUBDIVISION
OWNERS: PETER CLEM DIXON,
JAFFA INTERNATIONAL PTY LTD
96 SUBURB ROAD, WESTBURY
C.T. 247495/98

 WOOLCOTT SURVEYS		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au		Job Number L220120	
		Drawn EGB	File name L220120_Proposal_Plan_170222	Date 17/02/22	Scale 1:800@A3



PLANNING SUPPORTING REPORT

Application for subdivision of the land (3 Lots)

96 Suburb Road WESTBURY

February 2022

Job Number: L220120
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner
Reviewed by: James Stewart (james@woolcottsurveys.com.au)
Senior Planner

Rev. no	Description	Date
1	Draft	22 February 2022
2	Final	22 February 2022

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ABN 63 159 760 479

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993 (the 'Act') to develop land at 96 Suburb Road, Westbury (the 'subject site').

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys
Bushfire Hazard Assessment	Woolcott Surveys

1.1 Application and site summary

The following is a summary of the application and site information:

Address	96 SUBURB ROAD WESTBURY TAS 7303
Property ID	3244051
Title	247495/98
Land area	2.023ha
Planning Authority	Meander Valley Council ('Council')
Covenant	No restrictive covenants are present on the title
Application status	Discretionary application
Existing Access	Access from Pensioners Row
Proposed development	Subdivision – 3 lots
Zone	Low Density Residential
Overlay/s	Bushfire Prone Areas Westbury Specific Area Plan
Existing development	Vacant
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

1.2 Images



Figure 1 Aerial view of the subject site (Source: LISTMap)

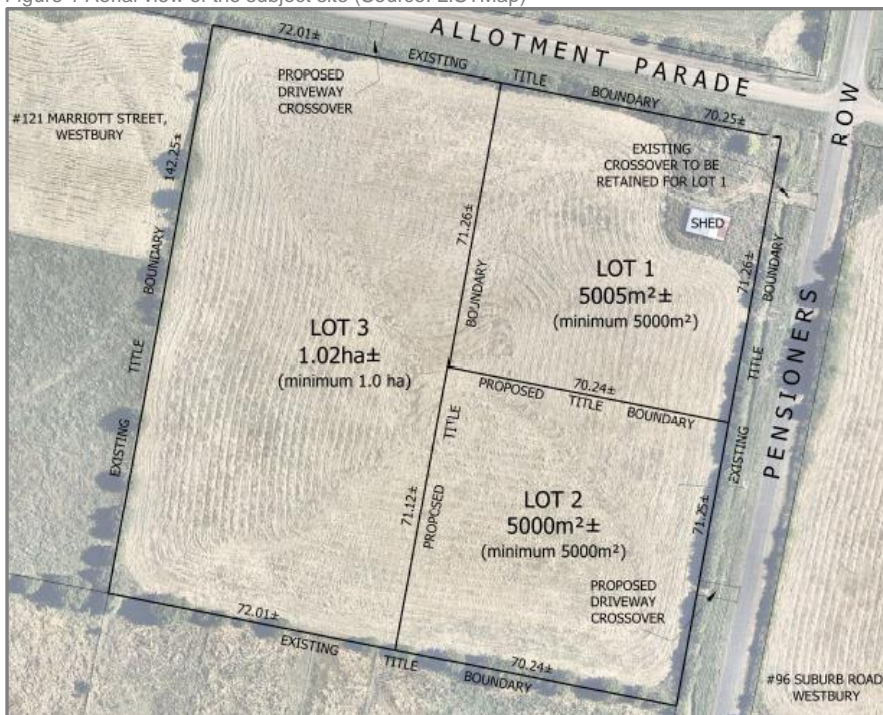


Figure 2 Proposed subdivision (extracted – See Annexure 2)

The site is zoned for Low Density Residential.

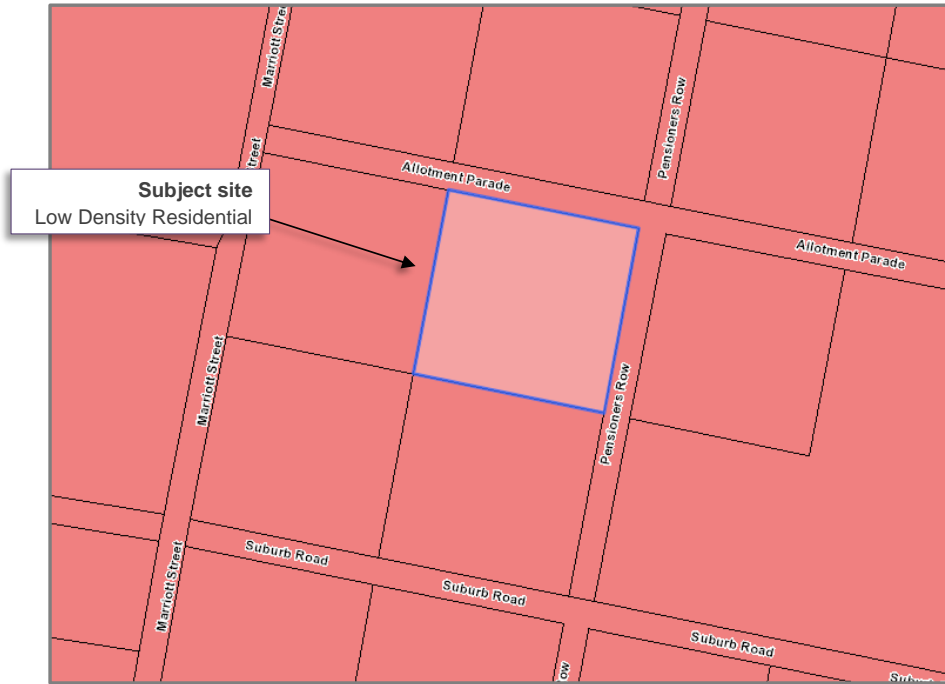


Figure 3 - Zoning of the subject site (Source LISTMap).

The site is within the area affected by the Westbury Specific Area Plan

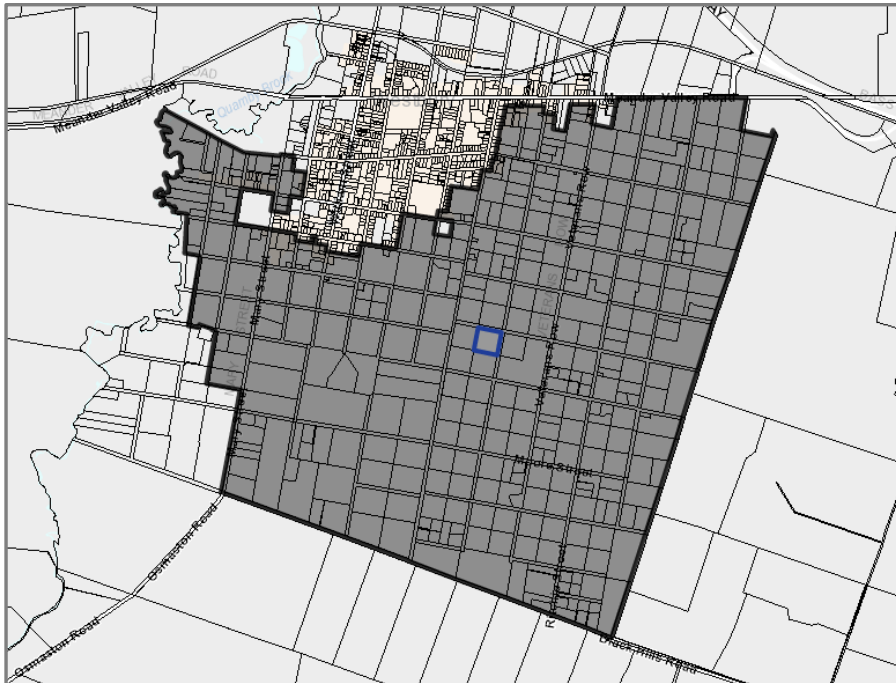


Figure 4 Specific Area Plan - Westbury; affected area (Source: LISTMap)

The site is affected by the Bushfire Prone Area Overlay.



Figure 5 – Overlays affecting the subject site and surrounding areas (Source: LISTMap).

2. Planning Assessment

2.1 Planning Scheme Zone Assessment

MEA-S11.0 Westbury Specific Area Plan

MEA-S11.8 Development Standards for Subdivision

MEA-S11.8.1 Lot design

- P1 The proposed subdivision is from a lot that is 2.023ha and,
- provides 3 proposed lots
 - with one lot being 1.02ha, and
 - with each lot dimensioned with boundaries of at least 70m to allow for a circle of 60m diameter within, and each has an area of at least 5,000m² and has sufficient usable area suitable for residential development in line with the surrounding development character.
- Each lot has sufficient space for onsite drainage and wastewater management and vehicle crossovers are positioned to minimise vegetative clearing, using existing where possible. There are no constraints to development identified.

10.0 Low Density Residential Zone

10.6 Development Standards for Subdivision

10.6.1 Lot design

- A1 Not applicable – addressed under the SAP
- A2 The acceptable solution is achieved. Each lot has compliant frontage of at least 20m.
- A3 The acceptable solution is achieved.
Proposed Lot 1 has an existing crossover to be retained.
Proposed Lots 2 and 3 will have new crossovers built to standard from Allotment Parade and Pensioners Row respectively.

10.6.2 Roads

No new roads are proposed.

10.6.3 Services

- A1 The lots are not serviced for reticulated water and there is no supply within 30m of the frontage of each proposed lot.
- P2 Each proposed lot will be able to accommodate a suitable system for residential development. The lots are sized to accommodate onsite wastewater.
- P3 Each proposed lot will be able to accommodate a suitable system for residential development. The lots are sized to accommodate onsite stormwater management. Rainwater tanks can be used upon development to assist with the detention of rain water and for use on site.

2.2 Planning Scheme Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

A1 The acceptable solution is achieved. Each site has ample area to provide at least two car parking spaces upon development.

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

A1 Each frontage has one access only.

C3.0 Road and Railway Assets Code

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

A1 Not applicable. There are no road attenuation areas.

C13.0 Bushfire-Prone Areas Code

Please refer to Annexure 3 for the response to this code.

3. Conclusion

The proposed development is for a three-lot subdivision. Each lot meets the minimum lot size and standards and each lot will have appropriate access built or retained. The subdivision meets the provisions of the SAP and Zone and a permit from Council is sought.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Proposal Plan

Annexure 3 – Bushfire Package



WOOLCOTT SURVEYS

BUSHFIRE HAZARD REPORT

Three (3) Lot Subdivision

Owner:

Jaffa International Pty Ltd.
Peter Dixon.

Property address:

96 Suburb Road, Westbury.
C.T.247495/98

Meander Valley Council
Low Density Residential Zone

Author

James Stewart BFP-157
Woolcott Surveys



0

Executive Summary

Development of a 3-lot subdivision is proposed at the corner of Allotment Parade and Pensioners Row, Westbury. The subdivision consists of 3 residential zoned lots. Each lot will be vacant and will likely provide for future residential uses.

The site is mapped on a Bushfire Prone Area Overlay map under the Tasmanian Planning Scheme – Meander Valley. A bushfire event at this site or within the immediate area is likely to impact on future buildings at this location and subject development to considerable radiant heat and ember attack

Access to all of the residential lots will be via council approved driveways onto the existing Council maintained Roads of Allotment Parade and Pensioners Row. Future dwellings would likely rely on static water supply for fire fighting purposes, being over 120m from a hydrant.

A hazard management plan has been prepared and is provided as an appendix to this report. The hazard management plan sets out the owner’s responsibilities to maintain a managed area for each lot around the existing dwelling, and for a potential future dwelling on the balance lot.

<p>Conclusions and Recommendations:</p>	<ul style="list-style-type: none"> a) Hazard management areas meeting the requirements of BAL 19 can be achieved for Lots 1, 2 and 3. b) Future dwellings on lots 1, 2 and 3 must Maintain Hazard Management Areas and follow recommendations as outlined in Bushfire Hazard Management Plan and section 6.2 of this report. Maintenance of these hazard management areas is to be maintained in perpetuity. c) Future dwellings which are not within 120m of a fire hydrant, must provide a dedicated firefighting onsite water supply of 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. The firefighting water point is to be located as per the requirements on the Bushfire Hazard Management Plan. d) Access to future dwellings must comply with access requirements as outlined on the Bushfire Hazard Management Plan. 	
<p>Author</p>	<p>Version number</p>	<p>Date</p>
<p>James Stewart</p>	<p>1.0</p>	<p>16/03/2022</p>

Signed:



Author: James Stewart

Position: Town Planner and Accredited Bushfire Practitioner BFP 157

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Part 1 – Bushfire Report

1. Introduction

Property Address	96 Suburb Road, Westbury.
Certificate of title	247495/98
Property ID (PID)	3244051
Property Owners	PETER CLEM DIXON JAFFA INTERNATIONAL PTY LTD
Existing Use and Development	Vacant
Zoning	Low Density Residential
Planning Scheme	Tasmanian Planning Scheme – Meander Valley
Identified on a Bushfire Overlay Map	Yes
Priority Habitat identified	No
Proposed Works	3 Lot Subdivision
Water Supply	Static Water Supply.
Vehicular Access	Council maintained roads – Allotment Parade and Pensioners Row.

A bushfire attack level (BAL) assessment is for a 3-lot subdivision. The subdivision will create three vacant lots, with sizes being approximately 1.02ha – 5005m².

The bushfire attack level assessment has been undertaken in accordance with C13.0 Bushfire Prone Areas Code and to accompany a subdivision application under the *Tasmanian Planning Scheme – Meander Valley*.

The 2.07ha site is classified as being within a bushfire prone area, being mapped on a planning scheme overlay map.

A bushfire attack level (BAL) assessment is required to understand the fuel management requirements for the site and to demonstrate that lots can accommodate buildings that can be constructed to a minimum BAL-19 level under AS3959:2018.

2. Site Description

The site is located on the corner of Allotment Parade and Pensioners Row Westbury. The site is within a low density residential area, consisting of a single title. The surrounding lots are residential use also.

The site currently has one existing access onto Pensioners Row to the east and fronts on to Allotment Parade to the north with no access. Both roads are council maintained with Pensioners Row being sealed and Allotment Parade being gravel. The site has no visible fall over it and seems to be moderately flat. The site is within the Low-Density Residential Zone of the *Tasmanian Planning Scheme – Meander Valley*.

The TasWater water supply for Westbury lies approximately 270m west in Marriott St and 190m north east up Pensioners Row from the site.



Figure 1 - Location plan of subject site at Allotment Parade and Pensioners Row, Westbury.

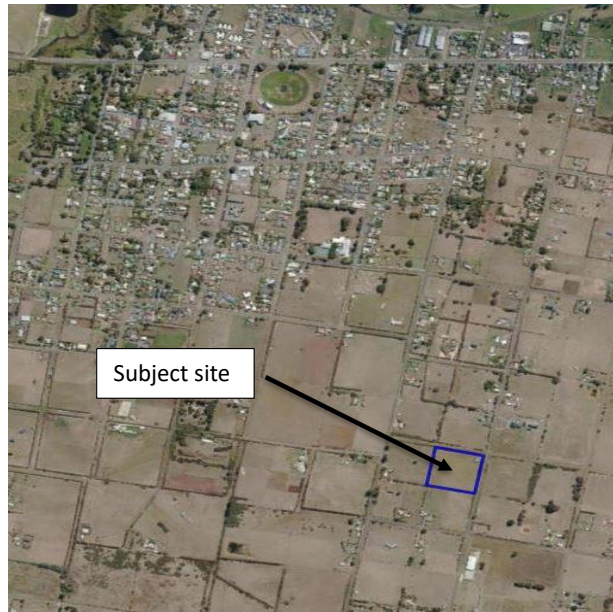


Figure 2 -Aerial view of subject site and surrounding properties

3. Proposed Use and Development

It is proposed to subdivide the land into 3 lots. The details of the lots are as follows:

Lot Number	Lot Size	Frontage
Lot 1	5005m ²	141.51m
Lot 2	5000m ²	71.25m
Lot 3	1.02HA	72.01m

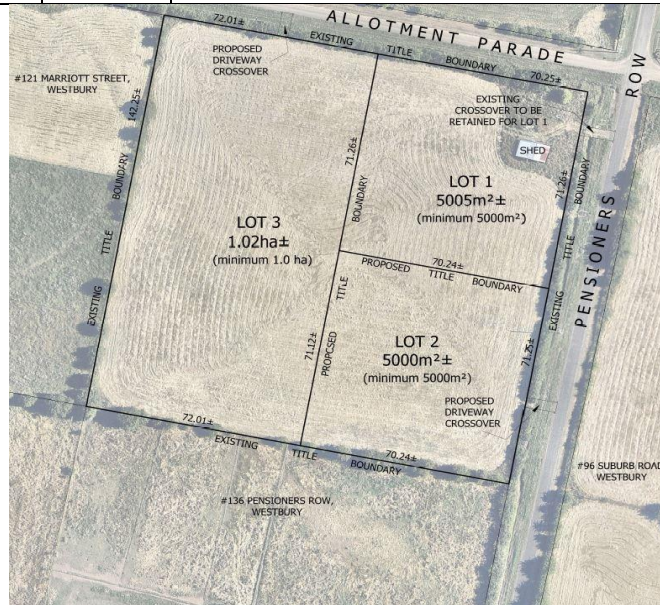


Figure 3 – Extract from site plan for proposed subdivision

4. Bushfire Site Assessment

4.1 Vegetation Analysis

An aerial view of the site and measurements of 150m from the subdivision sites is provided below.

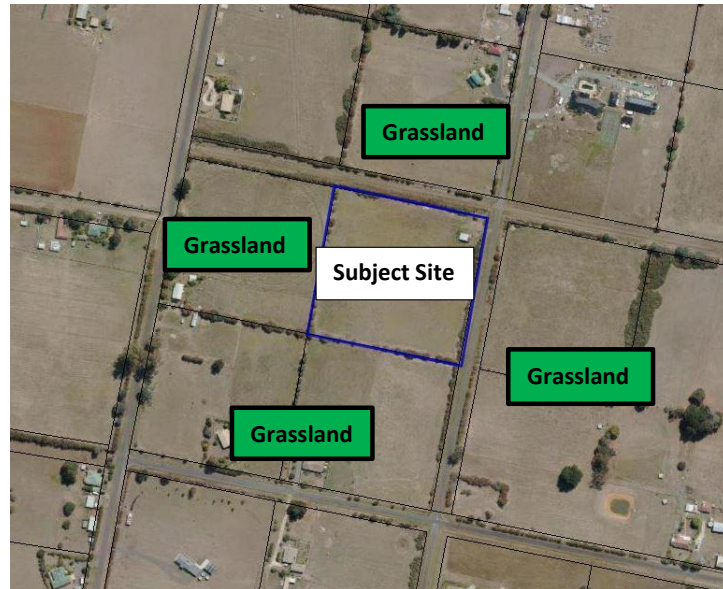


Figure 4 - Subject site with 150m vegetation measurement from site boundaries



Figure 5 - Vegetation analysis within the subject site

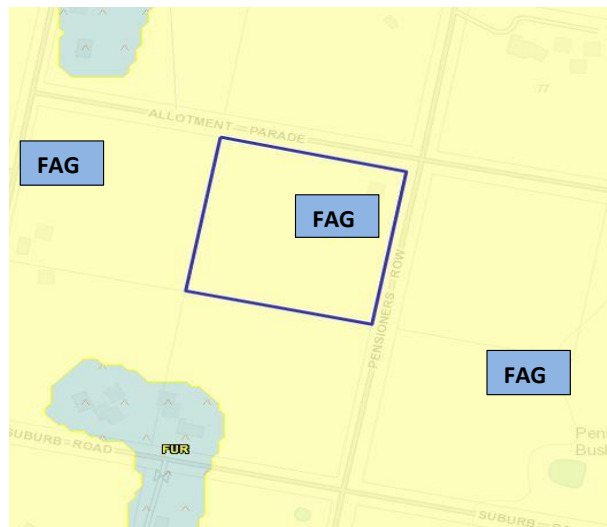


Figure 6 - TasVeg Classification map for site and surrounding area

Code

FAG: Agricultural, urban and exotic vegetation

The land within 100-150m of the site is classified as grassland. The site is within a low density residential part of Westbury, consisting of large, semi-managed lots. The land to the north, west and south is generally classified as unmanaged grassland. Lots that contain a single dwelling, provide a hazard management area around the existing dwelling. The subject site itself is grassland.

4.2 Photos



Figure 7 – looking west over site from access off Pensioners Row.



Figure 8 – looking south west over site from access off Pensioners Row.



Figure 9 – Looking south down Pensioners Row subject site to the right.



Figure 10 -Looking west along Pensioners Row subject site to the left.



Figure 11 – Looking southwest into site from the intersection of Pensioners Row and Allotment Parade.

5. Bushfire Protection Measures

5.1 BAL Rating and Risk Assessment

The distance from each lot to the classified vegetation is shown below, along with the slope and type of vegetation.

The plan demonstrates that all lots can provide **BAL-19** setbacks. A 10m x 15m building envelope has been included on lots 1-3 to demonstrate compliance.

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

Lot 1	North	East	South	West
Vegetation within 100m of lot.	0m – 100m Road Grassland	0m-100m Road Grassland	0m – 100m Grassland	0m – 100m Grassland
Vegetation setback from building envelope	0m-10m Managed 10m-100m Grassland	0m-10m Managed 10m-100m Grassland	0m-10m Managed 10m-100m Grassland	0-10m Managed 10m-100m Grassland
Slope (degrees, over 100m)	Flat	Flat	Flat	Flat
BAL 19 Setbacks	10m	10m	10m	10m

Lot 2	North	East	South	West
Vegetation within 100m of lot.	0m – 100m Grassland road	0m - 100 Grassland road	0m – 100m Grassland	0m – 100m Grassland
Vegetation setback from building envelope	0m-10m Managed 10m-100m Grassland	0m-10m Managed 10m-100m Grassland	0m-10m Managed 10m-100m Grassland	0-10m Managed 10m-100m Grassland
Slope (degrees, over 100m)	flat	flat	flat	flat
BAL 19 Setbacks	10m	10m	10m	10m

Lot 3	North	East	South	West
Vegetation within 100m of lot.	0m – 100m Road Grassland	0m – 100m Grassland road	0m – 100m Grassland	0m – 100m Grassland
Vegetation setback from building envelope	0m-10m Managed 10m-100m Grassland	0m-10m Managed 10m-100m Grassland	0m-10m Managed 10m-100m Grassland	0m–10mManaged 10m-100m Grassland
Slope (degrees, over 100m)	Flat	Flat	Flat	Flat
BAL 19 Setbacks	10m	10m	10m	10m

5.2 Hazard Management Areas

Bushfire Hazard Management Areas are required under C13.0 Bushfire Prone Areas Code of the scheme. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The Bushfire Hazard Management Area (BHMA) will be developed within the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire.

The BHMA will be achieved by adoption of the following strategies:

Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of all buildings within the hazard management area.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Pathways to 1 metre surrounding the buildings and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible

5.3 Access

Private access roads must be constructed as per the following table:

Table C13.2 Standards for property access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m 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 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.

C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
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5.4 Fire Fighting Water Supply

Table C13.5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (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; (c) must be a minimum of 10,000l 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; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, 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"> (i) metal;

		<ul style="list-style-type: none"> (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	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"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm¹; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (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 (i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	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:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or

¹ Compliant with *Australian/New Zealand Standard AS/NZS 3500.1-2003 Plumbing and drainage, Part 1: Water Services*, Clause 5.23

		(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) 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); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

6. C13.0 Bushfire Prone Areas Code

C13.0 Bushfire Prone Areas Code

C13.6 Development Standards

C13.6.1 Subdivision: Provision of hazard management areas

<p>Objective: Subdivision provides for hazard management areas that:</p> <ul style="list-style-type: none"> (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision. 	
Acceptable solutions	Proposed Solution
<p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and (iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and (c) If hazard management areas are to be 	<p>Acceptable solution achieved.</p> <ul style="list-style-type: none"> b) The proposed hazard management plans shows the following: <ul style="list-style-type: none"> i. Show all lots within a bushfire prone area. The subdivision application will not be staged ii. Shows the building area for each lot. iii. Shows the hazard management area for each lot with a building area equal to and greater than BAL19. iv. Each lots has been included with a hazard management plan. c) A Part V agreement is not required.

<p>located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
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C13.6.2 Subdivision: Public and firefighting access

<p>Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
Acceptable solutions	Proposed Solution
<p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that <ul style="list-style-type: none"> i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and ii) is certified by the TFS or an accredited person. 	<ul style="list-style-type: none"> a) Not applicable. b) All lots will have access to a Council maintained road. Access is compliant with relevant tables, noting access strip width is over 6m, and passing bays are not required as access length is less than 200m.

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective: Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable solutions	Proposed Solution
<p>A1</p> <p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>Not applicable. Application relies on static water supply.</p>
<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>a) Not applicable</p> <p>b) Acceptable solution achieved. Future dwellings on lots 1-3 are required to have a static water supply compliant with the requirements of Table C13.5.</p>

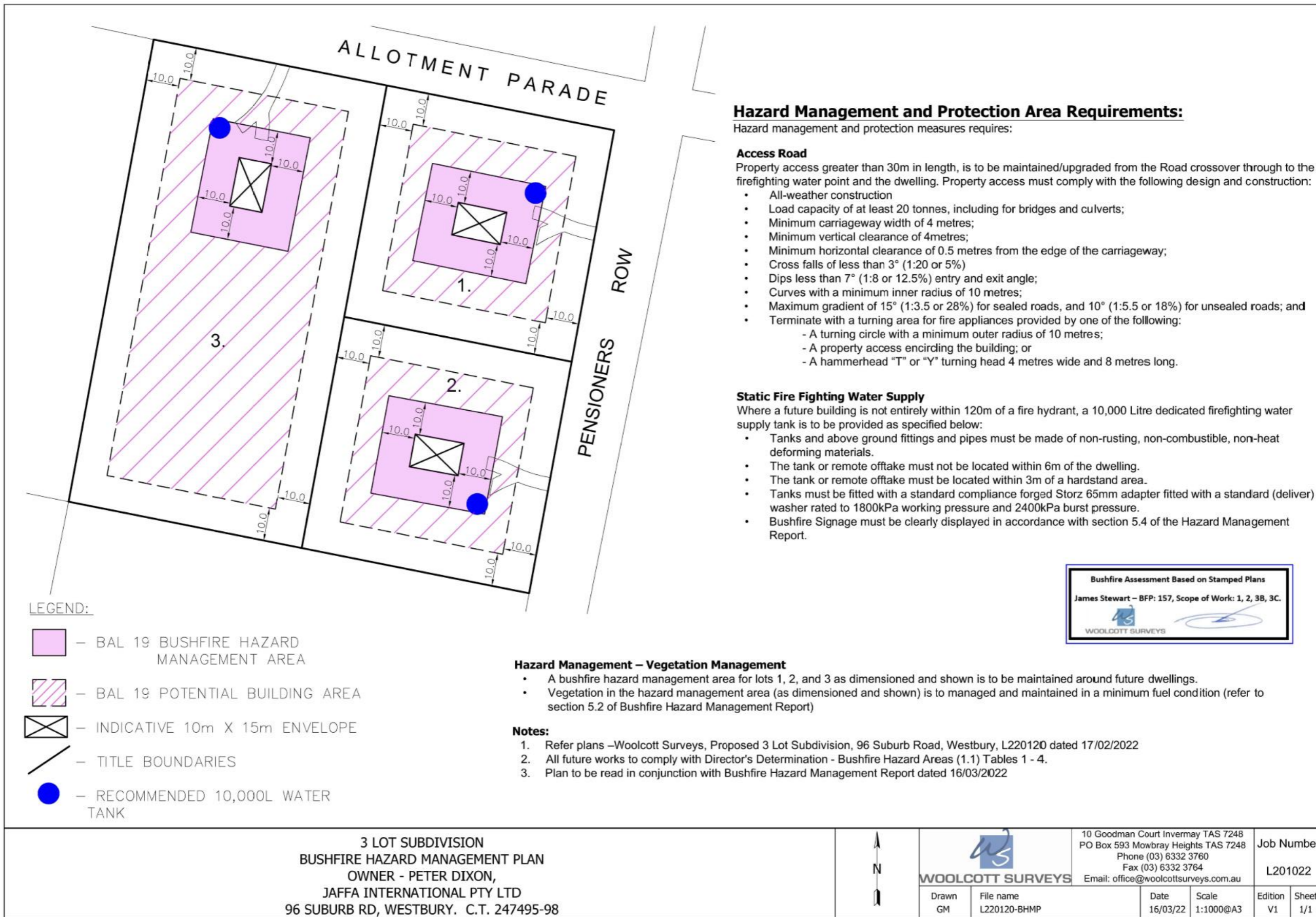
7. Conclusions and Recommendations

- a) Hazard management areas meeting the requirements of **BAL 19** can be achieved for Lots 1, 2 and 3.
- b) Future dwellings on lots 1, 2 and 3 must Maintain Hazard Management Areas and follow recommendations as outlined in Bushfire Hazard Management Plan and section 6.2 of this report. Maintenance of these hazard management areas is to be maintained in perpetuity.
- c) Future dwellings which are not within 120m of a fire hydrant, must provide a dedicated firefighting onsite water supply of 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. The firefighting water point is to be located as per the requirements on the Bushfire Hazard Management Plan.
- d) Access to future dwellings must comply with access requirements as outlined on the Bushfire Hazard Management Plan.

DISCLAIMER

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Woolcott Surveys accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

Part 2 – Bushfire Hazard Management Plan



Hazard Management and Protection Area Requirements:

Hazard management and protection measures requires:

Access Road

Property access greater than 30m in length, is to be maintained/upgraded from the Road crossover through to the firefighting water point and the dwelling. Property access must comply with the following design and construction:

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

Static Fire Fighting Water Supply

Where a future building is not entirely within 120m of a fire hydrant, a 10,000 Litre dedicated firefighting water supply tank is to be provided as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must not be located within 6m of the dwelling.
- The tank or remote offtake must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.4 of the Hazard Management Report.

LEGEND:

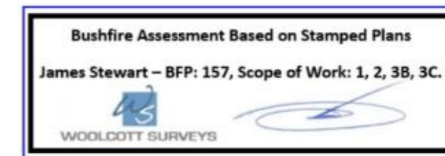
- BAL 19 BUSHFIRE HAZARD MANAGEMENT AREA
- BAL 19 POTENTIAL BUILDING AREA
- INDICATIVE 10m X 15m ENVELOPE
- TITLE BOUNDARIES
- RECOMMENDED 10,000L WATER TANK

Hazard Management – Vegetation Management

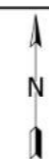
- A bushfire hazard management area for lots 1, 2, and 3 as dimensioned and shown is to be maintained around future dwellings.
- Vegetation in the hazard management area (as dimensioned and shown) is to managed and maintained in a minimum fuel condition (refer to section 5.2 of Bushfire Hazard Management Report)

Notes:

1. Refer plans –Woolcott Surveys, Proposed 3 Lot Subdivision, 96 Suburb Road, Westbury, L220120 dated 17/02/2022
2. All future works to comply with Director's Determination - Bushfire Hazard Areas (1.1) Tables 1 - 4.
3. Plan to be read in conjunction with Bushfire Hazard Management Report dated 16/03/2022



3 LOT SUBDIVISION
 BUSHFIRE HAZARD MANAGEMENT PLAN
 OWNER - PETER DIXON,
 JAFFA INTERNATIONAL PTY LTD
 96 SUBURB RD, WESTBURY. C.T. 247495-98

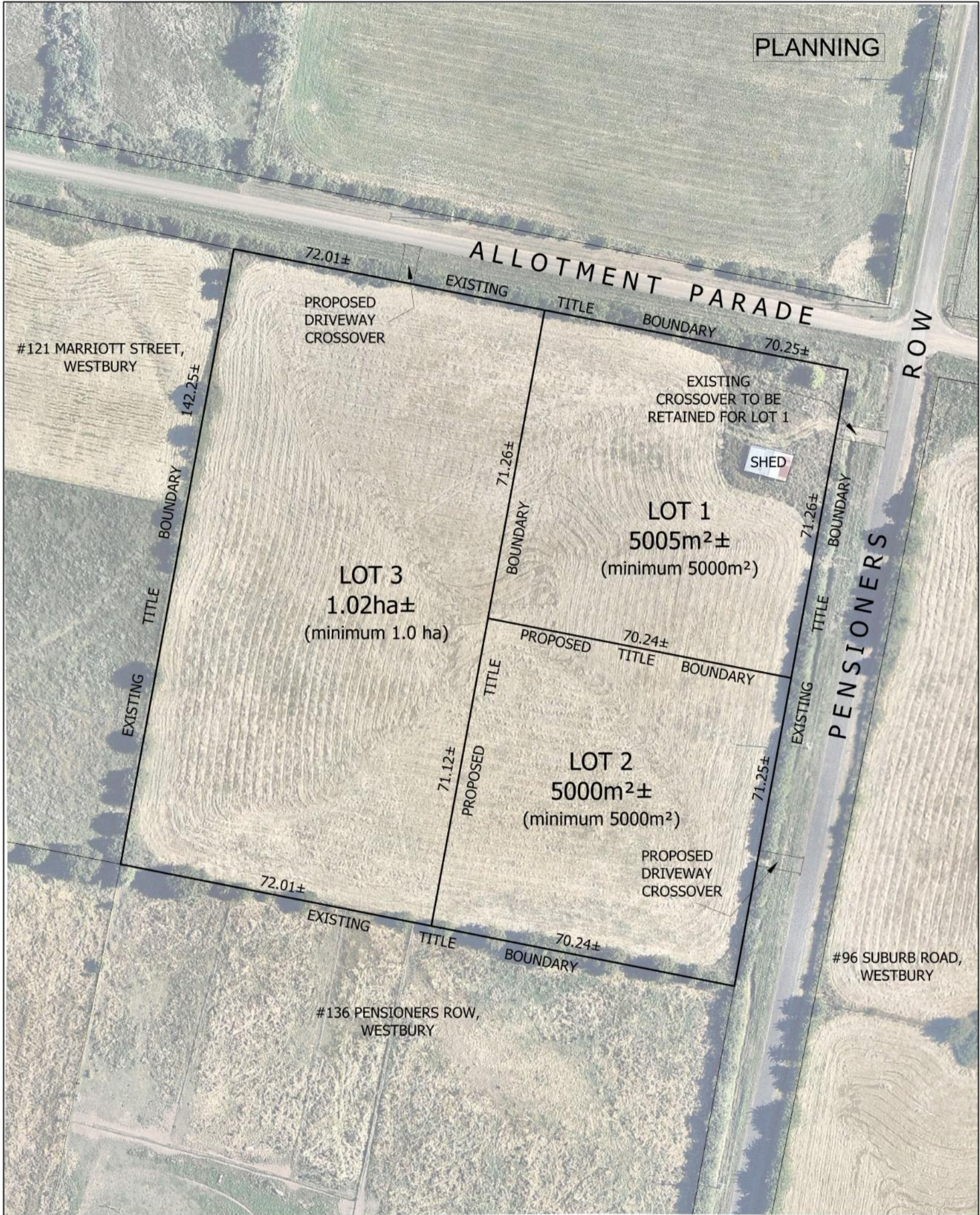


10 Goodman Court Invermay TAS 7248
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 Phone (03) 6332 3760
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 Email: office@woolcottsurveys.com.au

Job Number
 L201022

Drawn GM	File name L220120-BHMP	Date 16/03/22	Scale 1:1000@A3	Edition V1	Sheet 1/1
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Annexure 1 – Proposed Subdivision Plan



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

Notes:
1. All dimensions and areas are approximate only and subject to survey.

PROPOSED 3 LOT SUBDIVISION
OWNERS: PETER CLEM DIXON,
JAFFA INTERNATIONAL PTY LTD
96 SUBURB ROAD, WESTBURY
C.T. 247495/98

 WOOLCOTT SURVEYS		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au		Job Number L220120	
		Drawn EGB	File name L220120_Proposal_Plan_170222	Date 17/02/22	Scale 1:800@A3

Annexure 2 – Planning Certificate

BUSHFIRE-PRONE AREAS CODE

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

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:

Certificate of Title / PID:

2. Proposed Use or Development

Description of proposed Use and Development:

Applicable Planning Scheme:

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Surveys	16/03/2022	1
3 Lot Subdivision Proposal Plan	Woolcott Surveys	17/02/2022	1
Bushfire Hazard Management Plan	Woolcott Surveys	16/03/2022	1

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

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
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<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

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<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
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	James Stewart	Phone No:	0467 676 721
Postal Address:	PO BOX 593, Mowbray, Tas, 7248	Email Address:	james@woolcottsurveys.com.au
Accreditation No:	BFP – 157	Scope:	1, 2, 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:

James Stewart

Date:

16/03/2022

Certificate Number:

WS-61

(for Practitioner Use only)

Brenton Josey

From: TasWater Development Mailbox <Development@taswater.com.au>
Sent: Wednesday, 27 April 2022 10:21 AM
To: Planning @ Meander Valley Council
Subject: TasWater Advice RE: Planning Authority Notice, TWDA 2022/00545-MVC, for Council permit PA\22\0226

Dear Sir/Madam

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater has assessed the application for the above mentioned permit and has determined that the proposed development does not require a submission from TasWater.

If you have any queries, please contact me.

Regards

Phil Papps

Senior Assessment Officer



D 0474 931 272

F 1300 862 066

A GPO Box 1393, Hobart TAS 7001

169 Main Road, Moonah, TAS 7009

E phil.papps@taswater.com.au

W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).



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Planning Authority Report

121A Dexter Street, Westbury

Proposal	Multiple Dwellings (7 Units)
Report Author	Natasha Whiteley Team Leader Town Planning
Authorised by	Krista Palfreyman Director Development & Regulatory Services
Application reference	PA\22\0077
Decision due	15 June 2022

Planner's Recommendation

It is recommended that Council approves this application for Multiple Dwellings (7 units) on land located at 121A Dexter Street, Westbury (CT: 170123/1) in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Applicant's Proposal

Applicant Steve Jordan Drafting

Property 121A Dexter Street, Westbury (CT:170123/1)

Description The applicant seeks planning permission for the construction of seven multiple dwellings, internal access and car parking area.

Documents submitted by the Applicant are attached, titled "Application Documents".



Photo 1: Aerial image identifying the subject title and surrounding titles.

Planner's Report

- Planning Scheme** Tasmanian Planning Scheme – Meander Valley (“the Scheme”)
- Zoning** General Residential
- Applicable Overlays** Priority Vegetation Area (Natural Assets Code)
- Existing Land Use** Nil – vacant land
- Summary of Planner's Assessment** Generally, a Multiple Dwelling development is classed as permitted in this zone (General Residential).
- Discretions** For this application, five discretions are triggered. This means Council has discretion to approve or refuse the application based on its assessment of:
 - 8.4.2 P3 Setbacks and building envelope for all

dwellings;

8.4.3 P2 Site Coverage and private open space for all dwellings;

C2.6.5 P1 Pedestrian access;

C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction; and

C12.6.1 P1 Buildings and works within a flood-prone hazard area.

Before exercising discretion, the Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

See attachment titled "Planner's Advice - Performance Criteria" for further discussion.

Performance Criteria & Applicable Standards

This proposal is assessed as satisfying the relevant Performance Criteria and compliant with all Applicable Standards of the Scheme.

See attachments titled "Planner's Advice – Performance Criteria" and "Planner's Advice – Applicable Standards" for further discussion.

Public Response

Five responses ("representations") were received from the public. All responses are objections.

See attachment titled "Public Response – Summary of Representations" for further information, including the planner's advice given in response.

Agency Consultation

The application was referred to TasWater. An Amended Submission to Planning Authority Notice was issued on 14 April 2022.

See attachment titled "Agency Consultation - TasWater".

Internal Referrals *Infrastructure Services*

Council has designed storm water infrastructure to be constructed in the easements on the eastern and northern boundaries. This will reduce the risk of flooding within the site. Storm water detention for the development will be required to mitigate the risk of flooding in the downstream network. The developer will be required to accommodate the existing overland flow path, from the upstream catchment, for the 1% annual exceedance probability (AEP) storm event, within the driveway. This will mitigate the risk of inundation of the units.

The Traffic Impact Assessment (TIA) indicates that the road network is sufficient to accommodate the increase in traffic generated by the proposed development without impeding safety or efficiency of the road network.

Dexter Street is constructed to a rural road standard, the road carriage way (seal and shoulders) are approximately 6m wide with flat wide verges allowing for passing. This is consistent with other roads of similar traffic volumes and the projected increase in traffic will not significantly impact the efficiency or safety of the road. William, Franklin and Taylor Streets (the likely roads that will collect the additional traffic from the development) have been constructed to equivalent and / or higher standards than Dexter Street.

The road frontage is 6m, as such, Council will not accept kerb-side collection from Dexter Street. Private collection of waste is likely to be required.

The Conditions and Notes recommended by Infrastructure Services have been included in the planner's recommendation.

Planner's Recommendation to Council

The planner's recommendation, based on a professional assessment of the planning application and its compliance with the Planning Scheme, is set out below.

Council must note the qualified advice received before making any decision, and then ensure that reasons for its decision are based on the Planning Scheme. Reasons for the decision are also published in the minutes.

For further information, see *Local Government Act 1993, s65, Local Government (Meeting Procedures) Regulations 2015, s25(2)* and *Land Use Planning and Approvals Act 1993, s57*.

Recommendation

This application by Steve Jordan Drafting for Multiple Dwellings (7 units) on land located at 121A Dexter Street, Westbury (CT:170123/1) is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Endorsed Plans

1. Steve Jordan Drafting; dated August 2021; Drawing No.: SJD 21/61; Sheets 1-6 & 9-24;
2. Hydrodynamica; dated 23 December 2021; Memo – Re: 121a Dexter Street, Westbury Flood Prone Area Hazard Code Assessment; Pages 1-7 (inclusive); and
3. NTCADS Pty Ltd; dated: December 2021; Traffic Impact Assessment; Pages 1-14 (inclusive).

Permit Conditions

1. The kerb and internal driveway must be constructed such that the overland flow path is not obstructed to the satisfaction of Council's Director Infrastructure Services.
2. The floor levels for each unit must be constructed in accordance with the recommendations of the endorsed Flood Prone Area Hazard Code Assessment.
3. Prior to the commencement of use the following must be completed to the satisfaction of Council's Town Planner:
 - a. A 'Shared Zone' sign or the like, erected at the entrance to the property to identify that the driveway is used for both pedestrian and vehicles and that there is a speed limit of 10km/hr.

- b. The visitor car parking spaces must be clearly dedicated through incidental signage and line marking.
 - c. The kerb and internal driveway must be constructed in accordance with Condition 1.
 - d. Evidence is to be submitted to Council to demonstrate that the floor levels for each unit is constructed in accordance with Condition 2, to the satisfaction of Council's Town Planner. Refer Note 1.
4. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2021/01615-MVC) attached.

Permit Notes

1. Evidence by way of a survey will be accepted by Council.
2. Storm water detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of Council acting as the Storm water Authority, in accordance with the *Urban Drainage Act 2013*.
3. Council will not accept kerb side collection from Dexter Street. Private collection of waste is likely to be required. Please contact Council's Infrastructure team on 6393 5312 to discuss.
4. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact Council.
5. This permit takes effect after:
 - a. The 14-day appeal period expires; or
 - b. Any appeal to the Tasmanian Civil & Administrative Tribunal (TASCAT) is determined or abandoned; or
 - c. Any other required approvals under this or any other Act are granted.
6. Planning appeals can be lodged with TASCAT Registrar within 14 days of Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
7. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. Council has discretion to grant an extension by request.
8. All permits issued by the permit authority are public documents. Members of the

public may view this permit (including the endorsed documents) at the Council Office on request.

9. If any Aboriginal relics are uncovered during works:
 - a. All works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
 - b. Presence of a relic must be reported to Aboriginal Heritage Tasmania; and
 - c. Relevant approval processes for state and federal government agencies will apply.

Attachments

1. Public Response - Summary of Representations [12.2.1 - 11 pages]
2. D & M Dixon - Representation 1 [12.2.2 - 2 pages]
3. R Hanby - Representation 2 [12.2.3 - 1 page]
4. R & H Badcock - Representation 3 [12.2.4 - 2 pages]
5. A Loader - Representation 4 [12.2.5 - 3 pages]
6. P Mackenzie - Representation 5 [12.2.6 - 8 pages]
7. Response From Applicant Regarding Representation [12.2.7 - 3 pages]
8. Planner's Advice - Applicable Standards [12.2.8 - 14 pages]
9. Planner's Advice - Performance Criteria [12.2.9 - 17 pages]
10. Application documents [12.2.10 - 52 pages]
11. Agency Consultation - TasWater [12.2.11 - 2 pages]

Public Response

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below. Five responses (“representations”) were received during the advertised period.

This summary is an overview only, and should be read in conjunction with the full responses (see attached). In some instances, personal information may be redacted from individual responses.

The applicant has provided a response to the concerns raised responses. This response can be viewed in the attachment titles “Response From Applicant Regarding Representation”.

Council offers any person who has submitted a formal representation the opportunity to speak about it before a decision is made at the Council Meeting.

Name *D & M Dixon – Representation 1*

- Concern*
- a) Concerned about the removal of poplar tree on 121A Dexter Street, Westbury which has visual/aesthetic significance. There are a number of old poplar trees in Westbury that contribute to the amenity of the township and increase value of surrounding properties. The tree has offshoots one of which is in neighboring property and this poplar tree could be impacted from the removal of the poplar tree. It could also impact the historic hawthorn hedge located along the fence line.*
 - b) Believe the tree should be heritage listed. This requires assessment by the National Trust of Australia for entry on their Register of Significant Trees. This group have been contacted and apparently have a backlog and would not be able to assess the tree for a very long time.*
 - c) Would like Meander Valley Council to have Significant Tree Register similar to other Council (Hobart and Kingborough). It's believed that the poplar tree exhibits a number of qualities to be considered in a Significant Tree Register.*
 - d) The property is located in the Priority Vegetation Area as such the tree is a natural asset.*
 - e) Request that a condition of the development approval is that this poplar tree remain and be included in the proposed development.*
 - f) Should the application proceed without this consideration, we request that a condition of approval is that the owner has the tree removed professionally assessed to guarantee there will be no adverse impact on the poplar tree alongside it nor on the hawthorn hedge close by, and if any problem occurs that the owner is responsible for making good that problem.*

**Planner's
Response**

- a) The Tasmanian Planning Scheme – Meander Valley does not afford any protection to the poplar trees or the hawthorn hedge located on 121A Dexter Street, Westbury and 75 & 73 William Street. There are provisions in the Planning Scheme that provides a pathway for vegetation removal without requiring a Planning Permit. There are also provisions in the Planning Scheme that enable the removal of vegetation for the erection of a boundary fence, again without the need for a Planning Permit.

The poplar tree and hawthorn hedge are not identified as threatened flora, nor are they registered on a Significant Tree Register. The property, 121A Dexter Street, Westbury, is also not heritage listed. Whilst the property is mapped as being within the Priority Vegetation Area, the provisions associated with priority vegetation in the Planning Scheme are only applicable to subdivisions within the General Residential Zone. Therefore, the Natural Assets Code of the Planning Scheme that provides provisions regarding priority vegetation is not applicable for this Multiple Dwelling development. As the vegetation is not protected, Council is unable to condition for the retention of the vegetation.

- b) It is noted that the National Trust of Australia has been contacted for the poplar tree to be heritage listed. This is not something that the Planning Scheme considers.
- c) Council does not have a Significant Tree register. The establishment of this register is not a requirement of the Planning Scheme in considering this application.
- d) Refer to a) above.
- e) There are no relevant provisions in the Tasmanian Planning Scheme – Meander Valley to afford the protection of the poplar tree. Therefore, Council does not have the ability to condition for the retention of the poplar tree. There are also no provisions in the Planning Scheme to condition for an assessment of the tree to guarantee that there will be no adverse impact on the adjacent poplar tree or the hawthorn hedge.

The *Neighbourhood Dispute About Plants Act 2017* is the legislation that addresses vegetation within proximity to a title boundary. This is not administered by Council. It is recommended that Legal Aid Tasmania be contacted concerning matters regarding the vegetation.

f) Refer to e) above.

Name *R Hanby – Representation 2*

Concern a) *Oppose the dwelling behind property at 73 William Street, Westbury because of the removal of the mature poplar tree and potential damage to the hawthorn hedge.*

Hawthorn hedge was established prior to c1860 and is an important part of the property. There is no intention to remove the hawthorn hedge or poplar tree from 73 William Street. The hedge and poplar tree have a unique ecosystem that has thrived and refuge and homed many birds.

The poplar trees on both 121A Dexter Street and at 73 William Street are landmarks of Westbury when entering from the west and an important part of the mature streetscape which is dwindling.

b) *Building of fences will interfere with the hedge no doubt and does not want it damaged. The hedge is a fence, a living fence.*

Planner's Response

a) Please refer point a) in planner's response to Representation 1 above.

b) Please refer to point e) in planner's response to Representation 1 above.

The applicant has advised that a 1.8m high boundary fence will be installed where the fence requires replacement. The boundary fence between 73 William Street contains a hawthorn hedge. The applicant has advised that if the hawthorn hedge is sought to be retained by the adjoining owners they will consider retaining the hedge. These discussions are understood to occur between the developer and the owners of the adjoining properties at a later date.

It is noted that matters regarding vegetation removal and boundary fences are not dealt with by Council. There are two pieces of legislation that relate being:

- *Boundary Fences Act 1908; and*
- *Neighbourhood Disputes About Plants Act 2017.*

It is recommended that Legal Aid Tasmania be contacted concerning matters regarding the vegetation.

Name R & H Badcock – Representation 3

Concern a) Requesting a shared cost of a 1.8m high colorbond boundary fence if the proposal goes ahead.

Planner's Response a) The applicant has advised that a 1.8m high boundary fence will be installed where the fence requires replacement. In this instance, the fence will require replacing and as such the developer will be contacting adjoining property owners to come to an agreement with the boundary fence.

Name A Loader – Representation 4

Concern a) Traffic:

- *Until the end 2020 Dexter Street, between Franklin Street and William Street had eight working driveways.*
- *This number increased to nine with the approval of 20 units at 150-152 Dexter Street in October 2020. The ninth driveway is a super-sized driveway accessing a further 20 driveways. This means that there are now 28 driveways on this small stretch of road that is 190m in length.*
- *This application seeks to add another driveway that will also be a super-sized driveway accessing seven driveways. On this very small block, with the building of seven new dwellings, there will be 35 driveways.*
- *If each driveway has one car, there will be 35 cars coming in and out on a block that's less than 200m long.*
- *The planning application allows for 14 car parking spaces.*
- *35 cars is conservative as most of the existing dwellings have two or more cars parked. The number is more like 70 cars.*
- *The high density of vehicles will overwhelm this tiny area. There will be more noise; more pollution; greater potential for accidents; more wear and tear on an already stressed road system. Cars will funnel down William Street to Meander Valley Road and beyond. Goodbye quiet Westbury. Hello Rat Race.*

b) There will be many bins on the road on garbage and recycling days.

c) Flooding:

- *The land hasn't been developed because it's a little valley. Purchasers of units will be left with the potential consequence of flooding.*

d) Greed:

- *Seven units onto this land does not fit with the amenity of Westbury. The village of Westbury will be left with an unsightly development. Why the need to squash in as many dwellings as possible? Why not plan a development that allows for space, and that is more*

appropriate for this village? I can only put greed down as the reason.

- e) *This style of development is not meant for tiny towns and villages. Most choose to live in Westbury because its quiet, has green spaces and because of the gaps between neighbours. Houses that look the same do not fit historic Westbury.*

**Planner's
Response**

- a) The crossover to the site exists and does not require upgrading to accommodate the development. The use will generate 56 vehicles per day (vpd) as demonstrated in the Traffic Impact Assessment (TIA), equivalent to 8 trips per day per dwelling. This figure is based on the Transport for NSW - Guide to Traffic Generating Developments, which is a document that is consistently referred to by traffic engineers. The TIA has considered the number of vpd along with the sight distance afforded at the crossover, and the local road network and has conclude that the development will not impact the safety and efficiency of the road. Please refer to the attachment "Planner's Advice – Performance Criteria" for the assessment regarding traffic.

Council's Road Authority has advised: Dexter Street is constructed to a rural road standard, the road carriage way (seal and shoulders) are approximately 6m wide with flat wide verges allowing for passing. This is consistent with other roads of similar traffic volumes and the projected increase in traffic will not significantly impact the efficiency or safety of the road.

The Planning Scheme requires 2 car parking spaces to be provided per dwelling, and 1 visitor car parking space per 3 dwellings. 17 car parking spaces are required for the development of seven units. The proposal provides 18 car parking spaces. Regardless of how many people may occupy the unit, and the number of vehicles they may own, the car parking assessment is limited to the requirement of the Planning Scheme.

The development is located in an area zoned for residential development, and is supported by infrastructure including, water, sewerage, stormwater, roads and footpaths. The Planning Scheme does not consider the impact of noise and pollution as a result of residential development because the purpose of the zone is to provide for residential development. The proposal is for Multiple Dwellings which is a use that is permitted in the zone. The TIA has considered the potential for accidents through reviewing the crash data available, and considering the road network, including the width of carriage ways and volume of traffic. Council will continue to

monitor the road pavement quality through routine inspections and periodic asset management condition assessments.

- b) The Tasmanian Planning Scheme – Meander Valley does not require assessment of how waste bins are collected. Council's Infrastructure Department will not accept bins being collected from Dexter Street, however, there is the opportunity for bins to be collected from the internal driveway. This could be via private collection or in negotiation with Council's Infrastructure Department via Council's kerb side waste collection contractor.
- c) The application ensures that the overland flow path through the property is maintained without impacting existing residences or the new development. The flood report prepared by Hydrodynamica indicates that the velocity and depth of stormwater in a 1% annual exceedance probability storm event (1:100 year storm event) would result in a Hazard classification of H1, which is considered safe for people, vehicles and buildings. Please refer to the attachment "Planner's Advice – Performance Criteria" regarding further details on the assessment of the flood impact.
- d) Comments noted. The motivations of the applicant are not for the Planning Authority to comment on nor form part of the assessment of the application.

The purpose of the General Residential zone is to provide for a range of dwelling types where full infrastructure services are available. The proposed unit development is consistent with the zone purpose by providing units, ranging from two to three bedrooms, in an area that is characterised by single dwellings on large allotments. The density requirements of the General Residential Zone provide for a site area per dwelling of 325m². This development will have a site area per dwelling of 568m². The subject site is an internal lot, located behind single dwellings constructed in Dexter Street, Franklin Street, William Street and King Street. Therefore, there will be minimal opportunity to view the development from the streets.

- e) Comments noted. There planning scheme does not provide provisions regarding the design and appearance of buildings. There are no Local Heritage Places listed in the Tasmanian Planning Scheme – Meander Valley. Refer to point d) above.

Name P Mackenzie – Representation 5

Concern

a) Traffic Impacts

Traffic Impact Assessment (TIA) concludes that the situation is considered safe with low crash risk. There are several points about this:

- *Data/methodology that has been used for this assessment is incomplete, flawed and therefore inadequate.*
- *Therefore conclusions made are inadequate.*
- *Traffic impacts based on this proposed development in isolation from other proposed and possible developments and from a whole of Westbury assessment, must necessarily draw incorrect conclusions, and would result in sub-optimal (ie unsafe) outcomes).*
- *TIA uses data/methodology and assessment that has been accepted nationally and even internationally for decades. The overarching problem is that while the evidence is incontrovertible that this method is incomplete, inadequate and flawed due to historical system failure, the necessary changes to this process are yet to be made. Change of this type and level requires a paradigm shift and step-change and is typically incredibly slow to happen in safety across domains, not just in the transport arena.*
- *The fundamental flaw is the use of crash data alone as this ignores the significant number of unreported crashes, and unsafe incidents that occur everyday in road use, including necessary use of crash avoidance and evasion by other road users. TIA ignores the existing issues with traffic from and to Franklin and William Streets and the respective junctions with Meander Valley Road. It ignores the future such incidents that would be caused or contributed to by additional traffic movements generated by this proposal in Dexter Street and the cumulative of this development and others such as nearby unit developments on the other side of Dexter Street.*
- *There are too many unsafe traffic incidents in the area around Dexter Street and the streets that the extra traffic flows from including Franklin and William Street. These incidents are not recorded and not used in safety assessments and therefore doesn't make the roads safe and is not part of the "Safe System" approach to road safety.*
- *The downstream consequence of the impact of the additional and total traffic flows on to the junction of William Street and Meander Valley Road, and Franklin Street and Meander Valley Road. It would need to consider the total impact of existing and other proposed developments that will increase traffic flows into that junction.*
- *There are safety problems at the junction of William Street and Meander Valley Road and Franklin Street and Meander Valley Road. An assessment of the situation cannot be adequately assessed using crash numbers, not even with available traffic law violations data from Tas Police added in.*
- *Sight distance at these intersections are impeded especially with*

Attachment 12.2.1 Public Response - Summary Of Representations

larger vehicles parked near the intersections.

- *Council has a duty of care to prevent enabling additional safety risks to road users. Failure of Duty of Care to act on preventable safety incidents has resulted in successful prosecutions of corporate giants.*
- *Suggest Council pause on any decision and have a discussion with some legal advisors who have knowledge on the gradual changes with regard to Duty of Care. Representor would like to meet with MVC's legal advisors and provide more detail on the issues.*

b) Environmental Impacts

- *Development site is part of an informal, but highly important and valuable wildlife haven/refuge "corridor", extending from King Street through to Dexter Street. The property provides habitat to many species of native birds, including owls, honeyeaters and supports a family of Eastern Barred Bandicoots and Paddymelons. The presence of trees, grassland and understory vegetation acts in concert to provide habitat and protection for these native species.*
- *Expert information shows that islands of habitat like this are important in helping support our native species. In the past, this support of native species through the retention of habitat in corridors/islands was supported by Council, via supply of endemic/native vegetation through Council's NRM officer.*
- *Native species are under multiple and growing threat and the cut-up of 121A Dexter Street, with loss of both trees, grass and understory plants will likely see the Bandicoots and Paddymelons extirpated in a relatively short time.*
- *Over the last 22 years even owls have used the corridor as a temporary refuge at times.*
- *Bandicoots are a valued native animal and are protected. Places are going to great efforts to reintroduce them. The Federal Government provide funds for protection and reintroduction programs. For some reason the NRM catchment doesn't include Westbury. Yet we have bandicoots within 200m of the Westbury Post Office. Westbury is a 'hotspot' but the ever-increasing loss of habitat, and other threats will eventually see them extirpated, unless strategic and sustainable action is taken, as a matter of urgency. Destruction of habitat is acting counter to any possibility of sustainability.*
- *Meander Valley Council does not have an environmental officer nor NRM officer which could be why no assessment relating to habitat destruction and wildlife protection seems to have been carried out in regards to this development and the wildlife corridor through to King Street.*
- *Meander Valley Council does not have a tree heritage or preservation plan either and Westbury has lost mature trees over the 22 year period we have lived here. Will lose more if no natural heritage person or no other person with necessary expertise has been engaged.*

Attachment 12.2.1 Public Response - Summary Of Representations

- *Recommends that Council pause the proposed development and seek genuinely independent expert advice that considers the situation in a holistic, long-term way, for the future.*
- c) *Overall aggregated detrimental impacts of such developments on Westbury.*
- *The aspects of Westbury that are special include the historic village atmosphere, historic buildings, Village Green and Town Common to name a few. In the past these have been acknowledged by Council as important and integral components of the attraction of Westbury, to visit and to live in.*
 - *Westbury Village provides a quiet, relaxing environment in which to enjoy the rural lifestyle we are fortunate to have here.*
 - *Since the bypass of Westbury, locals have worked hard to build up the tourist aspects of Westbury. The winning of the Tidy Towns award in 2015 is an example of how Westbury is viewed both by locals and people who do not live in the village. The amenities make this village a convenient place for people of all ages to live.*
 - *In combination with other developments the proposed development at 121A Dexter Street, combine to threaten and erode aspects of the place and lifestyle that is so valued. It's concerning that the very nature of Westbury, as an historic village and rural lifestyle will be damaged forever by these types of developments. The very good things about Westbury which include the sense of place, tourism and heritage will be undermined by development and planning changes. Sense of Place is being eroded at Westbury at least for a significant percentage of the community.*
- d) *Concerns about the planning decision process involved as they relate to the State Planning Scheme and LPS, and how that relates to earlier MVC plans and considerations.*
- *Development is at odds with the Meander Valley Council Strategic Plan 2004-2014. The development can't possibly "tick the boxes" in terms of any holistic, long-term, strategic plan that integrates protection of natural heritage as a key priority.*
 - *Potential future litigation prospects to Council due to road safety and associated risks.*
 - *What will be the reasons behind this application being approved?*

Planner's Response

- a) The Planning Scheme requires that Traffic Impact Assessments are prepared in accordance with the Austroad's Guide to Traffic Management Part 12: Traffic Impacts of Development, by a suitably qualified person. The application included a Traffic Impact Assessment prepared by NTCASDs and are considered to be suitably qualified. Furthermore, the Department of State Growth provides guidelines for TIA assessment in Tasmania. The report has also been

Attachment 12.2.1 Public Response - Summary Of Representations

prepared with reference to these guidelines. These guidelines are accepted industry standard for development in Tasmania. Whilst the methodology for what is required to be considered in a TIA is questioned in the representation, the standard for the TIA is set by the Planning Scheme and guidelines.

Please refer to the response point a) in planner's response to representation 4 for information regarding traffic.

Following recent development at the northern end of Franklin Street, Council's Infrastructure Department have recently implemented some parking restrictions along Meander Valley Road to improve sight distances at the Franklin Street intersection. In addition to the Franklin Street intersection, Council officers deemed the parking near the William Street intersection not needing any adjustment. Council officers will continue to monitor feedback from the community to determine if further assessment of the intersections is necessary.

- b) Whilst the subject site is mapped as being within a Priority Vegetation Area, the provisions of the Natural Assets Code that consider priority vegetation do not apply to Multiple Dwelling developments in the General Residential Zone.

Please refer to the response at point a) in planner's response to Representation 1 above.

The potential for impact on flora or fauna is not considered in the Planning Scheme and, therefore, cannot be considered when assessing the application.

- c) Comments noted. The Planning Scheme does not provide provisions regarding the design and appearance of buildings. There are no Local Heritage Places listed in the Tasmanian Planning Scheme – Meander Valley.

Please refer to the response at point d) in planner's response to Representation 4 above.

- d) The Tasmanian Planning Scheme – Meander Valley commenced operation on 19 April 2021. Council's Planning Authority must assess the application against the relevant applicable provisions of this Scheme. The Tasmanian Planning Scheme is made up of the State Planning Provisions and Local Provision Schedule. The applicable standards applied to the assessment of the proposed development are the State Planning Provisions. There are no local provisions applicable to the development. As such, these provisions are

Attachment 12.2.1 Public Response - Summary Of Representations

implemented across the state and are mandated by the State Government.

The consideration of how the proposed development satisfies Council's Strategic Plan is not a requirement of the Planning Scheme.

Note: The planning application was advertised in a local newspaper and on Council's website for a statutory period of 14 days from 16 April 2022 to 5 May 2022. The property was also signposted.

From: [REDACTED]
Sent: Wed, 4 May 2022 12:10:25 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: PA\22\0077 - 121A Dexter St Westbury

Re: PA\22\0077 - residential building application for 121A Dexter St, Westbury submitted to Meander Valley Council (MVC).

Dear Mr Jordan

We are writing about the proposed development at 121A Dexter St Westbury, and to draw your attention to the magnificent poplar tree on the fence line adjoining our property which the developer has told us may be removed.

The tree is very old and has **outstanding visual/aesthetic significance** in the area, and possibly has historic value as well. There are a number of these very old poplar trees on properties in the central area of Westbury, which are part of the amenity of the Westbury township. Besides the great aesthetic value of such magnificent trees, they also increase the value of surrounding properties.

In addition, it is not a stand-alone tree, with several other considerable off-shoots sharing the same root area, one of which is inside our next-door neighbour's back yard. We are concerned removing the tree on the development side may seriously impact our neighbour's tree and also have impact on the historic hawthorn hedge running along the fence line.

We wrote to the council last year about this proposed development and this tree and were informed in writing the following:

"Although the property is located within a priority vegetation area, the provisions of the priority vegetation area of the planning scheme only applies to development in the General Residential Zone for subdivision only." And "As such, I do not believe there are any mechanisms in the planning scheme to prevent the tree from being removed if it is proposed." The only exception is if the tree is heritage listed but we have been informed this tree is not. We believe this tree should be heritage listed.

Our understanding is that to have a tree heritage listed it first needs to be assessed by the National Trust of Australia for entry on their Register of Significant Trees. We contacted the organisation who said they have a huge backlog of work and would not be able to assess this tree for a very long time.

We are aware that a number of Tasmanian councils, including Hobart and Kingborough, have Significant Tree registers but a MVC officer informed me that MVC does not have a significant tree register nor has a heritage register for trees.

Significant Tree registers vary but generally include trees with one or more of the following values:

- Outstanding Visual/Aesthetic/Landscape Significance
- Tree/s that is outstanding for its/their height, trunk circumference or canopy spread;
- Tree/s that occur in a prominent location or context or have historical significance;

- Tree/s that contribute significantly to the landscape in which it/they grow (including streetscapes, parks, gardens or natural landscapes);
- Tree/s that exhibit an unusual growth form or physical feature, including unusually pruned forms; or
- Tree/s that are particularly old or vulnerable.
- trees which are significant for the flora and fauna around them.
- rarity

We believe this tree exhibits a number of these qualities.

We see that the Tasmanian planning scheme has a Natural Assets Code which provides consistency across the State regarding the protection of important natural values. The code includes areas designated as 'priority vegetation areas'. We have been informed this is a priority vegetation area.

We would suggest that it can be clearly seen that this tree is a natural asset to the area, even if there is not a legal requirement to retain the tree.

As such, we request that a condition of the development approval is that this poplar tree remain and be included in any proposed development.

Should the application proceed without this consideration, we request that a condition of approval is that the owner has the tree removal professionally assessed to guarantee there will be no adverse impact on the poplar tree alongside it nor on the hawthorn hedges close by, and if any problem occurs that the owner is responsible for making good the problem.

Regards

David and Marjorie Dixon



From: [REDACTED]
Sent: Wed, 4 May 2022 07:02:53 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: 121A dexter Street.

Dear sir.

As the owner and occupier of 73 William Street, I strongly oppose the building of the dwelling directly behind my property.

My opposition is due to the removal of the existing mature Poplar tree and any potential damage to my existing historic Hawthorne hedge. The hedge was planted before my cottage was built c1860 and is a very important part of my property that I don't want to lose.

I have no intention of lowering or removing the hedge or Poplar tree on my property.

The Poplar and hedge are a unique little ecosystem of their own that have been able to thrive and are refuge and home to many many birds. After reading Hydrnamicas report one can understand why the tree has been able to thrive.

The Poplar on 121A and on my block are also land marks entering Westbury from the west and an important part of the mature streetscape which is dwindling.

The building of fences is also going to interfere with the hedge no doubt and I do not want it damaged as it is already a fence, a living fence.

Again I strongly oppose the building of a dwelling directly behind my property.

I am unable to be contacted by phone until the 19/5/22 due to working in a remote location.

However I can be contacted by email.

Yours sincerely

Rebecca Hanby.

From: [REDACTED]
Sent: Thu, 5 May 2022 11:41:23 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: PA\22\0077 Adjacent boundary fence to 121a Dexter Street.
Attachments: fence.jpg

Attention Natasha.

Re phone call 03/05/22 - PA\22\0077 - Adjacent boundary fence to 121a Dexter Street.

Hi.

We are the owners of 50 Franklin Street Westbury, a property with an adjacent boundary to 121a Dexter Street, the sight of proposed development PA\22\0077.

I know that council doesn't get involve with fencing so I guess this is not a representation.

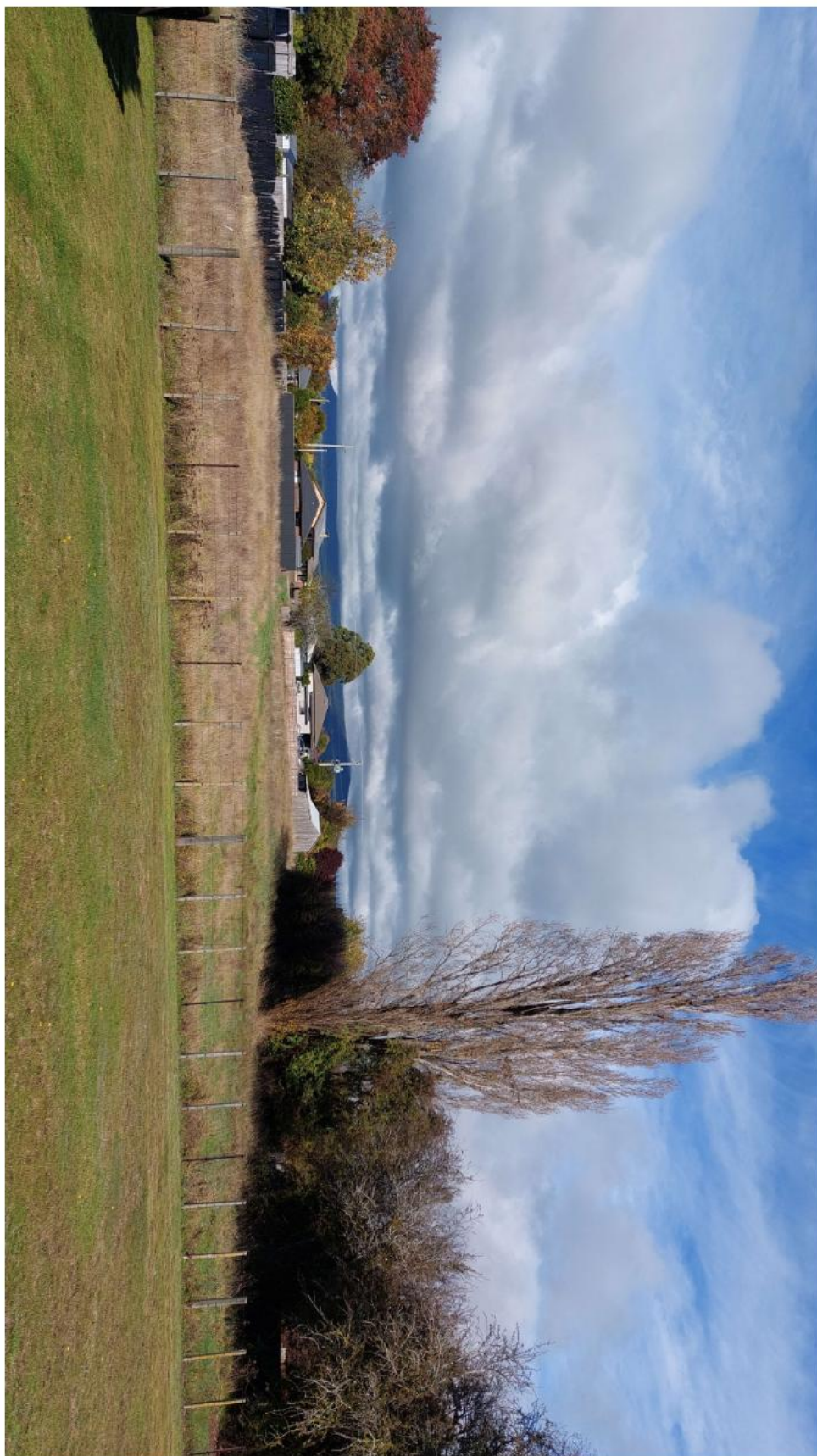
This is just a note to say that we would be requesting a shared cost, 1.8 metre high colorbond boundary fence if the development goes ahead.

At the moment there is no sight screening at all. See attached photo.

Robert and Helen Badcock
[REDACTED]



Image 12.2.4 R & H Badcock - Representation 3



From: [REDACTED]
Sent: Tue, 3 May 2022 15:41:59 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: Att: General Manager, Re: Representation re Application: PA\22\0077
Attachments: Application - PA-22-0077 - submission by A-M Loader 03-05-2022.pdf

Please find attached a representation re **Application:** [PA\22\0077](#).

From
Mrs Anne-Marie Loader
[REDACTED]

03 May 2022

Representation re: Application: PA\22\0077

I write to oppose the application to build seven units at 121A Dexter Street, Westbury Tasmania.

Let's talk traffic:

Up until the end of 2020, Dexter Street, between Franklin and William Streets had eight working driveways.

With the approval to build 20 units at 150-152 Dexter Street in October 2020, this number increased to nine. The ninth driveway however is a super-sized driveway, accessing a further 20 driveways.

Effectively this means that there are now 28 driveways on this small stretch of road. How long is this stretch of road? It is 0.19kms. That's less than 200m. 28 driveways.

This new application seeks to add another driveway that will also be a super-sized driveway, accessing seven driveways.

All up on this very small block, with the building of seven new dwellings, there will be 35 driveways.

And driveways mean cars. Let's say each driveway has one car. That's 35 cars coming in and out on a block that's less than 200m long. Of course, the planning application itself allows for 14 car parking spaces. The number 35 is conservative. A walk down that block on a Sunday morning revealed that most of the existing dwellings had two or more cars parked. This number is more like 70 cars. 70 cars in 200m.

This high density of vehicles will overwhelm this tiny area. It means more noise. It means more pollution. It means greater potential for accidents. It means way more wear and tear on the already stressed road system. All of this will funnel down through William Street to Meander Valley Road and beyond. Goodbye quiet Westbury. Hello Rat Race.

(And let's not even think about garbage and recycling day. Bins, bins and more bins. Cars and bins all over the place in the space of less than 200m).

Let's talk about flooding:

There is a reason that this land hasn't been built on. It's a little valley all on its own. While a developer might rub their hands with glee, build quickly, sell quickly and run away with the cash, anyone who buys one of these dwellings will be left with the potential consequence of flooding.

Let's talk about greed:

Squashing seven units onto this area of land does not fit with the amenity of Westbury. It may line the pockets of developers but ultimately the little village of Westbury will be left with yet another unsightly development. Why the need to squash in as many dwellings as possible? Why not plan a development that allows for space, and that is more appropriate for this village? I can only put greed down as the reason.

In conclusion:

I implore the Councillors to hit this development on the head and file it in the circular file – the bin. I've heard it said that if a development fits with the planning scheme, then our elected representatives are left with no choice but to agree with it. Really? If that is the case, why have

elected members? Are our elected members the voice of the people they represent? Or are they the voice of paid council employees, planners and developers? This style of development is not meant for tiny towns and villages. Most Westbury residents have chosen to live in Westbury because it is quiet, because of the green spaces and because of the gaps between us and our neighbours. Please don't spoil our beautiful village anymore with this scourge. Houses made of ticky tacky that look all the same just don't fit historic Westbury.

Mrs Anne-Marie Loader



From: [REDACTED]
Sent: Thu, 5 May 2022 02:09:52 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: SUBMISSION RE PROPOSED DEVELOPMENT AT 121A DEXTER STREET,
WESTBURY PA/22/0077
Attachments: Submission- 121A DexterStWestbury - Copy.rtf

Hello

Please find attached by submission in opposition to this development.

Could you please send me an acknowledgment by the end of today, May 5th, that you have received this email and attached submission.

That would be a great help, thanks, just so I know it has not gone astray in the ether.

Cheers

Peter Mackenzie
[REDACTED]

Sent from [Mail](#) for Windows

SUBMISSION RE HOUSING (UNITS) DEVELOPMENT
PLANNED FOR 121A DEXTER STREET, WESTBURY

5th May 2022

My submission against the infill building of these units on this piece of land, is primarily based on the following:

1. traffic impacts.
2. Environmental impacts and
3. Overall aggregated detrimental Impacts of such developments on Westbury.
4. Concerns about the planning decision processes involved, as they relate to the State Planning Scheme and LPS, and how that relates to earlier MVC plans and considerations.

1. TRAFFIC IMPACTS

The concerns are both individual due to this planned this development, and cumulative due to other developments south of King Street.

The key issue relates to the Traffic Impact Assessment (TIA) that was carried out in regard to this proposal, and related road safety issues arising from that.

My concern in regard to the TIA relates specifically to the aspects of safety.

The TIA has used conventional approaches to safety assessment, and from that has drawn the conclusion that the situation is considered safe with a low crash risk.

Several key points about this are:

- The data/methodology that has been used for this assessment, is incomplete, flawed and therefore inadequate.
- Therefore, any conclusions made using that approach, are invalid.
- Traffic impacts based on this proposed development in isolation from other proposed and possible developments and from a whole of Westbury assessment, must necessarily draw incorrect conclusions, and would result in sub-optimal (ie unsafe) outcomes).
- Further explanation on the key points above.
- The TIA uses data/methodology and assessment that has been accepted nationally and even internationally for decades. The overarching problem is that while the evidence is incontrovertible that this method is incomplete, inadequate and flawed, due to historical system failure, the necessary changes to this process by are yet to be made. Change of this type and

level requires a paradigm shift and step-change and is typically incredibly slow to happen in safety across domains, not just in the transport arena.

- The fundamental flaw is that the use of crash data alone, ignores the significant numbers of unreported crashes, and unsafe incidents that occur everyday in road-use- including necessary use of crash avoidance and evasion by other (non-erring) road user. It ignores the existing issues with traffic from and to Franklin and William Sts and the respective junctions with Meander Valley Rd. It then ignores the future such incidents that would be caused or contributed to by additional traffic movements be generated by this proposed development in Dexter St- and the cumulative increases caused by this planned development and others, such as the nearby unit developments on the other side of Dexter Street.
- There are too many unsafe traffic incidents already, in the area around Dexter Street, and the streets that the extra traffic flows from this development will funnel into -particularly William St, and Franklin St. The fact that these are not monitored or recorded officially, not used in safety assessments, does not make them safe- and is not part of the "Safe System" approach to road safety.
- None of this is surprising, given that housing and industrial/other developments around Australia, typically do not consider (or are in denial of) "downstream consequences" of traffic generation. Just to give one example is the impacts of the additional and total traffic flows onto the junction of William St and Meander Valley Road. That would need to consider the total impact of not just this one development, but the other existing and planned/proposed developments that will increase traffic flows into that junction. The same applies to the junction of Franklin and Meander Valley Road.
- There are already significant safety problems at the junction of William Street and Meander Valley Road. (former highway). Similarly for the Junction of Franklin Sts and Meander Valley Road. Once again, an assessment of that situation cannot be adequately assessed using crash numbers, not even if available traffic law violations data from Tas Police are added in.
- There is observational evidence that too many drivers already are not driving safely through these two junctions, and are putting themselves and other road users at risk. Sight distances are impeded at both intersections, especially when larger vehicles are parked near the intersections.
- Some of the unsafe driving will be intentional, and some will be unintentional, and without any further data, it is not possible to know what the breakup up.
- This certainly presents as a conundrum to Council, in needing to maintain Council's duty of care to community members and other road users (tourists, and other visitors, and other non-local visitors), and that competing with council clearly wanting to approve building developments.
- Council has a duty of care to prevent enabling additional safety risks to road users. At the moment there is no independent regulator, and Council, as planning authority, seems to be immune from any litigation.
- However, that is more due to a combination of weak road safety laws in the past, a long adherence to the "fault doctrine", and historical time-lag anomaly than other reason. Under

COR legislation, if for example, a council truck was involved in a crash at either of these intersections, council could face prosecution. It's worth noting that failure of Duty of Care to act on preventable safety incidents, has resulted in successful prosecutions of corporate giants such as BHP and ALS, and similarly, to Western Australian Prisons Service, and even the Australian Defence Force (ADF).

- I have added those details, to assist council, as I expect some on council will incorrectly believe that past inactions and sovereign immunity from feasant issues, will continue long into the future. My research on safety issues, and tracking of the (slow) changes in laws and legal actions, along with discussions with several Professors of Law and QCs, The National Transport Commission (NTC), and National Safety Council (NSCA) indicates otherwise.
- Similarly, if Council staff continue to use the current method of TIAs as showing support for developments, they may in future, literally end up risking their house- it is that serious.
- At this stage, even the good professors of law are not inclined to second-guess exact outcomes of any landmark litigation cases, and whether retrospective litigation might follow, but the risk is there.
- I suggest in this case, council pause on any decision, and have serious discussions with some legal advisors who have at least some knowledge on the gradual changes with regard to Duty of Care, and the slowly changes regarding related legal issues that have been taking place.
- In line with previous submissions I have made that mentioned these issues, I would be pleased to meet with MVCs legal advisors and provide more details on these issues, from my thirty-years long research on the topic.

2. ENVIRONMENTAL IMPACTS ON WILDLIFE AND THEIR HABITAT

- The development site in question, is part of an informal, but highly important and valuable wildlife haven/refuge "corridor", extending from our property in King Street, through to Dexter St.
- The property provides habitat to many species of native birds, including at times, owls, and honeyeaters. It also supports a small family of Eastern Barred Bandicoots, and Paddymelons.
- The presence of trees, grassland and understory vegetation acts in concert to provide habitat and protection for these native species.
- Expert information shows that islands of habitat like this are important in helping to support our native species. (I am happy to provide further detailed information on that aspect, as I don't think Council currently has an officer with knowledge on that topic.

- In the past, this support of native species through the retention of habitat in corridors/islands was supported by council, via supply of endemic/native vegetation through Council's NRM officer. (That was quite a few years ago now, and I guess that scheme has expired?).
- These native species are already under multiple and growing threats, and the cut-up of 121A Dexter St, with loss of both trees, grass and understory plants will likely see the Bandicoots and Paddymelons extirpated in a relatively short time.
- Over the last 22 years, even owls have used the corridor as a temporary refuge at times. I don't know of any ever nesting there.
- Looking at the Bandicoots only– they are acknowledged as a special, and valued native animal elsewhere, and not only protected, but in various places great efforts are being made to reintroduce them.
- The Federal Government provide funds for protection and reintroduction programs, and The Federal Minister for Environment has even visited an informal sanctuary in The West Tamar to praise their efforts in providing protective habitat.
- But for some unfathomable reasons, the NRM "catchment" doesn't include Westbury. Yet we have bandicoots within 200 metres of the Post Office PO. Westbury is a "hotspot", but the ever-increasing loss of habitat, and other threats will eventually see them extirpated, unless strategic and sustainable action is taken, and as a matter of urgency. Destruction of habitat is acting counter to any possibility of sustainability.
- From what I understand, MVC currently has no environment officer, nor NRM officer- and that may well be the underlying reason why no assessment relating to habitat destruction and wildlife protection seems to have been carried out, in relation to 121A Dexter Street, and the wildlife corridor through to King Street.
- It seems that MVC has no tree heritage/preservation plan either, and Westbury has lost mature trees over the 22 period we have lived it- and will lose more, through developments if no natural heritage person or no other person with necessary expertise has been engaged.
- As with the road safety issues mentioned earlier in point #1, I strongly recommend that Council pause this proposed development, and seek genuinely independent expert advice that considers the situation in a holistic, long-term way, for the future.

3. **OVERALL IMPACTS ON WESTBURY (PRESENT AND FUTURE)**

- The aspects of Westbury that are special, include its historic village atmosphere, historic buildings, Village Green and Town Common, to name a few. In the past, these have been acknowledged by Council, as important and integral components of the attractions of Westbury, to visit and to live in.

- Westbury Village provides a quiet, relaxing environment in which to enjoy the rural lifestyle we are fortunate to have here.
- Since the bypass of Westbury many years ago, locals have worked hard to build up the tourist aspects of Westbury. The winning of the Tidy Towns award in 2015 is an example of how Westbury is viewed both by locals and people who do not live in the village. We are fortunate to have amenities that make this village a convenient place for people of all ages to live.
- As well as having the convenience of the facilities mentioned above, we also have the pleasure of living in an historic village with beautiful historic buildings to enjoy. It's a place where families enjoy a picnic on our Village Green or walking their dogs on the Town Common. We are indeed fortunate to live a lifestyle that would be envied by many other people in Tasmania and on the Mainland.
- Meander Valley Council, at least in the past have acknowledged the special aspects of Westbury and the Valley.

The Meander Valley Planning Scheme's overarching objective is to ensure that the municipality "develops and progresses while the amenity, environment, lifestyle and range of products and services available in the area are retained, improved, extended and remain affordable".

(MVC Hadspen Outline Development Plan, 2011)

- And yet clearly, individually, and in combination with other developments, the planned housing development proposed at 121A Dexter Street combine to threaten and erode aspects of the place and lifestyle that is so valued.
- It is concerning that the very nature of Westbury as an historic village and rural lifestyle will be damaged forever by these types of developments.
- While this submission is aimed at the 121A Dexter Street development, my greater concern is that the changes that have occurred and will occur with other planning changes already in the pipeline, will in total, undermine the very good things about Westbury which include the sense of place, tourism and heritage.
- Modern thinking in planning strongly emphasises the importance of what is called "sense of place", and yet, this is being eroded at Westbury, at least for a significant percentage of the community.
- On the surface at least, it appears that current thinking within Meander Valley Council seems to be that any development that can be squeezed into Westbury is a good thing. That is not a holistic approach, and is lacking a greater vision for Westbury.
- These developments, and the negative aspects, if continued, will not only be detrimental in a number of ways, but will be irreversible.

4. CONCERNS AND QUESTIONS ABOUT THE PLANNING DECISION PROCESS ES INVOLVED, AS THEY RELATE TO THE STATE PLANNING SCHEME, AND THE LPS- AND HOW THEY RELATE TO THE EARLIER MVC PLANS AND CONSIDERATIONS

- What Council said in years past was:

The Meander Valley Council Strategic Plan 2004- 2014 lays out a long term vision for the future of the municipality. Foremost is recognition of the Council's rural and environmental assets; the need to grow; and a pledge to work in partnership with the community. There is also a commitment to managing the tension between growth and conservation through a new town planning scheme, maintaining the character of townships, and the effective management of essential infrastructure. Meander Valley Planning Scheme 1995 The Meander Valley Planning Scheme's overarching objective is to ensure that the municipality "develops and progresses while the amenity, environment, lifestyle and range of products and services available in the area are retained, improved, extended and remain affordable."

(Meander Valley Council Strategic Plan 2004-2014)

In recent years, Some Councillors have made statements about developments such as

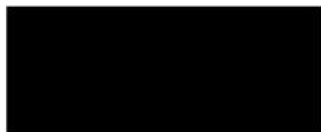
1. *This development ticks all the boxes.*
2. *We need to approve this development, or we could be sued.*
3. *We know some people want to maintain Westbury as it is, but we need to look after the people who want to move here.*

- These seem at odds with the statements made in the earlier strategic plan, shown above, and highlights the difficulties and tensions presented by competing and at times, conflicting priorities- and possibility between these and the limitations of the LPS, and constrictive elements of the current State Planning Scheme?
- The planned development at 121A Dexter Street can't possibly "tick the boxes" in terms of any holistic, long-term, strategic plan that integrates protection of natural heritage as a key priority.
- And as I have raised earlier, it would add great risks in terms of road safety, and associated risks of at least potential litigation against council staff, and council itself. I don't think ratepayers would want council to risk substantial amounts of ratepayers monies on future litigation prospects.
- There is also reputational damage to consider in both the road safety issues, and lack of protection of natural heritage.
- So if this development is approved, regardless of those risks, will the reasons behind that be:
 1. The desire for development is over-riding other considerations, and that is a decision by Councillors (and advice to Councillors by some council staff)?

2. Or is it from that fear of being sued by developers mentioned above.?
3. And is that derived from the LPS being written in a way that doesn't protect heritage adequately?
4. Or are MVC and this community, all victims of a State Planning Scheme that has placed housing developments as THE priority, and the values named in MVC's Strategic Plan being subjugated and relegated to meaningless?
5. It is imperative that this situation is clearly articulated to the community- of Westbury in this case, but to all the people of Meander Valley, by Council, and I look forward to this being clarified, because at the moment I cannot understand what is happening, and I know that the same concerns are shared by numerous other community members.
6. A clearly articulated explanation will go a long way to helping understanding between Council and its ratepayers an wider community. The converse is true.

Thank You

Peter Mackenzie





Ms. Natasha Whiteley
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

19 May 2022

Dear Natasha,

PA/22/0077 121A Dexter Street, Westbury – Response to issues raised in representations

I have been engaged by the proponents of PA/22/0077 as a qualified planner, to make a response to matters raised within the four representations received in regard to the proposal for use and development of 7 multiple dwellings at 121A Dexter Street, Westbury.

Issue 1 – Traffic Concerns – A Traffic Impact Assessment (TIA) accompanied the application demonstrating that the proposed seven multiple dwellings will not pose a safety risk or impact that would be detrimental to the efficiency of the existing access and road. The TIA demonstrated compliance with the relevant provisions of C2.0 Parking and Sustainable Transport Code and C3.0 Road and Railway Assets Code of the Tasmanian Planning Scheme – Meander Valley. One access point to Dexter Street is existing and will be used for the use and development and would not result in any greater points of access. Sufficient on-site parking spaces are provided with access and egress in a forward motion.

Issue 2 – Flooding Concerns – Current flooding is caused by the discharge of stormwater from Council's minor drainage system from an outlet at 56-58 Franklin Street. The remainder is a result of overland flow escaping from the roadside drain on the northern side of Dexter Street. A Flood Prone Area Hazard Code Assessment prepared by Hydrodynamica accompanied the application noting that the Flood-prone Areas Code overlay does not encumber the subject site. New public stormwater infrastructure through the site will link the existing minor system which outlets within No. 56-58 Franklin Street with the new system extension Council has recently constructed near the north-east corner of No. 121a. Modelling was undertaken which shows the property may still be subject to 'gap' overland flows, i.e. flows which exceed the capacity of the new piped network, in the 1% AEP. Hence the proposal to contain the shallow 1% AEP overflows through the central access/driveway, which generally follows the path of the existing shallow gully. To provide an additional factor of safety having floor levels 200mm higher than the central driveway (for units 2 to 6) and 300mm (for unit 7) is proposed. The proponents have had conversations with Council's engineering department, and it was they who suggested the visitor carpark be accommodated at the low end (north-west) of the site as it would tie in to the continuation of the flow path and recently installed pipework through No. 69 William Street. The report shows that flooding within the site is entirely Hazard Vulnerability Classification H1 which is described as 'generally safe for people, vehicles and buildings'. By approving this application, Council will see infrastructure implemented to improve the issue of flooding in the area.



Issue 3 – Over development – The subject site comprises an area of 4251m². In accordance with the General Residential zone density provisions for multiple dwellings Clause 8.4.1, a density of 1:325m² meets the acceptable solution. The subject site area could therefore provide for 13 units on the subject site. The proposal is only for 7 units, providing a lower density of 1:607m². The proposal is compliant with the planning scheme density provisions and cannot be considered overdevelopment of the site.

Issue 4 – Retention of Poplar Tree – The poplar tree is to be removed as it clashes with one of the units proposed. Although the property is located within a priority vegetation overlay, the provisions of the Natural Assets Code only apply to development in the General Residential zone for subdivision only. This proposal is not for subdivision and as such, there are no provisions that would require the retention of the poplar tree. The tree is not within a Register of Significant Trees and therefore the removal of the poplar tree can be undertaken at any time, even if not forming part of a planning application. The Council cannot therefore require a condition to enforce that the poplar tree is to remain. The hawthorn hedge was not picked up on a survey, but it does appear that it may be right on the boundary. The proponent advises that prior to doing any fencing, they will need to formally survey the property boundaries so will confirm where the hawthorn hedge at that time is placed. It may be possible to keep it, and the proponent will look at that at the time, but again there is no requirement to retain. The existing trees located adjacent to the visitor parking in the north-west corner should be able to be kept even though the plans do say they are to be removed, and a condition could be included to have these trees in that location retained if that is appropriate for Council to do so.

Issue 5 – Fencing – Although this representation is not against the proposal, the author has raised the future fencing of the shared boundary with their property. Boundary fencing is not a consideration of the Planning Scheme and is considered separately under the *Boundary Fences Act 1908*. The proponents are happy to liaise with the neighbour to share the cost as per the Act of a suitable boundary fence.

Issue 6 – Environmental impacts on wildlife and habitat – The subject site is zoned General Residential and multiple dwellings are a permitted use within this zone. The subject site is zoned appropriately for development, and there are no overlays or formal wildlife corridors in effect that would prevent development of the site. As detailed previously, although the property is located within a priority vegetation overlay, the provisions of the Natural Assets Code only apply to development in the General Residential zone for subdivision only. There is no further consideration of those matters raised in the representation in relation to wildlife and habitat as required by the Planning Scheme, or State or Federal legislation. A wildlife corridor is a strip of natural habitat connecting populations of wildlife otherwise separated by cultivated land, roads, etc. The site is surrounded by existing residential uses with no recordings of threatened flora or fauna either on the subject site or on surrounding properties and therefore labelling the site as an informal wildlife corridor is not correct or relevant.



Issue 7 – Overall impacts on Westbury – From a planning perspective, I cannot see how the claims of the author of this representation have any merit in relation to provision of the Planning Scheme. The subject land is not located within a heritage precinct, and being an internal lot, will have minimal impact on the streetscape visually. The character of the township will not be compromised by the proposal which is not out of character for the zoning or the area. As detailed above, the density of the proposal is lower than that prescribed by the acceptable solutions, with the proposal nearly half that number of units allowable under the Planning Scheme. The zoning encourages as demonstrated by the purpose of the zone to provide for residential use or development that accommodates a range of dwelling types and thereby multiple dwellings are permitted in the zone.

The proposal is consistent with the provisions of the Tasmanian Planning Scheme – Meander Valley, and therefore should be considered for approval.

Kind Regards,

A handwritten signature in black ink that reads "R Green". The signature is written in a cursive style and is placed on a light blue rectangular background.

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor
Rebecca Green & Associates
m. 0409 284422
P.O. Box 2108, Launceston, 7250

Planner's Advice: Applicable Standards

Background

The proposal involves the construction of seven multiple dwellings, internal access and car parking area.

121A Dexter Street, Westbury is an internal lot having an area of 4251m². The access handle is 6m in width and 45m in length. The lot is relatively flat, with an open spoon drain dissecting the property. There are various easements provided for on the title, including drainage easements and pipeline and services easements. These easements are of various widths and located to the northern, eastern and southern boundary. A 2m wide drainage easement is shown in the Folio Plan to dissect part of the title where unit 1 is proposed. It is noted that this easement was deleted through a request to amend the sealed plan which was registered on 3 November 2020.

The subject property is located in the General Residential Zone of the *Tasmanian Planning Scheme – Meander Valley*. The property is also within the priority vegetation area of the Natural Asset Code (refer to Figure 1). Adjoining properties are constructed with both single and multiple dwellings (refer to Figure 2). It is noted that there have been 20 multiple dwellings constructed at 150 Dexter Street, which is slightly offset to the access of the subject property and is located to the southern side of Dexter Street. These dwellings are not shown in the aerial photo, as the aerial images available are not recent enough.

Figure 3 to 8 below are photos of the development area.



Figure 1: Zoning of subject title and adjoining land.
Red = General Residential Zone. Green hatching = priority vegetation area.



Figure 2: Aerial photo of subject title and adjoining land.



Figure 3: Photo of the access to 121A Dexter Street, Westbury.



Figure 4: The access strip looking south towards Dexter Street.



Figure 5: The subject site looking north from the end of the access strip.



Figure 6: The subject site looking south-west taken from the north-east corner.



Figure 7: Existing vegetation. Poplar tree to be removed.



Figure 8: Stormwater connection located in the north-west corner.

Summary of Planner's Advice

This application was assessed against General Provisions Standards, as well as the Applicable Standards for this Zone and any relevant Codes.

All Standards applied in this assessment are taken from the Planning Scheme.

This application is assessed as compliant with the relevant Acceptable Solutions, except where "*Relies on Performance Criteria*" is indicated (see tables below).

Council has discretion to approve or refuse the application based on its assessment of the Performance Criteria, where they apply. Before exercising discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

For a more detailed discussion of any aspects of this application reliant on Performance Criteria, see the attachment titled "Planner's Advice - Performance Criteria".

General Residential Zone		
<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
8.3.1	<i>Discretionary Uses</i>	
A1-A4	Multiple Dwellings is a Permitted Use	Not Applicable
8.4.1	<i>Residential density for multiple dwellings</i>	
A1	The site has an area of 4,251m ² and the proposal will result in seven dwellings on the site. The site area per dwelling is therefore 568m ² (Noting that the access strip is excluded from this calculation).	Complies
8.4.2	<i>Setbacks and building envelope for all dwellings</i>	
A1	The site is an internal lot. The access strip has a width of 6m and a length of 45m. All proposed dwellings will be located behind the line of the access strip and will therefore be setback greater than 4.5m from the frontage.	Complies
A2	The site is an internal lot. The access strip has a width of 6m and a length of 45m. All proposed attached garages will be located behind the line of the access strip and will therefore be setback greater than 5.5m from the frontage.	Complies
A3	a) Buildings are not contained within the building envelope as prescribed in Figure 8.3 of the Planning Scheme.	Relies on Performance Criteria

General Residential Zone

Scheme Standard

Planner's Assessment

Assessed Outcome

- i) The lot is an internal lot. The building envelope for an internal lot is 4.5m from the rear boundary of a property with an adjoining frontage. Units 2 and 3 will be less than 4.5m from the western boundary.
- ii) All units, other than those identified in i) above, are contained within the building envelope (refer to table below).

b) No unit is within 1.5m of the boundary.

Unit No.	Maximum Wall Height	Minimum Boundary Setback							
		North		South		East		West	
		R	P	R	P	R	P	R	P
1	2.4m	1.5m	3.9m	4.5m	5.1m	4.5m	34.5m	1.5m	3m
2	2.4m	1.5m	47m	4.5m	28m	4.5m	28m	4.5m	3m*
3	2.4m	1.5m	22m	4.5m	53m	4.5m	27m	4.5m	3m*
4	2.4m	1.5m	6.6m	4.5m	70m	4.5m	4.5m	4.5m	24.5m
5	2.4m	1.5m	29m	4.5m	46m	4.5m	4.5m	4.5m	26m
6	2.4m	1.5m	51m	4.5m	26m	4.5m	4.5m	4.5m	25m
7	2.4m	1.5m	72m	4.5m	5m	4.5m	4.5m	4.5m	32m

*R – required setback. P – proposed setback. * - Acceptable Solution not complied with.*

General Residential Zone

Scheme
Standard

Planner's Assessment

Assessed Outcome

8.4.3 Site coverage and private open space for all dwellings

A1

a) Site coverage is calculated at 25%:

Complies

Lot size: 4251m²

Unit	Area (m ²)
1	165.2
2	165.2
3	165.2
4	132.7
5	165.2
6	132.7
7	132.7
Total	1058.9

Total site coverage is 1058.9m² or 25%.b) All units are afforded more than 60m² of private open space area.

Unit	Area (m ²)
1	248
2	192
3	192
4	269
5	216
6	157
7	167

A2

All units are provided with private open space:

Relies on
Performance
Criteria

a) In one location

i) 24m² in area – Unit 6 and 7 do not have a 24m² dedicated private open space area.

b) Has a minimum horizontal dimension of not less than

i) 4m – Units 1, 6 and 7 will not have a minimum horizontal dimension of not less than 4m for the dedicated private open space area.

General Residential Zone

Scheme Standard

Planner's Assessment

Assessed Outcome

Unit	Area (m ²)	Dimensions (m)
Unit 1	37.44	10.4 x 3.6*
Unit 2	24	6 x 4
Unit 3	24	6 x 4
Unit 4	24	6 x 4
Unit 5	24	6 x 4
Unit 6	22*	5.5* x 4
Unit 7	22*	5.5* x 4

* - area or dimension that does not comply with the Acceptable Solution.

- c) Not located between the dwelling and the frontage.
- d) Has a gradient that is not steeper than 1 in 10.

All other units comply with the private open space requirements.

8.4.4 Sunlight to private open space of multiple dwelling

A1

The following table identifies units that will be to the north of the private open space (POS) of a southern unit and the separation distance between the northern unit and the northern edge of the POS of the southern unit.

Complies

Southern Unit	Northern Unit	Distance between Unit and POS
1	2	3.1m
2	3	3.1m
5	4	3.8m
6	5	3.1m
7	6	3.7m

General Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome																								
	The distance listed in the 3 rd column of the table and the 2.4m wall height of the northern unit will ensure that all northern units are contained within the line described by Figure 8.4 of the Planning Scheme. Note: minimum distance is 3m. Units are located greater than 3m to the north of the private open space of another unit.																									
<i>8.4.5</i>	<i>Width of openings for garages and carports for all dwellings</i>																									
A1	No garages or carports within 12m of frontage.	Complies																								
<i>8.4.6</i>	<i>Privacy for all dwellings</i>																									
A1	The proposed external car parking spaces will have a finished surface level less than 1m above natural ground level.	Not Applicable																								
A2	Each proposed unit will have a finished floor level of less than 1m above natural ground level.	Not Applicable																								
A3	The table below illustrates the distance of the nearest habitable room window of each unit from the shared driveway.	Complies																								
	<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr style="background-color: #4CAF50; color: white;"> <th>Unit</th> <th>Window</th> <th>Distance</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td><td style="text-align: center;">Lounge</td><td style="text-align: center;">7.6m</td></tr> <tr><td style="text-align: center;">2</td><td style="text-align: center;">Lounge</td><td style="text-align: center;">3m</td></tr> <tr><td style="text-align: center;">3</td><td style="text-align: center;">Lounge</td><td style="text-align: center;">2.5m</td></tr> <tr><td style="text-align: center;">4</td><td style="text-align: center;">Lounge</td><td style="text-align: center;">6.4m</td></tr> <tr><td style="text-align: center;">5</td><td style="text-align: center;">Lounge</td><td style="text-align: center;">2.8m</td></tr> <tr><td style="text-align: center;">6</td><td style="text-align: center;">Lounge</td><td style="text-align: center;">3.3m</td></tr> <tr><td style="text-align: center;">7</td><td style="text-align: center;">Lounge</td><td style="text-align: center;">3.3m</td></tr> </tbody> </table>	Unit	Window	Distance	1	Lounge	7.6m	2	Lounge	3m	3	Lounge	2.5m	4	Lounge	6.4m	5	Lounge	2.8m	6	Lounge	3.3m	7	Lounge	3.3m	
Unit	Window	Distance																								
1	Lounge	7.6m																								
2	Lounge	3m																								
3	Lounge	2.5m																								
4	Lounge	6.4m																								
5	Lounge	2.8m																								
6	Lounge	3.3m																								
7	Lounge	3.3m																								
	The table demonstrates that subclause A3(a) is satisfied.																									
<i>8.4.7</i>	<i>Frontage fences for all dwellings</i>																									
A1	The proposal does not involve a new frontage fence.	Not Applicable																								

General Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
8.4.8	<i>Waste storage for multiple dwellings</i>	
A1	Each unit will be provided with a minimum storage area of 1.5m ² to the side of each unit relative to the internal driveway.	

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C2.5.1	<i>Car parking numbers</i>	
A1	<p>7 units will require 2 spaces per dwelling + 1 space per 3 dwellings (rounded up to the nearest whole number).</p> <p>17 car parking spaces are to be provided for, inclusive of 3 visitor car parking spaces.</p> <p>In this instance, proposed Units 1, 2, 3 and 5 will be provided with an attached double garage that is capable of accommodating 2 vehicles. Proposed Units 4, 6 and 7 will be provided with an attached single garage with an additional vehicle space able to be provided to the southern side of the unit. The proposal includes 4 visitor parking spaces. As such, 18 car parking spaces have been provided.</p>	Complies
C2.5.3	<i>Motorcycle parking numbers</i>	
A1	The use requires less than 20 car parking spaces.	Not Applicable
C2.6.1	<i>Construction of parking areas</i>	
A1	All parking, access ways manoeuvring and circulations spaces will be constructed of concrete/sealed driveway and drained to the reticulated stormwater.	Complies

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C2.6.2	<i>Design and layout of parking areas</i>	
A1.1	<p>The proposed parking, accessway, manoeuvring and circulation area will be as follows (with respect to subclause (a)):</p> <ul style="list-style-type: none"> i) Gradient is relatively flat – complies with AS 2890. ii) Vehicles can enter and exit in a forward direction. iii) The internal access way will have a width of 5m for the first 45m. A minimum width of greater than 3m will be provided within the lot. At changes of directions a minimum width of 4.2m will be provided, satisfying Table C2.2 for uses serving 6-20 car parking spaces. iv) all car parking spaces will be 90° relative to the internal driveway. All proposed car parking spaces will have a minimum width of 2.6m and minimum length of 5.5m, satisfying Table C2.3. v) each car parking space will have an adjacent access aisle width of 6.4m as a minimum, satisfying Table C2.3. vi) car parking spaces located within attached garages will have a minimum vertical clearance of 2.1m. vii) car parking spaces associated with each proposed dwelling will be delineated insofar as they will be located within their associated attached garage or within their 	Complies

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
	individual curtilage. The proposed visitor car parking spaces are shown as being line marked.	
A1.2	Disability car parking spaces have not been provided for. This provision is therefore not applicable.	
<hr/>		
C2.6.3	<i>Number of accesses for vehicles</i>	
A1	a) The existing single access will be used for the development. No additional accesses are proposed.	Complies
A2	Within the General Residential zone.	Not Applicable
<hr/>		
C2.6.5	<i>Pedestrian access</i>	
A1.1	The proposed use requires 17 car parking spaces. Delineated pedestrian areas are not provided.	Relies on Performance Criteria
A1.2	No accessible car parking proposed.	

C3.0 Road and Railway Assets Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C3.5.1	<i>Traffic generation at a vehicle crossing, level crossing or new junction</i>	
A1.1	Not a Category 1 road.	Relies on Performance Criteria
A1.2	Utilising the existing vehicle crossing.	
A1.3	Not near rail network.	
A1.4	The proposed use will be capable of generating greater than 40 vehicle movements per day from the existing access.	

C3.0 Road and Railway Assets Code

<i>Scheme</i>	Planner's Assessment	Assessed Outcome
<i>Standard</i>		
A1.5	Not a major road.	

C7.0 Natural Assets Code

<i>Scheme</i>	Planner's Assessment	Assessed Outcome
<i>Standard</i>		
C7.2	<i>Application of this Code</i>	
C7.2.1	<p>The property is mapped as being within the Priority Vegetation Area. As the application is for Multiple Dwellings, the provisions relating to the Priority Vegetation Area within the Natural Assets Code are not applicable, as per below:</p> <p><i>This code applies to development of land within the following areas: ...</i></p> <p><i>c) A priority vegetation area only if within the following zones: ...</i></p> <p><i>(xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.</i></p>	Code not applicable

C12.0 Flood-Prone Area Hazard Code

<i>Scheme</i>	Planner's Assessment	Assessed Outcome
<i>Standard</i>		
C12.6.1	<i>Buildings and works within a flood-prone hazard area</i>	
A1	No Acceptable Solution.	Relies on Performance Criteria

Performance Criteria P3

The siting and scale of a dwelling must:

- (a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*
 - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*
 - (ii) *overshadowing the private open space of a dwelling on an adjoining property;*
 - (iii) *overshadowing of an adjoining vacant property; or*
 - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*
- (b) *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*
- (c) *not cause an unreasonable reduction in sunlight to an existing solar energy installation on:*
 - (i) *an adjoining property; or*
 - (ii) *another dwelling on the same site.*

More information about this provision

See 8.0 General Residential Zone

8.4.2 Setback and building envelope for all dwellings

Objective:

The siting and scale of dwellings:

- (a) *provides reasonably consistent separation between dwellings and their frontage within a street;*
- (b) *provides consistency in the apparent scale, bulk, massing and proportion of dwellings;*
- (c) *provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and*
- (d) *provides reasonable access to sunlight for existing solar energy installations.*


Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P3, and is consistent with the objective.

Details of the planner's assessment against the provision are set out overleaf.

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>Performance Criteria P3</p>	<p>Proposed units 2 and 3 are located 3m from the western boundary. Given the lot is an internal lot and this western boundary is the rear boundary of a property with an adjoining frontage, the setback, to achieve compliance with the Acceptable Solution, is 4.5m. As such, the proposal relies on the assessment against the Performance Criteria. It is noted that all other units comply with the setback and building envelope provisions of the Acceptable Solution.</p> <p>The siting of the units 3m from the western boundary is not considered to cause an unreasonable loss of amenity to the adjoining properties. They will not cause a reduction of sunlight to a habitable room or private open space area or impact existing solar energy installations. The units, being single storey, will also not cause any detrimental visual impacts when viewed from adjoining properties.</p>
<p>8.4.2 P3(a)(i)-(iv)</p>	<p>The two units are located towards the western boundary of the subject site. The site is orientated north/south. As such the adjoining properties to the west, specifically 71, 73 and 75 William Street will receive overshadowing to the rear of the properties in the morning. It is noted that each of these properties contain a dwelling to the front of the property. The rear portion 73 and 75 William Street is vacant. 71 William Street contains an outbuilding measuring approximately 18m by 10m and is approximately 4m from the shared title boundary. From 12 noon onwards the properties to the west will not receive shadowing from proposed units 2 and 3. The dwellings on the three adjoining properties are located greater than 50m from the shared title boundary. As such there will not be a reduction of sunlight to habitable rooms on an adjoining property as a result of the proposal.</p> <p>The adjoining properties to the west contain houses and are not vacant.</p> <p>The proposed units will be single storey consistent with development surrounding the subject site. They will have an overall height of approximately 4.8m from natural ground level. There will be three windows and a personal access door positioned the western elevation. These windows will be for bedroom 1, ensuite, bathroom and the door to the garage. The scale, bulk or proportions of the units when viewed from adjoining properties is not considered to generate any detrimental visual impacts given the separation between dwellings and that the</p>

Scheme Provision	Planner's Assessment
<p>8.4.2 P3(a)(i)-(iv) <i>(cont'd)</i></p>	<p>development is compatible with residential form and character of the area.</p>
<p>P3(b)</p>	<p>There are few internal lots within proximity to the subject site. 150 Dexter Street exhibits the characteristics of an internal lot and has recently been developed with 20 multiple dwellings. 109A Dexter Street, 63 William Street and 76A William Street are also internal lots. The existing built form for this area is characterised predominately by single dwellings located to the front of the property with the rear being either vacant or containing residential outbuildings. There are few multiple dwelling developments within the immediate area.</p> <p>Of the identified internal lots, 63 William Street has a setback to 63A William Street of approximately 1.5m. 76A William Street is setback from 78 William Street approximately 5.5m. 109A Dexter Street is setback 1m from 111 and 113 Dexter Street. Under the current provisions the 4.5m Acceptable Solution provision would apply.</p> <p>As such it is demonstrated that the proposed setback of 3m is consistent with the separation between dwellings existing on established properties in the area.</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
	 <p><i>Figure 1: Subject site and surrounding property identifying internal lots.</i></p>
<p>P3(c)</p>	<p>There are no solar energy installations that will be unreasonably impacted by the proposed development.</p>


Planning Scheme Provision	<p>Performance Criteria P2</p> <p><i>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</i></p> <ul style="list-style-type: none"> <i>(a) conveniently located in relation to a living area of the dwelling; and</i> <i>(b) orientated to take advantage of sunlight.</i>
	<p>More information about this provision</p> <p><i>See 8.0 General Residential Zone</i></p> <p><i>8.4.3 Site coverage and private open space for all dwellings</i></p> <p><i>Objective:</i></p> <p><i>That dwellings are compatible with the amenity and character of the area and provide:</i></p> <ul style="list-style-type: none"> <i>(a) for outdoor recreation and the operational needs of the residents;</i> <i>(b) opportunities for the planting of gardens and landscaping; and</i> <i>(c) private open space that is conveniently located and has access to sunlight.</i>

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P2, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

Scheme Provision	Planner's Assessment
Performance Criteria P2	The proposed private open space area of units 1, 6 and 7 do not meet the Acceptable Solution requirements for private open space. Therefore, the Performance Criteria has been relied on.
8.4.3 P2	The proposed private open space areas for units 1, 6 and 7 is located to the northern side of each unit, taking advantage of the sunlight. Each space is conveniently located off the lounge room. Although the private open space area is defined in the plans, there is additional space to the northern side of each unit, with an further area 3m in width to the west of Unit 1 and 4.5m in width to the east of unit 6 and 7 (refer to figure 2). As such, the entire private open space area that is afforded to each unit is considered to be capable of being used as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.

Scheme Provision	Planner's Assessment
<p>8.4.3 P2 (Cont'd)</p>	 <p>Figure 2: Location of areas of Units 1, 6 and 7 that are capable of building used as Private Open Space (shown in green).</p>

Planning Scheme Provision	<p>Performance Criteria P1</p> <p><i>Safe and convenient pedestrian access must be provided with parking areas, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the characteristics of the site;</i> <i>(b) the nature of the use;</i> <i>(c) the number of parking spaces;</i> <i>(d) the frequency of vehicle movements;</i> <i>(e) the needs of persons with disabilities;</i> <i>(f) the location and number of footpath crossings;</i> <i>(g) vehicle and pedestrian traffic safety;</i> <i>(h) the location of any access ways or parking aisles; and</i> <i>(i) any protective devices proposed for pedestrian safety.</i>
	<p>More information about this provision</p> <p>See C2.0 Parking and Sustainable Transport Code C2.6.5 Pedestrian access</p>
	<p>Objective:</p> <p><i>That pedestrian access within parking areas is provided in a safe and convenient manner.</i></p>

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

Scheme Provision	Planner's Assessment
Performance Criteria P1	The proposal requires 17 car parking spaces in accordance with the Planning Scheme. The proposal does not provide a separate 1m wide pedestrian footpath and introduces a 'shared zone' across the driveway. As the proposal does not include provisions for a footpath the application relies on the Performance Criteria.
C2.6.5 P1	Having regard to the points below, the sharing of the driveway for vehicle and pedestrian access is considered to be provided in a safe and convenient manner. A shared vehicle and pedestrian sign is recommended to be installed at the entrance to the site to signal to users the shared environment.

<i>Scheme Provision</i>	Planner's Assessment
<i>P1 (a)</i>	The subject site is an internal lot. The proposed seven units will be provided with vehicle access via the internal driveway. The topography is relatively flat. The site characteristics are such that the combination of the topography, the location of dwellings and the width of the access way provides for good visibility across the site and safe pedestrian movements.
<i>P1 (b)</i>	The proposed use and development of the site is for Residential use. The site will be mostly accessed by passenger vehicles in a low speed environment. To ensure a low speed traffic environment is maintained, it is recommended that a condition be included in the permit requiring signage indicating a shared pedestrian and vehicle environment.
<i>P1 (c)</i>	The proposed use and development will provide 18 car parking spaces. This is comprised of 14 parking spaces to service the proposed units (two spaces per dwelling) and four visitor parking spaces.
<i>P1 (d)</i>	The accompanying Traffic Impact Assessment (TIA) states that the development is expected to generate 56 vehicles per day (vpd) based on the NSW Guide to Traffic Generating Developments – Updated Traffic Surveys (August 2013). This guide suggests an average of 7.4 individual one-way trips and has been rounded up to eight for each dwelling. As stated in the TIA, a peak flow would be in the order of six vehicles per hour. This is stated as being a low number of traffic movements.
<i>P1 (e)</i>	The plans do not provide for any accessible parking. Therefore, the consideration for persons with disability is not applicable for this development. It is noted that the driveway width being 5m along the access handle and general flatness of the driveway and manoeuvring area will be of suitable gradient for persons with a disability.
<i>P1 (f)</i>	There are no footpath crossings proposed. The access way is an internal driveway and not a public road. Vehicle movements will predominately be generated by the occupiers of the development and visitors. The site will maintain a low traffic volume and will be a low speed environment. In the absence of footpath crossings, it is recommended that a condition is included requiring signage to be erected indicating that it is a shared

<i>Scheme Provision</i>	Planner's Assessment
	pedestrian and vehicle environment.
<i>P1 (g)</i>	Pedestrian traffic will be generated mostly by the occupiers. It is noted that the development provides an additional visitor car parking space to that required by the Planning Scheme. The visitor car parking area will generate internal pedestrian movement from those moving from the car park to the associated unit and return. The low traffic generation coupled with low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and vehicles.
<i>P1 (h)</i>	The access ways will provide vehicle and pedestrian access to each unit and visitor car parking space via a single internal driveway. The visitor car parking spaces are located in the north-western corner of the development. It is noted that units 1, 4-7 are provided with the ability for additional parking in tandem if required. The access configuration is wider than the 3m width set by the Planning Scheme. In consideration of the access width and visibility, the access way can be used safely in a shared manner.
<i>P1 (i)</i>	No protective devices are proposed for pedestrian safety. It is, however, recommended that signage be erected to signify to the users of the access way that it is a shared pedestrian and vehicle environment.

Planning Scheme Provision	<p>Performance Criteria P1</p> <p><i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>any increase in traffic caused by the use;</i> (b) <i>the nature of the traffic generated by the use;</i> (c) <i>the nature of the road;</i> (d) <i>the speed limit and traffic flow of the road;</i> (e) <i>any alternative access to a road;</i> (f) <i>the need for the use;</i> (g) <i>any traffic impact assessment; and</i> (h) <i>any advice received from the rail or road authority.</i>
	<p>More information about this provision</p> <p><i>See C3.0 Road and Railway Assets Code</i></p> <p><i>C3.5.1 Traffic Generation at a vehicle crossing, level crossing or new junction</i></p> <p>Objective:</p> <p><i>To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</i></p>

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

Scheme Provision	Planner's Assessment
Performance Criteria P1	The proposal will generate 56 vehicles per day (vpd). As such the proposal relies on the assessment against the Performance Criteria.
C3.5.1 P1	Vehicle traffic to and from the site is not considered to generate any adverse effects on the safety of the vehicle crossing on to Dexter Street nor adversely impacting the efficiency of the road network having regard to the points below.
P1 (a)	The proposed development will result in an estimated 56 vpd to the vehicle crossing. It is noted that the crossover is shared with the single dwelling at 121 Dexter Street and currently generates nine vpd. The

Attachment 12.2.9 Planner's Advice - Performance Criteria

<i>Scheme Provision</i>	Planner's Assessment
<i>P1 (a)</i> <i>(cont'd)</i>	<p>driveway crossover is 8m in width. 5m of this concrete crossover has frontage to 121A Dexter Street.</p> <p>The TIA indicates that the development will generate six two-way vehicle movements in the peak hour. The TIA states that the road network will easily accommodate the additional traffic with no adverse impacts to traffic safety or efficiency.</p>
<i>P1 (b)</i>	It is considered that only light vehicle traffic/passenger type vehicles will be generated by the use (ie car, SUV and small four-wheel drives).
<i>P1 (c)</i>	Dexter Street is constructed to a rural road standard, the road carriage way (seal and shoulders) is approximately 6m wide with flat wide verges allowing for passing.
<i>P1 (d)</i>	Dexter Street is within the 50km/h speed limit.
<i>P1 (e)</i>	There are no alternative accesses to the development site. The only access is from Dexter Street.
<i>P1 (f)</i>	Multiple Dwellings is a Permitted Use in the General Residential Zone. There is currently a need for housing.
<i>P1 (g)</i>	A TIA was submitted with the proposal and it has concluded that 'the development is expected to generate a low number of traffic movements and will not create any adverse safety, amenity or traffic efficiency issues'.

<p><i>Scheme Provision</i></p>	<p>Planner's Assessment</p>
<p><i>P1 (h)</i></p>	<p>Council's Road Authority has provided the following comment in regards to the TIA:</p> <p>Dexter Street is constructed to a rural road standard, the road carriage way (seal and shoulders) are approximately 6m wide with flat wide verges allowing for passing. This is consistent with other roads of similar traffic volumes and the projected increase in traffic will not significantly impact the efficiency or safety of the road. William Street, Franklin Street and Taylor Street (the likely roads that will collect the additional traffic from the development) have been constructed to equivalent and / or higher standards than Dexter Street.</p>

Performance Criteria P1.1

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

- (a) the type, form, scale and intended duration of the development;*
- (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;*
- (c) any advice from a State authority, regulated entity or a council; and*
- (d) the advice contained in a flood hazard report.*

Performance Criteria P1.2

A flood hazard report also demonstrates that the building and works:

- (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and*
- (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.*

More information about this provision

See C12.0 Flood-Prone Areas Hazard Code

C12.6.1 Buildings and works within a flood-prone hazard area

Objective:

That:

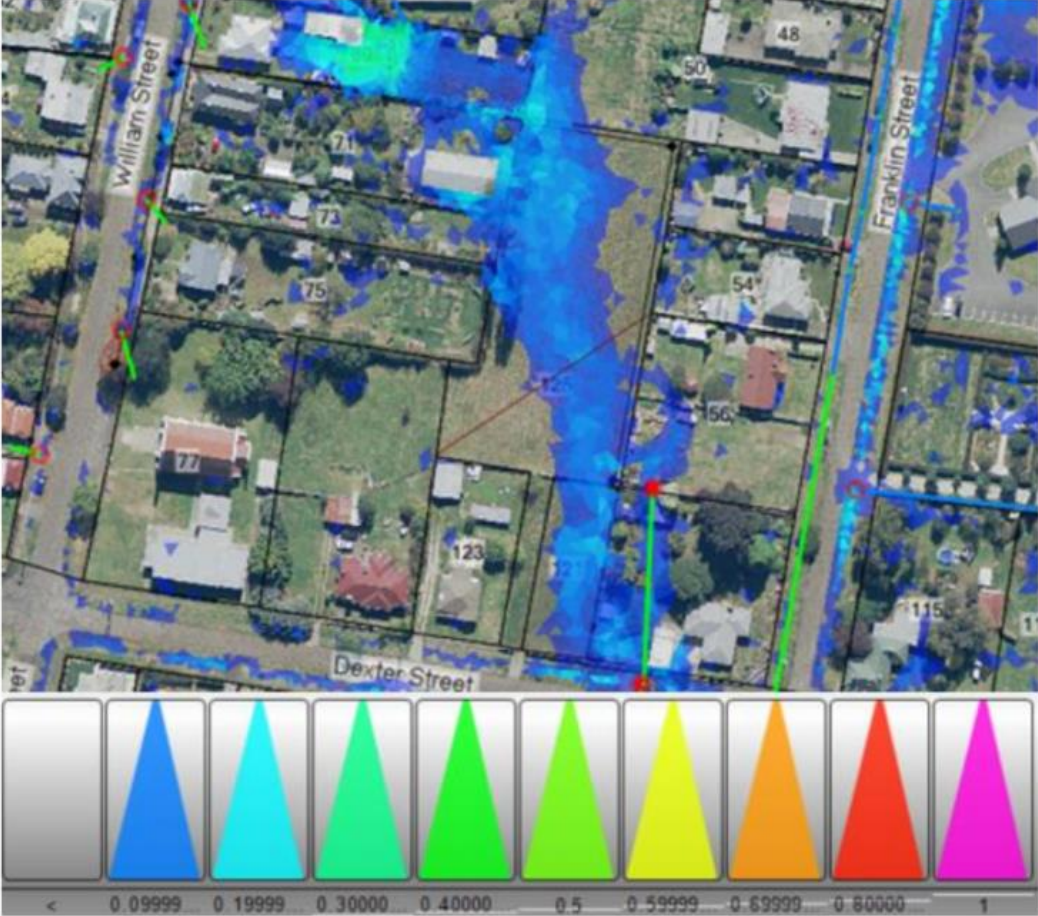
- (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and*
- (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.*

Summary of Planner’s Advice

The development is assessed as satisfying Performance Criteria P1.1 & P1.2 and is consistent with the objective.

Details of the planner’s assessment against the provision are set out below.

Scheme Provision	Planner’s Assessment
Performance Criteria P1.1 & P1.2	The proposal is within an area identified as being flood-prone based on overland flow modelling undertaken by Council. This modelling demonstrated the 1% AEP (refer to Figure 1). A Flood Prone Hazard Code Assessment was submitted with the proposal. There is no Acceptable Solution for this provision and therefore the Performance Criteria is relied upon.

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
	 <p>Figure 3: Modelled 1%AEP flood footprint with depth (metres) scale. Source: Hydrodamica.</p> <p>The flood impact is caused by the discharge from Council's minor drainage system from an outlet at 56-58 Franklin Street, and from overland flow escaping from the roadside drain on the northern side of Dexter Street. It is noted that this model is indicative only and is likely to be conservative leading to high runoff predications.</p>
<p>C12.6.1 P1.1 (a-d)</p>	<p>The flood assessment has considered the proposed seven unit development including the installation of the associated car parking area and internal driveway in regards to flood modelling. Each unit will be constructed on a concrete slab. The report recommends that Units 2 – 6 have a minimum floor level of 200mm above the natural surface to ensure protection from flood. Unit 7 is recommended to be given a floor level of 300mm above the natural surface, or alternatively a plinth or kerb to be installed on its southern side. This will enable the diversion of overland flows from Unit 7 and through the proposed overland flow path down the driveway. A kerb is shown on the southern side of Unit 7. Having the visitor car park located in</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>C12.6.1 P1.1 (a-d) <i>(cont'd)</i></p>	<p>the north-western corner will enable overland flow to continue along the natural path. The R.L. levels of each unit are shown in the elevation plans. The site stormwater plan demonstrates the water from sealed areas will be directed to the stormwater lot connection in the north-west corner.</p> <p>It is recommended that a condition of approval be included to ensure that the floor levels of each unit comply with the recommendations of the Flood Prone Hazard Code Assessment.</p> <p>Council's Infrastructure team have reviewed the flood assessment and provided the following comments:</p> <p>The application ensures that the overland flow path through the property is maintained without impacting existing residences or the new development. The flood report prepared by Hydrodynamica indicates that the velocity and depth of stormwater in a 1% annual exceedance probability storm event (1:100 year storm event) would result in a Hazard classification of H1, which is considered safe for people, vehicles and buildings.</p>

<p><i>Scheme Provision</i></p>	<p>Planner's Assessment</p>
<p>C12.6.1 P1.2 (a-b)</p>	<p>The Flood Prone Area Hazard Code Assessment demonstrates that a tolerable risk could be considered based on the hazard curves and threshold classification limits identified by the Australian Rainfall and Runoff 2019. The vulnerability thresholds have been applied to the peak flooding in Figure 3 above to provide the model in Figure 4 below.</p>  <p><i>Figure 4: 1% AEP Hazard vulnerability Class. Source: Hydrodanamica.</i></p> <p>The dark blue colour shown in the figure fits within Hazard Vulnerability Classification H1. Based on the Australian Rainfall and Runoff flood hazard curves, H1 is identified to be generally safe for people, vehicles and buildings (see Figure 4). The depth of the water will be 0.3m or less within 121A Dexter Street.</p>

<p><i>Scheme Provision</i></p>	<p>Planner's Assessment</p>
<p>C12.6.1 P1.2 (a-b) <i>(cont'd)</i></p>	<p><i>Figure 5: Australian Rainfall and Runoff flood hazard curves. Source: Hydrodanamica.</i></p> <p>Since this model was completed, additional stormwater works have been completed in William Street. Council has also designed stormwater infrastructure to be constructed in the easements on the eastern and northern boundaries. This will reduce the risk of flooding within the site.</p> <p>The design of the units and driveway will be designed to direct the overland flow path to the north-west corner of the property away from the proposed units. This will be achieved through the implementation of kerb and shaping the driveway.</p> <p>Stormwater detention for the development will be required to mitigate the risk of flooding in the downstream network. The application of detention will be enforced through the Plumbing Permit.</p> <p>It is therefore demonstrated that the proposed development will not cause or contribute to flood on the site or adjacent land. The development can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event without requiring any flood protection measures.</p>

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



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

OFFICE USE ONLY			
Property No:	<input type="text"/>	Assessment No:	<input type="text"/> - <input type="text"/> - <input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>
		PC\	<input type="text"/>

- Is your application the result of an illegal building work? Yes No
 - Have you already received a Planning Review for this proposal? Yes No
 - Is a new vehicle access or crossover required? Yes No
- Indicate by ✓ box

PROPERTY DETAILS:

Address: Certificate of Title:

Suburb: Lot No:

Land area: m² Lot

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

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

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

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

Description of work:

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

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 170123	FOLIO 1
EDITION 1	DATE OF ISSUE 04-Feb-2016

SEARCH DATE : 17-Oct-2019

SEARCH TIME : 02.55 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Sealed Plan 170123

Derivation : Part of Lot 3, 1A-3R-33P Granted to Thomas White
and Part of Lot 4, 2A-3R-33P Granted to Henry Reed

Prior CTs 139380/1 and 155740/1

SCHEDULE 1

C458554, M366910 & M424669 PAUL BAKER Registered
10-Jul-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP170123 EASEMENTS in Schedule of Easements

SP170123 FENCING COVENANT in Schedule of Easements

SP170123 COVENANTS in Schedule of Easements

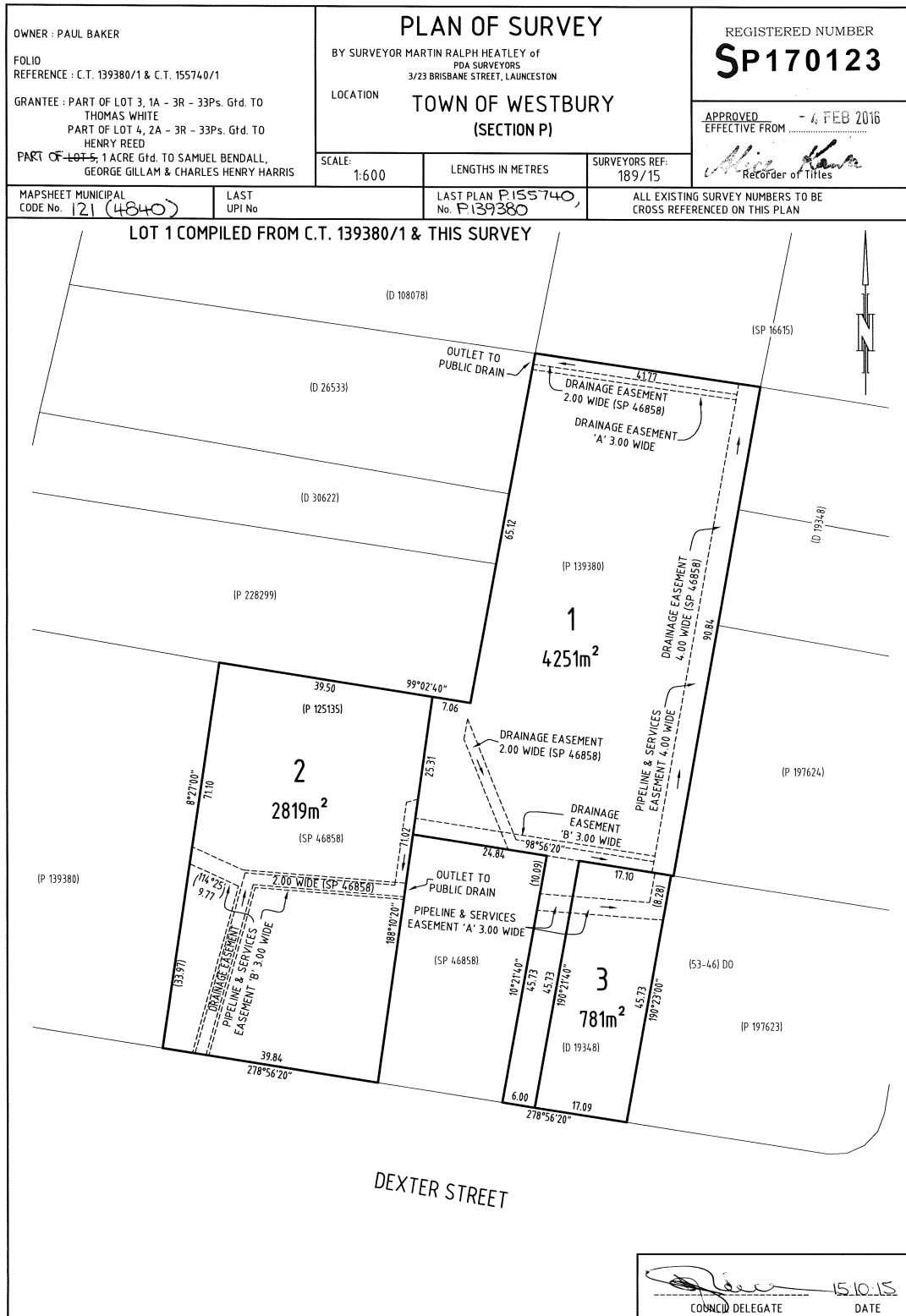
SP46858 COVENANTS in Schedule of Easements

SP46858 FENCING COVENANT in Schedule of Easements

SP46858 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**PROPOSED 7 UNIT DEVELOPMENT AT
121A DEXTER STREET, WESTBURY 7303
FOR CAMERON, SHEILA, AARON & ERICA OAKLEY
OF 44 PENQUITE ROAD, NEWSTEAD 7250**

PLANNING APPLICATION

SITE INFORMATION:

Council Meander Valley
Zone General Residential (8)
Overlays n/a

20 Richings Drive
YOUNGTOWN
TAS 7249

Ph. 6343 2183
Mobile. 0418 137 246

E-mail. steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

FLOOR AREA*

Unit Type 1 x 4	165.0m ²
Unit Type 2 x 3	130.0m ²
total floor area	1050.0m ²

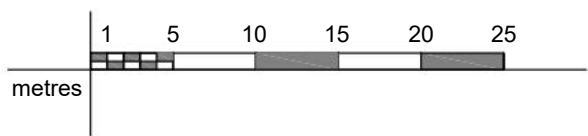
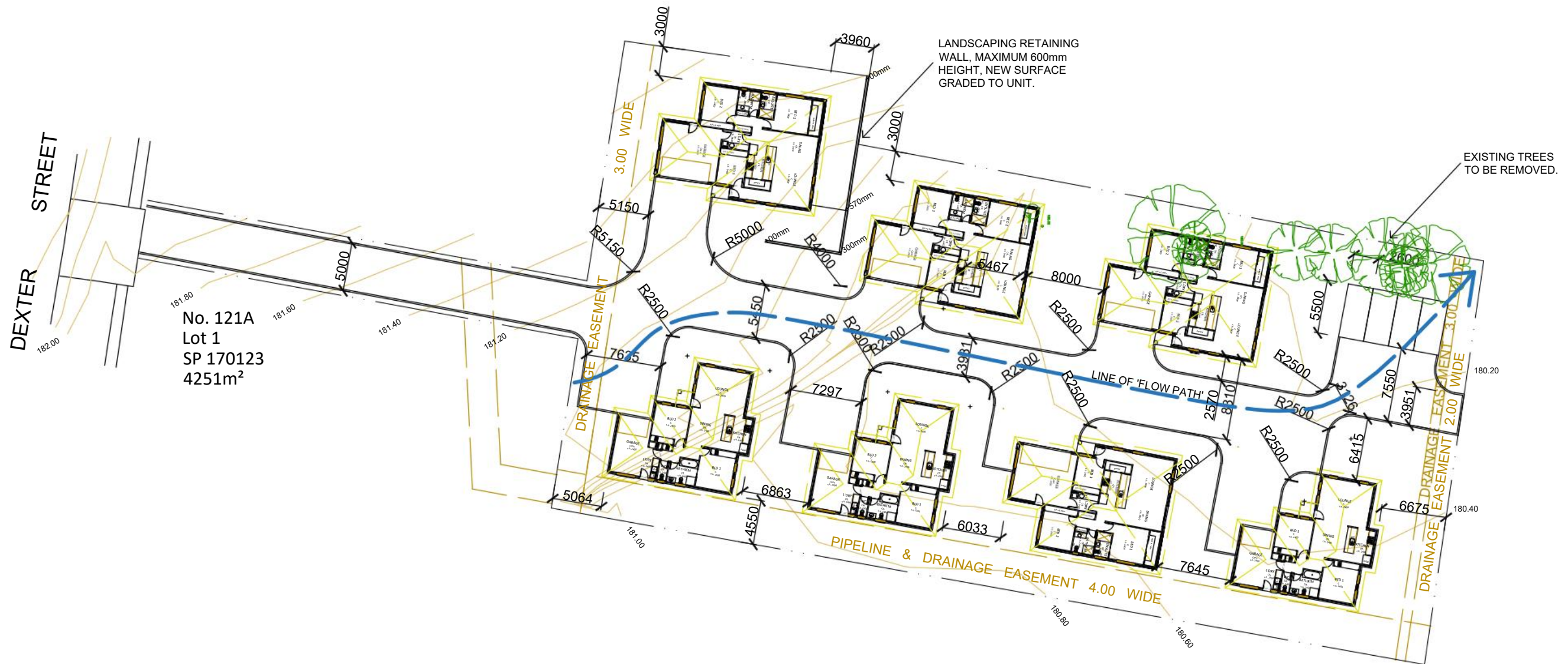
*floor area is the area measured within the external face of the wall cladding.

LAND TITLE REFERENCE No. C/T 170123/1
P.I.D. 9756209

DESIGN WIND SPEED N/A
SOIL CLASSIFICATION N/A
CLIMATE ZONE ZONE 7
BUSHFIRE-PRONE AREA RATING N/A
ALPINE AREA N/A
CORROSION ENVIRONMENT MODERATE
LANDSLIP ZONE N/A

DRAWING No.	DESCRIPTION
SJD 21/61-01A	SITE PLAN
SJD 21/61-02A	POROSITY PLAN
SJD 21/61-03A	SERVICES PLAN
SJD 21/61-04A	0900 SHADOW PLAN
SJD 21/61-05A	1200 SHADOW PLAN
SJD 21/61-06A	1500 SHADOW PLAN
SJD 21/61-07A	SITE SEWER PLAN PLAN
SJD 21/61-08A	SITE STORMWATER PLAN
SJD 21/61-09	UNIT TYPE 1 FLOOR PLAN
SJD 21/61-10A	UNIT TYPE 2 FLOOR PLAN
SJD 21/61-11	UNIT TYPE 3 FLOOR PLAN
SJD 21/61-12	UNIT TYPE 1 ELEVATIONS
SJD 21/61-13	UNIT TYPE 1 ELEVATIONS
SJD 21/61-14A	UNIT TYPE 2 ELEVATIONS
SJD 21/61-15A	UNIT TYPE 2 ELEVATIONS
SJD 21/61-16	UNIT TYPE 3 ELEVATIONS
SJD 21/61-17	UNIT TYPE 3 ELEVATIONS
SJD 21/61-18	UNIT 1 ELEVATIONS
SJD 21/61-19	UNIT 2 ELEVATIONS
SJD 21/61-20	UNIT 3 ELEVATIONS
SJD 21/61-21	UNIT 4 ELEVATIONS
SJD 21/61-22	UNIT 5 ELEVATIONS
SJD 21/61-23	UNIT 6 ELEVATIONS
SJD 21/61-24	UNIT 7 ELEVATIONS

rev	comments
A	unit locations amended, stormwater overland flow path shown



DRAWING

SITE PLAN

DRG. No.

SJD 21/61-01A

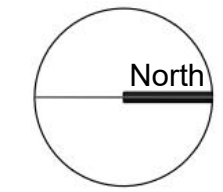
Document Set ID: 1580446
Version: 1, Version Date: 07/04/2022

CLIENT
C. & S. & A. & E. OAKLEY
44 PENQUITE ROAD
NEWSTEAD, 7250

PROJECT
7 UNIT DEVELOPMENT
121A DEXTER STREET
WESTBURY, 7303

CONCEPT DESIGN
CHECKED DATE
SCALE SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2021
1:400
1 of 24



*steve jordan
drafting*

20 Richings Drive
YOUNGTOWN
TAS 7249

6343 2183
0418 137 246

steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

rev	comments
A	unit locations amended



DRAWING

POROSITY PLAN

DRG. No.

SJD 21/61-02A

Document Set ID: 1580446
Version: 1, Version Date: 07/04/2022

CLIENT

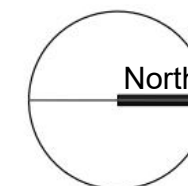
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rev	comments
A	unit locations amended



DRAWING

SERVICES PLAN

DRG. No.

SJD 21/61-03A

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Version: 1, Version Date: 07/04/2022

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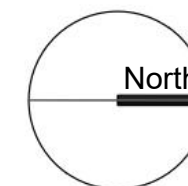
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0418 137 246

steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

rev	comments
A	unit locations amended and unit 1 shadow analysis changed

SHADOWING FROM DWELLINGS

UNIT 1: SHADOW AFTER 09.00
 = 24.0 sq m
 P.O.S. = 24.0 sq m
 % FREE OF SHADOWING = 0.0%

UNIT 2: SHADOW AFTER 09.00
 = 10.4 sq m
 P.O.S. = 24.0 sq m
 % FREE OF SHADOWING = 56.7%

UNIT 3: SHADOW AFTER 09.00
 = 0.0 sq m
 P.O.S. = 24.0 sq m
 % FREE OF SHADOWING = 100.0%

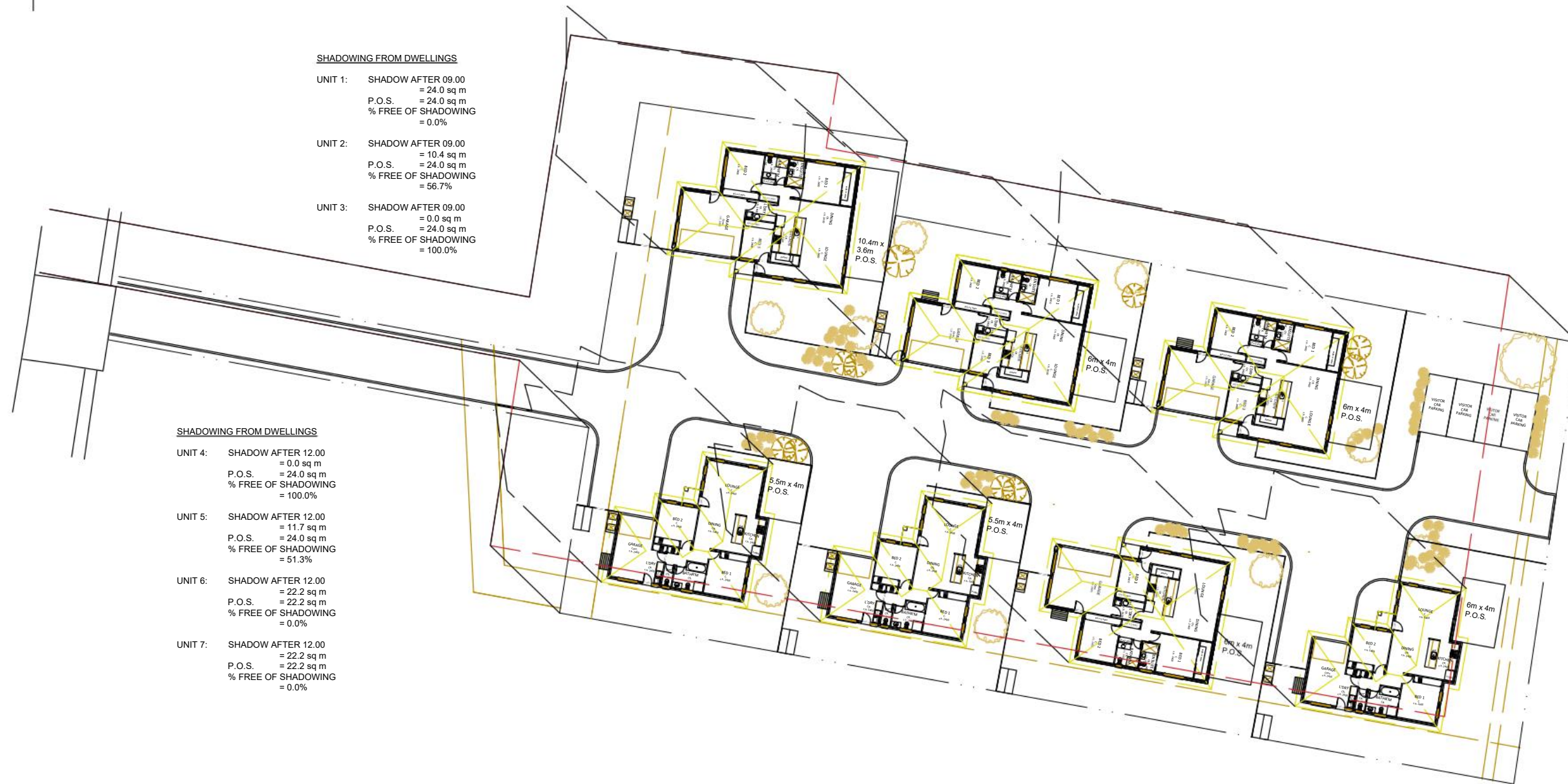
SHADOWING FROM DWELLINGS

UNIT 4: SHADOW AFTER 12.00
 = 0.0 sq m
 P.O.S. = 24.0 sq m
 % FREE OF SHADOWING = 100.0%

UNIT 5: SHADOW AFTER 12.00
 = 11.7 sq m
 P.O.S. = 24.0 sq m
 % FREE OF SHADOWING = 51.3%

UNIT 6: SHADOW AFTER 12.00
 = 22.2 sq m
 P.O.S. = 22.2 sq m
 % FREE OF SHADOWING = 0.0%

UNIT 7: SHADOW AFTER 12.00
 = 22.2 sq m
 P.O.S. = 22.2 sq m
 % FREE OF SHADOWING = 0.0%



DRAWING

0900 SHADOW PLANS

DRG. No.

SJD 21/61-04A

Document Set ID: 1580446
 Version: 1, Version Date: 07/04/2022

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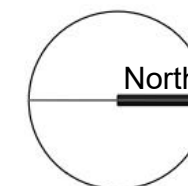
C. & S. & A. & E. OAKLEY
 44 PENQUITE ROAD
 NEWSTEAD, 7250

PROJECT

7 UNIT DEVELOPMENT
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 WESTBURY, 7303

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OWNER
 S. JORDAN
 OWNER
 AUGUST 2021
 1:400
 4 of 24



*steve jordan
 drafting*

20 Richings Drive
 YOUNGTOWN
 TAS 7249

6343 2183
 0418 137 246

steve@stevejordandrafting.com.au
 ABN 48 567 070 667
 Accreditation CC1570 S

rev	comments
A	unit locations amended

SHADOWING FROM DWELLINGS

- UNIT 1: SHADOW AFTER 12.00
= 0.0 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 100.0%
- UNIT 2: SHADOW AFTER 12.00
= 0.0 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 100.0%
- UNIT 3: SHADOW AFTER 12.00
= 0.0 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 100.0%

SHADOWING FROM DWELLINGS

- UNIT 4: SHADOW AFTER 12.00
= 0.0 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 100.0%
- UNIT 5: SHADOW AFTER 12.00
= 4.4 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 81.7%
- UNIT 6: SHADOW AFTER 12.00
= 6.8 sq m
P.O.S. = 22.2 sq m
% FREE OF SHADOWING = 69.4%
- UNIT 7: SHADOW AFTER 12.00
= 22.2 sq m
P.O.S. = 22.2 sq m
% FREE OF SHADOWING = 0.0%



DRAWING

1200 SHADOW PLANS

DRG. No.

SJD 21/61-05A

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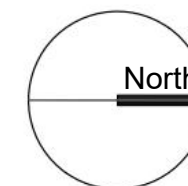
C. & S. & A. & E. OAKLEY
44 PENQUITE ROAD
NEWSTEAD, 7250

PROJECT

7 UNIT DEVELOPMENT
121A DEXTER STREET
WESTBURY, 7303

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OWNER
S. JORDAN
OWNER
AUGUST 2021
1:400
5 of 24



*steve jordan
drafting*

20 Richings Drive
YOUNGTOWN
TAS 7249

6343 2183
0418 137 246

steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

rev	comments
A	unit locations amended

SHADOWING FROM DWELLINGS

UNIT 1: SHADOW AFTER 15.00
= 0.0 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 100.0%

UNIT 2: SHADOW AFTER 15.00
= 2.5 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 89.6%

UNIT 3: SHADOW AFTER 15.00
= 0.0 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 100.0%

SHADOWING FROM DWELLINGS

UNIT 4: SHADOW AFTER 15.00
= 0.0 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 100.0%

UNIT 5: SHADOW AFTER 15.00
= 11.7 sq m
P.O.S. = 24.0 sq m
% FREE OF SHADOWING = 51.3%

UNIT 6: SHADOW AFTER 15.00
= 0.3 sq m
P.O.S. = 22.2 sq m
% FREE OF SHADOWING = 98.6%

UNIT 7: SHADOW AFTER 15.00
= 0.0 sq m
P.O.S. = 22.2 sq m
% FREE OF SHADOWING = 0.0%



DRAWING

1500 SHADOW PLANS

DRG. No.

SJD 21/61-06A

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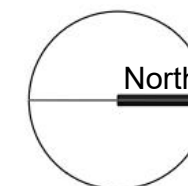
C. & S. & A. & E. OAKLEY
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PROJECT

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OWNER
AUGUST 2021
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6 of 24



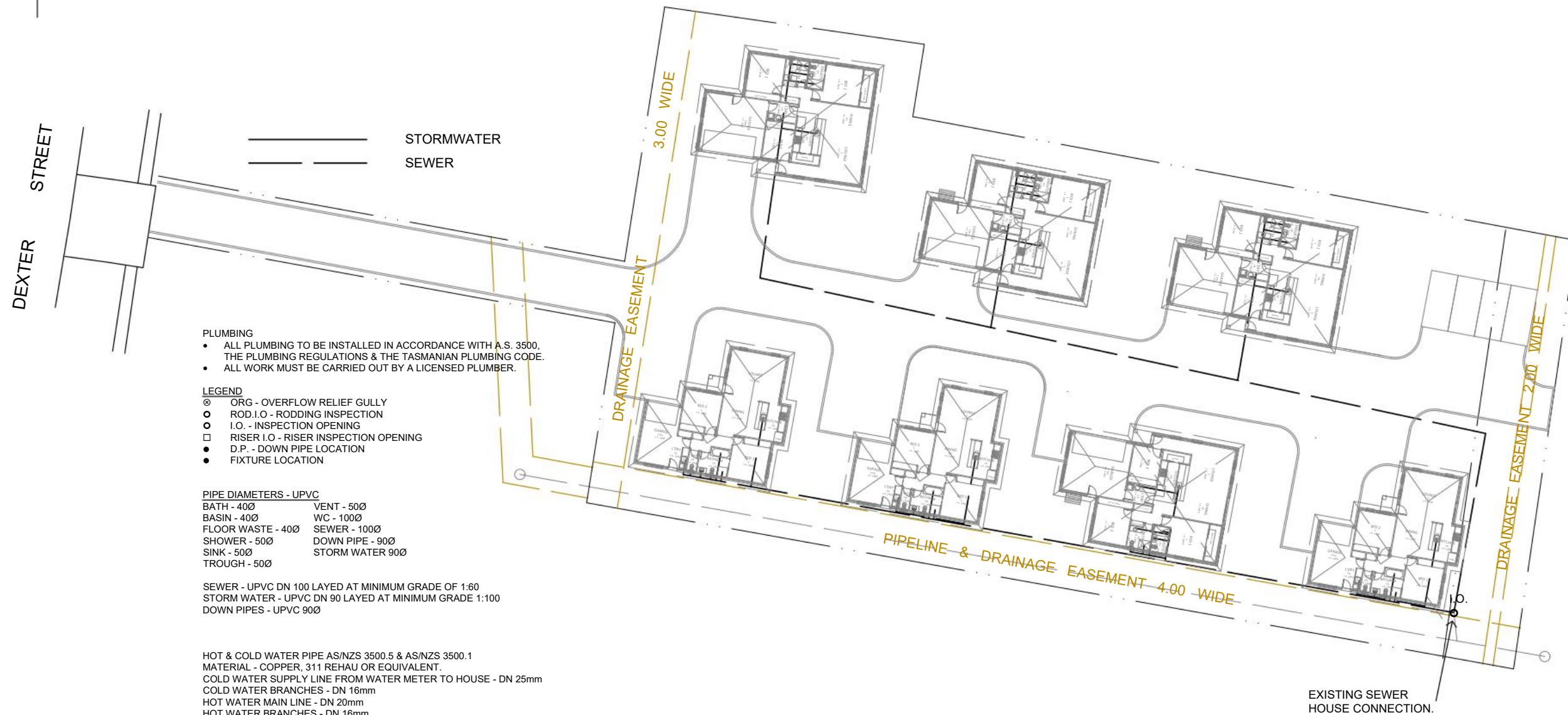
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Accreditation CC1570 S

rev	comments
A	unit locations amended



PLUMBING

- ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH A.S. 3500, THE PLUMBING REGULATIONS & THE TASMANIAN PLUMBING CODE.
- ALL WORK MUST BE CARRIED OUT BY A LICENSED PLUMBER.

LEGEND

- ⊙ ORG - OVERFLOW RELIEF GULLY
- ⊙ ROD.I.O - RODDING INSPECTION
- ⊙ I.O. - INSPECTION OPENING
- RISER I.O. - RISER INSPECTION OPENING
- D.P. - DOWN PIPE LOCATION
- FIXTURE LOCATION

PIPE DIAMETERS - UPVC

BATH - 400	VENT - 500
BASIN - 400	WC - 1000
FLOOR WASTE - 400	SEWER - 1000
SHOWER - 500	DOWN PIPE - 900
SINK - 500	STORM WATER 900
TROUGH - 500	

SEWER - UPVC DN 100 LAYED AT MINIMUM GRADE OF 1:60
 STORM WATER - UPVC DN 90 LAYED AT MINIMUM GRADE 1:100
 DOWN PIPES - UPVC 900

HOT & COLD WATER PIPE AS/NZS 3500.5 & AS/NZS 3500.1
 MATERIAL - COPPER, 311 REHAU OR EQUIVALENT.
 COLD WATER SUPPLY LINE FROM WATER METER TO HOUSE - DN 25mm
 COLD WATER BRANCHES - DN 16mm
 HOT WATER MAIN LINE - DN 20mm
 HOT WATER BRANCHES - DN 16mm

OUTLET PIPES FROM THE HOT WATER CYLINDER TO BE COPPER FOR A DISTANCE OF AT LEAST 1.0 METRE BEFORE CONNECTION OR USE OF 311 REHAU.

HOT WATER DELIVERY TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50° & TO KITCHEN SINK & LAUNDRY AT 60°

VACUUM BREAKER BACK FLOW DEVICES TO BE FITTED TO ALL OUTSIDE TAPS

DRAWING

SITE SEWER PLAN

DRG. No.

SJD 21/61-07A

Document Set ID: 1580446
 Version: 1, Version Date: 07/04/2022

CLIENT

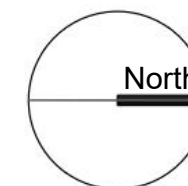
C. & S. & A. & E. OAKLEY
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PROJECT

7 UNIT DEVELOPMENT
 121A DEXTER STREET
 WESTBURY, 7303

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 1:400
 7 of 24



*steve jordan
 drafting*

20 Richings Drive
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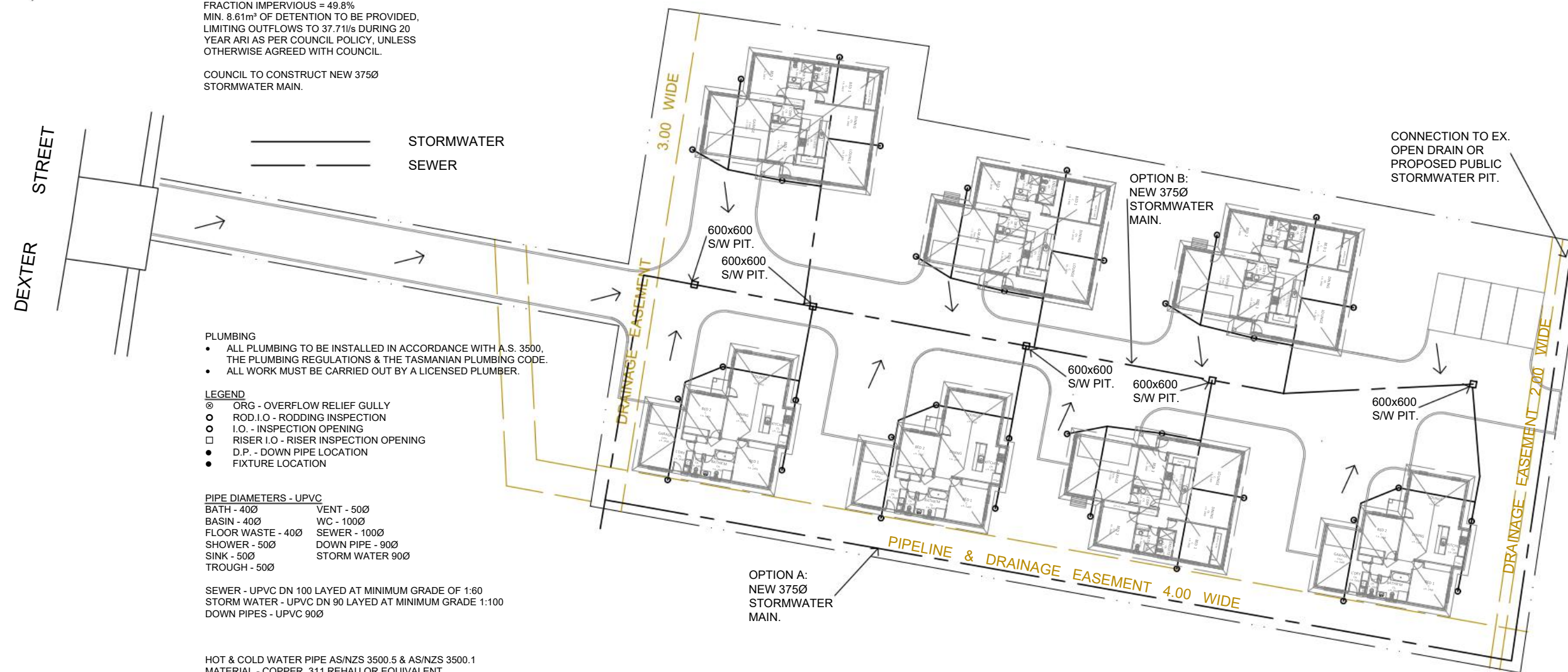
6343 2183
 0418 137 246

steve@stevejordandrafting.com.au
 ABN 48 567 070 667
 Accreditation CC1570 S

rev	comments
A	unit locations amended

LOT SIZE = 4251m²
 FRACTION IMPERVIOUS = 49.8%
 MIN. 8.61m³ OF DETENTION TO BE PROVIDED,
 LIMITING OUTFLOWS TO 37.7 l/s DURING 20
 YEAR ARI AS PER COUNCIL POLICY, UNLESS
 OTHERWISE AGREED WITH COUNCIL.

COUNCIL TO CONSTRUCT NEW 375Ø
 STORMWATER MAIN.



- PLUMBING**
- ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH A.S. 3500, THE PLUMBING REGULATIONS & THE TASMANIAN PLUMBING CODE.
 - ALL WORK MUST BE CARRIED OUT BY A LICENSED PLUMBER.

- LEGEND**
- ⊙ ORG - OVERFLOW RELIEF GULLY
 - ROD.I.O - RODDING INSPECTION
 - I.O. - INSPECTION OPENING
 - RISER I.O - RISER INSPECTION OPENING
 - D.P. - DOWN PIPE LOCATION
 - FIXTURE LOCATION

- PIPE DIAMETERS - UPVC**
- | | |
|-------------------|-----------------|
| BATH - 40Ø | VENT - 50Ø |
| BASIN - 40Ø | WC - 100Ø |
| FLOOR WASTE - 40Ø | SEWER - 100Ø |
| SHOWER - 50Ø | DOWN PIPE - 90Ø |
| SINK - 50Ø | STORM WATER 90Ø |
| TROUGH - 50Ø | |

SEWER - UPVC DN 100 LAYED AT MINIMUM GRADE OF 1:60
 STORM WATER - UPVC DN 90 LAYED AT MINIMUM GRADE 1:100
 DOWN PIPES - UPVC 90Ø

HOT & COLD WATER PIPE AS/NZS 3500.5 & AS/NZS 3500.1
 MATERIAL - COPPER, 311 REHAU OR EQUIVALENT.
 COLD WATER SUPPLY LINE FROM WATER METER TO HOUSE - DN 25mm
 COLD WATER BRANCHES - DN 16mm
 HOT WATER MAIN LINE - DN 20mm
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HOT WATER DELIVERY TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50° & TO KITCHEN SINK & LAUNDRY AT 60°

VACUUM BREAKER BACK FLOW DEVICES TO BE FITTED TO ALL OUTSIDE TAPS

DRAWING

SITE STORMWATER PLAN

DRG. No.

SJD 21/61-08A

Document Set ID: 1580446
 Version: 1, Version Date: 07/04/2022

CLIENT

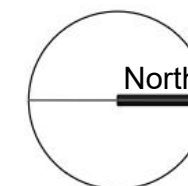
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 121A DEXTER STREET
 WESTBURY, 7303

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 8 of 24

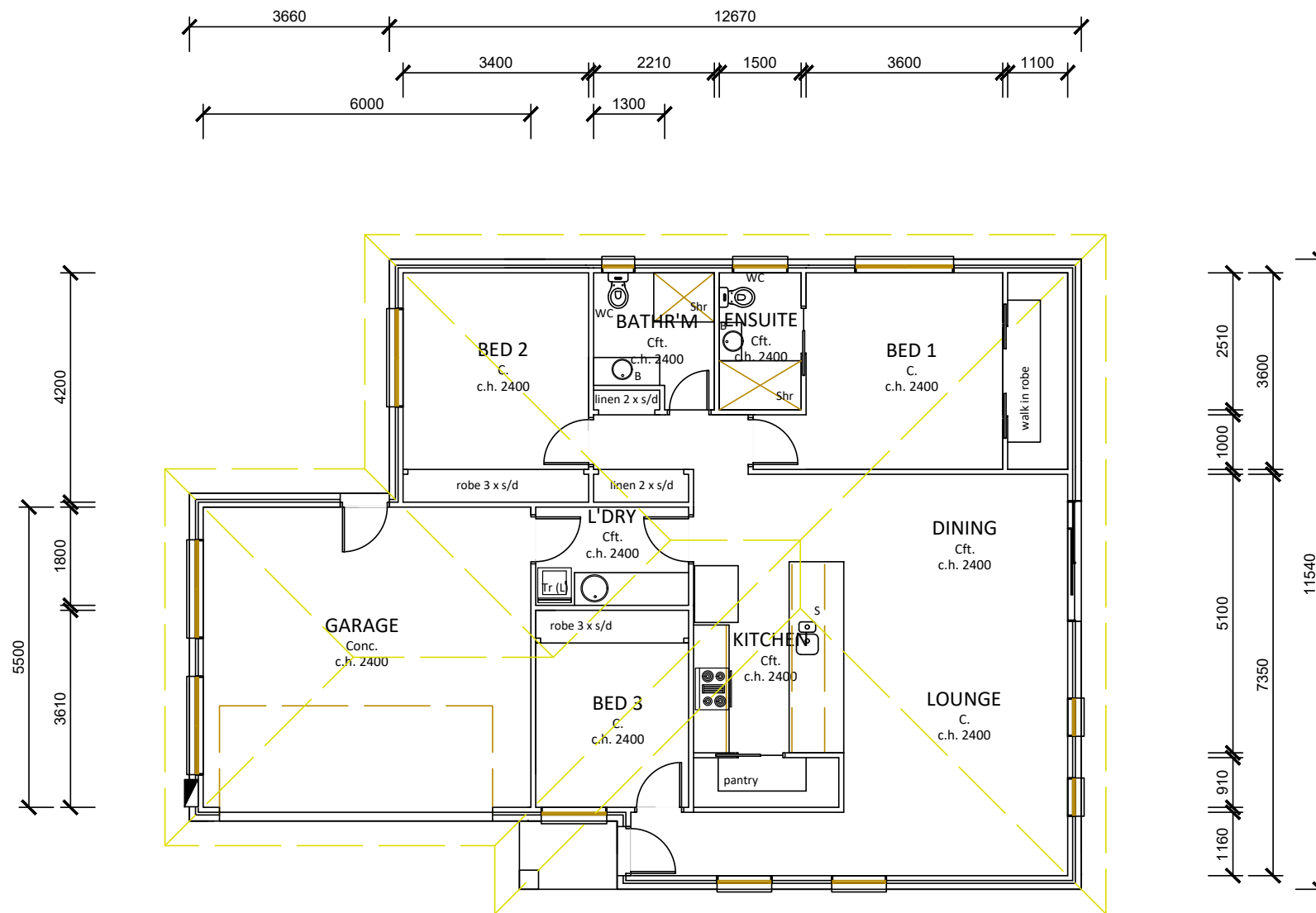


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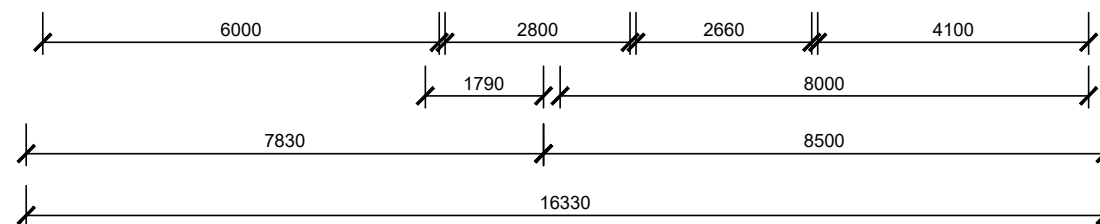
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UNITS 1, 2 & 3 FLOOR PLAN

scale 1:100

Floor area 165.0m²



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UNITS 1, 2 & 3 FLOOR PLAN

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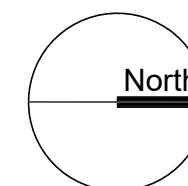
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7 UNIT DEVELOPMENT
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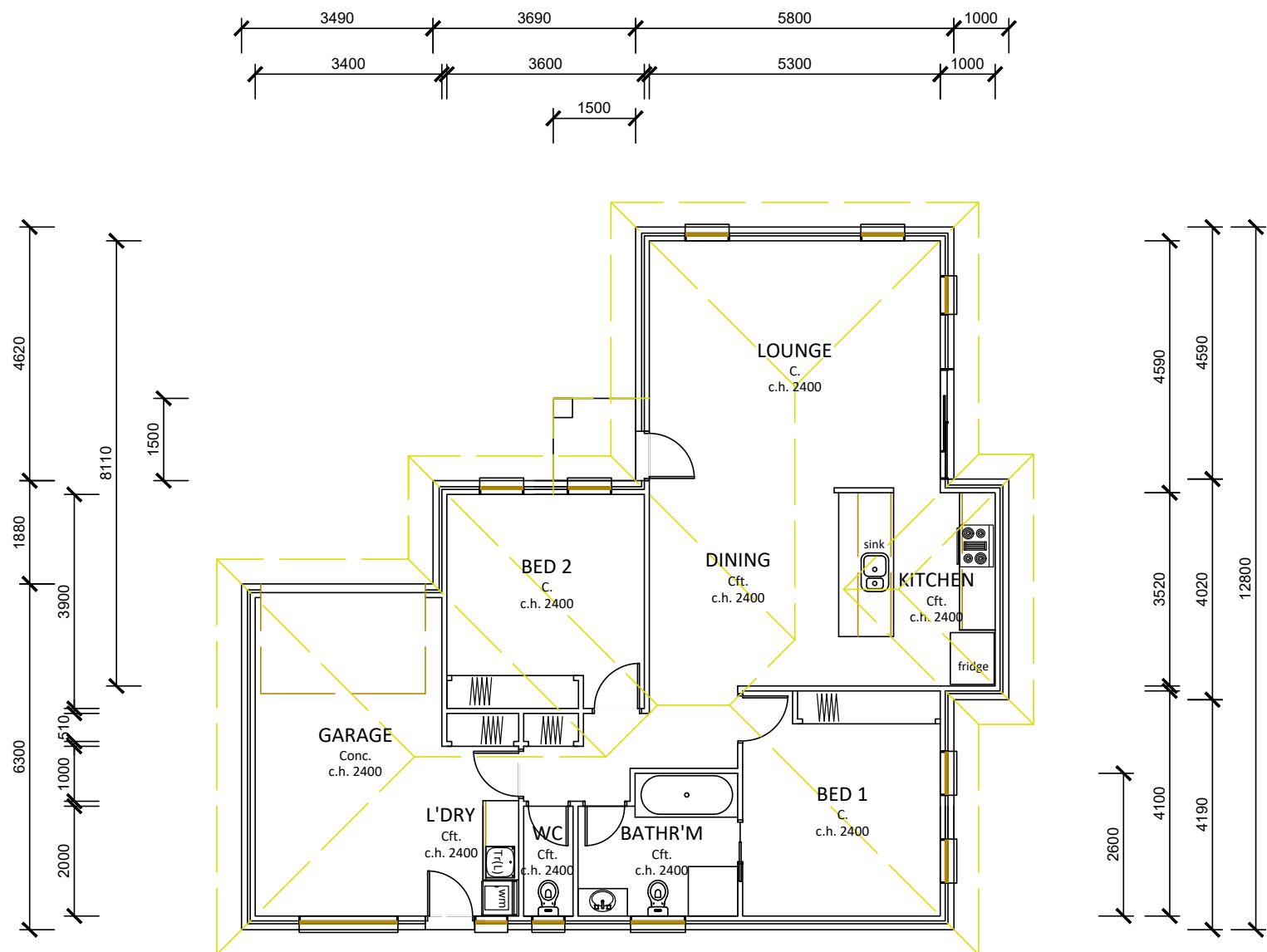
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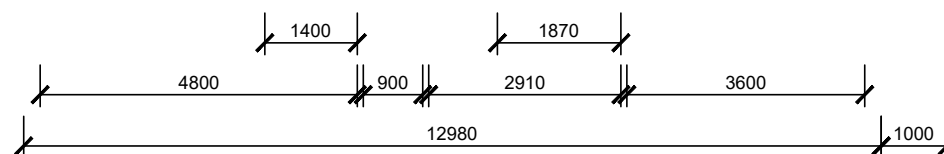
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rev	comments
A	lounge windows amended



UNITS 4, 6 & 7 FLOOR PLAN
 scale 1:100
 Floor area 130.0m²

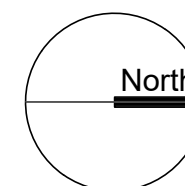


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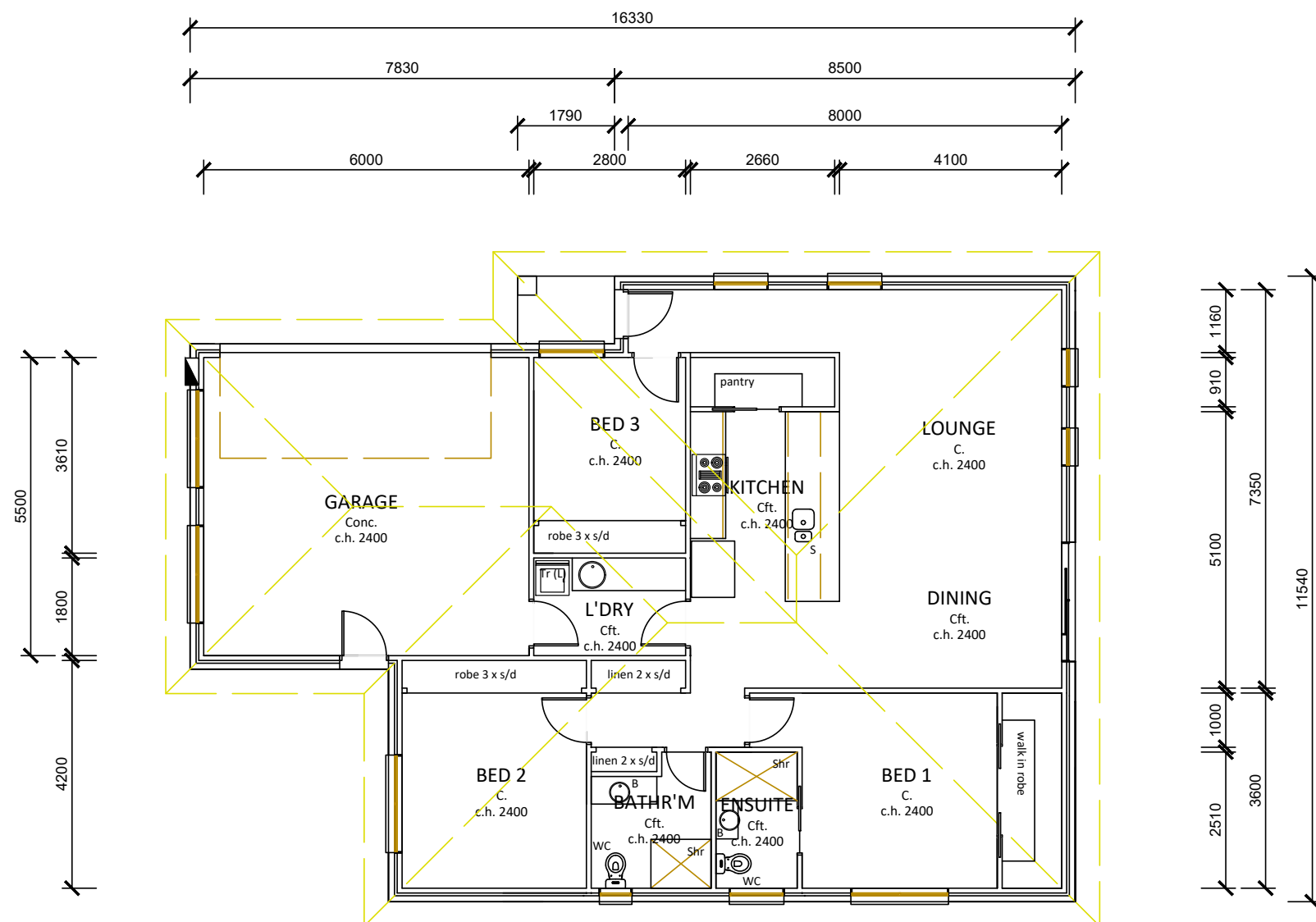
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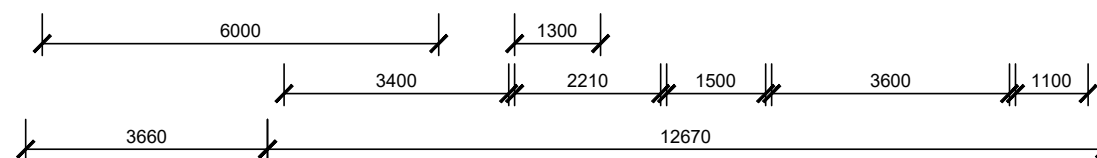
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UNIT 5 FLOOR PLAN

scale 1:100

Floor area 165.0m²



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UNIT 5 FLOOR PLAN

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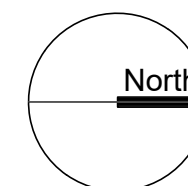
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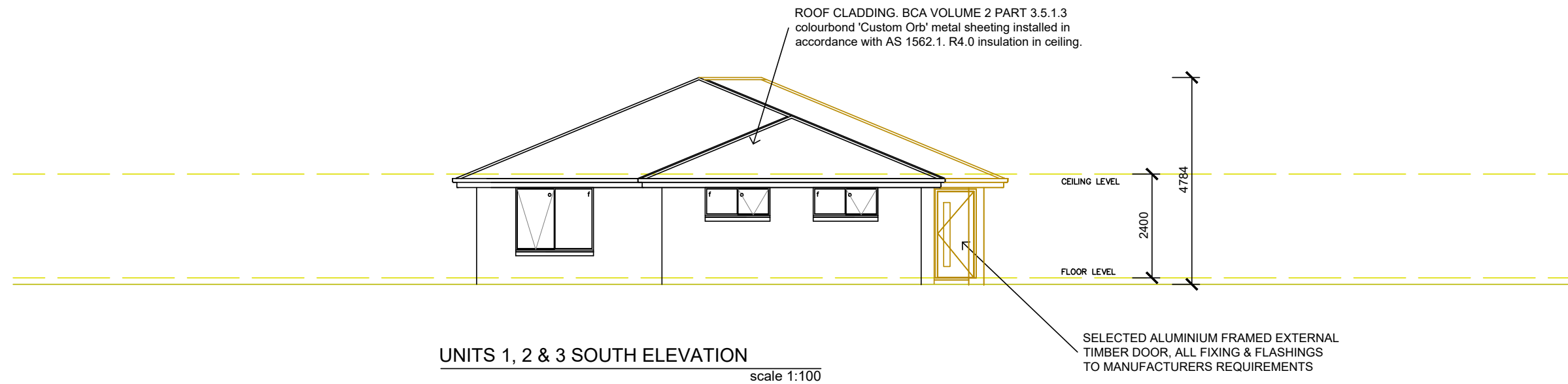


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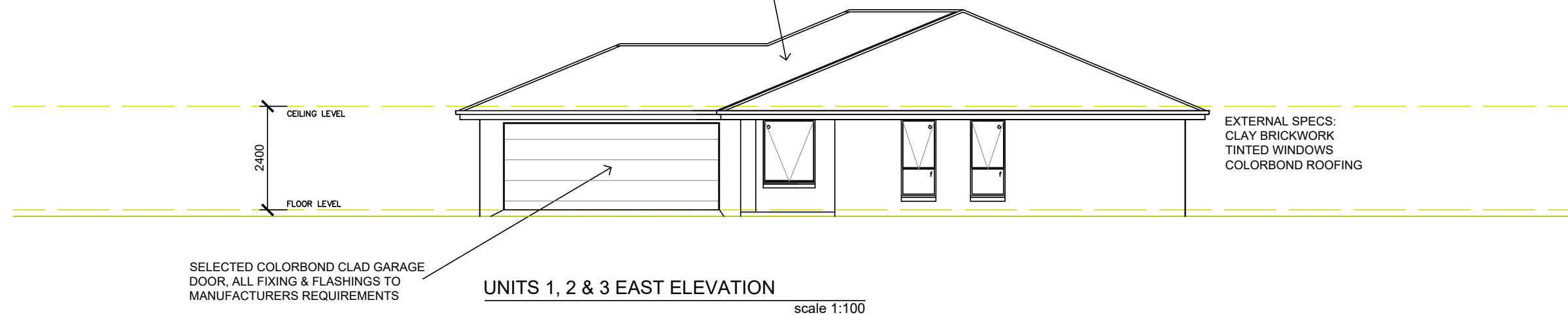
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WINDOWS
POWDER COATED AWNING WINDOWS,
ALUMINIUM WINDOW FRAMES.
TASMANIAN OAK REVEALS AND TRIMS
ALL FLASHING AND FIXINGS TO
MANUFACTURERS SPECIFICATIONS.

VALLEY GUTTERS - NCC VOLUME 2 Part 3.5.2.4.
roof pitch greater than 12.5 degrees - valley gutter 400mm wide MINIMUM. roof
covering to overhang into valley gutter 150mm minimum each side.



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UNITS 1, 2 & 3 ELEVATIONS

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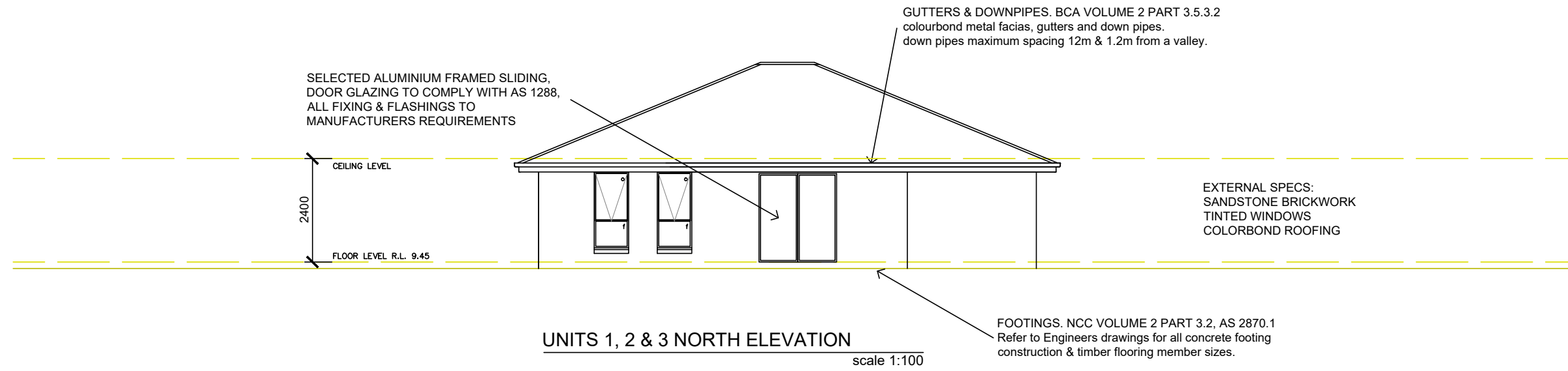
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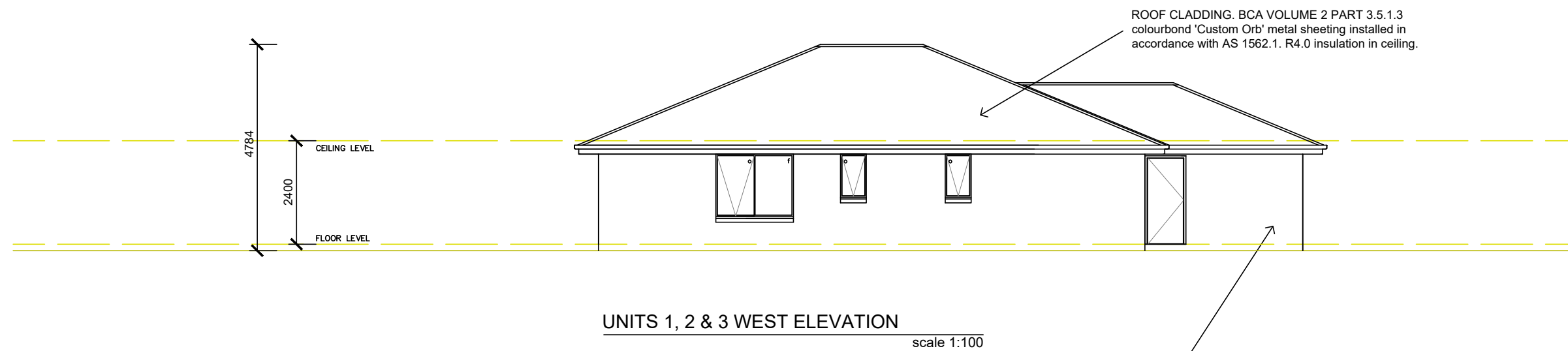
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EAVES & SOFFIT LININGS. NCC VOLUME 2 PART 3.5.3.5. external fibre-cement sheets and linings used as eaves and soffit linings must-
 (a) comply with AS/NZS 2908.2 or ISO 8336; and
 (b) be fixed in accordance with Table 3.5.3.3 and Figure 3.5.3.3



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UNITS 1, 2 & 3 ELEVATIONS

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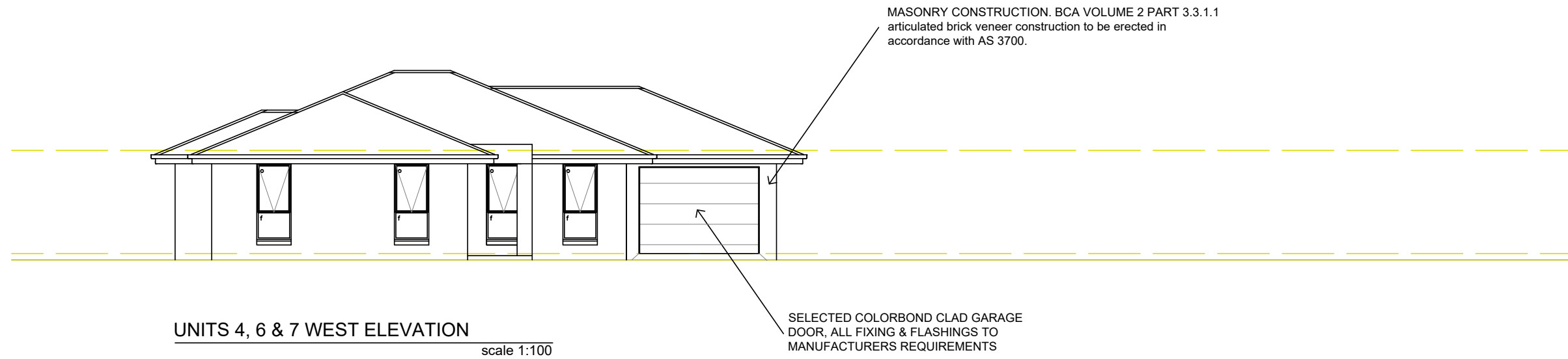
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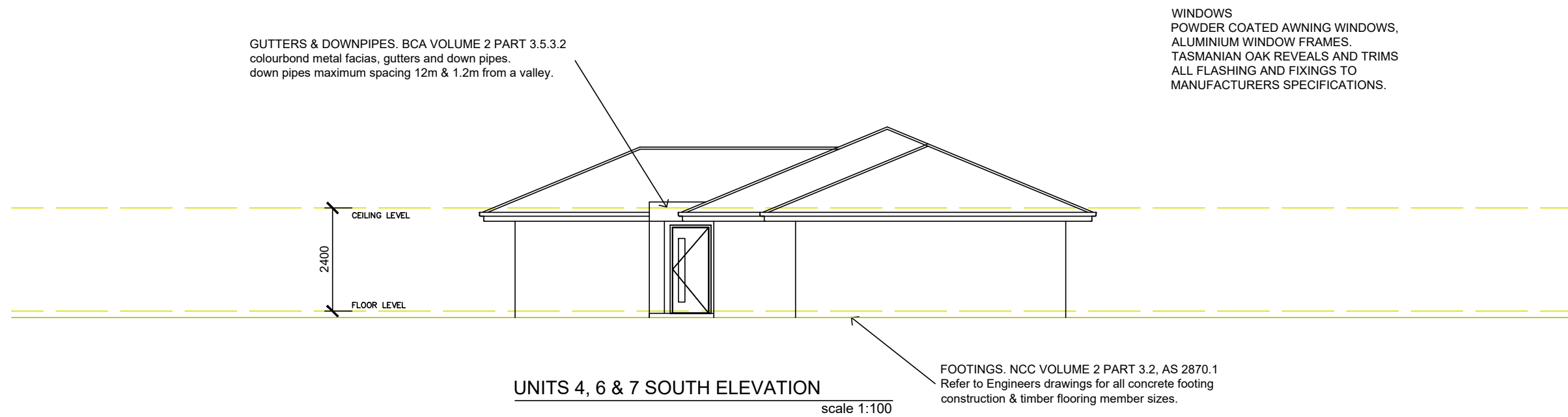
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rev	comments
A	lounge south windows removed



UNITS 4, 6 & 7 WEST ELEVATION
scale 1:100



UNITS 4, 6 & 7 SOUTH ELEVATION
scale 1:100

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UNITS 4, 6 & 7 ELEVATIONS

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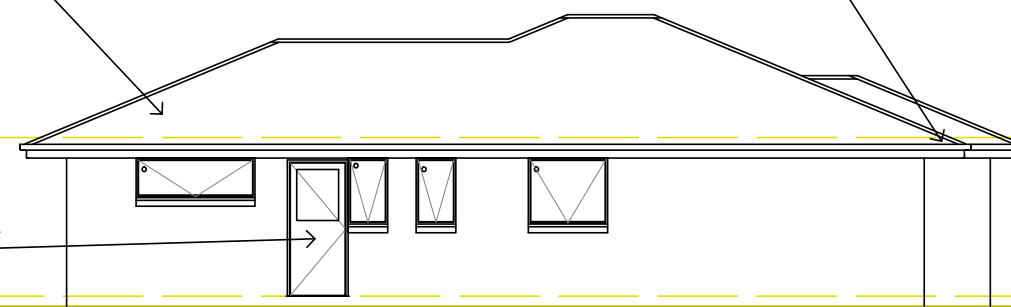
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rev	comments
A	lounge north window added

ROOF CLADDING. NCC VOLUME 2 PART 3.5.1.3 colourbond 'Custom Orb' metal sheeting installed in accordance with AS 1562.1. R4.0 insulation in ceiling.

EAVES & SOFFIT LININGS. NCC VOLUME 2 PART 3.5.3.5. external fibre-cement sheets and linings used as eaves and soffit linings must-
 (a) comply with AS/NZS 2908.2 or ISO 8336; and
 (b) be fixed in accordance with Table 3.5.3.3 and Figure 3.5.3.3

SELECTED ALUMINIUM FRAMED EXTERNAL DOOR, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS

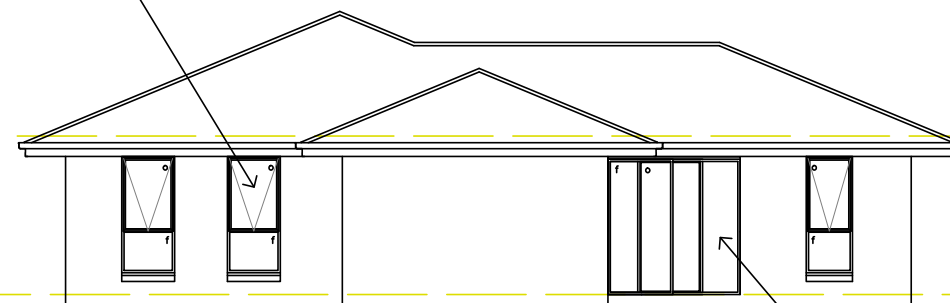
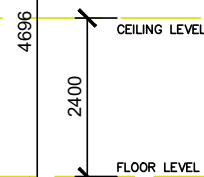


UNITS 4, 6 & 7 EAST ELEVATION

scale 1:100

SELECTED ALUMINIUM FRAMED WINDOWS, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS

WINDOWS
 POWDER COATED AWNING WINDOWS, ALUMINIUM WINDOW FRAMES. TASMANIAN OAK REVEALS AND TRIMS ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.



SELECTED ALUMINIUM FRAMED SLIDING DOORS, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS.

UNITS 4, 6 & 7 NORTH ELEVATION

scale 1:100

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UNITS 4, 6 & 7 TYPICAL ELEVATIONS
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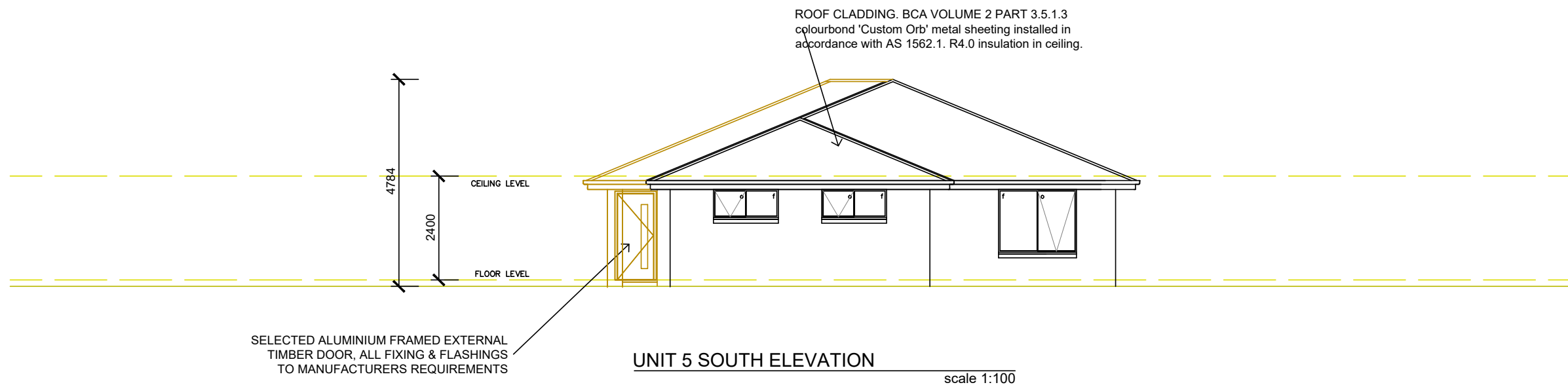
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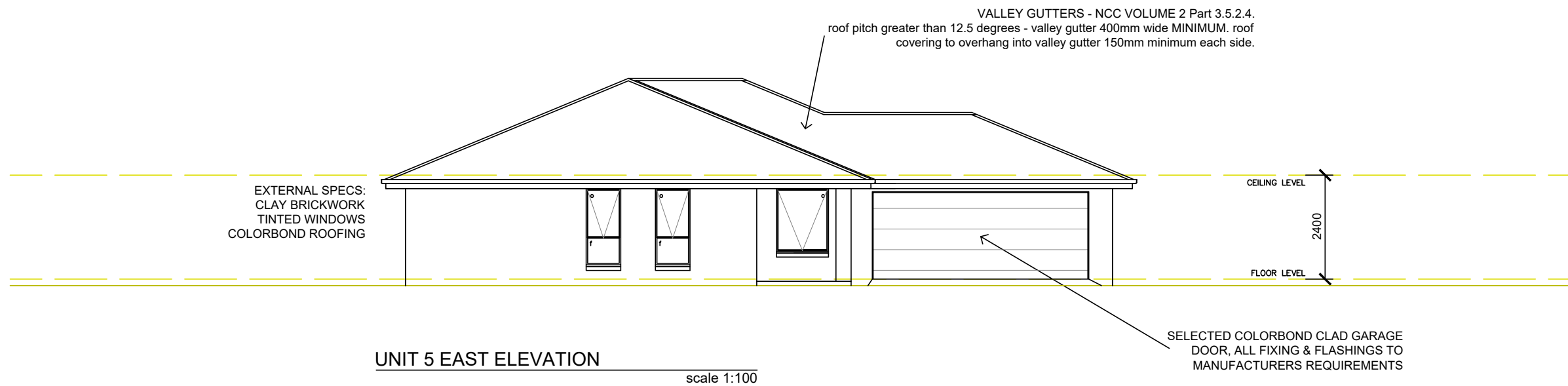
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UNIT 5 ELEVATIONS

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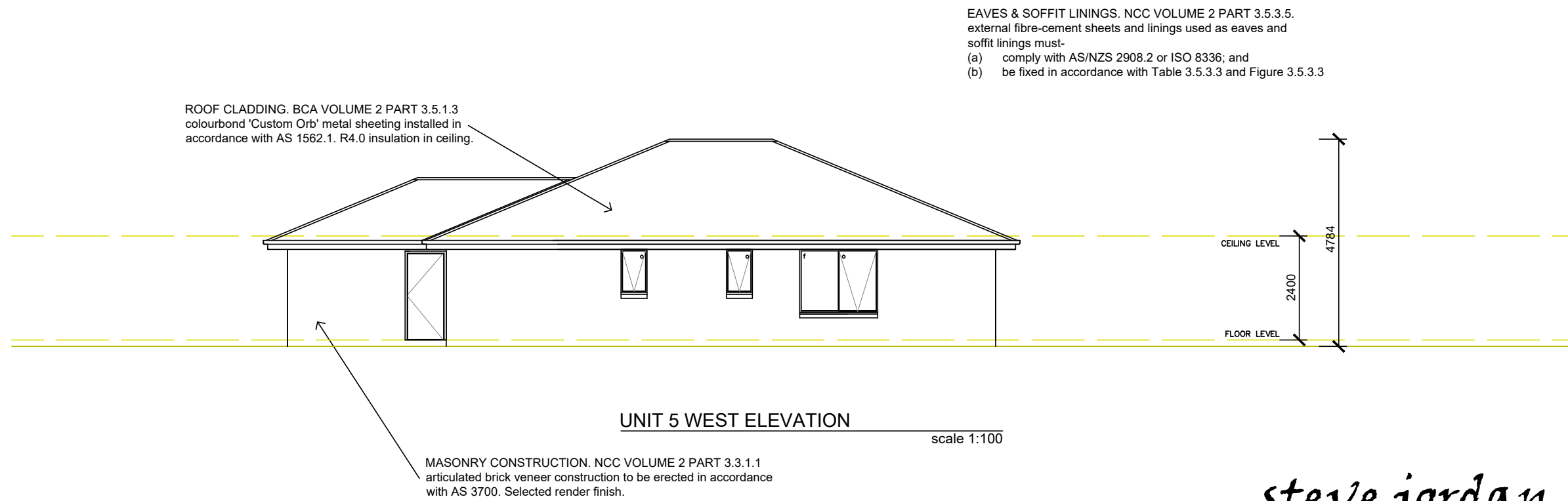
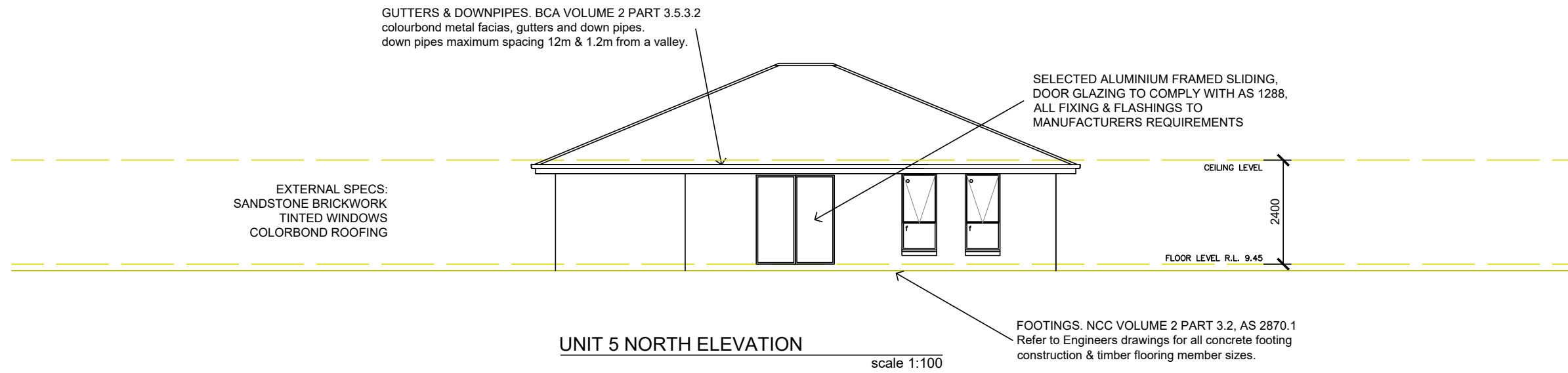
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UNIT 5 ELEVATIONS

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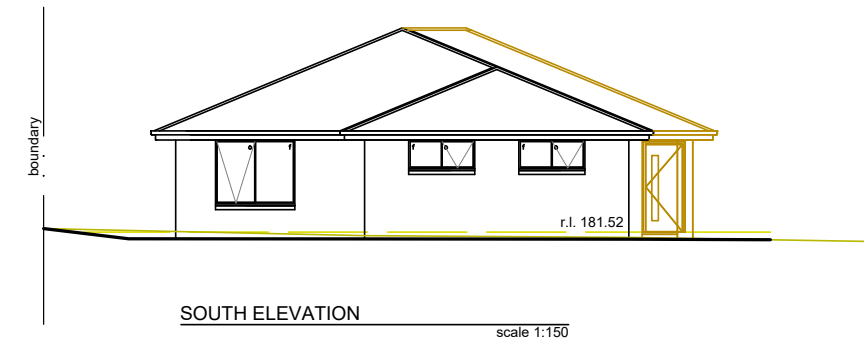
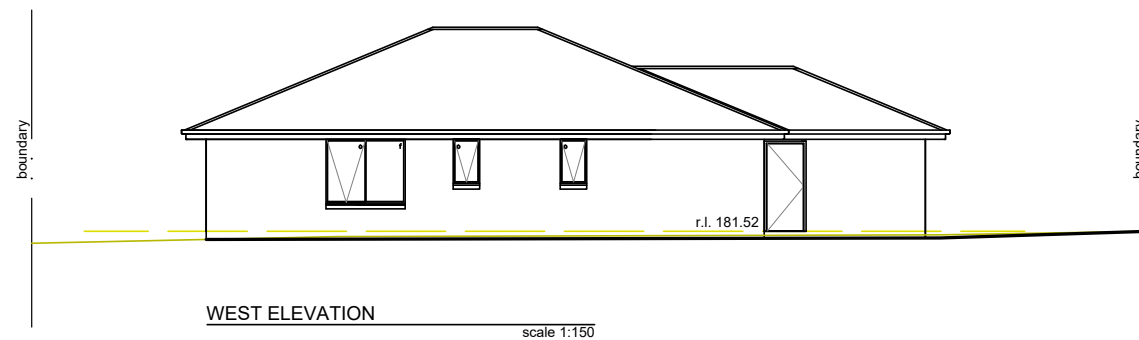
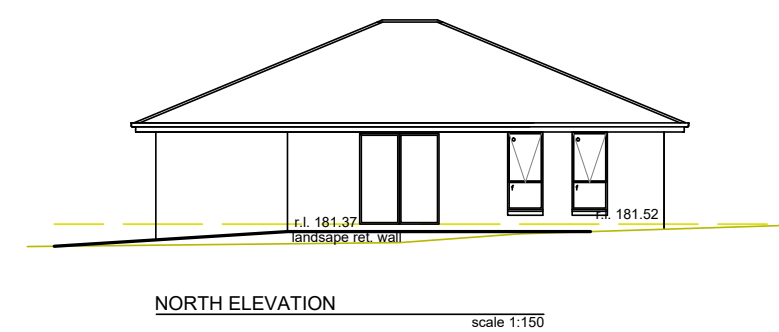
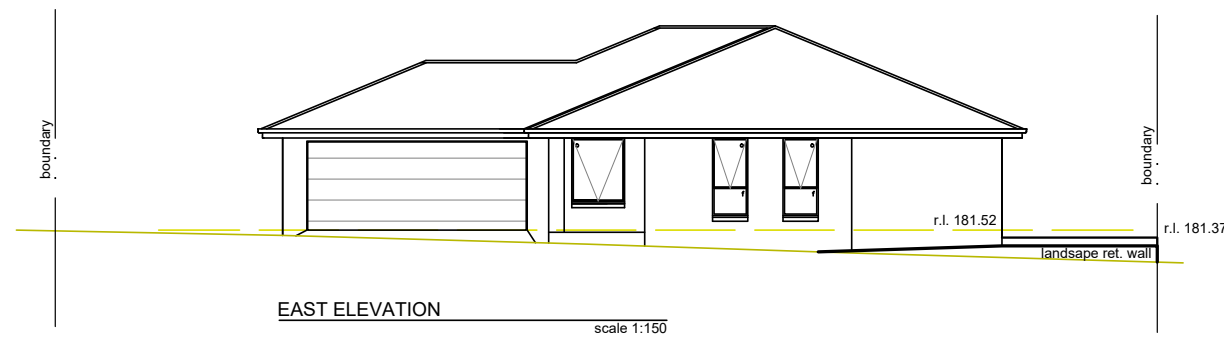
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rev	comments



NOTE
ALL FINISHED FLOOR LEVELS AND SURFACE
LEVELS ARE SUBJECT TO CHANGE, BEING
DEPENDENT UPON FINAL COUNCIL DESIGN OF
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UNIT 1 ELEVATIONS

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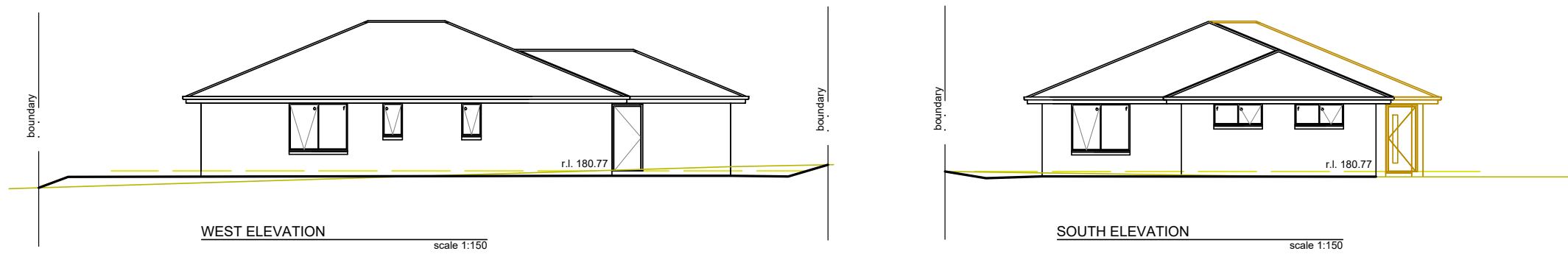
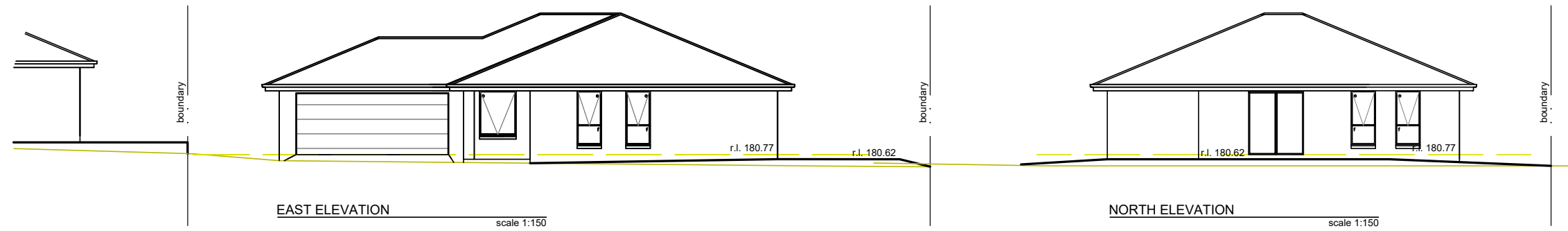
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UNIT 2 ELEVATIONS

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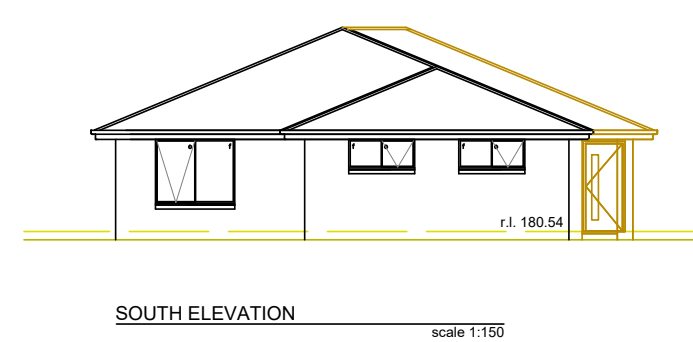
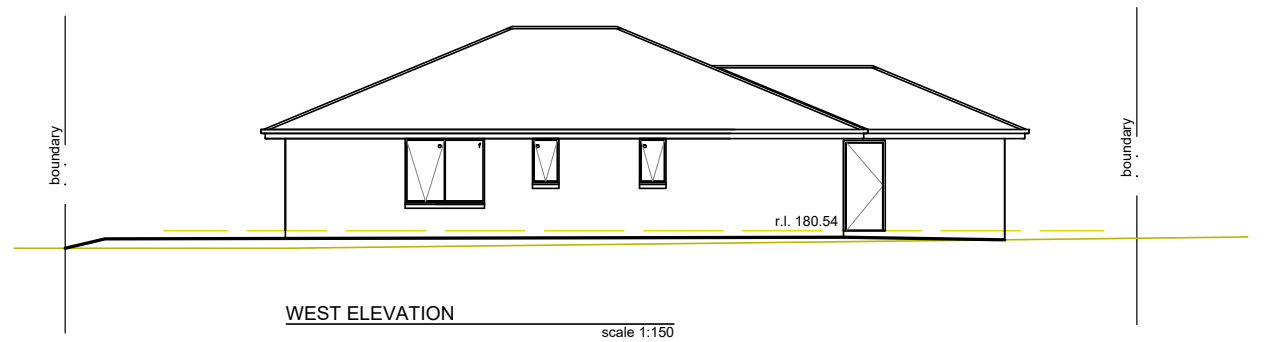
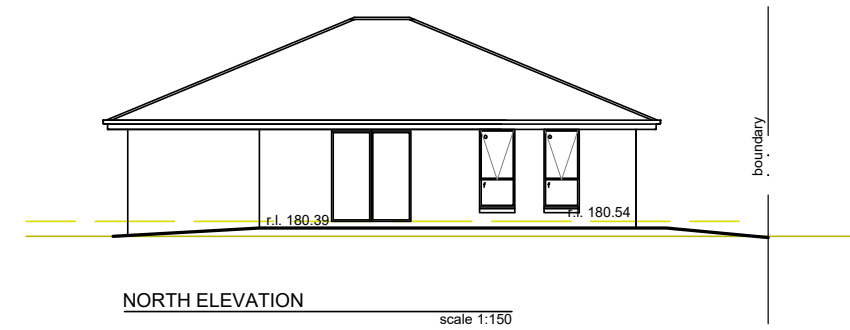
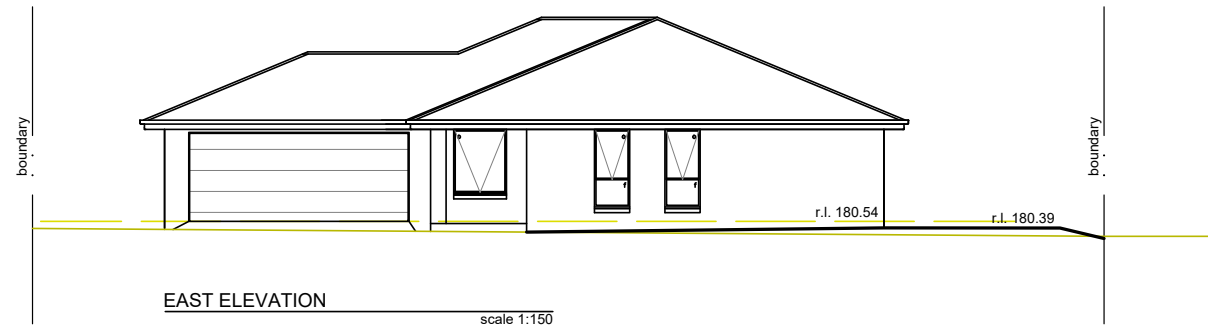
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UNIT 3 ELEVATIONS

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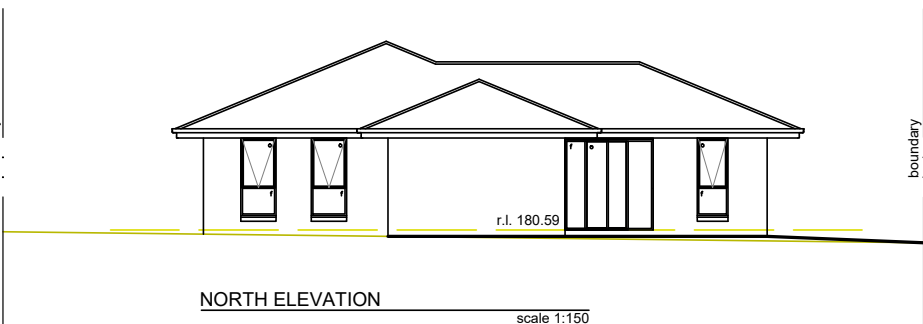
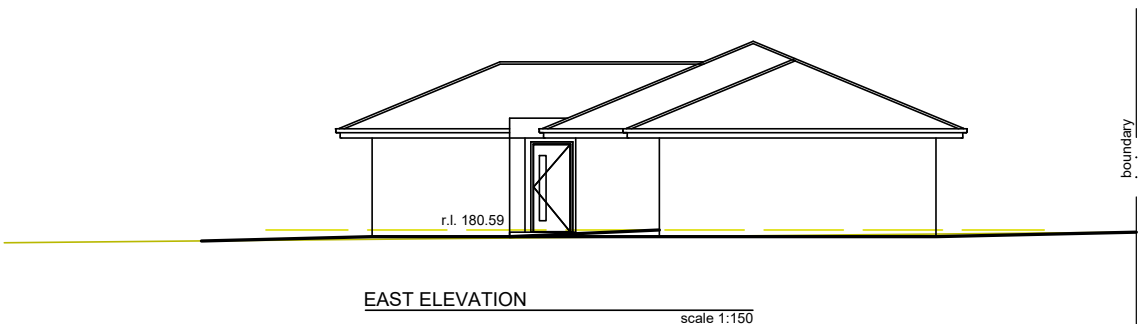
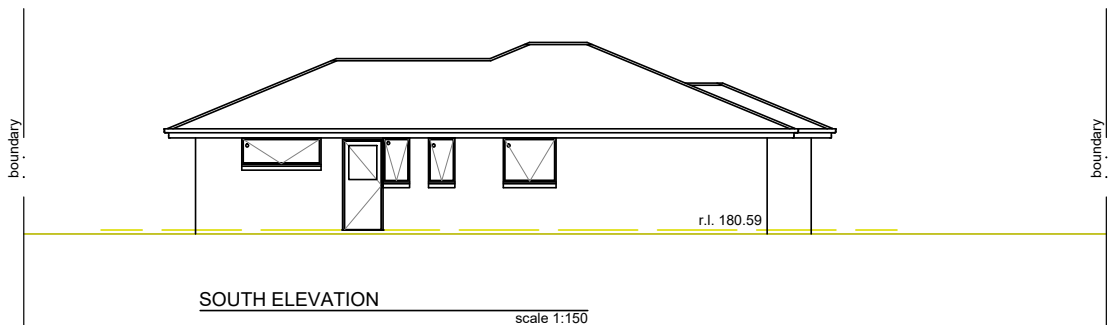
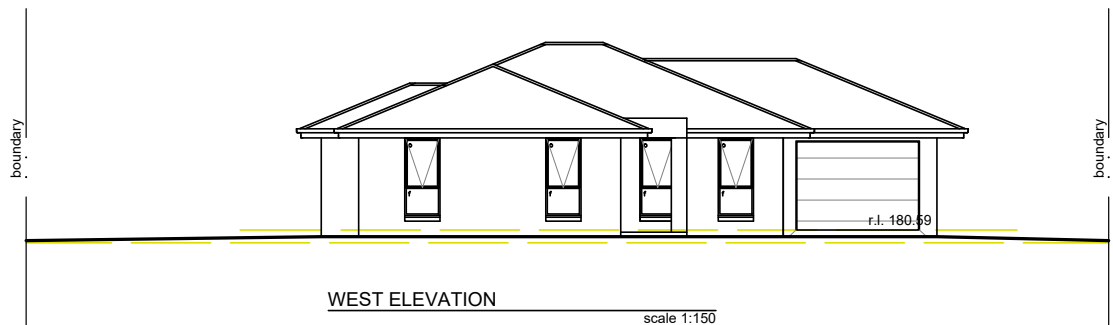
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UNIT 4 ELEVATIONS

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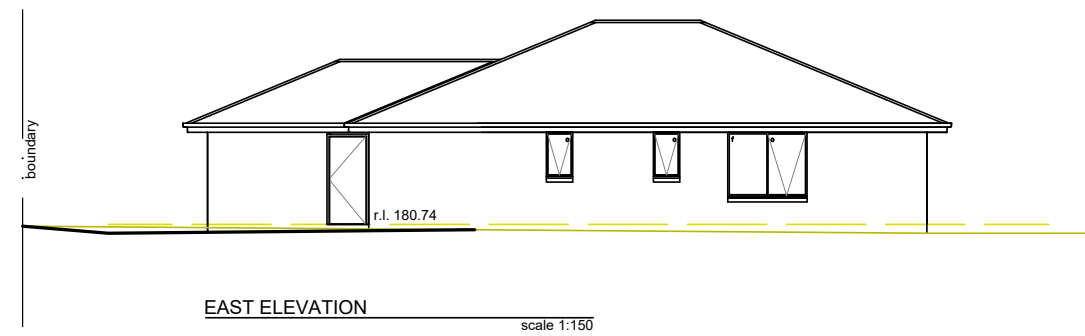
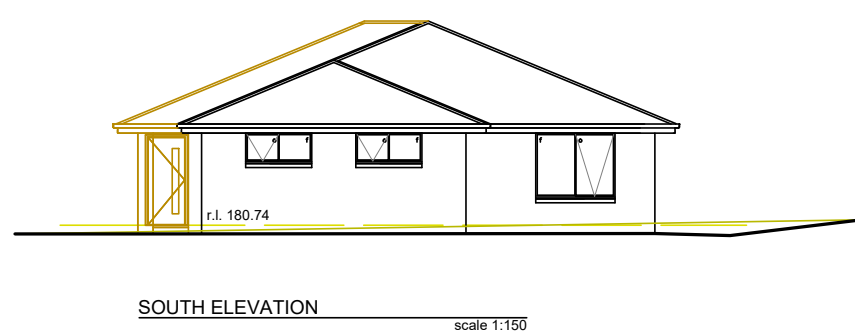
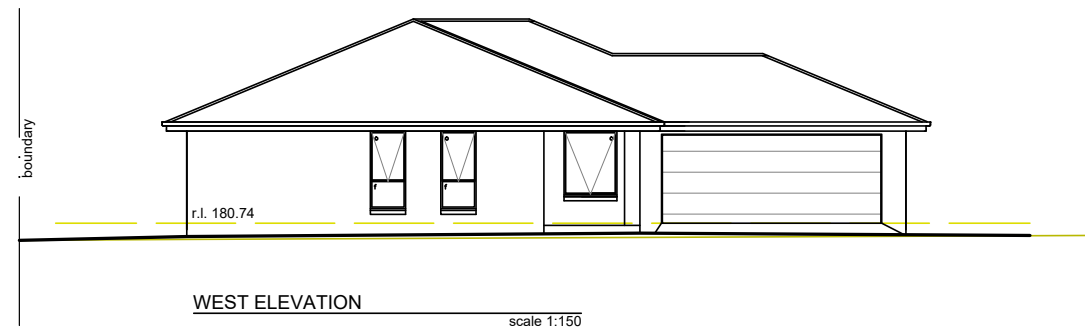
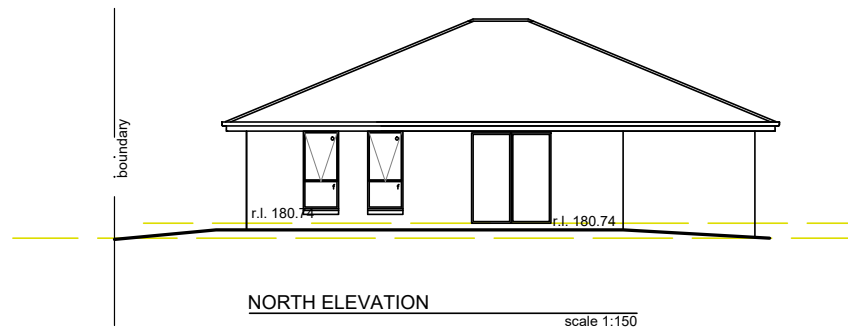
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UNIT 5 ELEVATIONS

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 22 of 24

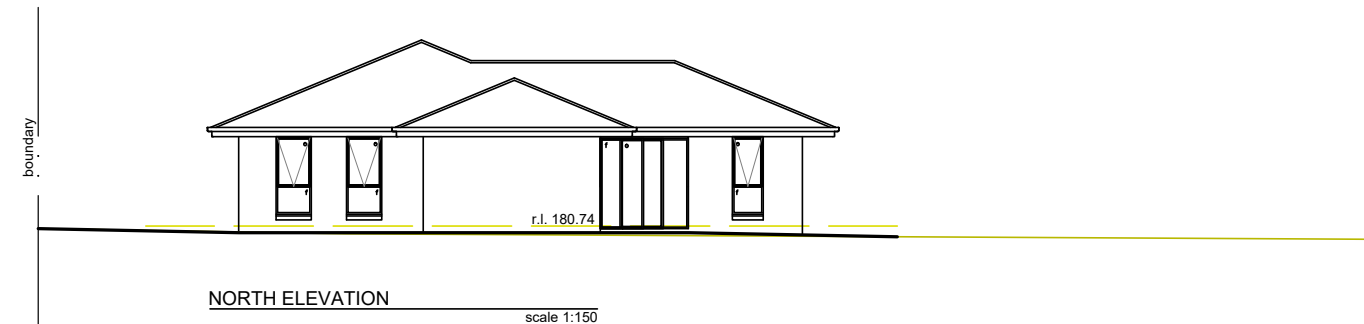
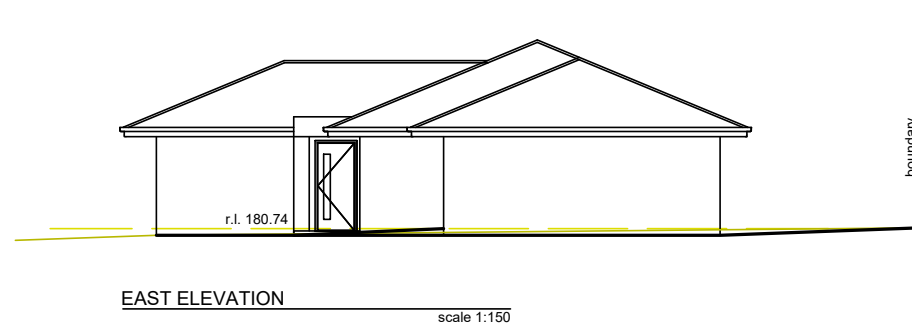
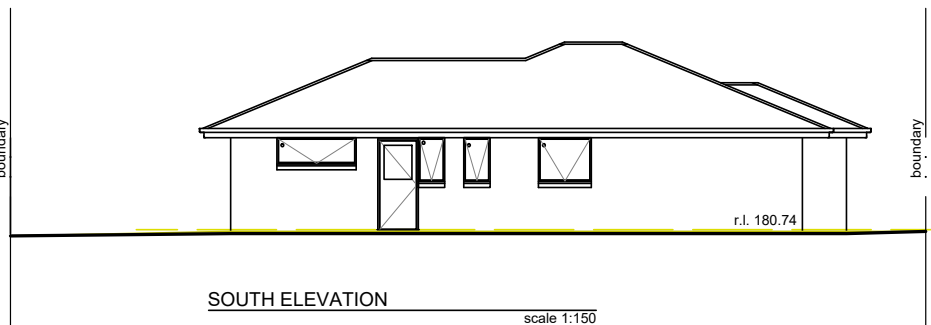
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rev	comments



NOTE
ALL FINISHED FLOOR LEVELS AND SURFACE
LEVELS ARE SUBJECT TO CHANGE, BEING
DEPENDENT UPON FINAL COUNCIL DESIGN OF
STORMWATER DISPOSAL INFRASTRUCTURE.

DRAWING

UNIT 6 ELEVATIONS

DRG. No.

SJD 21/61-23

Document Set ID: 1580446
Version: 1, Version Date: 07/04/2022

CLIENT

C. & S. & A. & E. OAKLEY
44 PENQUITE ROAD
NEWSTEAD, 7250

PROJECT

7 UNIT DEVELOPMENT
121A DEXTER STREET
WESTBURY, 7303

CONCEPT
DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2021
1:150
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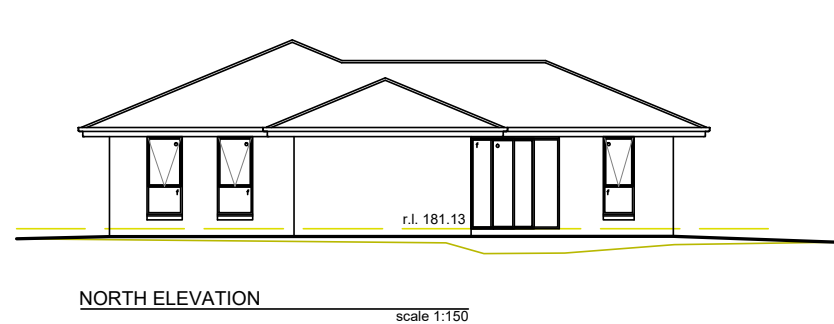
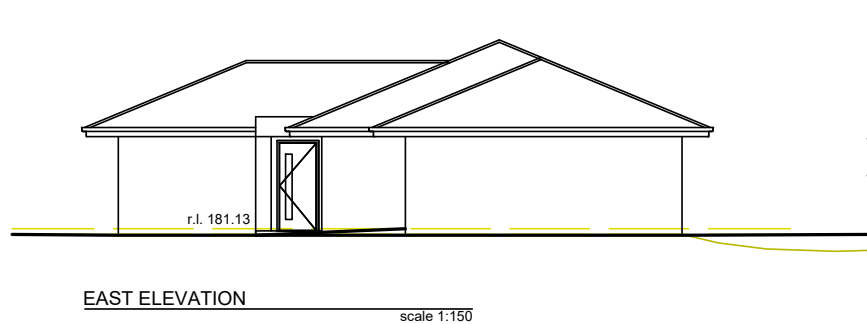
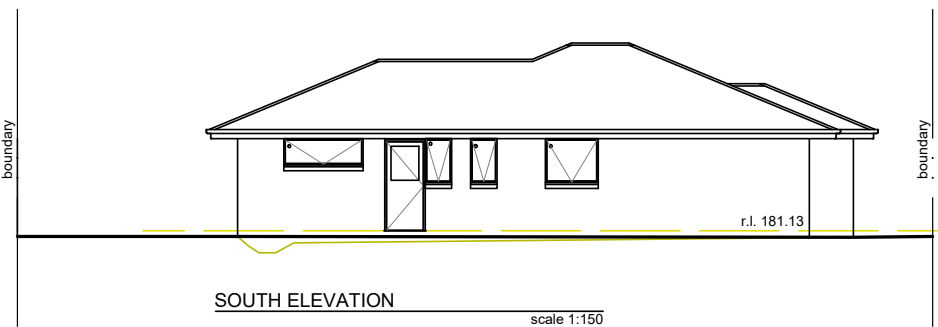
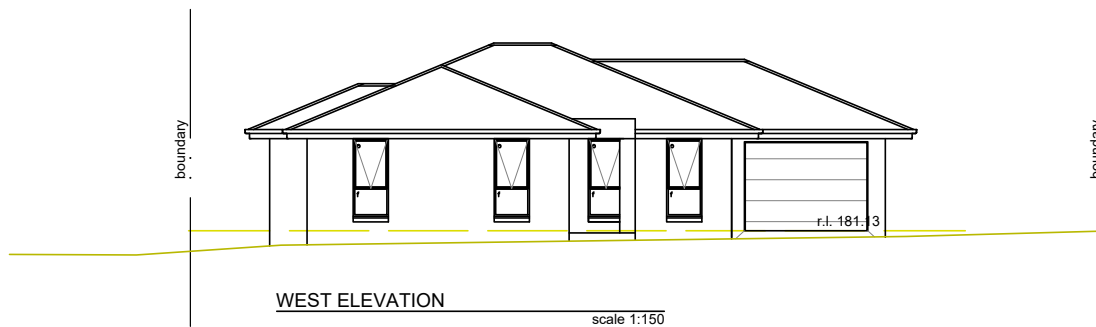
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MEMO

23 December 2021

Re: 121a Dexter Street, Westbury Flood Prone Area Hazard Code Assessment

The owners of 121a Dexter Street are looking to construct a 7 unit development on the property. The property is shown in Figure 1.



Figure 1. 121a Dexter Street site (<https://maps.thelist.tas.gov.au/listmap/app/list/map>)

Although Meander Valley Council's (MVCs) Flood-prone Areas Code layer does not cover the property, modelling has been undertaken which shows the property is subject to overland flow in the 1% AEP. See Figure 2:



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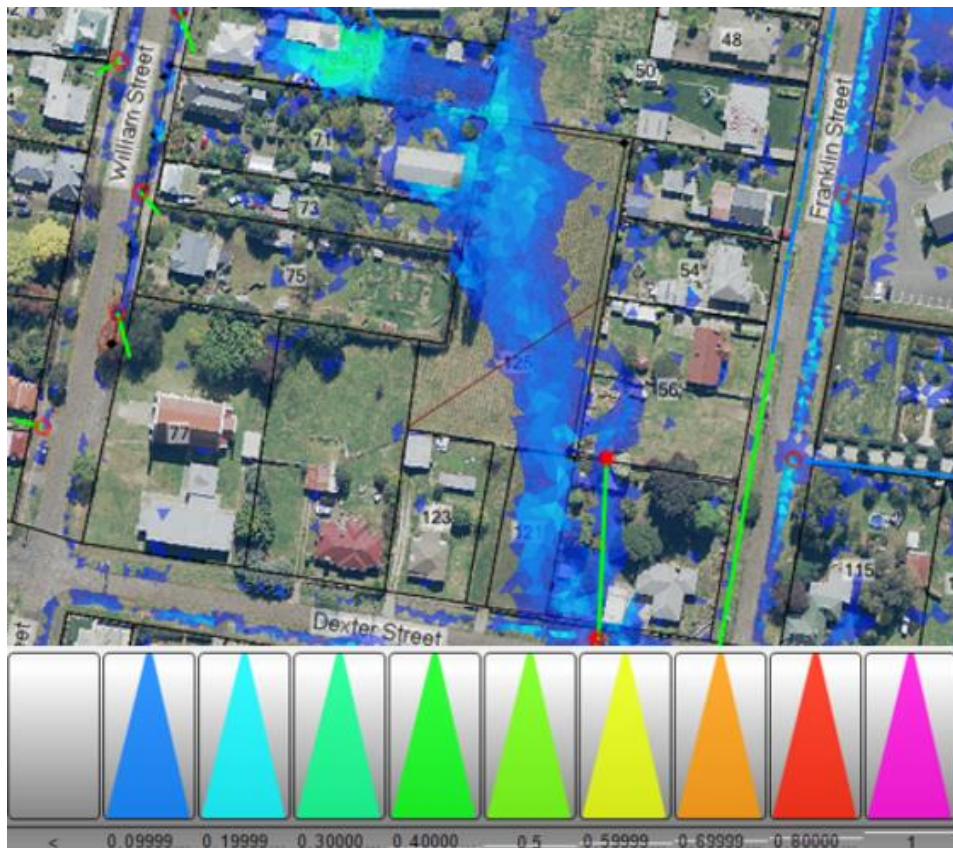


Figure 2. Modelled 1% AEP flood footprint with depth (metres) scale

Some of this flooding is caused by the discharge of stormwater from Council’s minor drainage system from an outlet at 56-58 Franklin Street. The remainder is a result of overland flow escaping from the roadside drain on the northern side of Dexter Street. This can be seen to impact upon 121 Dexter Street, and Nos. 54-58 and 60 Franklin Street as well as 121a.

It should be noted that the hydrology used in the modelling is probably more conservative than the generic Australian Rainfall Data Hub (<http://data.arr-software.org/>) parameters, which probably lead to conservative (high) runoff predictions. For the peak flood event through No. 121a in Figure 2 the loss of rainfall due to infiltration on pervious surfaces totalled 14.4mm at the 45 minute mark of the 45minute duration storm event. This compares to a



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generic initial loss of 18mm given in the Data Hub. This suggests that, at least for short duration events, more rainfall becomes runoff in the model, leading to higher runoff peaks than would be generated by the default parameters.

It should also be noticed that the flood footprint is indicative. Within the model fences do not present a barrier to flow. Some fence lines in the area are wire (fully porous), some are timber (semi-porous), and others may be solid. Each type would likely affect and vary the real-world flood footprint. Also, the recently built dwelling in 121 Dexter Street would likely create an impediment to flow through to 121a.

The Tasmanian Planning Scheme Flood-Prone Areas Code (C12) requires the following:

P1.2

A flood hazard report also demonstrates that:

- (a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or
- (b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

While the definition of a 'tolerable risk' is subjective, Australian Rainfall and Runoff 2019 provides the following hazard curves (Figure 3) and threshold classification limits (Table 1).



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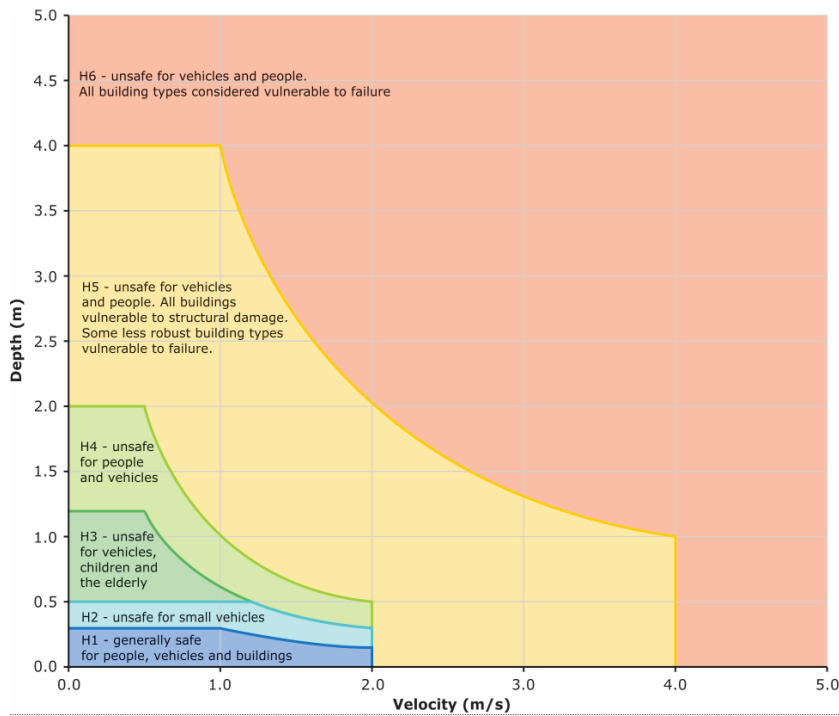


Figure 3. Australian Rainfall and Runoff flood hazard curves

Hazard Vulnerability Classification	Classification Limit (D and V in combination)	Limiting Still Water Depth (D)	Limiting Velocity (V)
H1	$D \cdot V \leq 0.3$	0.3	2.0
H2	$D \cdot V \leq 0.6$	0.5	2.0
H3	$D \cdot V \leq 0.6$	1.2	2.0
H4	$D \cdot V \leq 1.0$	2.0	2.0
H5	$D \cdot V \leq 4.0$	4.0	4.0
H6	$D \cdot V > 4.0$	-	-

Table 1. Australian Rainfall and Runoff vulnerability thresholds

These vulnerability thresholds have been applied to the peak flooding which was presented in Figure 2.



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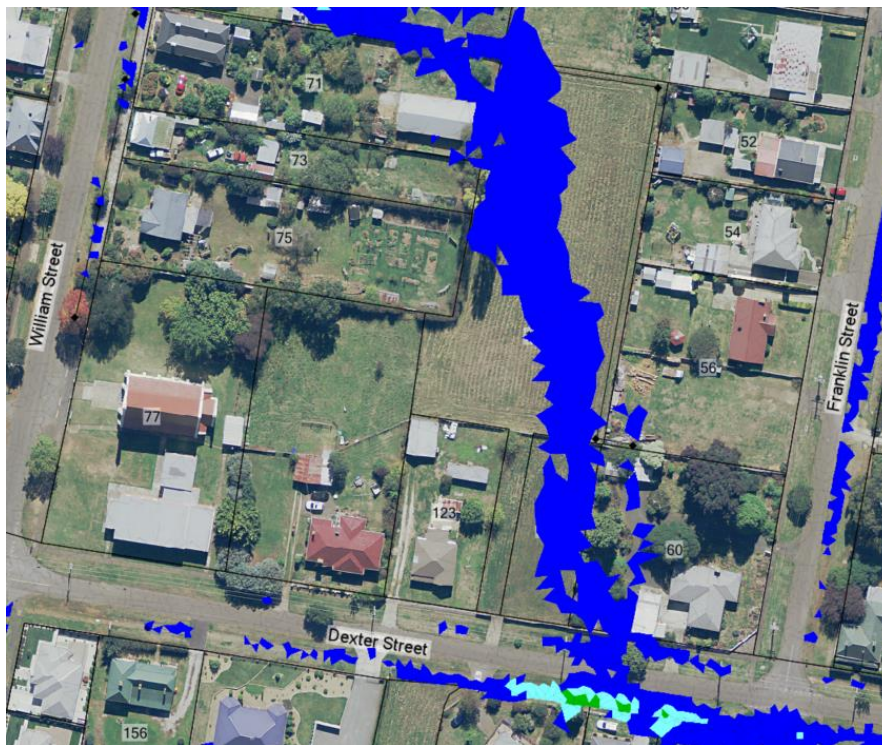


Figure 5. 1% AEP Hazard vulnerability classes (Dark Blue = H1, Cyan = H2, Dark Green = H3)

It can be seen that flooding within the site is entirely Hazard Vulnerability Classification H1 which is described in Figure 3 as 'generally safe for people, vehicles and buildings'. This could be considered a 'tolerable risk'.

It should be noted that initial discussions have been undertaken with MVC which will see new public stormwater infrastructure through the site. This will link the existing minor system which outlets within No. 56-58 Franklin Street with the new system extension Council is about to construct near the north-east corner of No. 121a. As per the *William Street Stormwater Main Upgrade Memo* (H-DNA, 2021) this will help to reduce overland flow through affected properties, including 121a.

Although the anticipated site flooding during the 1% AEP is tolerable, it does not negate the need to practically allow for the management of the flow path in the design of the



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development. In this regard it is recommended that units 2 to 6 have a minimum floor level of 200mm above the natural surface to ensure protection from flooding. It is recommended that unit 7, the most south-easterly unit which abuts 121 Dexter Street, be given a floor level of 300mm above the natural surface, or alternatively the installation of a plinth or kerb be installed on its southern side. This will enable the diversion of overland flows from unit 7 and through to the proposed overland flow path down the communal drive through the middle of the development.

Also, as suggested in conversations with MVCs Senior Engineer, it would be beneficial for the visitor parking bays to be located at the north-western extent of the development. This will allow overland flow to pass to the north-west corner of the property without impediment.

The proposed central driveway is 5.45 metres wide. The natural fall along the flow path is approximately 1 metre in 114 metres. Assuming a 1% AEP peak flood flow of 546 L/s, as per *William Street Stormwater Main Upgrade Memo* (H-DNA, 2021), a central channel along the driveway 1m wide with 1:6 sides can pass 546 L/s at a peak depth of only 183mm. Refer to Table 2. The total flow width for this arrangement is 3.2 metres, which can easily be accommodated in the 5.45m overall width.

OPEN CHANNEL FLOW ANALYSIS - 121a Dexter Street, Westbury					
Design Flow, Q		0.546	(m ³ /s)		
CONSTANTS:					
Mannings Coefficient, n:		0.016	asphalt		
Side inv. Slope (run/rise):		6			
Channel Width, b:		1	metre		
Channel Slope, S ₀ :		0.00877193	m/m		
Depth (y) (m)	A (m ²)	P (m)	R (m)	Q (m ³ /s)	v (m/s)
0.1834	0.385	3.232	0.119	0.546	1.418

Table 2. Indicative developed overland flow path calculations (Manning's Open Channel)



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The depth * velocity product for this arrangement = $0.1834 * 1.418 = 0.26$, which gives a hazard vulnerability class of H1 (ref. Table 1), which remains generally safe for people, vehicles and buildings.

With these measures in place the overland flow path can successfully accommodate any 1% AEP flooding, and achieve and maintain a tolerable level of risk as required by the Flood-Prone Areas Code.



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TRAFFIC IMPACT ASSESSMENT

FOR

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E.H. & A.J. Oakley

121A DEXTER STREET, WESTBURY

December 2021

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Project: 121A Dexter Street, Westbury – Traffic Impact Assessment

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DATE	NATURE OF REVISION	REVISION NUMBER	PREPARED BY	APPROVED BY
22/12/2021	FINAL	0	Glenn Allen	Glenn Allen

This document has been prepared in accordance with the scope of services agreed upon between NTCADS and the Client. To the best of our understanding, this document represents the Client's intentions at the time of printing of the document. In preparing this document we have relied upon data, surveys, analysis, designs, plans and other information provided by the client, and other individuals and organisations referenced herein. Except as otherwise stated in this document, we have not verified the accuracy or completeness of such data, surveys, analysis, designs, plans and other information.

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1. Introduction

This report considers the traffic impacts of a proposal for seven residential units at 121A Dexter Street, Westbury.

It considers the amount of traffic currently using Dexter Street, the amount of traffic the proposed development site is expected to generate, and how these additional traffic movements will interact with the immediate and surrounding road network.

It has been prepared with reference to the following information and resources:

- Tasmanian Planning Scheme – Meander Valley (Planning Scheme)
- Department of State Growth - Traffic Impact Assessment Guidelines (August 2020)
- Austroads series of Traffic Management and Road Design Guides
 - AGTM Part 6: Intersections, Interchanges and Crossings Management
 - AGTM Part 12: Integrated Transport Assessments for Developments
 - AGRD Part 4: Intersections and crossings, General
- Transport for NSW - Guide to Traffic Generating Developments
- Land Information System Tasmania (LIST)

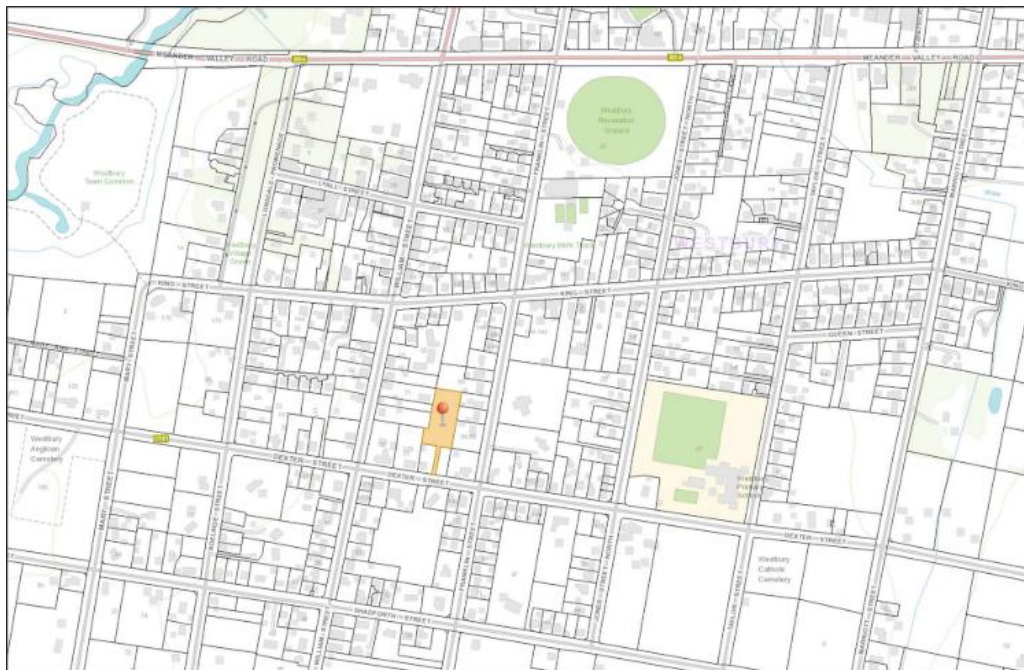
2. Site Description

121A Dexter Street, Westbury is located within the built-up area of the town and comprises a single title (CT 170123/1), see Figure 1.

The property is an internal lot, accessed by a 5 metre wide strip of the title from an existing formed access point on the northern side of Dexter Street.

The property is zoned General Residential under the Tasmanian Planning Scheme and is currently undeveloped vacant land.

Figure 1 – Site location (LISTMap)



3. Development Proposal

The proposed development is to construct a total of seven residential units (four 3 bedroom and three 2 bedroom) including associated site servicing, driveways, and landscaping, see Figure 2 for the proposed site layout.

The existing property access onto Dexter Street will be used for all access to the site at the fully developed stage.

Figure 2 – Proposed site layout



4. Traffic Generation

The impact the development will have on the existing access point and immediate road network is assessed by the number of vehicle trips generated by the fully developed site. A trip is defined as a one-way vehicular movement from one point to another point, excluding the return journey. A return trip is therefore counted as two movements.

4.1. Existing Use

The site is currently vacant land and, excluding occasional access for site maintenance, does not have any existing traffic generation.

4.2. Proposed Use

Once fully developed the property will consist of seven residential dwellings. The Transport for NSW Guide to Traffic Generating Developments - Updated traffic surveys (August 2013) suggests an average of 7.4 individual one-way trips per day for a single residential dwelling in a regional area.

For the purposes of this assessment, a rounded figure of 8 trips per day per dwelling has been assumed.

4.3. Summary

Overall, the development is expected to generate 56 total trips per day, which equates to nominally 6 trips in the peak hour (i.e. 3 vehicles entering and 3 vehicles exiting per hour) or one vehicle either entering or exiting the access every 10 minutes.

Table 1 – Estimated traffic generation

Use	Existing trips	Proposed trips	Total trips (peak hour)
7x Residential dwellings	0	56	6

5. Parking Requirements

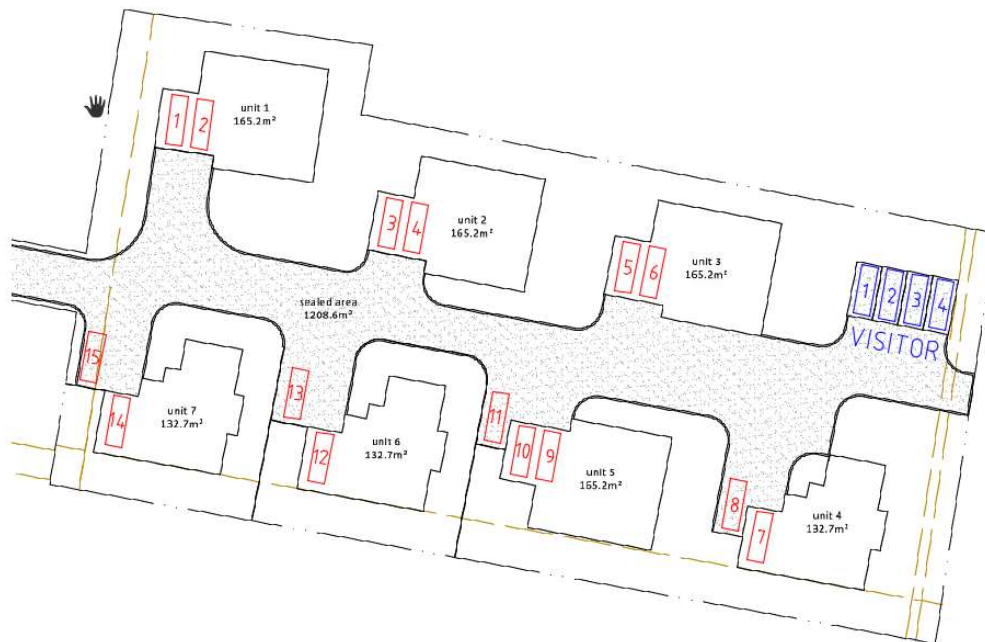
Table C2.1 of the Planning Scheme requires 2 spaces per dwelling for each two, or more, bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom). In addition to this (for an internal Lot), one dedicated visitor parking space is required for every three dwellings (rounded up to the nearest whole number).

Based on the proposal for seven units all with two or more bedrooms, the site will require a minimum of 14 resident parking spaces and 3 visitor parking spaces.

The development proposes a total of 15 resident parking spaces (i.e. at least 2 per unit, with one of the units proposing 3 spaces) and 4 visitor parking spaces, see Figure 3.

There is no requirement for dedicated bicycle or accessible parking provision.

Figure 3 – Parking layout



6. Existing Traffic Conditions

Dexter Street is part of the local road network managed by Meander Valley Council. Its primary function is providing access to local residential properties, however it also is a through road and carries some traffic filtering through the network to and from other residential streets in the immediate area surrounding the Westbury town centre.

6.1. Characteristics

The street has a 5.2 m wide sealed single carriageway providing for two-way traffic flow. The remainder of the road reservation has relatively wide grassed nature strips and there is a footpath on the northern side immediately adjacent to the road reserve boundary.

The street passing the development site is a straight alignment and is on essentially a level longitudinal grade.

Dexter Street to the west of the site intersects with William Street some 125 m away which has priority and Dexter Street traffic is required to give way. Some 75 m to the east it intersects with Franklin Street, however at this location Dexter Street has the priority as the through road.

There are no traffic control or delineation measures provided in the vicinity of the development which is typical for a local residential street function. It is noted that street lighting is provided.

The existing access to the site consists of an 8 m wide concrete vehicle crossing between the road edge and the property boundary which is shared with access to the neighbouring property 121 Dexter Street. Nominally 5 m of the total width is available for the frontage to 121A, see Figure 4.

Figure 4 – View of existing access to 121A Dexter Street



6.2. Volume

Meander Valley Council maintain a database of traffic volumes for their road network. The nearest count site on Dexter Street in relation to the development is outside No. 164 Dexter Street around 200 m west of the site, see Figure 5. This provides a reasonable indication of the traffic volumes passing the site.

Figure 5 – Traffic data (MVC)

Traffic Information Overview, ARX Classification Scheme										
Road Name	Start	Finish	Location of Counter	Date (mm/yy)	AADT	AADTT	EHV	85thile Spee	Direction	
Dexter Street	Adelaide Street	William Street	Outside number 164	Oct-18	257	21	8%	56.8kph	Combined	
Dexter Street	Adelaide Street	William Street	Outside number 164	Oct-18	122	11	9%	57.1kph	Eastbound	
Dexter Street	Adelaide Street	William Street	Outside number 164	Oct-18	135	9	7%	56.5kph	Westbound	

The data shows an Annual Average Daily Traffic (AADT) two-way traffic volume of 257 vehicles per day in October 2018. Some 8% of this volume consisted of heavy vehicles, however, as this is for any vehicles over a 4.5t GVM, it is expected that these will be mainly smaller single unit trucks such as used for garbage collection and local deliveries.

It is considered background traffic growth in Westbury is minimal. Conservatively assuming a growth rate of 1% p.a. the projected volume to 2021 is 268 vehicles per day.

This equates to approximately one vehicle passing the development site every 3 minutes.

6.3. Speed

The default urban speed limit of 50 km/h applies to Dexter Street at this location.

It is noted from the traffic volume data that 85th percentile speeds at the count site were slightly higher than this limit at around 57 km/h.

6.4. Sight Distance

Austrroads Guide to Road Design Part 4 specifies that for a 50 km/h operating speed limit and a driver reaction time of 2 seconds, a minimum Safe Intersection Sight Distance (SISD) of 97 m should be achieved. This is for a driver exiting the access to look in both directions and for a driver turning right into the access to be able to observe an oncoming vehicle.

A site inspection found that sight distance is essentially unimpeded with some 150 m available to the west (for both exiting and right turn entering) and some 200 m to the east, see Figure 6 and Figure 7.

6.5. Road Safety

The Department of State Growth maintains a database of reported road crashes. A check of this database found no crashes reported on Dexter Street within 100 m each side of the development access.

This is an indication that there are no inherent traffic safety issues that need to be addressed.

Figure 6 – View to west from the access location



Figure 7 – View to east from the access location



7. Traffic Impact of the Development

As indicated in Section 4, the development is expected to generate 6 two-way traffic movements at the site access in the peak hour.

7.1. Traffic Efficiency

Table 4.6 of the TfNSW Guide to Traffic Generating Developments, see Figure 8, provides information for two-way residential street operating capacity.

Figure 8 – Extract of Table 4.6 from RTA Guide

**Table 4.6
Environmental capacity performance standards on residential streets**

Road class	Road type	Maximum Speed (km/hr)	Maximum peak hour volume (veh/hr)
Local	Access way	25	100
	Street	40	200 environmental goal 300 maximum
Collector	Street	50	300 environmental goal 500 maximum

Typically, up to 300 vehicles per hour in the peak will result in an appropriate level of service and amenity for 50 km/h residential collector streets.

Dexter Street currently has a peak hourly volume of 27 vehicles/hr. The development will increase this to 33 vehicles/hr on completion. Assuming the previously mentioned growth rate the projected 10-year volume, inclusive of the development traffic, would be some 37 vehicles/hr in the peak hour on Dexter Street in 2031.

This is well below the acceptable 300 vehicles/hr and will have negligible impact on the traffic efficiency and amenity of Dexter Street.

7.2. Turning Treatment

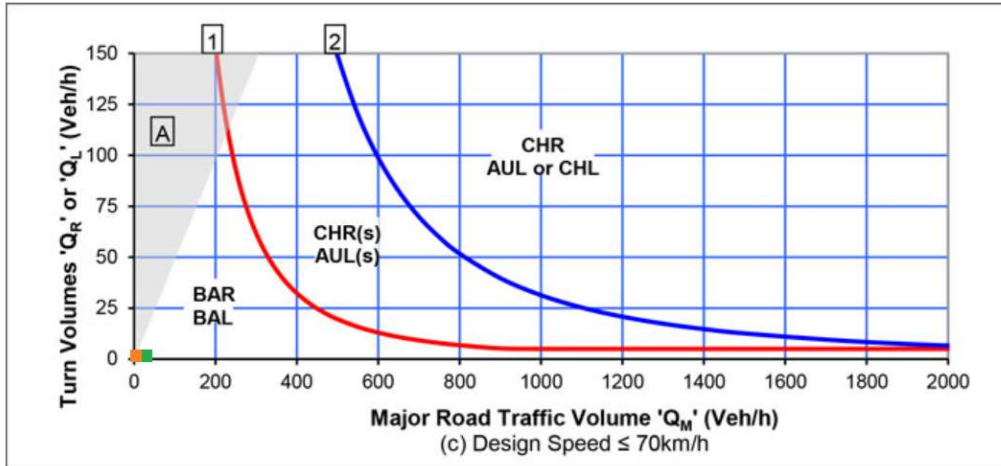
As the additional trips generated from this development will create additional turning manoeuvres on Dexter Street, it is necessary to analyse the impact and determine whether dedicated turning treatments, such as a right turn or left turn facilities are warranted.

Guidance on turning treatments is taken from Austroads Guide to Traffic Management Part 6: Intersection, Interchanges and Crossing Movements. The maximum number of vehicles turning from Dexter Street in the peak hour is expected to be 3, based on 50 percent of vehicles approaching from either direction and rounding up this equates to 2 vehicles turning right and 2 vehicles turning left into the site per hour.

Using the peak hour directional flows calculated in Section 4, the number of turning vehicles against the volume of through vehicles, which is a maximum of 19 vehicles in each direction (2031), the warrant indicates negligible justification for the provision of a turning treatment.

Based on a plot of the resultant volumes, see Figure 9, (right turn plotted in green and left turn plotted in orange), the need for dedicated right or left turning lanes are not considered necessary, based on the low traffic flow, low speed environment and residential nature of the street. It is noted that residential properties in urban areas will not typically need, or be provided with, any formal turning facilities.

Figure 9 – Extract from AGTM Part 6 for turning treatment



8. Planning Scheme

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car Parking numbers

Acceptable Solutions

A1: *The number of on-site car parking spaces must be no less than the number specified in Table C2.1.*

Table C2.1 requires a minimum of 14 resident parking spaces and 3 visitor parking spaces.

The development proposes a total of 15 resident parking spaces and 4 visitor parking spaces.

Complies

C2.5.2 Car Bicycle parking numbers

Acceptable Solutions

A1: *Bicycle parking spaces must:*

- (a) be provided on the site or within 50m of the site; and*
- (b) be no less than the number specified in Table C2.1.*

Table C2.1 has no requirement for bicycle parking spaces.

Complies

C2.5.3 Motorcycle parking numbers

Acceptable Solutions

A1: *The number of on-site motorcycle parking spaces for all uses must:*

- (a) be no less than the number specified in Table C2.4; and*
- (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.*

Table C2.4 specifies for 0-20 car parking spaces for the use that there is no requirement for motorcycle parking spaces.

Complies

C3.0 Road and Railway Assets Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1.1: For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) a new junction;
- (b) a new vehicle crossing; or
- (c) a new level crossing.

Not applicable – the development does not access a Category 1, or Limited Access, road.

A1.2: For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

Not applicable – the development utilises an existing vehicle crossing.

A1.3: For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

Not applicable – the development does not require access over the rail network.

A1.4: Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.

Response – Under Table C3.1 for vehicle crossings on other roads and vehicles up to 5.5 m long, the increase in AADT to and from the site must not exceed 20% or 40 vehicle movements per day, whichever is the greater.

As the site is currently vacant land, this clause is not met. The development must address the performance criteria.

P1: Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;

The development is expected to generate a maximum of 6 two-way vehicle movements in the peak hour. As described in Section 7, the existing road network will easily accommodate the additional traffic with no adverse impacts to traffic safety or efficiency.

- (b) the nature of the traffic generated by the use;

Resident and visitor vehicles are expected to be conventional passenger type vehicles, less than 5.2 metres long. This type of vehicle is compatible with the vehicles use of the surrounding area and function of the street.

(c) the nature of the road;

The existing property access will be used and has a functional width of 5 m, allowing for two passenger vehicles to manoeuvre past one another concurrently for the in and out movement. The access is of concrete construction from the street edge to the property boundary. The property access is in keeping with other existing residential accesses in the vicinity.

(d) the speed limit and traffic flow of the road;

The site is within the urban default speed limit area of 50 km/h. The available sight distances for drivers using the access exceed the minimum distances specified by Austroads guides. The low volumes on both the existing street and generated by the development will not require any formal turning provisions and have no adverse effect on existing users of Dexter Street.

(e) any alternative access to a road;

The site is utilising an existing constructed access and has no available access to any other road.

(f) the need for the use;

The development provides further housing availability for the Westbury community and is in keeping with the land use requirements of the Planning Scheme and the existing residential nature of the surrounding properties.

(g) any traffic impact assessment; and

This traffic impact assessment has found no traffic related reason for the development not to proceed.

(h) any advice received from the rail or road authority.

Aware of none.

A1.5: *Vehicular traffic must be able to enter and leave a major road in a forward direction.*

Response – The site allows for all vehicles to enter, turn within the site, and exit the access in a forward direction.

9. Conclusion

From a traffic engineering and road safety perspective, this development is expected to generate a low number of traffic movements and will not create any adverse safety, amenity, or traffic efficiency issues, considering:

- traffic using the surrounding road network is also of low volume, unimpeded and operating at a high level of service, with Dexter Street having sufficient capacity to absorb additional traffic movements,
- the existing access is expected to operate safely and efficiently, as drivers will have sufficient sight distance to enter and leave the development site in a safe manner, without disrupting current road users,
- there will be sufficient on-site parking spaces to cater for the demand, and
- the design and operation of the existing street access and the proposed internal access will allow two-way light vehicle traffic movements, and easily cater for the expected traffic demand.

This Traffic Impact Assessment finds no reason for the proposed development not to proceed.



Amended Submission to Planning Authority Notice

Council Planning Permit No.	PA\22\0077	Council notice date	23/09/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01615-MVC	Date of response	Amended 14/04/2022
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	121A DEXTER ST , WESTBURY	Property ID (PID)	9756209
Description of development	Multiple dwellings x 7		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Steve Jordan Drafting	SJD 21/61-01A & 07A	1	August 2021
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection for this multiple unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction /use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 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. 			
Advice			
General			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>Advice to Planning Authority (Council) and developer on fire coverage</p>			



TasWater cannot provide a supply of water for the purposes of firefighting for this title.

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 Report

73 Bayview Drive, Blackstone Heights

Proposal	Residential outbuilding (workshop & garage)
Report Author	George Walker Town Planner - Consultant
Authorised by	Krista Palfreyman Director Development & Regulatory Services
Application reference	PA\22\0223
Decision due	15 June 2022

Planner's Recommendation

It is recommended that Council approves this application for a residential outbuilding (workshop & garage) on land located at 73 Bayview Drive, Blackstone Heights (CT: 42859/10) in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Applicant's Proposal

Applicant	S. Group Pty Ltd
Property	73 Bayview Drive, Blackstone Heights (CT:42859/10)
Description	The applicant seeks planning permission for the construction of a residential outbuilding. Documents submitted by the Applicant are attached, titled "Application Documents".



Photo 1: Aerial photograph of the site.

Planner's Report

- Planning Scheme** Tasmanian Planning Scheme – Meander Valley (“the Scheme”)
- Zoning** Low Density Residential
- Applicable Overlays** Nil
- Existing Land Use** Residential - single dwelling
- Summary of Planner's Assessment** Generally, Residential use and development for the purposes of a single dwelling is classed as no permit required in this zone (Low Density Residential).
- Discretions** For this application, one discretion is triggered. This means Council has discretion to approve or refuse the application based on its assessment of:
 - 10.4.3 A2 Setback

Before exercising a discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

See attachment titled "Planner's Advice - Performance Criteria" for further discussion.

Performance Criteria & Applicable Standards

This proposal is assessed as satisfying the relevant Performance Criteria and compliant with all Applicable Standards of the Scheme.

See attachments titled "Planner's Advice – Performance Criteria" and "Planner's Advice – Applicable Standards" for further discussion.

Public Response

One response ("representation") was received from the public. The representation is an objection to the proposal.

See attachment titled "Public Response – Summary of Representations" for further information, including the planner's advice given in response.

Agency Consultation Nil

Internal Referrals *Infrastructure Services*

No infrastructure notes or conditions.

Planner's Recommendation to Council

The planner's recommendation, based on a professional assessment of the planning application and its compliance with the Planning Scheme, is set out below.

Council must note the qualified advice received before making any decision and then ensure that reasons for its decision are based on the Planning Scheme. Reasons for the decision are also published in the minutes.

For further information, see *Local Government Act 1993, s65, Local Government (Meeting Procedures) Regulations 2015, s25(2)* and *Land Use and Approvals Act 1993, s57*.

Recommendation

This application by S. Group Pty Ltd for Residential outbuilding (workshop & garage) on land located at 73 Bayview Drive, Blackstone Heights (CT: 42859/10) is recommended for approval generally in accordance with the endorsed plans, and recommended permit conditions and permit notes.

Endorsed Plan

- a) S Group; Dated 15/03/2022; Architectural Drawings; Project No. J007450 Drawing No. A00 – A09 (inclusive).

Permit Conditions

1. Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The amended plans must be drawn to scale with dimensions and must:
 - a. show the garage component of the outbuilding setback a minimum distance of 1m from the south-western boundary of the site;
 - b. show a row of trees to be planted within the setback between the outbuilding and south-western boundary for the entire length of the outbuilding. The plans must annotate the name of the tree species and be suitable to the location and able to grow to a mature height of at least 4m; and
 - c. show the gross floor area of the garage no greater than 112m².
2. The landscaping required by Condition 1(b) of this permit must be maintained in a healthy state for the duration of the use and development of the outbuilding and must not be removed or destroyed without written consent from Council.
3. The use of outbuildings is not permitted for human habitation and is limited to residential storage and related residential activities only.

Permit Notes

1. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact Council.
2. This permit takes effect after:
 - a. The 14-day appeal period expires; or
 - b. Any appeal to the Tasmanian Civil & Administrative Tribunal (TASCAT) is determined or abandoned; or
 - c. Any other required approvals under this or any other Act are granted.

3. Planning appeals can be lodged with TASCAT Registrar within 14 days of Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
4. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. Council has discretion to grant an extension by request.
5. All permits issued by the permit authority are public documents. Members of the public may view this permit (including the endorsed documents) at the Council Office on request.
6. If any Aboriginal relics are uncovered during works:
 - a. All works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
 - b. Presence of a relic must be reported to Aboriginal Heritage Tasmania; and
 - c. Relevant approval processes for state and federal government agencies will apply.

Attachments

1. Public Response - Summary of Representations [12.3.1 - 3 pages]
2. B & J Dallas - Representation 1 [12.3.2 - 4 pages]
3. Revised Plans From Applicant [12.3.3 - 10 pages]
4. Planner's Advice - Applicable Standards [12.3.4 - 7 pages]
5. Planner's Advice - Performance Criteria [12.3.5 - 10 pages]
6. Application Documents [12.3.6 - 18 pages]

Public Response

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below. One response ("representation") was received during the advertised period.

This summary is an overview only, and should be read in conjunction with the full response (see attached). In some instances, personal information may be redacted from the response.

Council offers any person who has submitted a formal representation the opportunity to speak about it before a decision is made at the Council Meeting.

Name *B and J Dallas – Representation 1*

- Concern*
- 1) *Placing a 4.5m wall on the boundary of the adjoining property is not only out of character for the area, it will genuinely cause an unreasonable loss of amenity to the adjoining property. The wall and overall structure will be immediately visible from either the Master bedroom and kitchen window. It will also be directly visible from the front entrance. The structure will feel intrusive and give a sense of being "closed in", especially compared to the current atmosphere of the open space area on our side of the boundary. We regularly use and enjoy the open space and its unacceptable to have a 4.5m wall directly on the boundary.*
 - 2) *The proposed outbuilding will have an unreasonable impact upon the private open space and habitable windows of the adjoining dwelling in terms of increased overshadowing and reduced morning sunlight. Specifically:*
 - a) *Our driveway is steep and can sometimes be slippery or icy in the morning. The increased overshadowing and decreased morning sunlight from the purposed outbuilding will result in the driveway becoming more hazardous. We know our property well, and we recognise that certain parts of our front yard that don't see the sun can stay icy throughout the entire day during winter. We simply cannot afford any reduced direct sunlight on the driveway in the morning and doing so will result in an increased risk of people slipping, falling or challenges with vehicles;*
 - b) *Increased overshadowing and decreased morning sunlight on the open space at the front of our house. We use this space regularly, especially during the morning to take advantage of the available direct sunlight;*
 - c) *Reduced morning sunlight will result in increased moss growth and overall, more slippery conditions at front part of our house and property;*

Attachment 12.3.1 Public Response - Summary Of Representations

- d) *Increased overshadowing and decreased morning sunlight on our master bedroom and eastern facing kitchen window;*
 - e) *The established garden will be impacted by the increased overshadowing and decreased morning sunlight, especially the conifers on the boundary, which would likely not survive if the outbuilding was built directly on the boundary line.*
- 3) *If you review the Blackstone area and the street of Bayview Drive, it is clear this purposed development is out of character with respect to existing established properties in the area. Not only is the proposed on-boundary siting out of character, the overall size, specifically with regard to the height and square meters is not consistent with existing outbuildings in the area.*

Planner's Response

The following response is provided with respect to the corresponding concerns:

- 1) The advertised development plans show the upper level, or garage component of the proposed outbuilding located on the south-western boundary of the site. Upon meeting with the representor at their property and walking around the area of their property that would be adjacent to the proposed outbuilding, it was evident that the siting of the proposed outbuilding on the boundary would create an unreasonable impact upon the amenity of the adjoining lot in terms of visual bulk, scale and appearance.

Following a meeting with the applicant on the site, the applicant submitted a revised drawing set which sought to increase the setback of the garage component of the proposed outbuilding to 1m from the south-western (side) boundary and to plant a row of pittosporum trees along the south-western boundary between the existing fence and proposed outbuilding. Incidental in the modifications to the proposed outbuilding is a reduction in the gross floor area of the garage component from 112m² to 105m².

The Performance Criteria Assessment has determined that the revised drawings will satisfy the Performance Criteria and will be consistent with the objective of standard 10.4.3 of the Scheme. In this regard, the proposed setback along with the existing and proposed vegetation will assist to reduce the visual impact of the proposed outbuilding when viewed from the adjoining property.

It is recommended that a condition be applied to the permit requiring amended plans to be submitted for approval which would then be endorsed and form part of the permit. The

Attachment 12.3.1 Public Response - Summary Of Representations

condition would require the amended plans to be drawn to scale with appropriate dimensions and show the upper level or garage component of the proposed outbuilding setback a minimum distance of 1m from the south-western boundary and the space between the proposed outbuilding and boundary fence planted with a row of trees.

In addition, it is recommended that a further condition be applied to the permit requiring the landscaping between the proposed outbuilding and boundary fence to be maintained in a healthy state for the duration of the use and development of the outbuilding and must not be removed or destroyed without the written consent from Council.

Subject to these conditions being applied, in the event Council chooses to grant a permit, the proposed development will be improved from its current form in terms of visual impacts when viewed from the adjoining property.

- 2) The Scheme defines the term Private Open Space as *an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling, excluding areas proposed or approved for vehicle access or vehicle parking.*

The driveway and parking spaces of the adjoining property therefore do not constitute private open space. Accordingly, any overshadowing upon the adjoining driveway and parking area caused by the proposed outbuilding is not a matter that is contemplated by the Scheme.

The Performance Criteria Assessment has determined that the siting of the proposed outbuilding will not cause an unreasonable loss of amenity upon the adjoining property in terms of overshadowing of habitable room windows and private open space.

- 3) The Performance Criteria Assessment has determined that the siting, height and scale of the proposed outbuilding will be compatible with the character of development existing on established properties in the area, noting that a condition has been recommended which will see the upper level or garage component of the proposed outbuilding setback a minimum distance of 1m from the south-western boundary should Council choose to grant a permit.

From: [REDACTED]
Sent: Fri, 6 May 2022 17:53:16 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: Planning Application: PA\22\0223
Attachments: Dallas_representation_final.doc

Dear MVC,
Please see the attached representation regarding the planning application - PA\22\0223 purposed at 73 Bayview Dr, Blackstone Heights TAS 7250
If you have any questions or wish to discuss the representation further please feel free to reply to this email or contact me on [REDACTED]
Regards
Ben Dallas

Ben & Jessie Dallas



Meander Valley Council
PO Box 102
Westbury 7303

6th May 2022

Dear John Jordan,

Application: PA\22\0223

Subject: Objection to the proposed development of a residential outbuilding (workshop & garage) – setback at 73 Bayview Drive, Blackstone Heights.

We are writing to object to S. Group Pty Ltd.'s proposal to build the residential outbuilding for the following reasons:

Referring to section 10.4.3 Setback of the Tasmanian Planning Scheme - Meander Valley. Acceptable Solutions – A2

Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.

This development does not meet the Acceptable Solution defined in the Planning Scheme.

- The 6-car garage detailed in the application is situated directly on the side boundary. For this section of the development to meet the Acceptable Solution it needs to have its height reduced to not more than 2.4m, otherwise it should be setback not less than 5m from the side boundary.
- The workshop detailed in the application is situated 1.312m from side the boundary. For this section of the development to meet the Acceptable Solution it needs to have its height reduced to not more than 2.4m, otherwise it should be setback not less than 5m from the side boundary.

On the basis that the Acceptable Solution has not been met, the following reasons explain why the proposed outbuilding will cause an unreasonable loss of amenity and in some cases increased hazardous conditions to our adjoining property, and therefore the development should not be approved as currently designed or in its current proposed siting.

Referring to section 10.4.3 Setback of the Tasmanian Planning Scheme - Meander Valley. Performance Criteria – P2

The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(e) the existing buildings and private open space areas on the site

Placing a 4.5m wall on the boundary of the adjoining property is not only out of character for the area, it will genuinely cause an unreasonable loss of amenity to the adjoining property. The wall and overall structure will be immediately visible from either the Master bedroom and kitchen window. It will also be directly visible from the front entrance. The structure will feel intrusive and give a sense of being "closed in", especially compared to the current atmosphere of the open space area on our side of the boundary. We regularly use and enjoy the open space and its unacceptable to have a 4.5m wall directly on the boundary.

(f) sunlight to private open space and windows of habitable rooms on adjoining properties

- Our driveway is steep and can sometimes be slippery or icy in the morning. The increased overshadowing and decreased morning sunlight from the proposed outbuilding will result in the driveway becoming more hazardous. We know our property well, and we recognise that certain parts of our front yard that don't see the sun can stay icy throughout the entire day during winter. We simply cannot afford any reduced direct sunlight on the driveway in the morning and doing so will result in an increased risk of people slipping, falling or challenges with vehicles.
- Increased overshadowing and decreased morning sunlight on the open space at the front of our house. We use this space regularly, especially during the morning to take advantage of the available direct sunlight.
- Reduced morning sunlight will result in increased moss growth and overall, more slippery conditions at front part of our house and property.
- Increased overshadowing and decreased morning sunlight on our master bedroom and eastern facing kitchen window.
- The established garden will be impacted by the increased overshadowing and decreased morning sunlight, especially the confiners on the boundary, which would likely not survive if the outbuilding was built directly on the boundary line.

(g) the character of development existing on established properties in the area.

If you review the Blackstone area and the street of Bayview Drive, it is clear this proposed development is out of character with respect to existing established properties in the area. Not only is the proposed on-boundary siting out of character, the overall size, specifically with regard to the height and square meters is not consistent with existing outbuildings in the area.

Referring to the shadow diagram detailed in the Planning Notice. *Shadow Diagram - 9am (21/06)*

Of all the shadow diagrams detailed in the application, this diagram attempts to portray the 'worst case' over the course of a year (shortest day). From our on-site observations, when examining the sunrise in late April and early May, it is clear that the proposed outbuilding would not only drastically reduce or remove direct morning sunlight from the master bedroom, it would also impact direct morning sunlight on the only exposed kitchen window, which is not clearly depicted in the plan. The overall increased amount of overshadowing (a morning shadow that almost casts the entire width of our property) and decrease direct sunlight over the course year is not acceptable.

In summary, we ask that the Council maintains focus on that this proposed development does not meet the Acceptable Solution, and that the Acceptable Solution has been created for a purpose. The purpose being to reduce an unreasonable loss of amenity to adjoining properties, and that the addressed Performance Criteria in this representation demonstrates in multiple ways how the proposed development will result in an unreasonable loss of amenity to us and our property.

Regards

Ben & Jessie Dallas

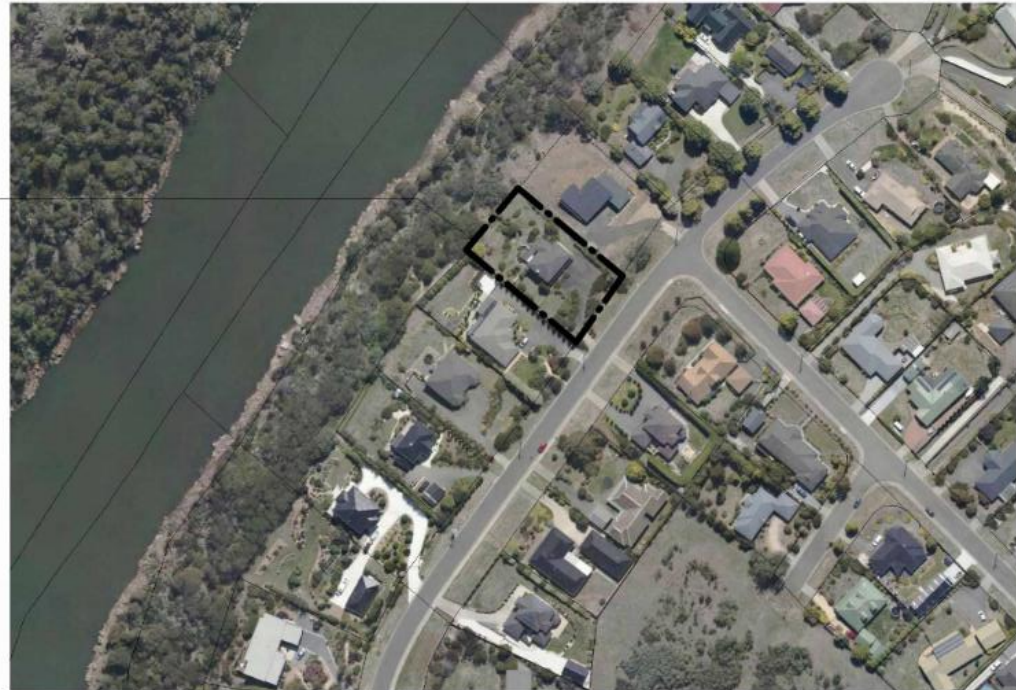
73 Bayview Dr, Blackstone Heights

McDermott

Drawing List

Sheet Number	Sheet Name
A00	Cover Page
A01	Site Plan
A02	Floorplan
A03	Elevation 1
A04	Elevations 2
A05	Elevation 3
A06	Elevation 4
A07	Shadow Diagrams 1
A08	Shadow Diagrams 2
A09	Shadow Diagrams 3

73 Bayview Dr
Blackstone Heights



GENERAL INFORMATION:

Accredited Architect:	Sam Haberle
Accreditation Number:	CC5618 U
Certificate Title	42859/10
Soil classification:	TBC
Wind Classification:	TBC
Climate Zone:	7
Alpine Area:	N/A
Bushfire-prone Area BAL Rating:	TBC
Corrosion environment:	Applicable
Site Area:	1693m ²
Proposed Building Area:	163m ²
Planning Zone:	10.0 Low Density Residential
Heritage Listing:	N/A

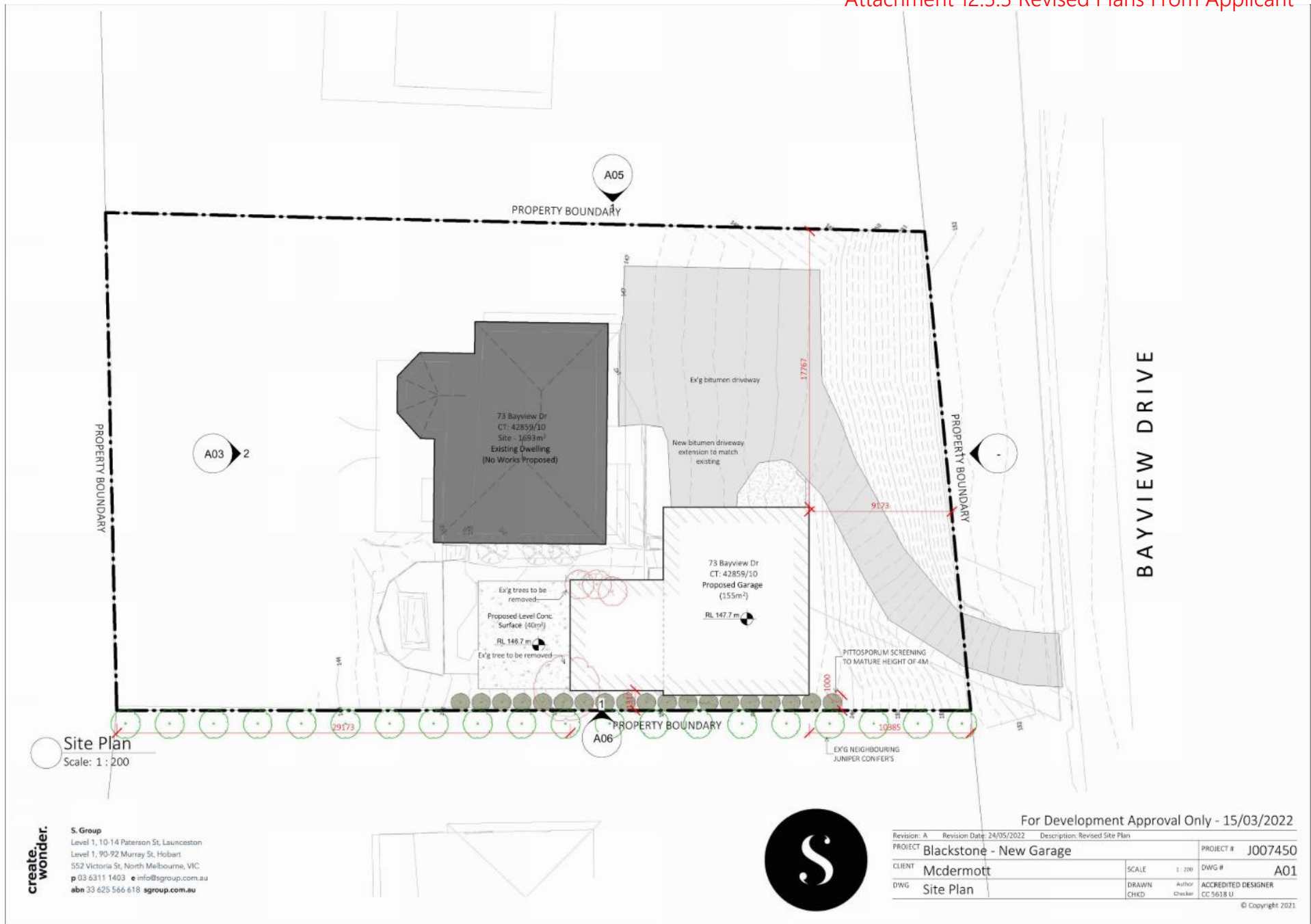
create wonder.
S. Group
 Level 1, 10-14 Paterson St, Launceston
 Level 1, 90-92 Murray St, Hobart
 552 Victoria St, North Melbourne, VIC
 p 03 6311 1403 e info@sgroup.com.au
 abn 33 625 566 618 sgroup.com.au



For Development Approval Only - 15/03/2022

Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		PROJECT #	J007450
CLIENT	McDermott	SCALE	DWG #	A00
DWG	Cover Page	DRAWN CHKD	ACCREDITED DESIGNER CC 5618 U	

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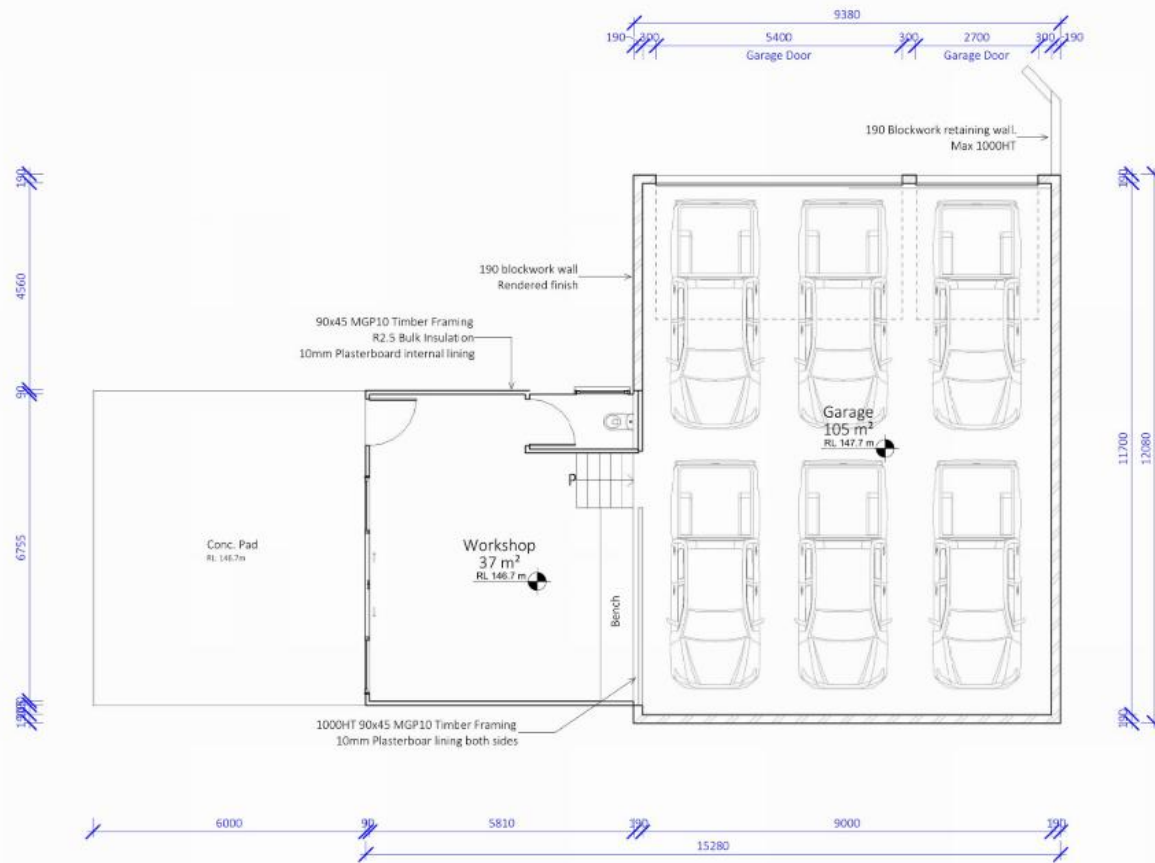
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S. Group
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p 03 6311 1403 e info@sgroup.com.au
abn 33 625 566 618 sgroup.com.au



For Development Approval Only - 15/03/2022

Revision: A	Revision Date: 24/05/2022	Description: Revised Site Plan	PROJECT #	J007450
PROJECT Blackstone - New Garage			DWG #	A01
CLIENT	Mcdermott	SCALE	1 : 200	ACCREDITED DESIGNER
DWG	Site Plan	DRAWN	Author	CC 5618 U
		CHKD	Checker	

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Ground Floor
Scale: 1 : 100

create
wonder.

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abn 33 625 566 618 sgroup.com.au

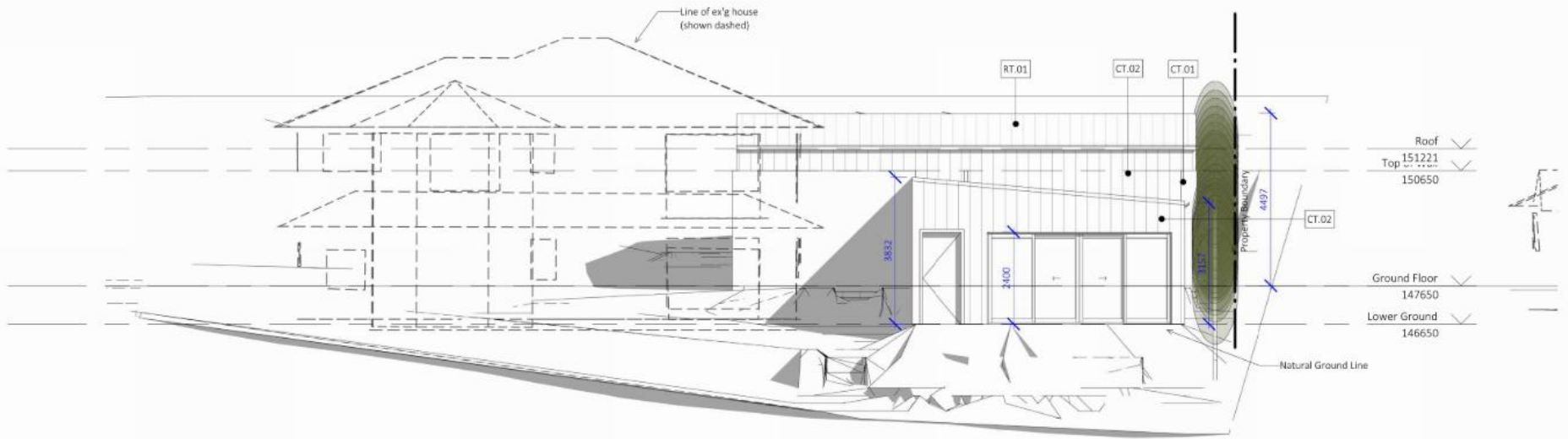


For Development Approval Only - 15/03/2022

Revision: A	Revision Date: 24/05/2022	Description: Revised Site Plan	PROJECT #	J007450
PROJECT			Blackstone - New Garage	DWG #
CLIENT			Mcdermott	A02
DWG	Floorplan	DRAWN	CHKD	ACCREDITED DESIGNER
		CHKD	Checker	CC 5618 U

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CLADDING SCHEDULE	
CT.01	200 series Blockwork (Installed to manufacturer's specification) Rendered Finish: Colour: Dulux® Timeless Grey® or suitable equivalent.
CT.02	LYSAGHT LONGLINE 305® Vertical Wall Cladding (Installed to manufacturer's specification) Colourbond® Standard Colour Range: Colour: - Monument®
RT.01	LYSAGHT SPANDEK® 0.48mm sheet roofing @ 3° pitch (Installed to manufacturer's specification) Roof flashings to be installed as required to manufacturer's specification. Colourbond® Standard Colour Range: Colour: - Monument®
Notes:	
All Windows & Doors to be Powder-coated Aluminium Framed with Double Glazing Colour - Dulux®; Colourbond® - Monument®	
Downpipes & Gutter colour to match roof. Colour - Colourbond® - Monument®	
All Dimensions shown to be confirmed on site.	



West Elevation
Scale: 1 : 100

create
wonder.

S. Group
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abn 33 625 566 618 sgroup.com.au

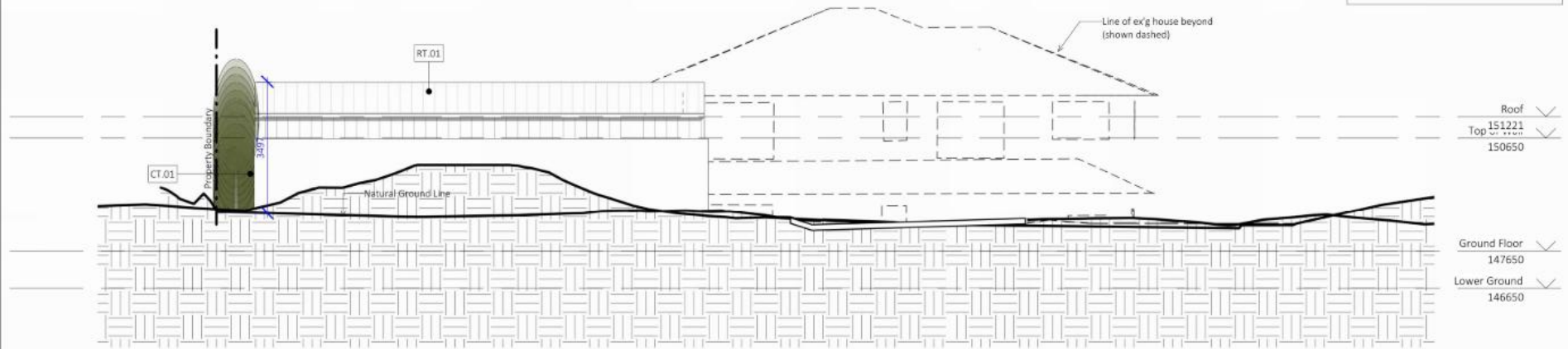


For Development Approval Only - 15/03/2022

Revision: A	Revision Date: 24/05/2022	Description: Revised Site Plan
PROJECT	Blackstone - New Garage	PROJECT # J007450
CLIENT	Mcdermott	SCALE 1:100 DWG # A03
DWG	Elevation 1	DRAWN Author ACCREDITED DESIGNER CHKD Checker CC 5618 U

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CLADDING SCHEDULE	
CT.01	200 series Blockwork (Installed to manufacturer's specification) Rendered Finish: Colour: Dulux® Timeless Grey® or suitable equivalent.
CT.02	LYSAGHT LONGLINE 305® Vertical Wall Cladding (Installed to manufacturer's specification) Colourbond® Standard Colour Range: Colour: - Monument®
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Notes:	
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Downpipes & Gutter colour to match roof. Colour - Colourbond® - Monument®	
All Dimensions shown to be confirmed on site.	



East Elevation
Scale: 1 : 100

create wonder.
S. Group
 Level 1, 10-14 Paterson St, Launceston
 Level 1, 90-92 Murray St, Hobart
 552 Victoria St, North Melbourne, VIC
 p 03 6311 1403 e info@sgroup.com.au
 abn 33 625 566 618 sgroup.com.au

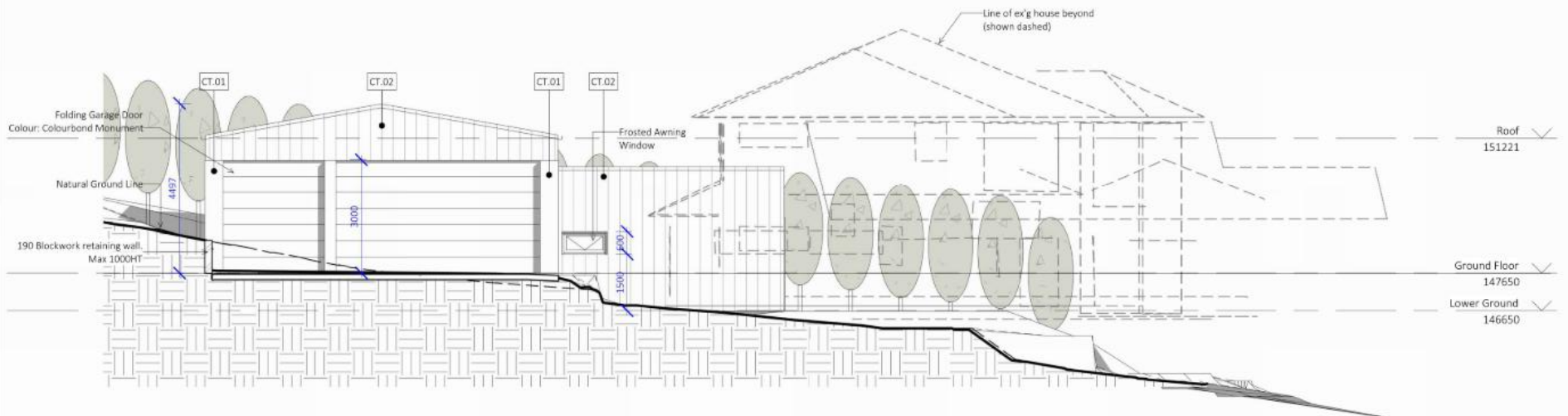


For Development Approval Only - 15/03/2022

Revision: A	Revision Date: 24/05/2022	Description: Revised Site Plan
PROJECT	Blackstone - New Garage	PROJECT # J007450
CLIENT	Mcdermott	SCALE 1:100 DWG # A04
DWG	Elevations 2	DRAWN CHKD Author Checker ACCREDITED DESIGNER CC 5618 U

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CLADDING SCHEDULE	
CT.01	200 series Blockwork <i>(Installed to manufacturer's specification)</i> Rendered Finish: Colour: Dulux® Timeless Grey® or suitable equivalent.
CT.02	LYSAGHT LONGLINE 305® Vertical Wall Cladding <i>(Installed to manufacturer's specification)</i> Colourbond® Standard Colour Range: Colour: - Monument®
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Notes:	
All Windows & Doors to be Powder-coated Aluminium Framed with Double Glazing. Colour - Dulux®; Colourbond® - Monument®	
Downpipes & Gutter colour to match roof. Colour - Colourbond® - Monument®	
All Dimensions shown to be confirmed on site.	



North Elevation
Scale: 1 : 100

create wonder.
S. Group
 Level 1, 10-14 Paterson St, Launceston
 Level 1, 90-92 Murray St, Hobart
 552 Victoria St, North Melbourne, VIC
 p 03 6311 1403 e info@sgroup.com.au
 abn 33 625 566 618 sgroup.com.au

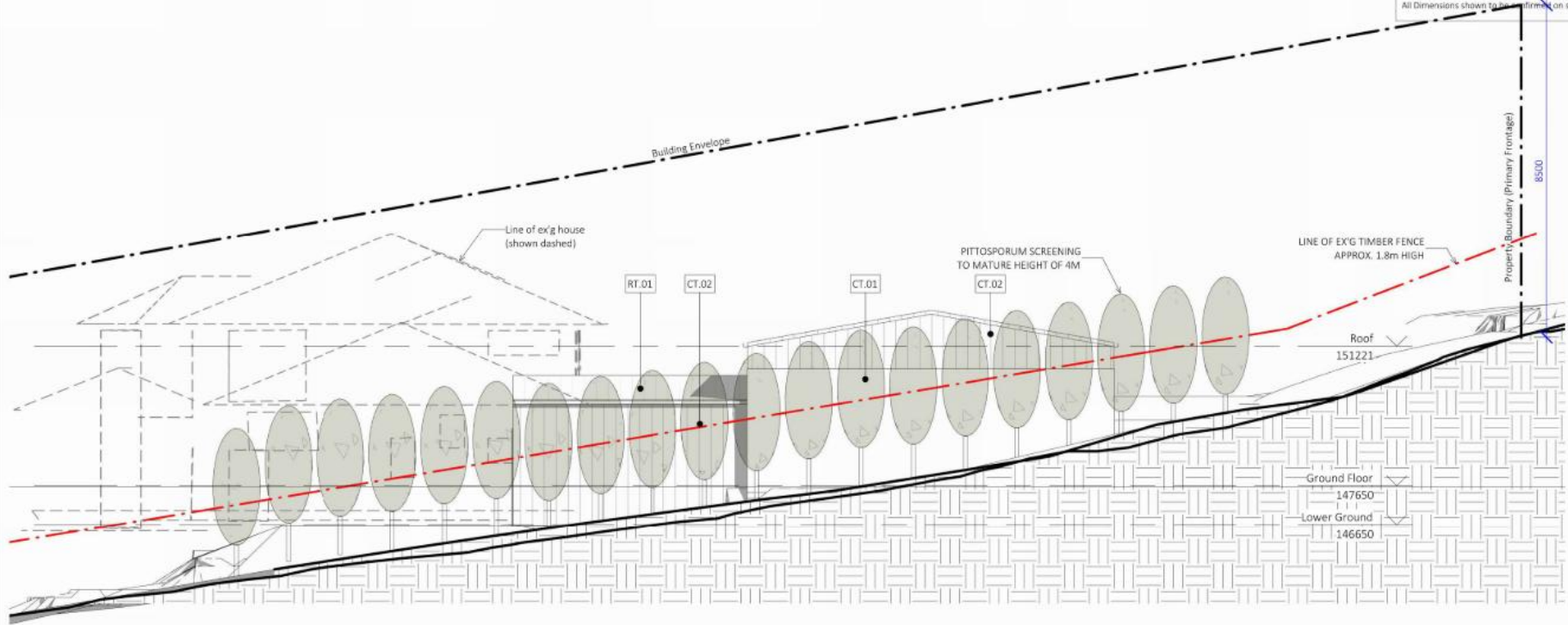


For Development Approval Only - 15/03/2022

Revision: A	Revision Date: 24/05/2022	Description: Revised Site Plan
PROJECT	Blackstone - New Garage	PROJECT # J007450
CLIENT	Mcdermott	SCALE 1:100 DWG # A05
DWG	Elevation 3	DRAWN CHKD Author Checker ACCREDITED DESIGNER CC 5618 U

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CLADDING SCHEDULE	
CT.01	200 series Blockwork (Installed to manufacturer's specification) Rendered Finish: Colour: Dulux® Timeless Grey® or suitable equivalent.
CT.02	LYSAGHT LONGLINE 305® Vertical Wall Cladding (Installed to manufacturer's specification) Colourbond® Standard Colour Range: Colour: - Monument®
RT.01	LYSAGHT SPANDEK® 0.48mm sheet roofing @ 3° pitch (Installed to manufacturer's specification) Roof flashings to be installed as required to manufacturer's specification. Colourbond® Standard Colour Range: Colour: - Monument®
Notes:	
All Windows & Doors to be Powder-coated Aluminium Framed with Double Glazing Colour - Dulux®; Colourbond® - Monument®	
Downpipes & Gutter colour to match roof. Colour - Colourbond® - Monument®	
All Dimensions shown to be confirmed on site.	



South Elevation
Scale: 1 : 100

create wonder.
S. Group
 Level 1, 10-14 Paterson St, Launceston
 Level 1, 90-92 Murray St, Hobart
 552 Victoria St, North Melbourne, VIC
 p 03 6311 1403 e info@sgroup.com.au
 abn 33 625 566 618 sgroup.com.au



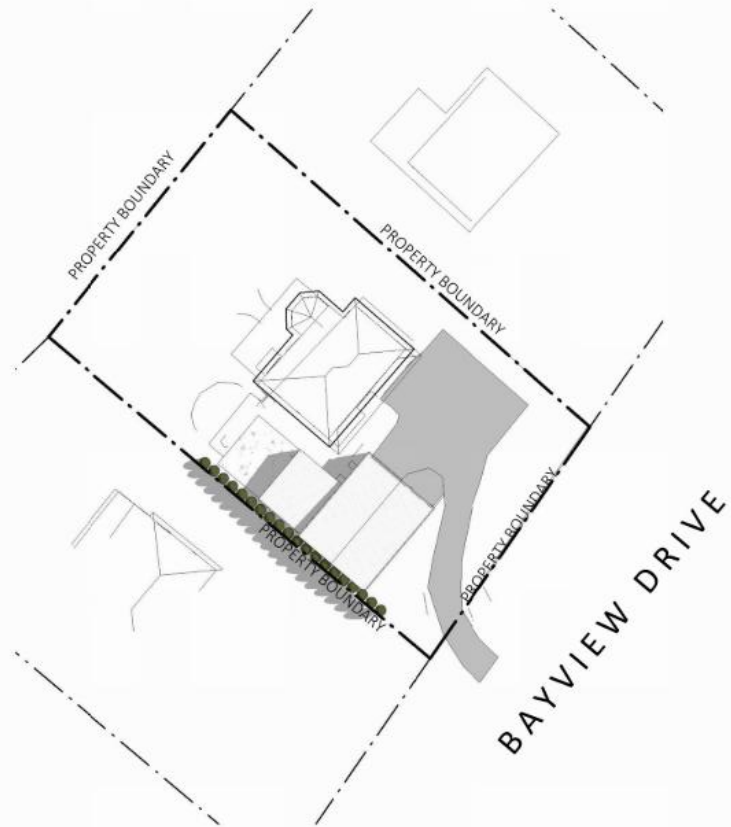
For Development Approval Only - 15/03/2022

Revision: A	Revision Date: 24/05/2022	Description: Revised Site Plan	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A06
CLIENT	Mcdermott	SCALE	1:100	ACCREDITED DESIGNER
DWG	Elevation 4	DRAWN	Author	CC 5618 U
		CHKD	Checker	

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Shadow Diagram - 9am (21/06)
Scale: 1 : 500



Shadow Diagram - 9am (21/12)
Scale: 1 : 500

create
wonder.

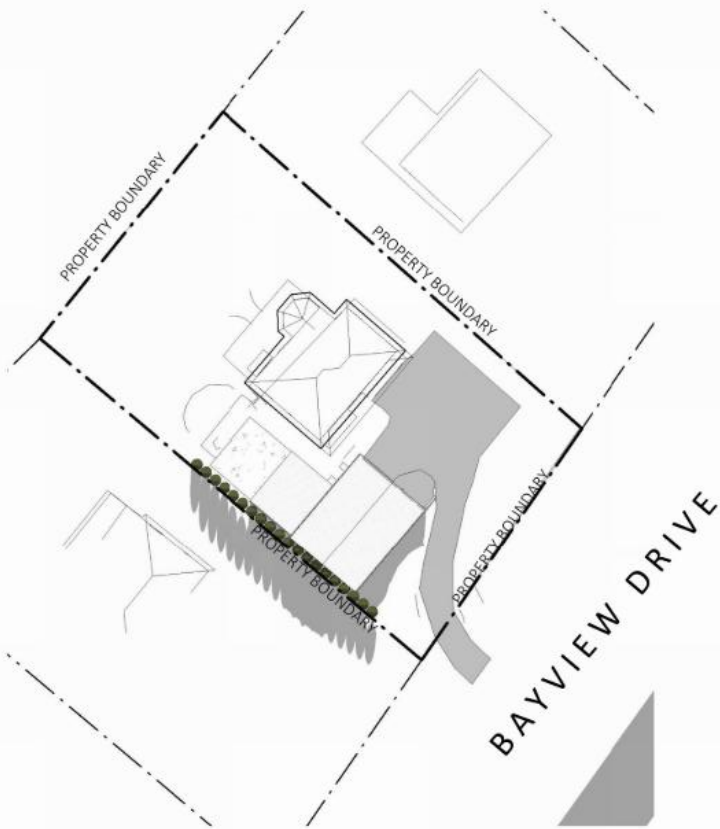
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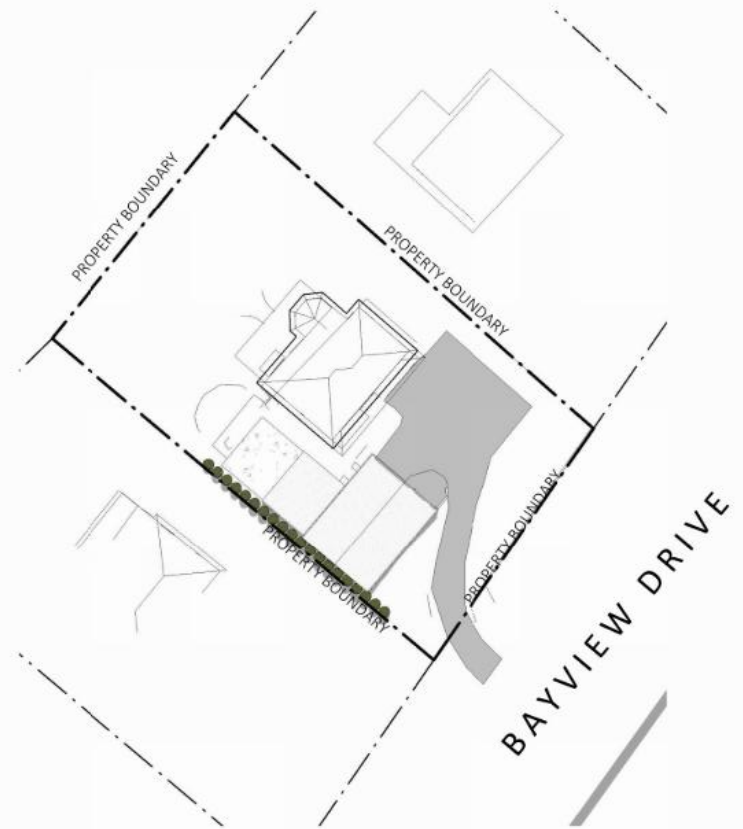
For Development Approval Only - 15/03/2022

Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A07
CLIENT	Mcdermott		DRAWN	Author
DWG	Shadow Diagrams 1		CHKD	Checker
			ACCREDITED DESIGNER	
			CC 5618 U	

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○ Shadow Diagram - 12pm (21/06)
Scale: 1 : 500



○ Shadow Diagram - 12pm (21/12)
Scale: 1 : 500

create
wonder.

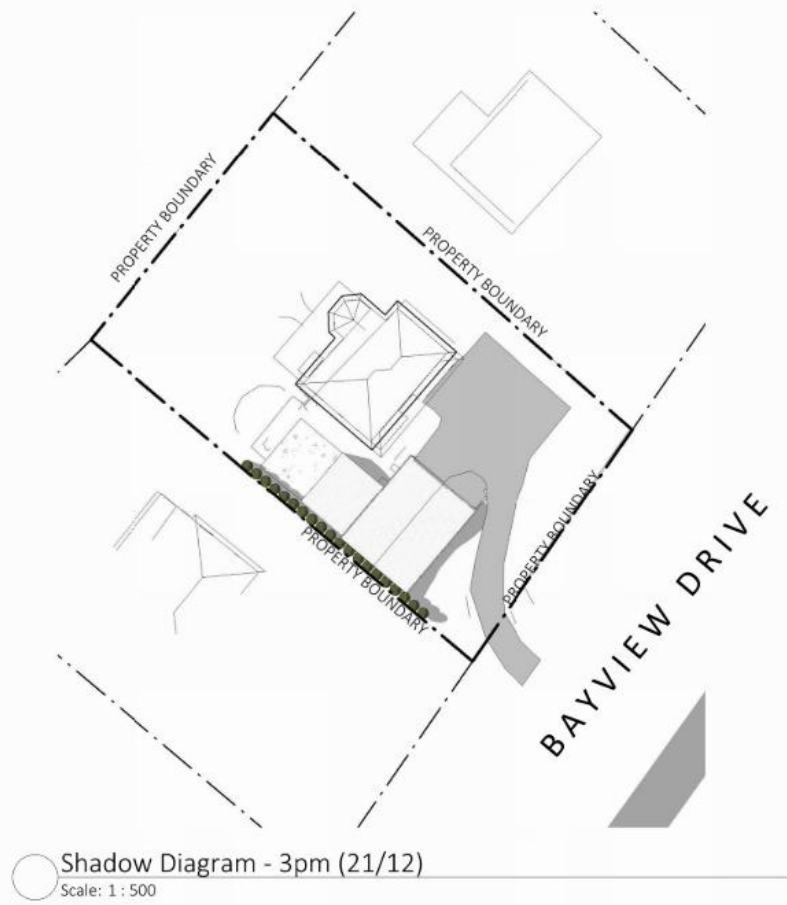
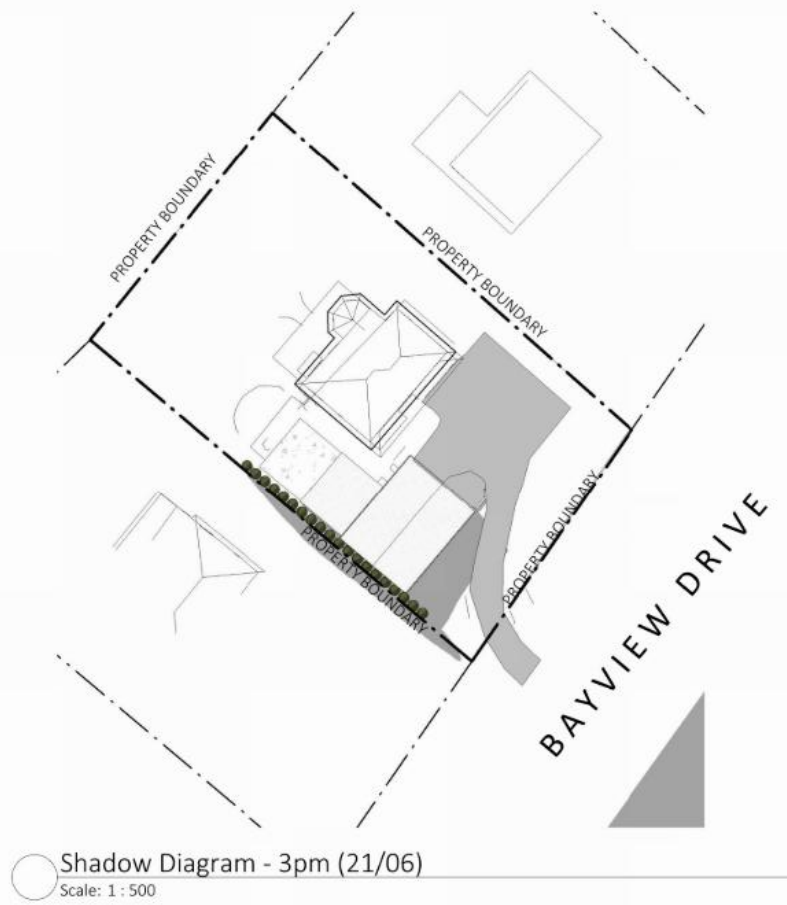
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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A08
CLIENT	Mcdermott		DRAWN	Author
DWG	Shadow Diagrams 2		CHKD	Checker
			ACCREDITED DESIGNER	
			CC 5618 U	

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For Development Approval Only - 15/03/2022

Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A09
CLIENT	Mcdermott		DRAWN	Author
DWG	Shadow Diagrams 3		CHKD	Checker
			ACCREDITED DESIGNER	
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Planner's Advice: Applicable Standards

Background

The proposal involves the construction of an outbuilding on land located at 73 Bayview Drive, Blackstone Heights ("the site"- refer to Figure 1).



Figure 1: Aerial image showing the location and spatial extent of the site.

The site comprises a single rectangular shaped lot that has an area of 1,693m². It has 31m of frontage to Bayview Drive along its south-eastern boundary. Land contained within the site slopes downhill from the frontage toward Lake Trevallyn at an average gradient of 14.6% (or 8.28°). A two storey dwelling is located within a central position within the site. Vehicular access to the dwelling is provided from an existing crossing located at the southern end of the frontage. The driveway extends in a northerly direction diagonally along the contours to a level circulation and parking area in front of the attached garage at the eastern end of the dwelling.

The site adjoins a residential lot to the north-east and a residential lot to the south-west which both contain single dwellings. Adjoining land to the north-west comprises the Lake Trevallyn Public Reserve. The site and adjoining and adjacent land to the north-east, south-west and south-east is assigned to the Low Density Residential Zone (refer to Figure 2). In addition to the zone, the north-western half of the site is subject to the Priority Vegetation Area and Landslip Hazard Area on the Scheme overlay maps (refer to Figure 3). The proposed outbuilding will not be located within these overlays.

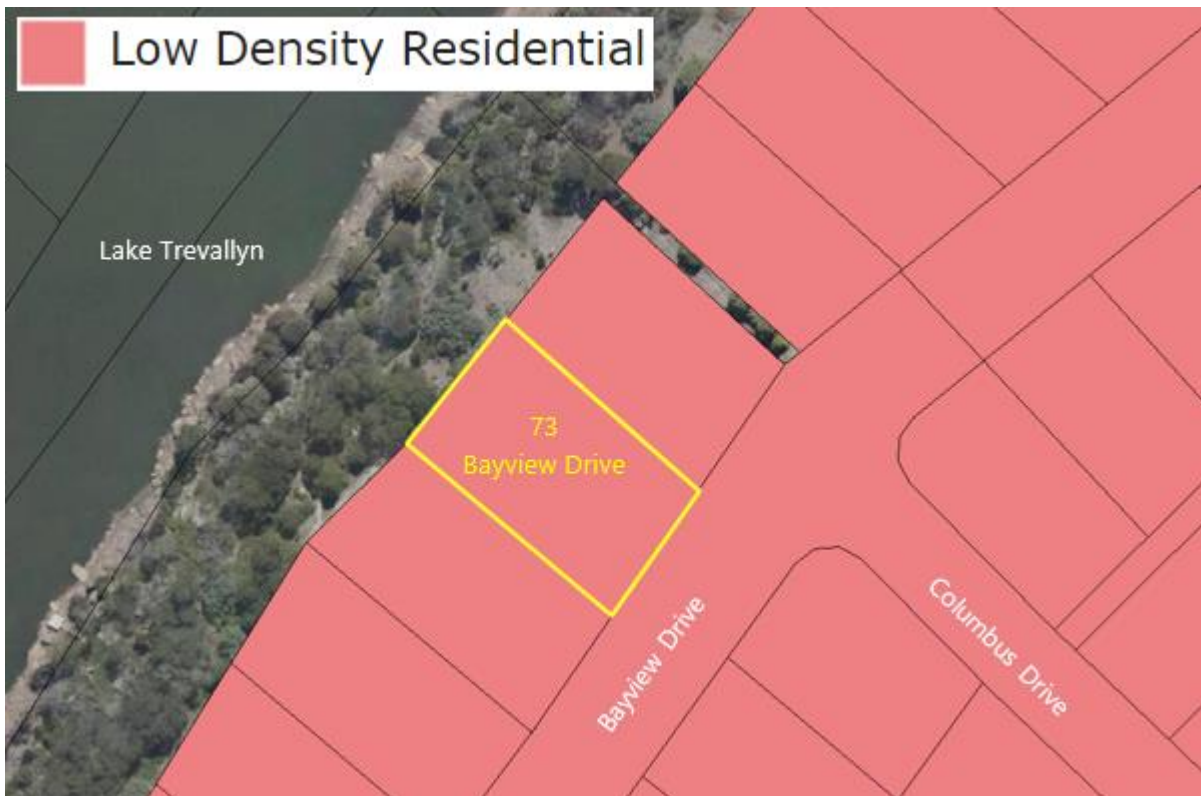


Figure 2: Zone map showing the spatial extent of the Low Density Zone.



Figure 3: Overlay map showing the spatial extent of the Priority Habitat and Landslip Hazard areas within the site.

The proposed outbuilding will be located at the south-western end of the dwelling at the edge of the existing driveway (refer to Figure 4).

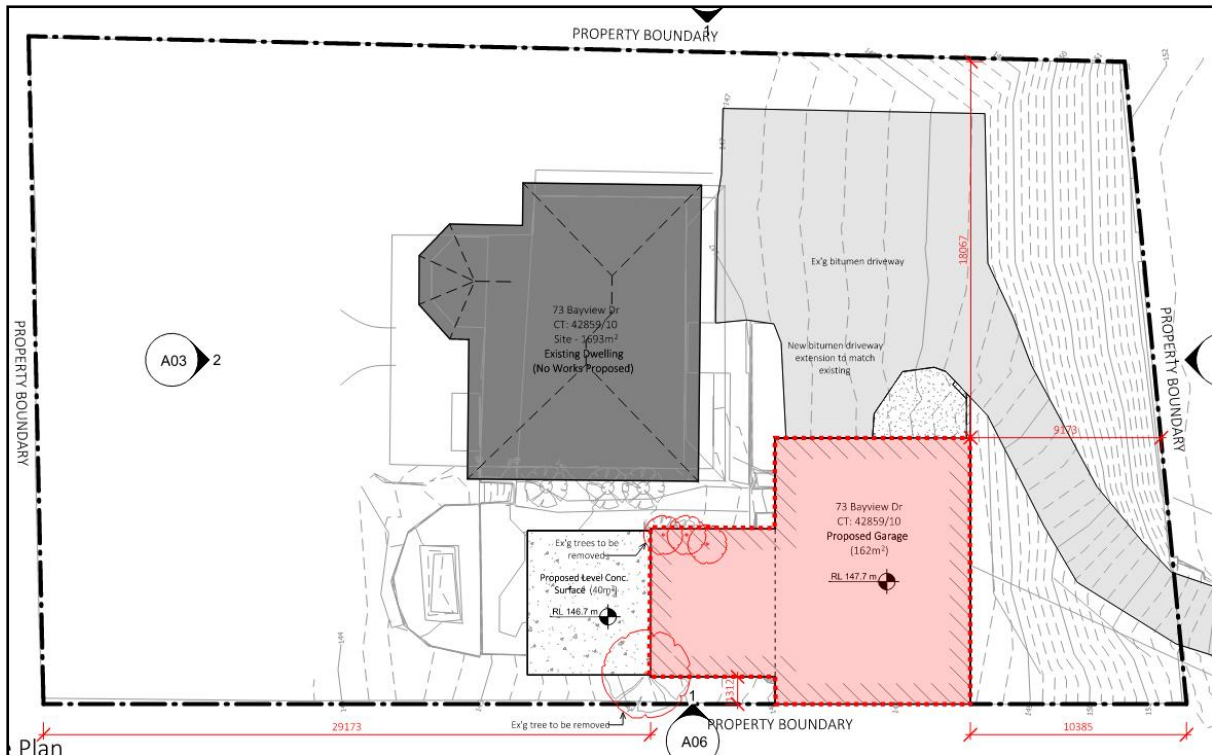


Figure 4: Excerpt of the submitted Site Plan showing the location of the proposed outbuilding.

This area of the site is benched over two levels (refer to Figures 5 and 6). There is approximately 1.5m difference in height between the two levels which is retained by a block wall which has a row of shrubs located along the top of the wall. Subsequently, the proposed outbuilding will be split level.

The upper level is on, or slightly above, the grade of the existing driveway. Excavation to a depth of approximately 1m is required at the south-eastern end of the upper level to accommodate the proposed building area. The upper level will comprise the garage component of the proposed outbuilding. It will have a gross floor area of 112m² and will have a maximum building height of approximately 4.5m measured to the ridgeline of the roof which will be orientated perpendicularly to the south-western (side) boundary. The south-western and south-eastern walls will be closed and the north-eastern wall will contain two roller doors which will provide direct access from the existing driveway.



Figure 5: Upper level of the existing benched area.



Figure 6: Lower level of the existing benched area.

The lower level will comprise the workshop component of the outbuilding. It will have a gross floor area of 37m² and will have a maximum building height of 3.8m measured at the north-eastern end of the skillion roof. The north-eastern wall will contain a single window and the south-western wall will be closed. The north-western wall will comprise

a pedestrian access door and a sliding door which will open out into a proposed concrete apron that will be located on or slightly above existing grade.

There will be approximately 1m change in finished floor levels between the two building components. A set of stairs will be constructed to provide access between the two levels. Within the workshop component, a bench will be located at the junction of the change in floor level on the south-western side of the stairs and a toilet will be located on the other side of the stairs.

Figure 7 provides an excerpt of the Northern Elevation of the proposed outbuilding illustrating the height of each component.

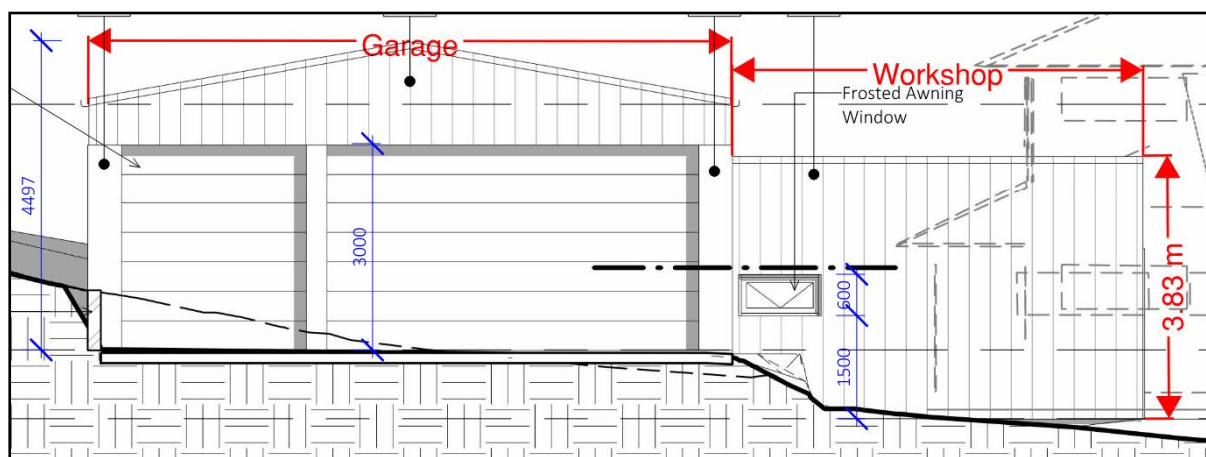


Figure 7: excerpt of the submitted Northern Elevation showing the height of the proposed outbuilding.

Summary of Planner's Advice

This application was assessed against General Provisions Standards, as well as the Applicable Standards for this Zone and any relevant Codes.

All Standards applied in this assessment are taken from the Planning Scheme.

This application is assessed as compliant with the relevant Acceptable Solutions, except where "Relies on Performance Criteria" is indicated (see tables below).

Council has discretion to approve or refuse the application based on its assessment of the Performance Criteria, where they apply. Before exercising discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

For a more detailed discussion of any aspects of this application reliant on Performance Criteria, see the attachment titled "Planner's Advice - Performance Criteria".

Low Density Residential Zone		
<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
10.3.1	<i>Discretionary Uses</i>	
A1-A4	The proposed use and development is categorised into the Residential Use Class under the single dwelling sub use which is listed as a 'No Permit Required' use within Table 10.3 of the Scheme.	Not Applicable
10.4.2	<i>Building Height</i>	
A1	The proposed outbuilding will comprise a single building form that will be split into two components which will have different finished floor levels. The proposed garage component will have a maximum building height of 4.5m and the proposed workshop component will have a maximum building height of 3.8m.	Complies
10.4.3	<i>Setback</i>	
A1	The proposed outbuilding will have a minimum frontage setback of approximately 9.1m.	Complies
A2	The garage component will be located on the south-western boundary and the workshop component will be setback 1.3m from the south-western boundary. The proposed outbuilding will be setback greater than 5m from the remaining north-eastern (side) and north-western boundaries (rear).	Relies on Performance Criteria
10.4.4	<i>Site Coverage</i>	
A1	The site has an area of 1,693m ² and the proposed development will result in a total	Complies

Low Density Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
	roofed area of 325m ² . The site coverage will therefore be 19.2%.	
10.4.5	<i>Frontage Fences for all Dwellings</i>	
A1	The proposal does not involve a frontage fence.	Not Applicable

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C2.5.1	<i>Car parking numbers</i>	
A1	<p>Table C2.1 requires 1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings or every 10 bedrooms for a non-dwelling residential use (rounded up to the nearest whole number) for residential use in a zone other than the General Residential zone.</p> <p>In this instance, the proposal involves the construction of a garage and workshop and it does not involve the provision of any new bedrooms. It will therefore not increase the demand for onsite car parking in accordance with the requirements of Table C2.1. Furthermore, the proposed outbuilding will utilise existing vehicle parking (within the attached double garage), access and circulation areas. Accordingly, the proposal will not affect, or could be affected by, the matters dealt with by the standards within the code and they are therefore not applicable standards in accordance with clause 5.6.2(c).</p>	Not Applicable

Planning Scheme Provision	<p>Performance Criteria P2</p> <p><i>The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the topography of the site;</i> (b) <i>the size, shape and orientation of the site;</i> (c) <i>the setbacks of surrounding buildings;</i> (d) <i>the height, bulk and form of existing and proposed buildings;</i> (e) <i>the existing buildings and private open space areas on the site;</i> (f) <i>sunlight to private open space and windows of habitable rooms on adjoining properties; and</i> (g) <i>the character of development existing on established properties in the area.</i> <p>More information about this provision</p> <p><i>See 10.0 Low Density Residential Zone</i></p> <p><i>10.4.3 Setback</i></p> <p>Objective:</p> <p><i>That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.</i></p>
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Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P2, and is consistent with the objective.

Details of the planner's assessment against the provision are set out overleaf.

Scheme Provision	Planner's Assessment
Preamble	<p>The garage component of the proposed outbuilding will be constructed to the south-western (side) boundary and the proposed workshop component of the proposed outbuilding will be setback 1.31m from the south-western (side) boundary. These setbacks do not satisfy the Acceptable Solution 10.4.3 A2 which requires the proposed outbuilding to be setback a minimum distance of 5m from the south-western (side) boundary. Assessment against the corresponding Performance Criteria is therefore required.</p> <p>During the statutory public exhibition period, one representation was received from the adjoining property owners to the south-west (71 Bayview Drive). Key matters raised within the representation included:</p> <ol style="list-style-type: none"> 1. the location of a 4.5m wall on the boundary will be out of character

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p><i>Preamble (cont'd)</i></p>	<p>with the area and will result in a loss of amenity. In this regard the outbuilding will be visible from the master bedroom, kitchen and the front entrance of the adjoining dwelling. The proposed building will feel intrusive and give a sense of being 'closed in' when compared to openness that is currently experienced;</p> <ol style="list-style-type: none"> 2. increased overshadowing and decreased morning sunlight upon the private open space located between the adjoining dwelling and its frontage, the driveway of the adjoining dwelling and the master bedroom and kitchen windows; 3. the scale, height and area of the proposed outbuilding is not consistent with existing outbuildings in the area. <p>In response to the representation, the applicant submitted revised drawings which sought to increase the setback of the garage component of the proposed outbuilding to 1m from the south-western (side) boundary and to plant a row of pittosporum trees along the south-western boundary between the existing fence and proposed outbuilding. Incidental in the modifications to the proposed outbuilding is a reduction in the gross floor area of the garage component from 112m² to 105m².</p> <p>The revised drawings (refer to attachment titled "Revised Plans From Applicant") will bring the proposed outbuilding into greater conformity with Acceptable Solution 10.4.3 A2 and will assist in alleviating some of the impacts that have been identified by the representor. Given that the applicant has advised that they are willing to modify the proposed outbuilding in accordance with the revised drawings, the assessment against Performance Criteria 10.4.3 P2 is based on the revised drawings. In the event that the revised drawings are assessed as satisfying Performance Criteria 10.4.3 P2, and should Council choose to grant a permit, it is recommended that a condition be applied to the permit requiring the proposed outbuilding to be modified to accord with the revised drawings. Such a condition is able to be applied to the permit in accordance with clause 6.11.2(e) of the Scheme.</p>
<p>Performance Criteria P2</p>	<p>With respect to Performance Criteria P2, the adjoining property is 71 Bayview Drive which adjoins the south-western boundary of the site. The adjoining property comprises a single dwelling in a similar (central) location within the lot. The dwelling is split level with the southern end of the</p>

Scheme Provision	Planner's Assessment
<p>Performance Criteria P2 (cont'd)</p>	<p>dwelling presenting as single storey and the northern end of the dwelling presenting as double storey. The driveway of the adjoining property is located along the north-eastern side and includes a parking area at the front entrance to the dwelling and access to an attached double garage below the upper level of the dwelling and to a parking deck at the north-western end of the driveway. A garden bed, approximately 1.3m in width, is located between the driveway and north-eastern boundary which is shared with the site. The garden bed includes a row of 15 slim conifer trees that have a height of approximately 4.5m-5m. Small garden beds are located between the adjoining dwelling and driveway and there is a larger garden and landscaped area located between the adjoining dwelling and its frontage.</p> <p>The Scheme defines the term 'amenity' as:</p> <p><i>in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.</i></p> <p>The Scheme does not provide a definition for the term 'unreasonable'. In the absence of a Scheme definition, the term is interpreted as being beyond the limits of acceptability or fairness. This interpretation has been applied to the assessment when considering each Performance Criteria.</p>
<p>P2(a)</p>	<p>Land contained within the site slopes down hill from the frontage toward Lake Trevallyn at an average gradient of 14.6% (or 8.28°). The building area of the proposed outbuilding requires excavation into the existing bank between the driveway and upper level bench to a depth of 1m to achieve the required finished floor level. This will result in the garage component of the outbuilding having an eave height of 2.5m above existing ground level at the south-eastern side of the outbuilding. The proposed cut will also lower the height of the proposed outbuilding at its south-eastern end when viewed from the adjoining lot. In this regard, lowering the proposed outbuilding by cut will result in approximately 0.4m of the upper part of the south-eastern end of the outbuilding being visible above the existing boundary fence.</p> <p>The height of the garage component of the proposed outbuilding will increase from the south-eastern end to a maximum building height of approximately 4.5m at the ridgeline of the roof. From the ridgeline, the</p>

Attachment 12.3.5 Planner's Advice - Performance Criteria


Scheme Provision	Planner's Assessment
<p>P2(a) <i>(cont'd)</i></p>	<p>height of the building decreases to 4m at the north-western end. The height of the north-western end of the garage component is influenced by the slope of the site insofar as the height above existing ground level is a combination of the retaining wall and wall height above the finished floor level of the building.</p> <p>The workshop component of the proposed outbuilding will have a maximum building height of 3.8m which will be approximately 0.8m lower than the north-western wall of the garage component of the proposed outbuilding. The south-western end of the workshop component will have a uniform height of 3.15m which corresponds with the lower end of the skillion roof.</p> <p>The topography of the site therefore influences the height of the proposed outbuilding.</p>
<p>P2(b)</p>	<p>Whilst the width of the site would allow an outbuilding to be located within the site in a position that would satisfy the Acceptable Solution of 5m for side and rear boundary setbacks, the location of the existing dwelling, driveway and incidental buildings and works associated with the existing dwelling (including footpaths around the dwelling, cut and established benching) constrain the siting of the building in terms of locating it in a position that is a minimum of 5m from the south-western (side) boundary. In this regard, the dwelling is located centrally within the site. The attached garage is located at the eastern end of the dwelling and the corresponding driveway is located to the front and eastern side of the attached garage. The dwelling is setback approximately 6.5m from the north-eastern (side) boundary and the proposed sealed surface of the existing driveway is located approximately 2.5m from the north-eastern (side) boundary. This arrangement makes it impractical to locate the proposed outbuilding at the north-eastern side of the driveway and dwelling primarily due to the conflict it would cause with vehicle circulation into and out of the attached garage. The size and shape of the site and the location of existing development within the site therefore influences the location of the proposed outbuilding relative to the south-western (side) boundary.</p>
<p>P2(c)</p>	<p>The setback of the proposed outbuilding will be compatible with the setback of surrounding buildings in terms of being within 5m of their corresponding south-western boundary. Examples of buildings with</p>


Scheme Provision	Planner's Assessment																		
<p>P2(c) (cont'd)</p>	<p>setbacks that are less than 5m include:</p> <table border="1" data-bbox="405 416 1450 1061"> <thead> <tr> <th data-bbox="405 416 753 524">Address</th> <th data-bbox="753 416 1099 524">Building</th> <th data-bbox="1099 416 1450 524">Setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="405 524 753 631">67 Bayview Drive</td> <td data-bbox="753 524 1099 631">Outbuilding</td> <td data-bbox="1099 524 1450 631">2m</td> </tr> <tr> <td data-bbox="405 631 753 739">71 Bayview Drive</td> <td data-bbox="753 631 1099 739">Dwelling</td> <td data-bbox="1099 631 1450 739">4m</td> </tr> <tr> <td data-bbox="405 739 753 846">77 Bayview Drive</td> <td data-bbox="753 739 1099 846">Outbuilding</td> <td data-bbox="1099 739 1450 846">2m</td> </tr> <tr> <td data-bbox="405 846 753 954">79 Bayview Drive</td> <td data-bbox="753 846 1099 954">Dwelling</td> <td data-bbox="1099 846 1450 954">4.5m</td> </tr> <tr> <td data-bbox="405 954 753 1061">83 Bayview Drive</td> <td data-bbox="753 954 1099 1061">Dwelling</td> <td data-bbox="1099 954 1450 1061">1.5m</td> </tr> </tbody> </table> <p>The siting of the proposed outbuilding will therefore be compatible with the setbacks of surrounding buildings.</p>	Address	Building	Setback	67 Bayview Drive	Outbuilding	2m	71 Bayview Drive	Dwelling	4m	77 Bayview Drive	Outbuilding	2m	79 Bayview Drive	Dwelling	4.5m	83 Bayview Drive	Dwelling	1.5m
Address	Building	Setback																	
67 Bayview Drive	Outbuilding	2m																	
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77 Bayview Drive	Outbuilding	2m																	
79 Bayview Drive	Dwelling	4.5m																	
83 Bayview Drive	Dwelling	1.5m																	
<p>P2(d)</p>	<p>The proposed outbuilding will be split level. The upper level will have a maximum building height of 4.5m and the lower level will have a maximum building height of 3.8m. The height of the proposed outbuilding satisfies the corresponding Acceptable Solution for height (10.4.2 A1) which prescribes a maximum building height of not more than 8.5m. The proposed outbuilding will be approximately 2.3m lower than the building height of the dwelling located on the site relative to the south-eastern elevation and will be lower than the maximum building height located on the adjoining lot which has a height of 6.75m.</p> <p>The bulk of the proposed outbuilding, in terms of gross floor area, will not increase the site coverage (amount of roofed building area on the site as a percentage of site area) above the maximum limit of 30% required by Acceptable Solution 10.4.4 A1.</p> <p>The proposed outbuilding will therefore have a height and bulk that is acceptable under the terms of the Scheme.</p> <p>The visual impact of the bulk of the proposed outbuilding in terms of its</p>																		

Scheme Provision	Planner's Assessment
<p>P2(d) (cont'd)</p>	<p>form relative to the south-eastern elevation when viewed from the adjoining property will be minimised by:</p> <ul style="list-style-type: none"> • orientating the ridgeline of the garage component perpendicularly to the boundary which will lower the building height as the roof profile extends to the south-eastern and north-western walls, • setting the upper level of the outbuilding 1m off the south-western boundary and setting the lower level of the outbuilding 1.3m from the south-western boundary; and • positioning the lower height of the skillion roof of the workshop component of the outbuilding on the south-western end which will result in the lowest height of this component of the proposed outbuilding being located at the closest point to the south-western boundary. <p>Further to this, the existing row of conifers along the boundary of the adjoining property and the proposed vegetation screen to be located between the proposed outbuilding and south-western boundary (once mature) will soften the height, bulk and form of the proposed outbuilding when viewed from the adjoining property. In this regard, the highest point of the proposed outbuilding, being the ridgeline of the garage component, will be approximately 0.5m below the top of the adjacent conifers. When viewed obliquely, the conifers will provide greater screening surface area relative to the outbuilding in comparison to direct views. In addition, the selected pittosporum trees grow to a mature height of 4m and produce dense and compact foliage which will screen the upper parts of the proposed outbuilding.</p> <p>Impacts upon the amenity of the adjoining property as a result of the height, bulk and form of the proposed outbuilding will therefore be reduced by the presence of existing and proposed vegetation.</p>
<p>P2(e)</p>	<p>As detailed in the assessment against Performance Criteria P2(b), the proposed siting of the proposed outbuilding is influenced by the constraints imposed by the size and shape of the site and the location of the existing dwelling and associated buildings and works. The location of the proposed outbuilding will not impede the main area of private open space on the site which is located on the north-western side of the dwelling.</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>P2(f)</p>	<p>The private open space (POS) and applicable habitable room windows of the adjoining dwelling are detailed in Figure 1 below.</p>  <p><i>Figure 1: Aerial image showing the location of private open space and habitable room windows on the adjoining lot.</i></p> <p>With respect to Figure 1, the following details are provided:</p> <ol style="list-style-type: none"> 1. the primary area of POS has an area of approximately 882m². The northern edge of the area of POS located between the dwelling and frontage is located approximately 9m and upslope from the proposed outbuilding. 2. W1 is the kitchen window. It has a north-eastern orientation and a sill height of approximately 3.4m above the surface of the driveway. It is located approximately 10.6m from the proposed outbuilding in a north-westerly direction. 3. W2 is the master bedroom window. It has a south-eastern orientation and will be located approximately 23.5m from the

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>P2(f) <i>(cont'd)</i></p>	<p>proposed outbuilding in a north-westerly direction.</p> <p>4. W3 is the bedroom 2 window. It is located beneath the portico roof which extends a distance of approximately 4.2m from the wall that the window is located within. The window is located approximately 17m from the proposed outbuilding in a south-easterly direction.</p> <p>The proposed outbuilding will be located to the south-east of the POS located on the northern side of the dwelling. The location of the proposed outbuilding will therefore not impact this area of POS in terms of overshadowing or reduction in sunlight.</p> <p>The submitted Shadow Diagrams show that the north-western edge of the area of POS located between dwelling and frontage will be overshadowed by the proposed outbuilding at 9:00am on the winter solstice. The Shadow Diagrams show the same area of POS being free from overshadowing as a result of the proposed outbuilding from 12:00pm onwards on the winter solstice. The Shadow Diagrams show that all areas of POS will be free from overshadowing caused by the proposed outbuilding from (at least) 9:00am onwards on the summer solstice.</p> <p>With respect to the windows, the Shadow Diagrams:</p> <ol style="list-style-type: none"> 1. show that W1 will not be overshadowed by the proposed outbuilding on the winter and summer solstices; 2. show that the proposed outbuilding will cause overshadowing outside W2 and W3 at 9:00am on the winter solstice. This area will be free from overshadowing from (at least) 12:00pm onwards on the winter solstice. 3. show W2 and W3 unaffected by overshadowing caused by the proposed outbuilding during the summer solstice. <p>It is observed that the area outside W2 and W3 is already overshadowed or has reduced sunlight which is caused by reasonably dense landscaping which is illustrated in the Figure 2 below.</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p><i>P2(f)</i> <i>(cont'd)</i></p>	 <p><i>Figure 2: Photograph taken of the adjoining dwelling taken from the driveway looking north-west.</i></p> <p>On this basis, the siting of the proposed outbuilding will not cause an unreasonable loss of amenity to the adjoining property in terms of reducing sunlight to private open space and windows of habitable rooms.</p> <p>In addition to this, it is considered that the submitted Shadow Diagrams do not accurately capture overshadowing of the adjoining property caused by existing topographical features of the surrounding area and nearby structures and vegetation including fences, trees and shrubs.</p> <p>In this regard, the site and adjoining property are located on the north-western side, and near the bottom of a hill and on the lower side of Bayview Drive (refer to Figure 3).</p>

<p>Scheme Provision</p>	<p>Planner's Assessment</p>
<p>P2(f) (cont'd)</p>	 <p>The image is a hill shade map of a residential area. A yellow rectangle highlights a specific site and its adjoining property. A red line indicates a 145m contour, and another red line further up the hill indicates a 195m contour. A red circle on the right side of the map marks the highest elevation of the hill. An arrow points to the site and adjoining property.</p> <p><i>Figure 3: Hill shade map showing the location of the highest elevation of the hill to the south-east (195m AHD) relative to the location of the site and adjoining property.</i></p> <p>The location of the hill and ridgeline of Bayview Road currently impedes early morning sunlight from reaching the lots on the winter solstice. In addition to this, the existing fence (along the shared boundary and the frontage wall on the site) and vegetation located on the site and on the adjoining property also contribute to overshadowing of the adjoining property. Accordingly, the extent of early morning overshadowing that currently occurs on the adjoining property from surrounding features is not expected to be significantly exacerbated (if at all) by the siting of the proposed outbuilding.</p>
<p>P2(g)</p>	<p>The siting of the proposed outbuilding is considered to be compatible with the character of development existing on established properties in the area. In this regard, most lots located on the western side (or downslope) of Bayview Drive contain dwellings located either centrally or within the rear half of respective lots and are orientated to face Trevallyn Dam. The area between the dwelling and frontage of respective lots typically comprises a driveway and outbuilding. The proposed outbuilding will continue the existing pattern of development within the area.</p>

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



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

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="73 Bay View Dr"/>	Certificate of Title:	<input type="text" value="42859"/>
Suburb:	<input type="text" value="Blackstone Heights"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="10"/>
Land area:	<input type="text" value="1693"/>	$m^2 / \pi\pi$	
Present use of land/building:	<input type="text" value="Residential Dwelling"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): *includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

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

New floor area: New building height:

Materials: External walls: Colour:

Roof cladding: Colour:



RESULT OF SEARCH

RECORDER OF TITLES

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SEARCH OF TORRENS TITLE

VOLUME 42859	FOLIO 10
EDITION 6	DATE OF ISSUE 21-Feb-2022

SEARCH DATE : 16-Mar-2022

SEARCH TIME : 08.50 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL
 Lot 10 on Sealed Plan 42859
 Derivation : Part of 500 Acres Gtd to P Dalrymple
 Prior CT 4643/80

SCHEDULE 1

M838244 TRANSFER to SIMON PETER MCDERMOTT and CASEY LOUISE
 MCDERMOTT Registered 13-Oct-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 42859 COVENANTS in Schedule of Easements
 SP 42859 FENCING COVENANT in Schedule of Easements
 SP 42859 EASEMENTS in Schedule of Easements
 E294026 MORTGAGE to National Australia Bank Limited
 Registered 21-Feb-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980





FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO.

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

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

SP42859

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

INTERPRETATION

In this Schedule a reference to "the Balance" shall be construed as being a reference to that part of the land comprised in Folio of the Register Volume 4578 Folio 35 remaining upon the acceptance of the Plan after the exclusion thereof of the lots on the Plan.

Lot 92 (along the south western boundary) 93, 2 and 3 are subject to a right of drainage (appurtenant to the balance) over the Drainage Easement shown passing through such lots.

EASEMENTS

1. ~~The Balance is subject to a right of drainage:~~
 - (a) appurtenant to Lots 30 and 31 on the Plan, over the drainage easement 5.00 wide marked GF on the Plan;
 - (b) appurtenant to Lots 26, 27, 30 and 31 on the Plan, over the drainage easements marked HSJ, JK and JLMNP on the Plan;
 - (c) appurtenant to Lot 128 on the Plan, over the drainage easements marked QRS, SJ and JLMNP on the Plan;
 - (d) appurtenant to Lots 92, 93 and 128 on the Plan, over the Drainage Easements marked AB and BC on the Plan; and
 - (e) appurtenant to Lot 128 on the Plan, over the drainage easements ~~marked DE and EC on the Plan.~~
2. Lot 132 on the Plan is subject to:—
 - (a) An easement by which the Hydro Electric Commission has the right to submerge the same wholly or in part created by Agreement Number 28/5336 over that portion of that lot to the North West of the line marked "Agreement for Flooding No. 28/5336".
 - (b) To an easement by which the Hydro Electric Commission has the right to submerge the same wholly or in part created by Transfer B287265 over such portion of that lot as is to the South East of the line marked "Agreement for Flooding No. 28/5336" and to the North West of the line marked "136.00 Contour".
3. Lot 133 on the Plan is subject to an easement by which the Hydro Electric Commission has the right to submerge the same wholly or in part created by Agreement Number 28/5336.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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FENCING COVENANT

The owner of each lot on the Plan covenants with the Vendor (Saneith Pty. Ltd.) that the Vendor shall not be required to fence.

COVENANTS

- A. The owner of each of Lots 1 to 11 (inclusive), 24, 26, 27, 30 to 32 (inclusive), 92 to 94 (inclusive), and 127 on the Plan covenants with the Vendor (Saneith Pty. Ltd.) and the owner for the time being of each of the lots on the Plan (other than the covenantor's lot) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each of the lots on the Plan (other than the covenantor's lot) to observe the following stipulations:-
1. Not to erect on such lot any dwelling house the outer walls of which are constructed of material other than brick, stone or concrete brick or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.) or the roof of which is constructed of any material other than tiles or colour bond iron or some other material approved of in writing by the Vendor (Saneith Pty Ltd.).
 2. Not to erect on such lot any building appurtenant to the dwelling house or any garage or storage building the outer walls of which are constructed of other than brick or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.) or the roof of which is constructed of any material other than tiles or colourbond or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.).
 3. Not to erect on such lot any private dwelling house which, excluding any buildings appurtenant thereto, shall have a floor area of less than 200 square metres.
 4. Not to erect, place or use upon such lot any shop, building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles, wares or merchandise whatsoever.
 5. Not to erect or place upon such lot or any part thereof any hoarding or structure for use as a bill posting or advertising station.
 6. Not to affix or display on any wall or fence upon such lot or any part thereof any posters, bills, hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon).
 7. Not to cut down or remove from such lot any existing green trees without the consent in writing of the Warden, Councillors and Electors of the Municipality of Westbury first had and obtained.
 8. Not to erect, install or amend any drainage pipes or drainage dissipators on such lot or any part thereof which cause or may cause any stormwater to enter or cause damage to any adjoining lot or to any road on the Plan or any area adjacent to such road.
 9. Not to store, heap or permit to be excavated, carried away or removed from such lot or any part thereof any trees, logs, earth, clay, stone, gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling such lot or for the formation of any building, swimming pool or barbecue to be constructed thereon.
 10. Not to permit or allow any engine or machinery worked or driven by steam, gas, electric or other mechanical power and used for any trade operations to be erected, affixed or placed on any part of such lot PROVIDED THAT this covenant does not apply to any engine or machinery used for hobby purposes only.
 11. Not to carry on or permit to allow to be carried on on such lot or any part thereof any trade or business.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

- 12. Not to use or permit or suffer to be used such lot for any commercial or industrial enterprise.
 - 13. Not to keep or allow to be kept on such lot or any part thereof any pigs, greyhounds or racing pigeons.
 - 14. Not to keep or allow to be kept on such lot or any part thereof any animals or poultry for commercial purposes.
 - 15. Not to keep or allow to be kept on such lot any sheep, goats, cattle, horses, ass, stallion or bull.
 - 16. Not to keep or allow to be kept at any time on such lot any more than two dogs.
 - 17. Not to subdivide the said lot.
 - 18. Not to erect upon the said lot any Multiple Class I dwelling (including home units and attached pairs) PROVIDED THAT this covenant shall not affect lot 5 or lot 11.
- B. The owner of each of lots 6 to 11 (inclusive), 31, 32, 92 and 93 on the Plan covenants with the Vendor and the owners for the time being of each of the lots on the Plan (other than the covenantor's lot) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each lot on the Plan (other than the covenantor's lot) to observe the following stipulation, namely, that he will not construct or cause to be constructed any building or structure whatsoever without the approval or the Warden Councillors and Electors of the Municipality of Westbury first had and obtained on that portion of such lot which is shown on the plan deposited in the office of the Warden Councillors and Electors of the Municipality of Westbury as being in an area defined by the Director of Mines as having potential stability problems.
- C. Notwithstanding anything to the contrary hereinbefore contained, no covenant herein shall affect the use of any lot for any Commonwealth, State or local government purpose.

THE COMMON SEAL of)
 SANEITH PTY. LTD.)
 the registered proprietor)
 of the land comprised in)
 Folio of the Register Volume)
 4578 Folio 35 was hereunto)
 affixed in the presence of:-)
)
)
)



[Signature]
 Director
[Signature]
 Director

2999B/KH 01 89 3486



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



42859.

SIGNED by MERCANTILE CREDITS LIMITED as Mortgagee)
under Memorandum of Mortgage No. B296140 by its)
Attorney BRYCE DONALD SPINKS who hereby)
certifies that he is the State Manager Tasmania)
of Esanda Finance Corporation Limited and)
that he has received no notice of revocation of)
Power of Attorney Registered Number 65/6583)
under which this instrument is signed in the)
presence of :

Paul Trenham
BANK OFFICER OF HOBART

[Handwritten signature]

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

affecting land in

Folio of the Register Volume 4578 Folio 35
(Insert Title Reference)

Scaled by Municipality of Westbury on 13th November 1989

Solicitor's Reference 01.89.3486 Council Clerk/Town-Clerk

05K3134

73 Bayview Dr, Blackstone Heights

McDermott

Drawing List

Sheet Number	Sheet Name
A00	Cover Page
A01	Site Plan
A02	Floorplan
A03	Elevation 1
A04	Elevations 2
A05	Elevation 3
A06	Elevation 4

73 Bayview Dr
Blackstone Heights



GENERAL INFORMATION:

Accredited Architect:	Sam Haberle
Accreditation Number:	CC5618 U
Certificate Title	42859/10
Soil classification:	TBC
Wind Classification:	TBC
Climate Zone:	7
Alpine Area:	N/A
Bushfire-prone Area BAL Rating:	TBC
Corrosion environment:	Applicable
Site Area:	1693m ²
Proposed Building Area:	163m ²
Planning Zone:	10.0 Low Density Residential
Heritage Listing:	N/A

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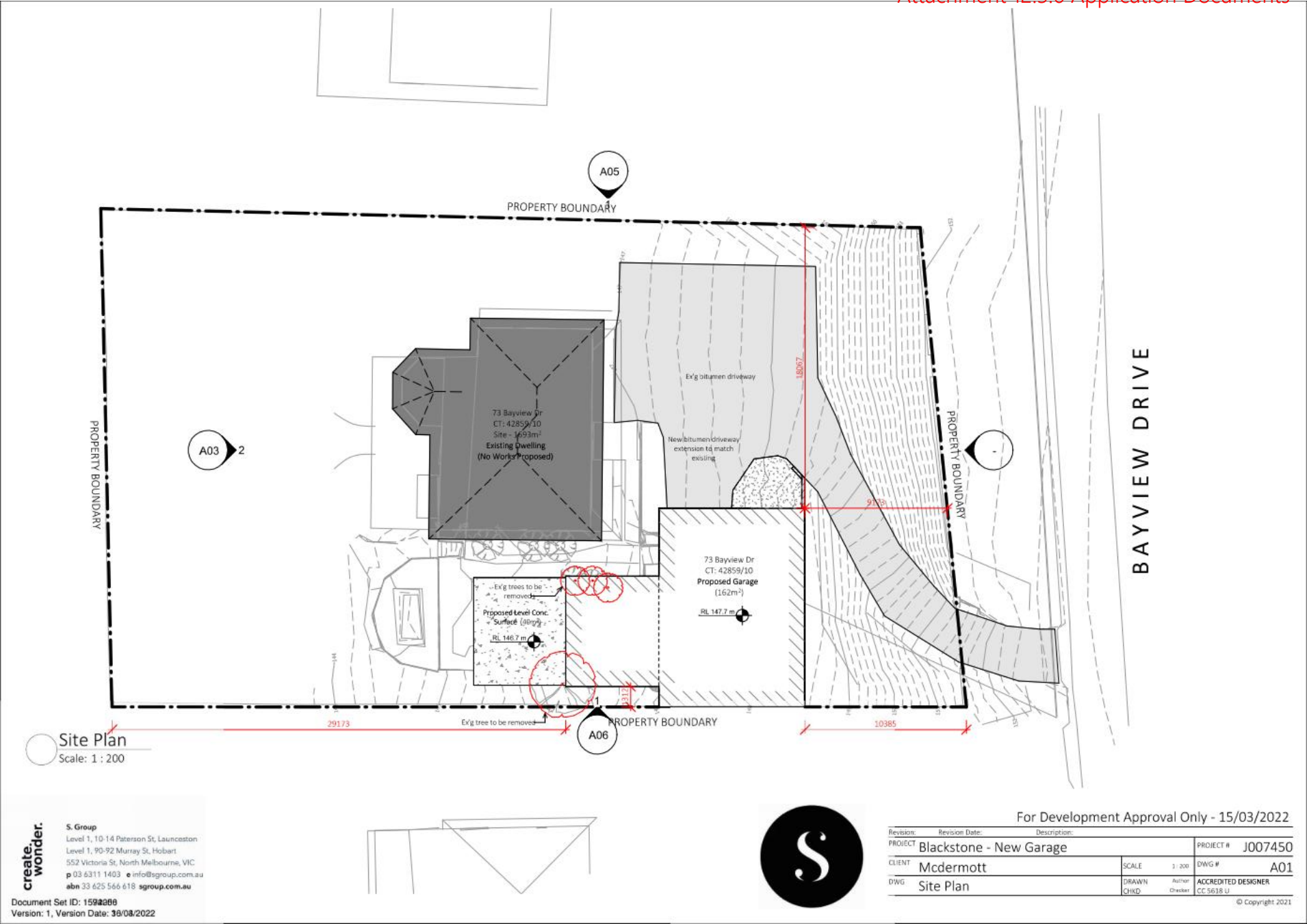
Document Set ID: 1592056
 Version: 1, Version Date: 30/03/2022



For Development Approval Only - 15/03/2022

Revision	Revision Date	Description	PROJECT #	J007450
PROJECT	Blackstone - New Garage		PROJECT #	J007450
CLIENT	McDermott	SCALE	DWG #	A00
DWG	Cover Page	DRAWN CHKD	ACCREDITED DESIGNER CC 5618 U	

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Site Plan
Scale: 1 : 200

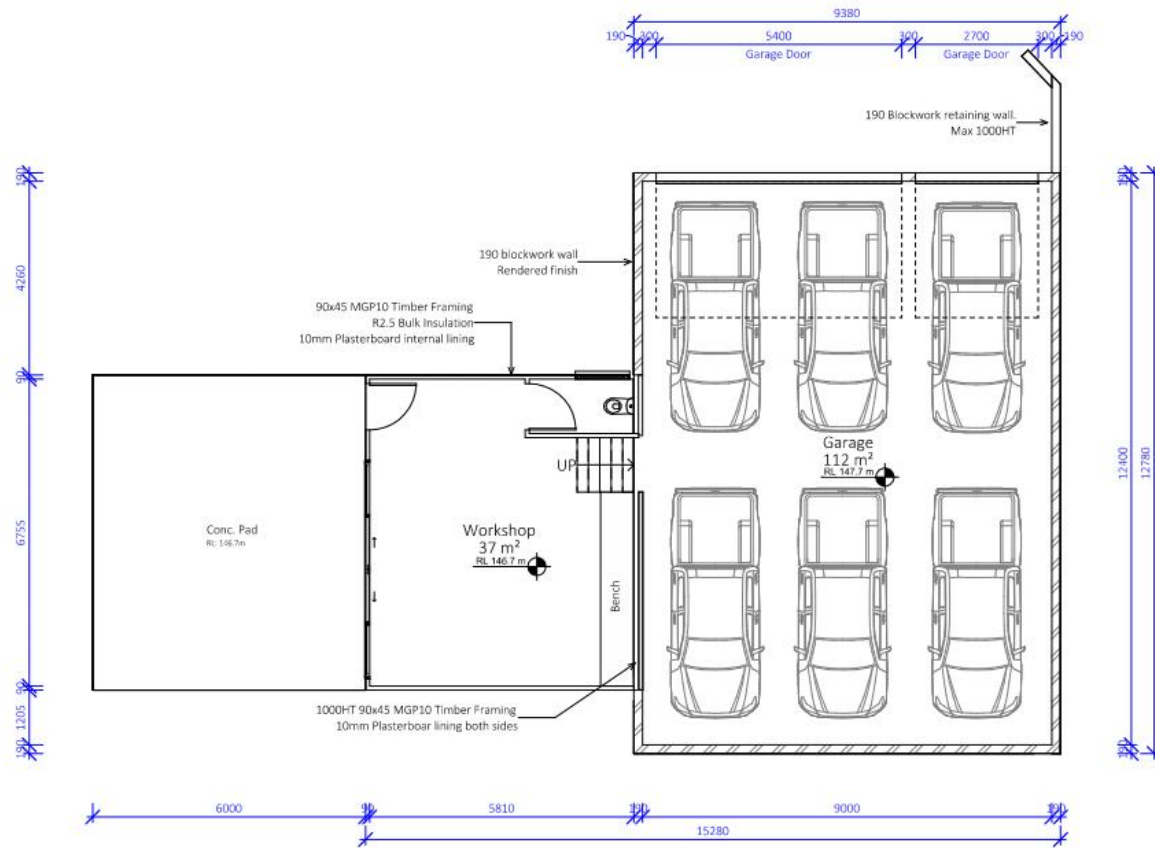
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 Version: 1, Version Date: 30/03/2022



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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A01
CLIENT	Mcdermott		DRAWN	Author
DWG	Site Plan		CHKD	Checker
			ACCREDITED DESIGNER	
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Ground Floor
Scale: 1 : 100

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Document Set ID: 1520066
 Version: 1, Version Date: 30/03/2022

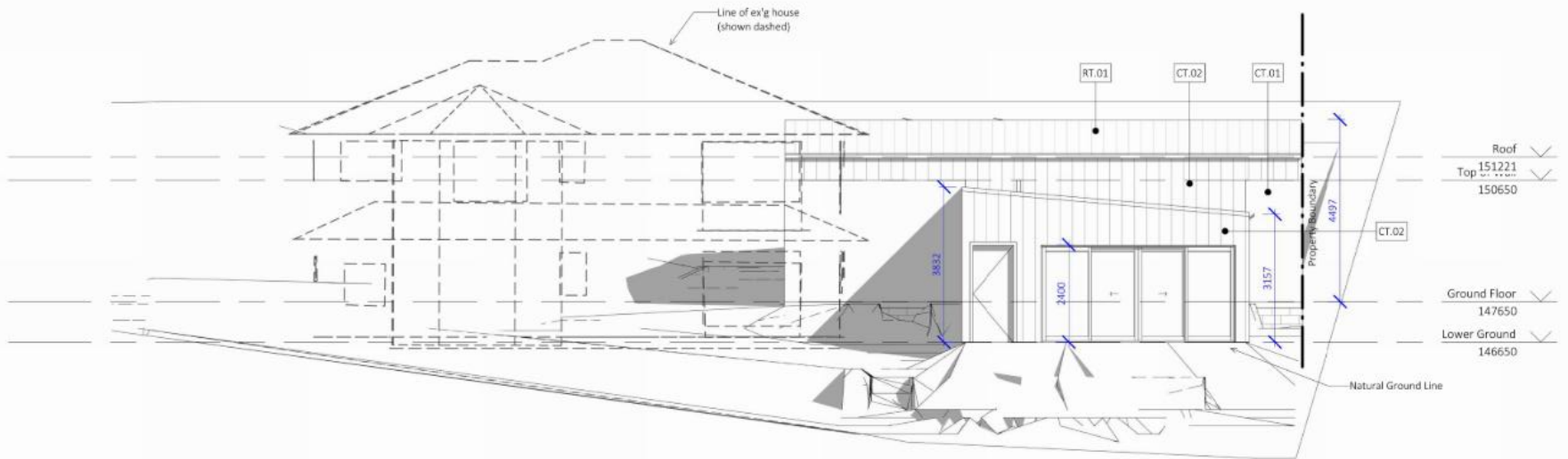


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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A02
CLIENT	Mcdermott		DRAWN	CHKD
DWG	Floorplan		ACCREDITED DESIGNER	CC 5638 U

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CLADDING SCHEDULE	
CT.01	200 series Blockwork (Installed to manufacturer's specification) Rendered Finish: Colour: Dulux® Timeless Grey® or suitable equivalent.
CT.02	LYSAGHT LONGLINE 305® Vertical Wall Cladding (Installed to manufacturer's specification) Colourbond® Standard Colour Range: Colour: - Monument®
RT.01	LYSAGHT SPANDEK® 0.48mm sheet roofing @ 3° pitch (Installed to manufacturer's specification) Roof flashings to be installed as required to manufacturer's specification. Colourbond® Standard Colour Range: Colour: - Monument®
Notes:	
All Windows & Doors to be Powder-coated Aluminium Framed with Double Glazing Colour - Dulux®; Colourbond® - Monument®	
Downpipes & Gutter colour to match roof. Colour - Colourbond® - Monument®	
All Dimensions shown to be confirmed on site.	



West Elevation
Scale: 1 : 100

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Document Set ID: 1522056
 Version: 1, Version Date: 30/03/2022

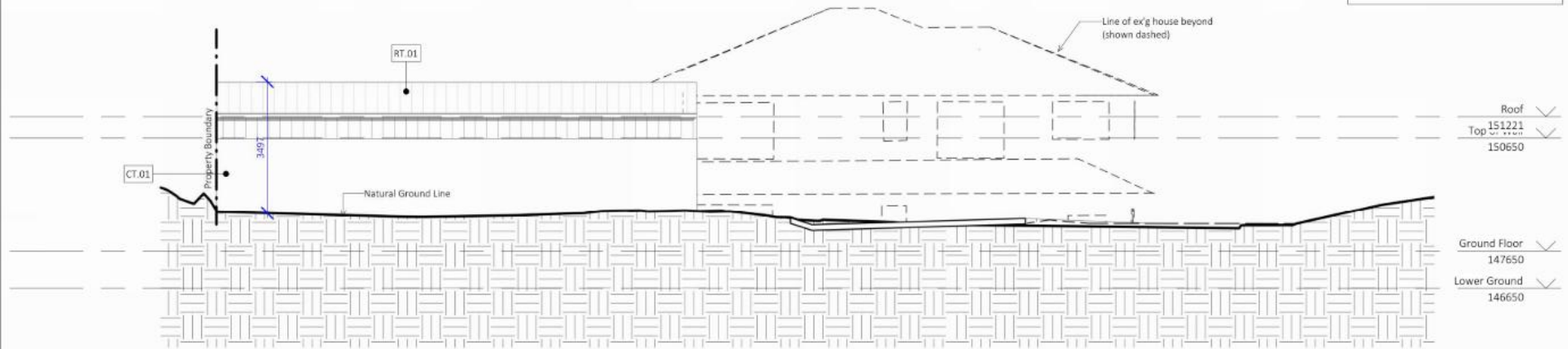


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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A03
CLIENT	Mcdermott		DRAWN	Author
DWG	Elevation 1		CHKD	Checker
			ACCREDITED DESIGNER	CC 5618 U

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CLADDING SCHEDULE	
CT.01	200 series Blockwork (Installed to manufacturer's specification) Rendered Finish: Colour: Dulux® Timeless Grey® or suitable equivalent.
CT.02	LYSAGHT LONGLINE 305® Vertical Wall Cladding (Installed to manufacturer's specification) Colourbond® Standard Colour Range: Colour: - Monument®
RT.01	LYSAGHT SPANDEK® 0.48mm sheet roofing @ 3° pitch (Installed to manufacturer's specification) Roof flashings to be installed as required to manufacturer's specification. Colourbond® Standard Colour Range: Colour: - Monument®
Notes:	
All Windows & Doors to be Powder-coated Aluminium Framed with Double Glazing. Colour - Dulux®; Colourbond® - Monument®	
Downpipes & Gutter colour to match roof. Colour - Colourbond® - Monument®	
All Dimensions shown to be confirmed on site.	



East Elevation
Scale: 1 : 100

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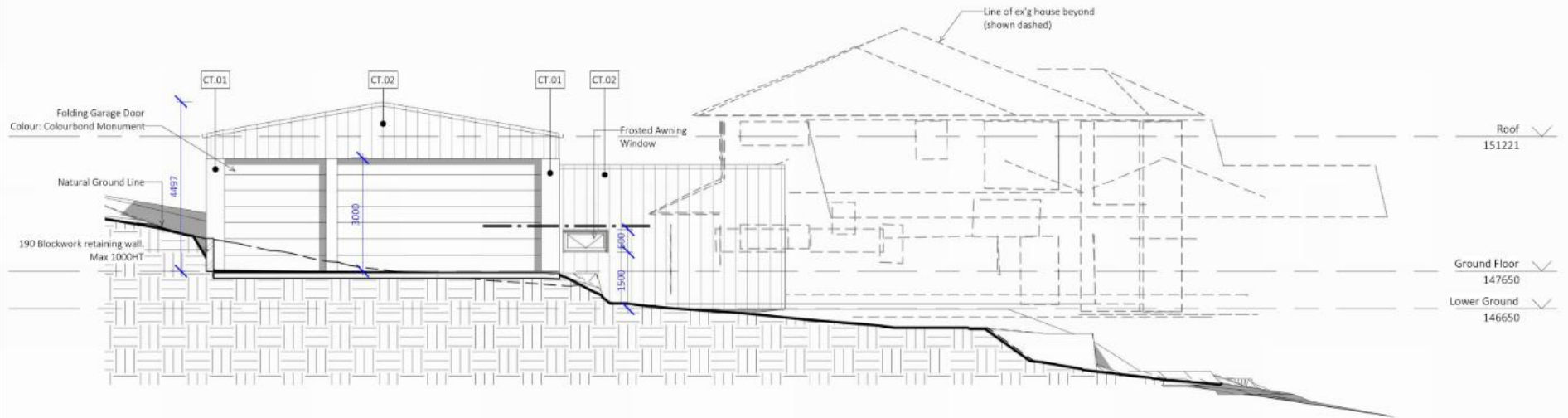


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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A04
CLIENT	Mcdermott	SCALE	1 : 100	ACCREDITED DESIGNER
DWG	Elevations 2	DRAWN	Author	CC 5618 U
		CHKD	Checker	

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CLADDING SCHEDULE	
CT.01	200 series Blockwork <i>(Installed to manufacturer's specification)</i> Rendered Finish: Colour: Dulux® Timeless Grey® or suitable equivalent.
CT.02	LYSAGHT LONGLINE 305® Vertical Wall Cladding <i>(Installed to manufacturer's specification)</i> Colourbond® Standard Colour Range: Colour: - Monument®
RT.01	LYSAGHT SPANDEK® 0.48mm sheet roofing @ 3° pitch <i>(Installed to manufacturer's specification)</i> Roof flashings to be installed as required to manufacturer's specification. Colourbond® Standard Colour Range: Colour: - Monument®
Notes:	
All Windows & Doors to be Powder-coated Aluminium Framed with Double Glazing. Colour - Dulux®; Colourbond® - Monument®	
Downpipes & Gutter colour to match roof. Colour - Colourbond® - Monument®	
All Dimensions shown to be confirmed on site.	



North Elevation
Scale: 1 : 100

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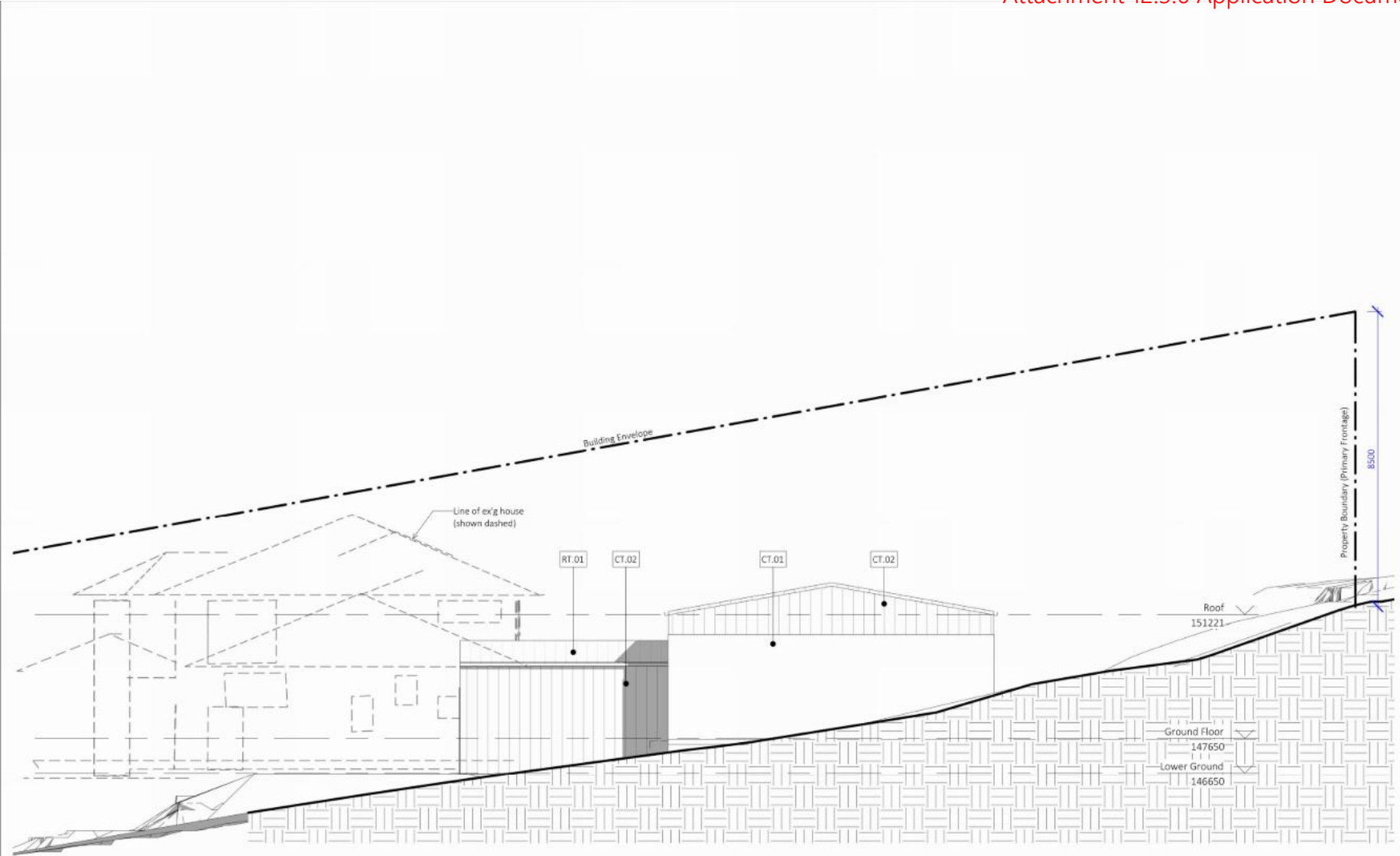
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Document Set ID: 1522056
Version: 1, Version Date: 30/03/2022



Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A05
CLIENT	Mcdermott		DRAWN	Author
DWG	Elevation 3		CHKD	Checker
			ACCREDITED DESIGNER	CC 5618 U

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South Elevation
Scale: 1 : 100

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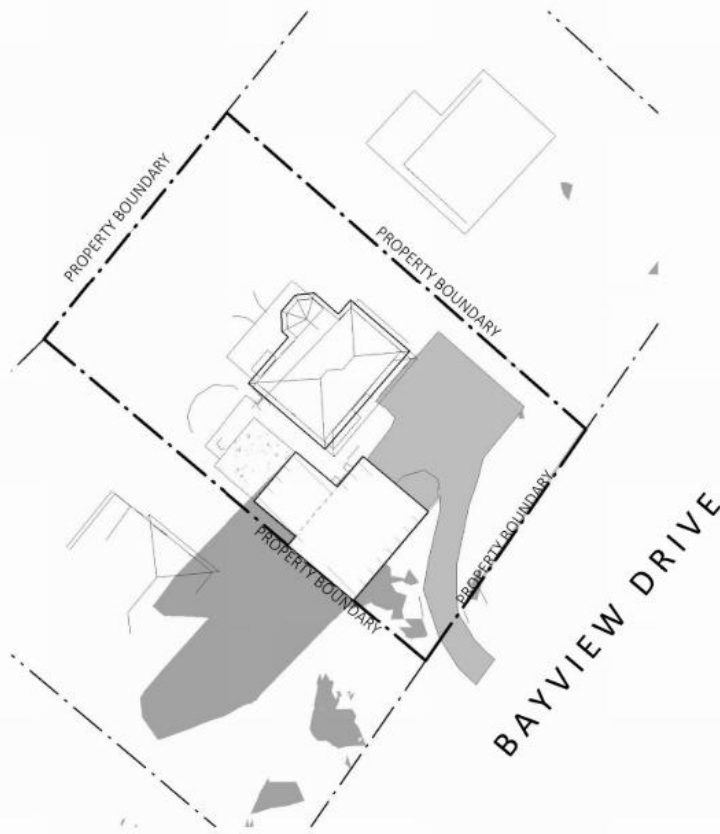
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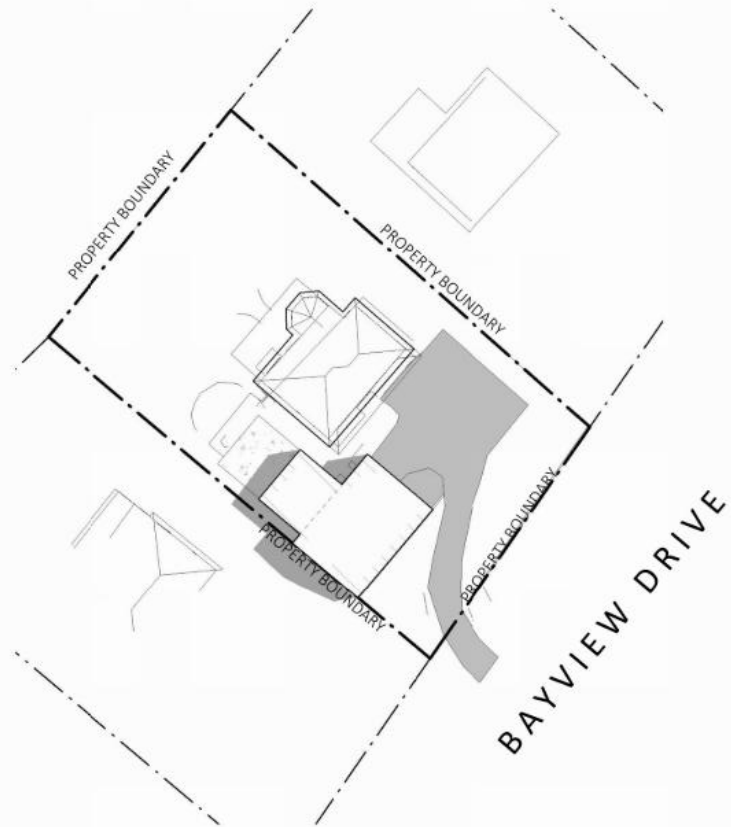
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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A06
CLIENT	Mcdermott		DRAWN	Author
DWG	Elevation 4		CHKD	Checker
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Shadow Diagram - 9am (21/06)
Scale: 1 : 500



Shadow Diagram - 9am (21/12)
Scale: 1 : 500

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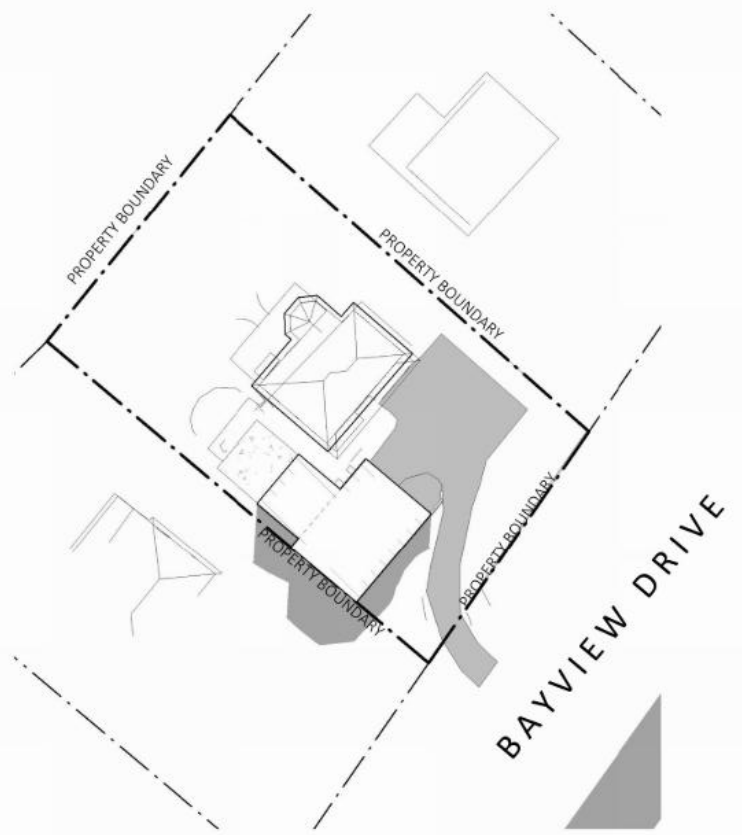
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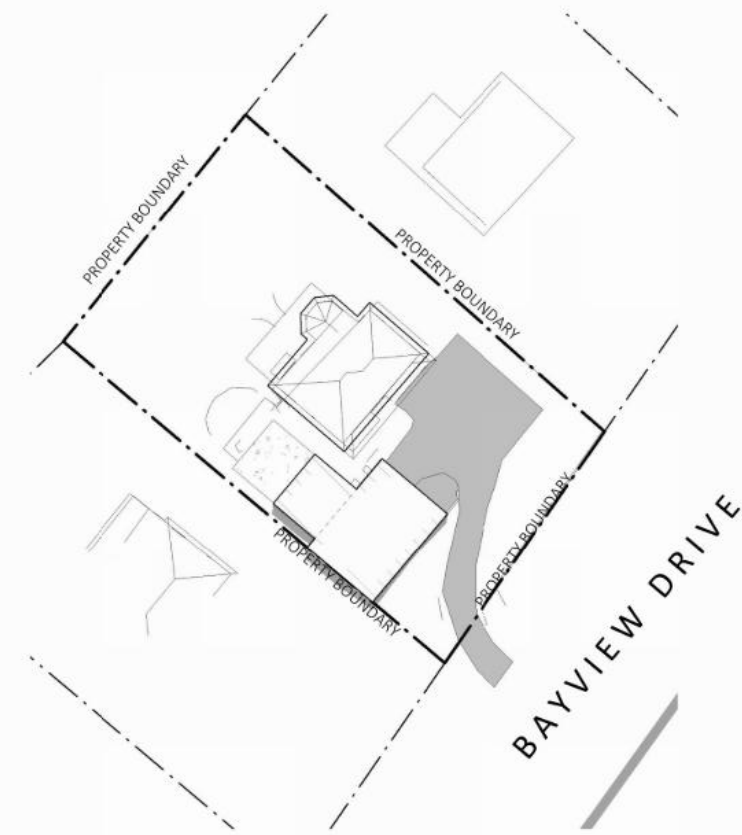
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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A07
CLIENT	Mcdermott		DRAWN	Author
DWG	Shadow Diagrams 1		CHKD	Checker
			ACCREDITED DESIGNER	
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○ Shadow Diagram - 12pm (21/06)
Scale: 1 : 500



○ Shadow Diagram - 12pm (21/12)
Scale: 1 : 500

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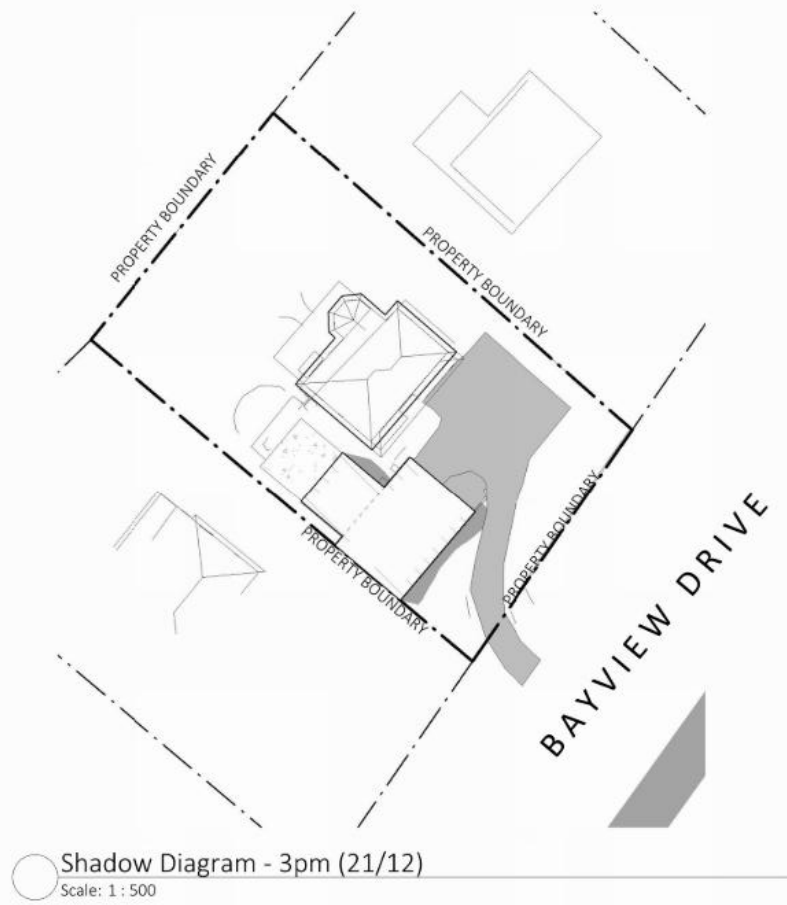
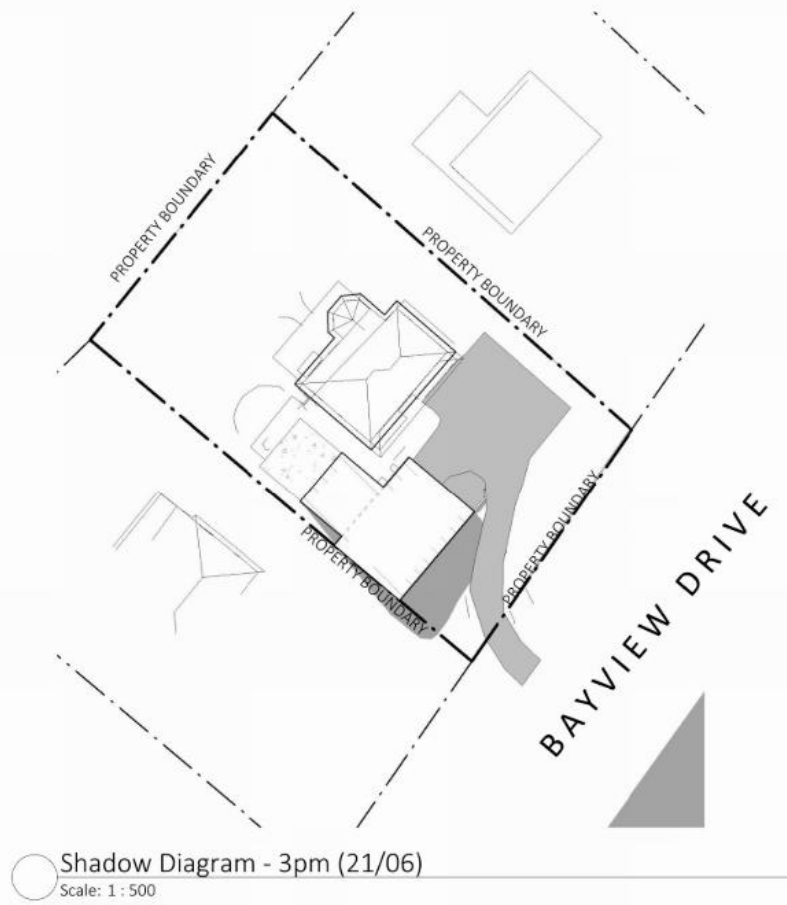
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 Version: 1, Version Date: 30/04/2022



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Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A08
CLIENT	Mcdermott		DRAWN	Author
DWG	Shadow Diagrams 2		CHKD	Checker
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For Development Approval Only - 15/03/2022

Revision:	Revision Date:	Description:	PROJECT #	J007450
PROJECT	Blackstone - New Garage		DWG #	A09
CLIENT	Mcdermott		DRAWN	Author
DWG	Shadow Diagrams 3		CHKD	Checker
			ACCREDITED DESIGNER	
			CC 5618 U	

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Infrastructure Services

2022-23 Capital Works Program

Report Author Robert Little
Asset Management Coordinator

Authorised by Dino De Paoli
Director Infrastructure Services

Decision Sought Council approval of the 2022-23 Capital Works Program.

Vote Simple majority

Recommendation to Council

Approves the 2022-23 Capital Works Program as attached.

Report

Background

The Capital Works Program (CWP) is developed annually and allows the Council to deliver asset renewals and new projects for the benefit of our community and is part of the budget development process.

The CWP is developed considering Council's Forward Works Program (FWP). The FWP reflects input from:

- The community (via requests received from Councillors and Council Officers);
- Council's strategic objectives and planning initiatives;
- Identified levels of service needs;
- The Long-Term Financial Plan (LTFP); and
- The Strategic Asset Management Plan (SAMP).

The recommended 2022-23 CWP has also been prepared with consideration to Council's Asset Management Policy, New and Gifted Assets Policy and the Asset Management Strategy and reflects:

- The need to deliver affordable services that will meet expectations and provide benefit to the community over the long term;

- Requirements to manage existing assets effectively through planned renewal programs; and
- The longer term and operating costs of new or major upgrade projects.

Councillor Meeting and Workshop Updates

The CWP was reviewed by Councilor's at the 3 May 2022 Workshop and approved by Council at the May Closed Meeting to assist with the budget approval process.

Following the May Closed meeting, Council officers have made two minor changes to text in the CWP document as follows:

- Item No. 21.038 - Allocation for strategic planning and construction of new footpaths. The location for this project has been updated from Town & Location TBC to Carrick; and
- Section 6.0 - Unallocated & Unclassified – The heading for Section 675 has been updated from Light Fleet Vehicles to Other Unallocated Transactions.

In addition to the above, a review of the footpath renewal projects has identified that the project for Westminster Way, Prospect Vale - Item No. 23.060 - has been included in error. This project and budget allocation of \$10,000 has been removed from the CWP to provide for appropriate planning of the project. The scope and the timing of this project requires further review and will be planned for a future capital program.

Long Term Financial Plan Budget

Council's 2021-22 LTFP approved in June 2021 established a baseline reference for the CWP and includes budgeted estimates for both renewal and new works projects. As presented in Table 2 the CWP is \$1,053,366 above the previous annual forecast of expenditure on capital works; however, it remains consistent with the long-term financial outcomes of the LTFP which will be adjusted to reflect the 2022-23 CWP.

Grants

There are a number of grant opportunities currently available to the Council for the 2022-23 financial year. These grant opportunities include the \$6.85M Federal Community Development Grant Program funding, State Government Sporting Grant and the Local Road & Community Infrastructure Program Phase 3. Information on grant details is provided in the Budget and Finance section of this report.

CWP Budget Information

Detailed financial information for the 2022-23 CWP is included in the Finance and Budget section of this report. This includes assessment of any increased operational cost following adoption of the CWP.

Provisional Projects and Market Uncertainty

The Draft CWP identifies a number of projects as "Provisional". This is shown in the Provisional area in each Functional area of the CWP document. The allocation of a provisional status is reflective of an uncertainty relating to delivery of the project in the next financial year due to factors such as the receipt of grant funding, the project not being previously identified in the FWP or the ability of the market to price and undertake construction.

In terms of program delivery risk, the market remains uncertain in terms of contractor availability (impacting delivery lead times) and escalated cost of construction. Rather than scale back the CWP based on general conditions at this point, the status of projects will be reviewed (mid-year review) during the financial year and changes recommended based on more certain information of the capacity to achieve the delivery of specific projects.

Project Costs

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

Key Projects

Higher value projects (\$75K or greater) are listed in Table 1 below. These projects include both renewal and upgrade/new expenditure and have a combined value of \$4.04M.

Item No	Location	Description	Estimate (\$)
22.009	Computer software	Core enterprise software replacement	208,000
23.032	P&E – GIS imagery	Updated municipal wide aerial imagery	150,000
Pr.005	Footpath renewals	Programmed footpath renewals	205,000
21.038	Carrick	Strategic planning & construction of new footpaths	104,000
23.013	Deloraine, West Parade	New footpath from West Goderich St to Parsonage St	150,000
21.146	Deloraine, West Barrack Street	Improvements Parsonage St and West Barrack side lane	104,000
20.147	Prospect Vale, Country Club Avenue	Safety improvements Casino Rise	260,000
23.014	Prospect Vale, Mount Leslie Road	Extension from Gordon Place to Pitcher Parade	600,000
21.306	Western Creek, Montana Road	Renewal of Bridge (List No 335)	338,000
23.017	Cluan landfill	New landfill cell	470,000
21.366	Carrick, East Street	Pipe open drain	104,000
22.251	Deloraine, West Parade catchment	New stormwater, Parsonage St to West Parade	124,000
22.349	Westbury, Dexter Street	New stormwater main, Dexter St to William St	104,000
20.458	Deloraine Recreation Ground	Recreation ground precinct – Stage 2 Construction Year 1	728,000
23.030	Prospect Vale Park	New ground fencing & safety	100,000

Item No	Location	Description	Estimate (\$)
		netting (subject to grant funding)	
21.464	Westbury Sports Centre	Change room improvements	220,000
23.051	Prospect Vale, Hadspen, & Westbury	Dog parks – Stage 2	75,000
Total			4,041,000

Table 1: Key Projects, greater than \$75,000

Attachments 1. 2022-23 CAPITAL WORKS PROGRAM [13.1.1 - 12 pages]

Strategy Furthers the objectives of Council's strategic future direction 1: a sustainable natural and built environment.

See Meander Valley Community Strategic Plan 2014-24. [Click here](#) or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy Policy No. 60: *Asset Management*
Policy No. 78: *New and Gifted Assets*

Legislation *Local Government Act 1993: s80.*

Consultation Requests received from the community have informed the CWP planning process.

Budget & Finance

Capital Works Program Budget

Project funding detailed in this report is based on Council's 2021-22 LTFP and includes grant funding allocations, but excludes funding from projects deferred from 2022-23.

CWP budget details include:

- Total CWP expenditure: \$7,911,500
- 2022-23 CWP budget: \$6,824,000*
- 2022-23 Renewal expenditure: \$4,722,500
- 2022-23 Upgrade/New expenditure: \$3,189,000

*A subdivision contribution of \$311,000 in the 2022 LTFP has not been included in CWP planning budgets or project expenditures.

Table 2 provides detail on the budget for the 2022-23 CWP.

2022-23 CWP Budget/Expenditure	Renewal (\$)	Upgrade/ New (\$)	Total (\$)
LTFP at 30 June 2021 (CCI Index 4.06%)	5,020,418	4,570,050	9,590,468
Plus: Grant Funding	-	659,666	659,666
Less: Value of Deferred Projects	-560,000	-2,832,00	-3,392,000
Total 2022-23 FWP Budget (LTFP Budget)	4,470,418	2,397,716	6,868,134
Total 2022-23 CWP Project Expenditure	4,722,500	3,189,000	7,911,500
Budget Variance, (-) indicates over budget	-262,082	-791,284	-1,053,366

Table 2: 2022-23 CWP Budget Summary

As detailed in Table 2, the total CWP is \$1,053,366 oversubscribed compared to the 2021-22 LTFP budget.

Asset Renewal

As detailed in Table 2, Council's asset renewal expenditure of \$4,722,500 is \$262,082 over budget. Two factors have impacted this:

1. Budget increases to several renewal projects to reflect market driven cost increases.
2. The inclusion of several projects not identified in the 2021-22 LTFP. Projects recommended for the CWP not identified in the 2021-22 LTFP include:
 - Aerial imagery - \$150,000;
 - Mole Creek footpath - \$15,000;
 - PVP lighting renewal - \$10,000;
 - BBQ renewals - \$20,000; and
 - Sale of 35 William Street, Westbury - \$10,000.

Upgrade and New Assets

New and upgrading of assets expenditure of \$3,189,000 is \$791,284 over the LTFP forecast.

The following five upgrade projects were not identified in the 2021-22 LTFP and have an estimated project cost of \$75,000 or greater:

- Extension of Mount Leslie Road - \$600,000 (part grant funded);
- New cell design and construct, Cluan - \$470,000;
- New footpath West Parade Deloraine - \$150,000 (part grant funded);
- New ground fencing Prospect Vale Park - \$100,000 (part grant funded); and
- Dog Parks Stage 2 - \$75,000.

Impact on Council's Annual Operational Budget

Of the \$3,189,000 allocated to new or upgraded assets, there will be an ongoing increase (each and every year) for Council operational costs of approximately \$103,000 per annum. An increase of 0.95% in the general rate would be needed to fully recover this cost. The additional operational costs include an increase in depreciation of \$80,400, and \$22,500 in operation and maintenance costs. Table 3 provides further details of estimated annual costs.

Project Description	Depreciation	Ongoing Cost	Cost Increase
Replacement of Council's Core Enterprise Software	\$20,800	\$0	\$20,800
Updated municipal wide aerial imagery	\$15,000	\$0	\$15,000
Deloraine West Pde, new footpath, West Goderich Str to 55 West Pde	\$1,800	\$1,483	\$3,283
Road rehabilitation, road widening	\$1,840	\$1,895	\$3,735
Country Club Av, right turn slot Casino Rise	\$1,688	\$1,390	\$3,078
Mount Leslie Rd extension, from Gordon Pl to Pitcher Pde	\$5,770	\$5,943	\$11,713
Deloraine Recreation Ground Precinct works – year 1	\$13,000	\$3,250	\$16,250
Various new dog parks – stage 2	\$4,800	\$1,800	\$6,600

Total	\$64,698	\$15,761	\$80,459
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Table 3: Project Contributions to Estimated Annual Operational Budget Increases

Project Deferrals

Some projects have been deferred from the 2022-23 CWP to future financial years with their LTFP funding to be reallocated to the revised year. These projects include:

1. Meander Valley Road Westbury, main street improvements. Deferred to 2023-24;
2. Deloraine Recreation Ground Precinct project. Three-year staged delivery from 2022-23 (completion in 2024-25). Grant funding continues to 2025-26;
3. Whitemore tennis court resurfacing. Deferred to 23-24 to allow time to assess the drainage improvements undertaken in 2021-22 and any further movement in cracking present in the court surface; and
4. Westminster Way Prospect Vale, footpath renewal. This project has been deferred for additional review of scope and timing for construction.

Grants

Grant and funding contributions for projects listed in the 2022-23 CWP is anticipated for the projects listed in Table 4, below.

Item No.	Project Description	Grant Source	2022/23 Grant Amount
23.030	Prospect Vale Park AFL ground fencing	State Government Grant	\$83,000
23.013	Deloraine, West Parade new footpath	LRCI Phs3	\$75,000
23.014	Prospect Vale, Mount Leslie Road extension	LRCI Phs3	\$425,000
21.519	Westbury Village Green playground renewal	LRCI Phs3	\$48,666
22.187	Moltema, Railton Road safety improvements	Blackspot	\$28,000
20.458	Deloraine Recreation Ground Precinct upgrades	\$6.8M Federal Grant	\$700,000

	Total	\$1,359,666
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Table 4: Grant Summary Details

Loss on Disposal

The estimated write-off of disposed assets as part of the 2021-22 CWP is approximately \$215,000. This amount includes disposals at the Deloraine Recreation Ground. With the exact timing of any demolition works affecting the loss on disposal expense. Loss on disposal is not a direct project expense. It is incurred in addition to the overall CWP, however, it is not directly allocated to individual projects.

Risk Management The objectives of the CWP are to:

- Renew assets and facilities to ensure they are in a safe and serviceable condition; and
- Provide upgraded and new assets to meet growth and community expectations.

Asset construction and the addition of new and increased levels of service can be a long-term investment by the Council.

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

Alternative Motions Council may amend or not approve the recommendation.



Meander Valley Council

Capital Works Program

2022-2023



**Meander Valley Council
2022/23 Capital Works Program**

SUMMARY - RECOMMENDED PROJECTS

1.0 ADMINISTRATION

100 GENERAL ADMINISTRATION

Renewal	New/ Upgrade	Total Estimate
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\$480,500	\$0	\$480,500
\$480,500	\$0	\$480,500

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS, ROADS & STREETS RECONSTRUCTION & UPGRADES
201.2 ROAD RESURFACING
210 BRIDGE RECONSTRUCTION
TOTAL ROADS, STREETS & BRIDGES

\$1,255,000	\$1,484,000	\$2,739,000
\$1,633,000	\$0	\$1,633,000
\$338,000	\$0	\$338,000
\$3,226,000	\$1,484,000	\$4,710,000

3.0 HEALTH, COMMUNITY & WELFARE

315 CEMETERIES
316 COMMUNITY AMMENITY
335 HOUSEHOLD WASTE DISPOSAL
351 URBAN STORMWATER DRAINAGE

\$0	\$5,000	\$5,000
\$0	\$20,000	\$20,000
\$42,000	\$490,000	\$532,000
\$30,000	\$313,000	\$343,000
\$72,000	\$828,000	\$900,000

5.0 RECREATION & CULTURE

525 RECREATION GROUNDS & SPORTS FACILITIES
565 PARKS & RESERVES

\$277,000	\$781,000	\$1,058,000
\$56,000	\$96,000	\$152,000
\$333,000	\$877,000	\$1,210,000

6.0 UNALLOCATED & UNCLASSIFIED

625 MANAGEMENT & INDIRECT OVERHEADS
655 MAJOR PLANT REPLACEMENT
675 OTHER UNALLOCATED TRANSACTIONS

\$31,000	\$0	\$31,000
\$479,000	\$0	\$479,000
\$101,000	\$0	\$101,000
\$611,000	\$0	\$611,000

TOTALS

\$4,722,500	\$3,189,000	\$7,911,500
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Meander Valley Council 2022/23 Capital Works Program

INTRODUCTION

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

Renewal

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

NEW/UPGRADE WORK:

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

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

PROVISIONAL PROJECTS

Provisional projects are those which may be subject to external grant funding, feasibility work, or further discussion with Council or community stakeholders.

**Meander Valley Council
2022/23 Capital Works Program**

1.0 ADMINISTRATION

100 GENERAL ADMINISTRATION

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
PI.004	P&E - IT Hardware	Computer Workstation & Monitor Replacements	\$31,000	\$0	\$31,000
22.009	Computer Software	Core Enterprise Software Replacement	\$208,000	\$0	\$208,000
23.002	P&E - IT Hardware	IT Security renewals and improvements	\$66,000	\$0	\$66,000
23.003	Computer Software	Renewal of Council's computer security software	\$15,000	\$0	\$15,000
23.005	Computer Software	Conquest version update	\$10,500	\$0	\$10,500
23.032	P&E - GIS Imagery	Updated municipal wide aerial imagery	\$150,000	\$0	\$150,000
TOTAL GENERAL ADMINISTRATION			\$480,500	\$0	\$480,500

**Meander Valley Council
2022/23 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS, ROADS & STREETS RECONSTRUCTION & UPGRADES

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
22.046	Mole Creek, Pioneer Drive	Footpath renewal, School crossing on Pioneer Drive - 50m	\$15,000	\$0	\$15,000
21.041	Westbury, Dexter Street	Footpath renewal, Franklin St to William St (RHS) - 185m	\$40,000	\$0	\$40,000
21.042	Westbury, Dexter Street	Footpath renewal, Jones St to Franklin St (RHS) - 220m	\$45,000	\$0	\$45,000
21.043	Westbury, Franklin Street	Footpath renewal, Dexter St to Shadforth St (LHS) - 210m	\$45,000	\$0	\$45,000
21.044	Westbury, William Street	Footpath renewal, Dexter St to Shadforth St LHS - 210m	\$40,000	\$0	\$40,000
23.021	Deloraine, East Parade	Renewal of gravel footpath to Rotary Park to Showgrounds	\$35,000	\$5,000	\$40,000
21.038	Carrick	Allocation for strategic planning & construction of new footpaths	\$0	\$104,000	\$104,000
23.013	Deloraine, West Parade	New footpath from West Goderich St to 55 West Pde	\$0	\$150,000	\$150,000
23.043	Deloraine, Alveston Drive	Pedestrian and traffic improvements	\$0	\$40,000	\$40,000

**Meander Valley Council
2022/23 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES**201.1 FOOTPATHS, ROADS & STREETS RECONSTRUCTION & UPGRADES**

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
Pr.004	Road rehabilitation projects	Programmed renewal of Council roads	\$915,000	\$191,000	\$1,106,000
17.189	Westwood Road	Safety improvements (golf course corners) D&C - Stage 1 Design	\$0	\$10,000	\$10,000
21.146	Deloraine, West Barrack Street	Improvements Parsonage St & West Barrack Side Lane D&C - Stage 2 Construct	\$0	\$104,000	\$104,000
21.161	Westbury, Meander Valley Road	Main street improvements - Stage 1 Design	\$0	\$10,000	\$10,000
21.164	Davies Road	Sealing of Parkham Rd intersection - 50m	\$0	\$16,000	\$16,000
21.165	Maloneys Road	Sealing of Parkham Rd intersection - 50m	\$0	\$16,000	\$16,000
20.147	Prospect Vale, Country Club Avenue	Safety Improvements, channelised right turn slot Casino Rise D&C - Stage 2 Construct	\$120,000	\$140,000	\$260,000
23.045	Prospect Vale, Westbury Road	Pavement and drainage improvements D&C - Stage 1 Site Assessment	\$0	\$15,000	\$15,000
22.187	Moltema, Railton Road	Safety improvements (Blackspot project)	\$0	\$35,000	\$35,000
22.186	Blackstone Heights, Blackstone Road	Intersection upgrade Panorama Rd D&C - Detailed engineering design	\$0	\$25,000	\$25,000
23.025	Deloraine, East Barrack Street	School crossing safety improvements	\$0	\$23,000	\$23,000

PROVISIONAL ROADS & STREETS PROJECTS

23.014	Prospect Vale, Mount Leslie Road	Extension, from Gordon Pl towards Pitcher Pde	\$0	\$600,000	\$600,000
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TOTAL ROAD RECONSTRUCTION & UPGRADE	\$1,255,000	\$1,484,000	\$2,739,000
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**Meander Valley Council
2022/23 Capital Works Program**

201.2 ROAD RESURFACING

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
10.001	General	Asphalt Resurfacing Program	\$385,000	\$0	\$385,000
Pr.002	General	Bituminous Resurfacing Program	\$915,000	\$0	\$915,000
Pr.003	General	Gravel Resheeting	\$333,000	\$0	\$333,000
TOTAL ROAD RESURFACING			\$1,633,000	\$0	\$1,633,000

210 BRIDGE RECONSTRUCTION

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
21.296	Western Creek, Montana Road	Renewal of Bridge (List No 335)	\$338,000	\$0	\$338,000
TOTAL BRIDGE RECONSTRUCTION			\$338,000	\$0	\$338,000
TOTAL ROADS, STREETS & BRIDGES			\$3,226,000	\$1,484,000	\$4,710,000

**Meander Valley Council
2022/23 Capital Works Program**

3.0 HEALTH, COMMUNITY & WELFARE**315 CEMETERIES**

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
21.326	Deloraine, Lawn Cemetery	Installation of new concrete slabs	\$0	\$5,000	\$5,000
TOTAL CEMETERIES			\$0	\$5,000	\$5,000

316 COMMUNITY AMMENITY

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
23.055	Hadspen, Lions Park Toilet	Installation of Davit Arm for sewer pump station	\$0	\$10,000	\$10,000
23.016	Deloraine, Train Park Public Toilets	Improve disabled toilet access	\$0	\$10,000	\$10,000
TOTAL COMMUNITY AMMENITY			\$0	\$20,000	\$20,000

335 HOUSEHOLD WASTE DISPOSAL

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
21.340	Household Waste	Replacement kerbside wheelie bins (waste, recycling and FOGO)	\$42,000	\$0	\$42,000
PROVISIONAL HOUSEHOLD WASTE PROJECTS					
23.017	Cluan Landfill	New landfill cell design and construct	\$0	\$470,000	\$470,000
23.057	Cluan Landfill	Land purchase - existing cell	\$0	\$20,000	\$20,000
TOTAL HOUSEHOLD WASTE DISPOSAL			\$42,000	\$490,000	\$532,000

**Meander Valley Council
2022/23 Capital Works Program**

3.0 HEALTH, COMMUNITY & WELFARE

351 URBAN STORMWATER DRAINAGE

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
21.366	Carrick, East Street	Pipe open drain D&C - Stage 2 Construct	\$0	\$104,000	\$104,000

PROVISIONAL STORMWATER PROJECTS					
22.251	Deloraine, West Parade Catchment	Parsonage St to West Pde D&C - Stage 2 Construct	\$30,000	\$95,000	\$125,000
22.349	Westbury, Dexter St	New stormwater main, Dexter to William St D&C - Stage 2 Construct	\$0	\$104,000	\$104,000
23.048	Prospect Vale, Buell Drive	Stormwater upgrades D&C - Stage 1 Design	\$0	\$10,000	\$10,000

TOTAL URBAN STORMWATER DRAINAGE	\$30,000	\$313,000	\$343,000
TOTAL HEALTH, COMMUNITY & WELFARE	\$72,000	\$828,000	\$900,000

**Meander Valley Council
2022/23 Capital Works Program**

5.0 RECREATION & CULTURE

525 RECREATION GROUNDS & SPORTS FACILITIES

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
23.050	Prospect Vale Park, Lighting	Ground lighting renewal and upgrade D&C - Stage 1 Design	\$5,000	\$5,000	\$10,000
21.464	Westbury Sports Centre	Change room improvements. Identified in SRVAP	\$220,000	\$0	\$220,000
PROVISIONAL SPORT & RECREATION PROJECTS					
20.458	Deloraine, Recreation Ground	Recreation Ground precinct works D&C - Stage 2 Construction Yr1	\$52,000	\$676,000	\$728,000
23.030	Prospect Vale Park	New ground fencing and safety netting	\$0	\$100,000	\$100,000
TOTAL RECREATION GROUNDS & SPORTS FACILITIES			\$277,000	\$781,000	\$1,058,000

**Meander Valley Council
2022/23 Capital Works Program**

5.0 RECREATION & CULTURE

565 PARKS & RESERVES

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
21.519	Westbury Village Green	Playground renew	\$36,000	\$21,000	\$57,000
23.051	Prospect Vale, Hadspen, Westbury	Dog parks - Stage 2	\$0	\$75,000	\$75,000
23.052	Parks & Reserve BBQs, West Areas	BBQ replacements, Deloraine Train Park and Rotary Park, Meander Dam	\$20,000	\$0	\$20,000

TOTAL PARKS & RESERVES	\$56,000	\$96,000	\$152,000
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TOTAL RECREATION & CULTURE	\$333,000	\$877,000	\$1,210,000
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**Meander Valley Council
2022/23 Capital Works Program**

6.0 UNALLOCATED & UNCLASSIFIED**625 MANAGEMENT & INDIRECT OVERHEADS**

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
21.589	Minor Plant Replacement	Replacement of works minor plant	\$31,000	\$0	\$31,000

TOTAL MANAGEMENT & INDIRECT OVERHEADS			\$31,000	\$0	\$31,000
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655 MAJOR PLANT REPLACEMENT

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
21.582	P&E, Major Plant	Major Plant - replacements	\$479,000	\$0	\$479,000

TOTAL MAJOR PLANT REPLACEMENT			\$479,000	\$0	\$479,000
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675 OTHER UNALLOCATED TRANSACTIONS

Item No	Location	Description	Renewal	New/ Upgrade	Total Estimate
22.521	P&E, Fleet Vehicles	Fleet vehicle replacements	\$91,000	\$0	\$91,000
23.053	Westbury	Sale of 35 William St property (Operational project)	\$10,000	\$0	\$10,000

TOTAL LIGHT VEHICLE REPLACEMENT			\$101,000	\$0	\$101,000
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TOTAL UNALLOCATED AND UNCLASSIFIED			\$611,000	\$0	\$611,000
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TOTAL 2022/23 CAPITAL WORKS			\$4,722,500	\$3,189,000	\$7,911,500
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Infrastructure Services

Review of Policy No.56 Sport and Recreation Venues Pricing

Report Author Patrick Bessell
Community Facility Officer

Authorised by Dino De Paoli
Director Infrastructure Services

Decision Sought Approval of an amended Policy No.56 - Sport and Recreation Venues Pricing and the associated Sport and Recreation Pricing Policy Guidelines that reflect the reduction in pricing for the municipalities regular facility users and sporting clubs.

Vote Simple majority

Recommendation to Council

1. Approve the amended Policy No.56 - Sport and Recreation Venue Pricing and the Sport and Recreation Venue Pricing Policy Guidelines (as attached); and
2. Notes the fees and charges will be applied from 1 July 2022; any outstanding fees and charges relating to periods prior to this date will remain as owed and payable.

Report

The purpose of this report is for Council to approve the reduction of costs paid by regular sport and recreation groups to Council for facility usage by fifty percent (50%). This will provide benefit to clubs in terms of financial sustainability, and retention and attraction of participants.

The reduction in costs for clubs and regular users will be achieved by approving a variation in the existing fee schedules, and also the hire charges and rents for facilities, which is based on a fixed percentage rate of return. The current percentage rate is 22% and this will change to 11%.

The total budgeted operating costs for sport and recreation facilities in 2021-22 was approximately \$980,000. The reduction in the fixed percentage rate of return reflects a subsidy to regular users of 89% of the operating, maintenance and depreciation costs of facilities. This increased subsidy will be met through the general rate.

The proposed amended fees and charges as presented will come into effect from 1 July 2022 subject to Council approval. Any outstanding fees and charges relating to periods prior to this date will remain as owed and payable to Council.

The proposed reduction in fees and charges will increase the ongoing level of subsidy to users, and increase Council's recurrent costs, particularly as new sport and recreation facilities come online; for example, the proposed squash court facility in Deloraine. These increasing costs will need to be considered in decision making relating to the provision of new or upgraded facilities.

The reduced fees will apply only to regular or seasonal user groups of Council facilities. The reduced fees will not apply to casual/one-off users.

The Policy was thoroughly reviewed in 2017 and further reviewed in 2018 and 2021, providing a sound basis for users to contribute to the cost of sporting grounds and recreation facilities.

An agenda item on the venue pricing was provided to Council at the 24 May 2022 Workshop, and the recommended changes to the Policy and schedule of fees and charges reflects the outcome from the Workshop discussions.

- Attachments**
1. Amended Policy No 56 Sport and Recreation Venue Pricing [13.2.1 - 4 pages]
 2. Amended Sport and Recreation Venue Pricing Policy Guidelines [13.2.2 - 6 pages]

Strategy Furthers the objectives of Council's strategic future direction 4: a healthy and safe community; and 6: planned infrastructure services

See Meander Valley Community Strategic Plan 2014-24. [Click here](#) or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy Policy No.56 - Sport and Recreation Venues Pricing

Legislation *Local Government Act 1993*: s123.

Local Government (Meeting Procedures) Regulations 2015: ss123, 456 and 789.

Consultation Not applicable

Budget & Finance The recommended reduction in costs for regular users will result in a corresponding reduction in revenue for the Council in the order of up to \$60,000 next financial year.

Risk Management Not applicable

Alternative Motions The Council may elect to retain Policy No.56 - Sport and Recreation Venue Pricing and the associated Guidelines in their current form and as per the last review undertaken in October 2021.

POLICY MANUAL

Policy Number: 56	Sport & Recreation Venues Pricing
Purpose:	To provide a consistent philosophy to pricing the use of sport and recreation grounds and facilities
Department:	Infrastructure Services
Author:	Patrick Bessell, Community Facilities Officer
Council Meeting Date:	12 October 2021 14 June 2022
Minute Number:	193/2021 TBC
Next Review Date:	October 2025 June 2026 (as set, or every four years or as required)

POLICY

1. Definitions

- 1.1. **Sport & Recreation Venues:** includes sport and recreation facilities and grounds which are used for activities such as: Australian football, badminton, basketball, cricket, dance, darts, drama, films, martial sport, netball, soccer, squash, table tennis, tennis, touch football.
- 1.2. **Recreation Grounds:** includes parklands, sports fields, reserves, council land provided by Council for the purpose of recreation.
- 1.3. **Lease:** a contract under which an agreed fee is paid by a tenant (or lessee) granted exclusive use of ground and/or facility for an agreed period.
- 1.4. **Licence:** an agreement for permission to enter and use grounds and/or facilities for an agreed purpose for a stated period in exchange for an agreed fee. The licensee does not have exclusive use of the reserve or facility. Council is able to allocate other user groups or allow the general public to use the reserves and/or facilities at other times.
- 1.5. **Regular Hire:** a group, individual or organisation that hires a recreation ground or facility on an ongoing basis for a specified minimum number of bookings.
- 1.6. **Casual Hire:** a group, individual or organisation that hires a recreation ground or facility for casual one-off or specific occasions.
- 1.7. **Community Organisation:** a not for profit group (e.g. Club / Association) established for the benefit of the community.
- 1.8. **Commercial Entity:** an organisation or individual conducting activities for the purposes of deriving a financial return to the proprietors or shareholders.
- 1.9. **Special Committee of Council:** comprises a Chairperson, Secretary and Treasurer and community / council members who are responsible, in conjunction with Council, for the upkeep and maintenance of the facility / ground for which it has been appointed.
- 1.10. **Junior Participants:** sport and recreation participants aged up to 18 years.
- 1.11. **Female Participants:** sport and recreation female participants aged 18 years and older.
- 1.12. **Inclusion Participants:** sport and recreation by participants with a disability aged 18 years and older and senior aged participants (65 years +).

2. Purpose & Objectives

This policy intends that users of recreation grounds and facilities have transparent information regarding how much they are required to pay and what they are paying for. Council is committed to the following objectives:

- 2.1 To establish principles for the determination of fees and charges based on support levels for leased, licensed, regular and casual hire of council owned or managed recreation grounds and recreation facilities.
- 2.2 To ensure the accountability to the community through an equitable and transparent pricing structure.
- 2.3 To provide an efficient and joint management tool in the allocation, maintenance and operation of Council's recreation grounds and recreation facilities.
- 2.4 To promote the level of responsibility of user groups so that recreation grounds and recreation facilities receive optimum use and ratepayers do not bear the whole cost.
- 2.5 To provide the incentive for more diverse and joint use of fewer grounds and facilities so that Council's resources are effectively used.
- 2.6 To categorise recreation grounds and recreation facilities for casual/non-regular users and define them in terms of the benefits received by users and the rest of the community (refer to "Sports Grounds/Facilities for Casual Users Classifications" within the Recreation Pricing Policy Guidelines).

This policy also provides the basis and principles from which the more detailed Meander Valley Council "***Sport & Recreation Venues Pricing Policy Guidelines***" have been developed. The specific detail about how fees for users will be determined and implemented is contained within the Guidelines.

3. Scope

This Policy applies to all users, hirers and occupiers of Council's sport and recreation grounds and facilities.

The policy does not include Council's aquatic facilities.

4. Policy

Principles

Council will be guided by the following principles when determining hire charges and rents:

- 4.1 Charges are for a specific use on a specific date.
- 4.2 User groups should contribute towards the cost of grounds / facilities provided by Council so that ratepayers do not bear the full cost.
- 4.3 Hire charges for grounds use by regular seasonal users will be based on a per team charge that is initially set for a period of four years to coincide with policy review and which is then adjusted for CPI or as determined by Council and approved annually by Council.
- 4.4 Hire charges for grounds use for casual users will be initially set for a period of four years to coincide with policy review and which is then adjusted for CPI or as determined by Council and approved annually by Council.
- 4.5 Hire charges / rents for facilities will be based on a fixed percentage rate of return ~~(22%)~~ (11%) for regular users for all facilities and taking account of the average of the previous 5 years operating, maintenance and depreciation costs. The charges will thus reflect the quality of the facilities, services provided, the nature and pattern of use and the ability of user groups to pay and the terms of any lease agreements with Council. The charge/rent is initially set for a period of four years to coincide with policy review and is then annually adjusted for CPI or as determined by Council and approved annually by Council.
- 4.6 User groups are encouraged and rewarded for sharing facilities, encouraging new more diverse user groups and new uses, introducing new recreation and sports and involvement in the management, operation, maintenance and clean up responsibilities.
- 4.7 Responsibilities must be clearly developed in conjunction with user groups and communicated at appropriate times (*e.g. at AGM to new office bearers*).
- 4.8 If sport and recreation facilities are already provided to the public by the private sector at a reasonable and competitive price with professional, semi-professional or commercial interests in place, then Council's hire charges at relevant locations shall compete on a commercial market basis and recover the highest level of operation and maintenance costs in a similar manner to that calculated by the competing service.
- 4.9 Leased facilities will be administered according to the terms and conditions set out in the leases while supporting the community based not for profit organisations as per the pricing policy.

Facility Categories

All outdoor sport and recreation grounds will be categorised according to their level of amenity for the purposes of managing usage by hirers. The charge will reflect the category of the facility/ground. The associated facilities at the outdoor recreation grounds are subject to any lease arrangements in place.

Concessions

Based on the value Council places on support to junior participation, non-traditional users and innovative scheduling the following concessions will be provided on the hire charges for ground usage only:

- 4.10 Junior only sports and recreations supported by parental/volunteer administration – 50%.
- 4.11 Female and Inclusion the provision of non-traditional or new recreational opportunities – 50%.
- 4.12 Off peak use (to be defined by facility manager or management committee, but normally between 9am and 3pm weekdays) which encourages increased use of facilities by enabling better programming of activities – 25%.
- 4.13 The participation concessions can be cumulative up to a maximum of 75%.

Based on the value Council places on self-reliance the following concession will be provided by Council officers on the hire/rent charges for facility usage only:

- 4.14 The value of any maintenance by the user group expressed as a percentage within the total Operations & Maintenance costs – up to 25%.

5. Legislation

Local Government Act 1993

6. Responsibility

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

SPORT AND RECREATION VENUE PRICING POLICY GUIDELINES

Guideline refers to:	Policy Number: 56 Sport and Recreation Venue Pricing
Purpose:	To provide a consistent philosophy and guide to setting the fees for hire and use of recreation grounds and facilities by the community.
Next Review Date:	December 2021 June 2026 or as otherwise required.

RECREATION PRICING POLICY IMPLEMENTATION GUIDELINES (Including FEES & CHARGES)

1. Introduction

Meander Valley Council owns or manages an extensive network of sports grounds and buildings, open spaces, stadiums, halls, meeting rooms and other facilities. Council views the sustainable use of these grounds and facilities as integral to the Meander Valley community having equitable access to a wide range of leisure, cultural and educational opportunities and to enhance the health and wellbeing within the community. Council encourages the use of these grounds and facilities by supporting the many groups that use them.

Policy No. 56 Sport and Recreation Grounds/Facilities Venue Pricing was first developed in 2003-04 and is reviewed every four years. The 2017 – 2021 2022 - 2026 Pricing Policy and associated Implementation Guidelines, including fees and charges, will be transparently available to all users and will be known in advance of the season or casual booking.

Hire charges for facility and grounds use will be initially set for a period of four years to coincide with policy review and which is then adjusted for CPI or as determined by Council and approved annually by Council.

2. Pricing Implementation Guidelines

Determination of Prices for Facilities

Seasonal / Regular Users

Hire charges and rentals for facilities will be established in the following manner:

- The percentage level of return required on operating and maintenance (O&M) expenses, incl. depreciation, for all Council owned sport and recreation facilities is **22% 11%**.
- Determine the average annual O&M expenses based on the calculation of a maximum five-year rolling average to smooth out any peaks and troughs in O&M

requirements from year to year. Where facilities are hired exclusively to clubs or user groups on a seasonal basis, such clubs or user groups will be responsible for all utility charges during that occupancy.

- The facility use charge will be determined based on an understanding of the total O&M expenses, the dollar return required and the length of a season.
- The facility charge will be initially set for a period of four years to coincide with policy review and which is then adjusted for CPI or as determined by Council and approved annually by Council.
- Determine the gross annual charge, or relevant unit or hourly charge for each user or user group and apply the self-reliance concession available for facility usage up to a maximum 25% concession to determine the actual charge for a particular user or group.
- Facility fees for the regular users of the sport and recreation facilities have been calculated for the following:
 - Bracknell Recreation Ground facilities: Bracknell Football Club.
 - Hagley Recreation Ground facilities: Diggers Cricket Club.
 - Whitemore Recreation Ground facilities: Whitemore Cricket Club; Whitemore Tennis Club.
 - Deloraine Recreation Ground facilities: Deloraine Football Club.
 - Hadspen Memorial Centre: Hadspen Chieftains Cricket Club*.
 - Prospect Vale Park facilities: Prospect Park Sports Club.
 - Westbury Recreation Ground facilities: Meander Valley Suns Football & Netball Club; Westbury Shamrocks Cricket Club.

NOTE * Hadspen Chieftains Cricket Club are currently charged as a seasonal user of the facility and do not take on any facility management responsibility. They have accepted a higher level of service / utility provision by Council, e.g. cleaning / power.

Casual/Non-regular Users & Private Users

Hire charges and rentals for facilities will be established in the following manner:

- For Public Halls owned by Council a "Going Rate" or charge will be determined by the responsible Facility Manager after considering hire rates for any similar facilities within the community and the prospective user's capacity to pay.
- A 100% rate of return is applicable for all private sport and recreation facilities located on Council land.

Determination of Prices for Grounds

Seasonal / Regular Users

Fees for ground usage by seasonal and regular users will be established in the following manner:

- The level of return required on ground usage for all Council owned sport and recreation grounds is based on the number of teams and type of sport being conducted as per the following formula:

SPORT	NOTIONAL PLAYER NUMBERS PER TEAM	SENIOR/JUNIOR	RATE PER TEAM PER SEASON (inc GST)
Football (AFL)	25	Senior Men	\$1,088.00 \$568.00
	20	Senior Women	\$544.00 \$284.00
	20	Junior	\$272.00 \$142.00
Soccer	12	Senior Men	\$544.00 \$284.00
	12	Senior Women	\$272.00 \$142.00
	10	Junior	\$136.00 \$71.00
Cricket	12	Senior Men	\$544.00 \$284.00
	12	Senior Women	\$272.00 \$142.00
	12	Junior	\$136.00 \$71.00
Touch	8	Senior Men	\$272.00 \$142.00
	8	Senior Women	\$136.00 \$71.00
	8	Junior	\$68.00 \$35.50

- When calculating a ground use rate for users the following should be noted:
 - Where sports have a MIXED senior program (eg Launceston Touch) they are calculated on a 1:1 ratio of men and women.
 - Junior teams are defined as teams / programs for players Under 18 years of age as defined by their governing body.
 - The fees are for seasonal use only and cover a period up to 6 months as defined by Council.
 - Where teams use Council grounds outside their normal season, that use, if agreed by Council, will attract additional fees.
- The ground charge will be initially set for a period of four years to coincide with policy review and which is then adjusted for CPI or as determined by Council and approved annually by Council.
- The sport and recreation grounds/regular users included are those located at:
 - Bracknell Recreation Ground – Football Club and Cricket Club

Attachment 13.2.2 Amended Sport And Recreation Venue Pricing Policy Guidelines

- Carrick Recreation Ground – Social Soccer Association
 - Deloraine Recreation Ground – Football Club and Junior Football Club. Masters and Auskick programs are additional.
 - Hadspen Recreation Ground – Cricket Club
 - Hagley Recreation Ground – Cricket Club
 - Meander Recreation Ground – nil currently
 - Prospect Vale Park – Soccer Clubs x2, Football Club, and Touch Association. Academy programs, Auskick or other developmental programs are additional.
 - Westbury Recreation Ground – Cricket Club and Football Club. Netball and Auskick programs are additional.
 - Whitmore Recreation Ground – Cricket Club and Tennis Club
- Other venue users will be deemed casual users for ground use purposes, e.g. Northern Tasmanian High Schools Sports Association, Tasmanian Touch Football Association, and charged accordingly.

Casual/non-regular Users

Hire charges and fees for ground usage by casual/non-regular users have been established and are set annually by Council and take account of the quality of the facility and capacity to pay. High use facilities have fees and charges which enable Council to better manage usage patterns across the range of potential users.

As well, for all public recreation grounds/reserves/parks located on Council land no rate of return is applicable. However, there may be some regulatory application fees applicable for the use of these spaces for organised public events.

The charge will be initially set for a period of four years to coincide with policy review and which is then adjusted for CPI or as determined by Council and approved annually by Council.

The fees and charges and rationale for these are contained in Council's document: "Meander Valley Council Sports Grounds/Facilities For Casual Users."

MEANDER VALLEY COUNCIL SPORTS GROUNDS / FACILITIES FOR CASUAL USERS

SPORTS GROUNDS / FACILITIES CLASSIFICATIONS

Sports grounds/facilities have been classified into three categories (A, B and C) with 'A' being grounds fully managed by Council and 'B' class grounds having some levels of maintenance generally being carried out by user groups. The category C facilities have limited maintenance and limited users.

Each category will correspond to a set charge for use. It is Council's objective to recover a minimum of 22% of the total cost of these grounds/facilities, including clubrooms.

The criteria under which sports grounds are rated are detailed below and include:

- a) The cost involved in maintaining a sporting surface to the standard required for the sport;
- b) The presence of irrigation and/or underground drainage system;
- c) The standard of support structures (e.g. fencing, training lights, changing facilities/toilets, parking); and
- d) Council involvement in any maintenance.

Sports Grounds / Facilities Categories

Category A1 – A2 Council Maintained (on-going)

Grounds may include all (A1) or some (A2) of the following:

- Training lights
- Extensive underground drainage system
- Automatic irrigation system
- Synthetic or turf surface
- Highly maintained playing surface by council
- Good quality changing rooms / parking
- Good/high quality support structures (e.g. coaches boxes, scoreboard, interchange boxes)
- High Council management

Category B1 – B2 Council Maintained (periodic)

Grounds may include all (B1) or some (B2) of the following:

- Training lights
- Limited drainage system
- Limited irrigation system
- Synthetic or turf surface
- Good quality playing surface
- Good support structures
- Moderate quality changing rooms / parking
- Moderate Council management

Category C1 – C2 Council Maintained (seasonal)

Grounds may include all or some of the following:

- No training lights
- No drainage system
- No irrigation system
- Synthetic surface
- Lower quality playing surface
- Limited support structures, changing facilities, parking
- Minimal Council management

NOTE: Hadspen rental for casual users includes the Clubroom, so deemed category A. All other facilities have lease/license holders who determine fees for clubrooms.

Corporate Services

2022-23 Annual Review of Fees & Charges

Report Author Justin Marshall
Team Leader Finance

Authorised by Jonathan Harmey
Director Corporate Services

Decision Sought Council to adopt the proposed fees and charges for the 2022-23 financial year

Vote Simple majority

Recommendation to Council

That Council approves the proposed fees and charges for the 2022-23 financial year as attached.

Report

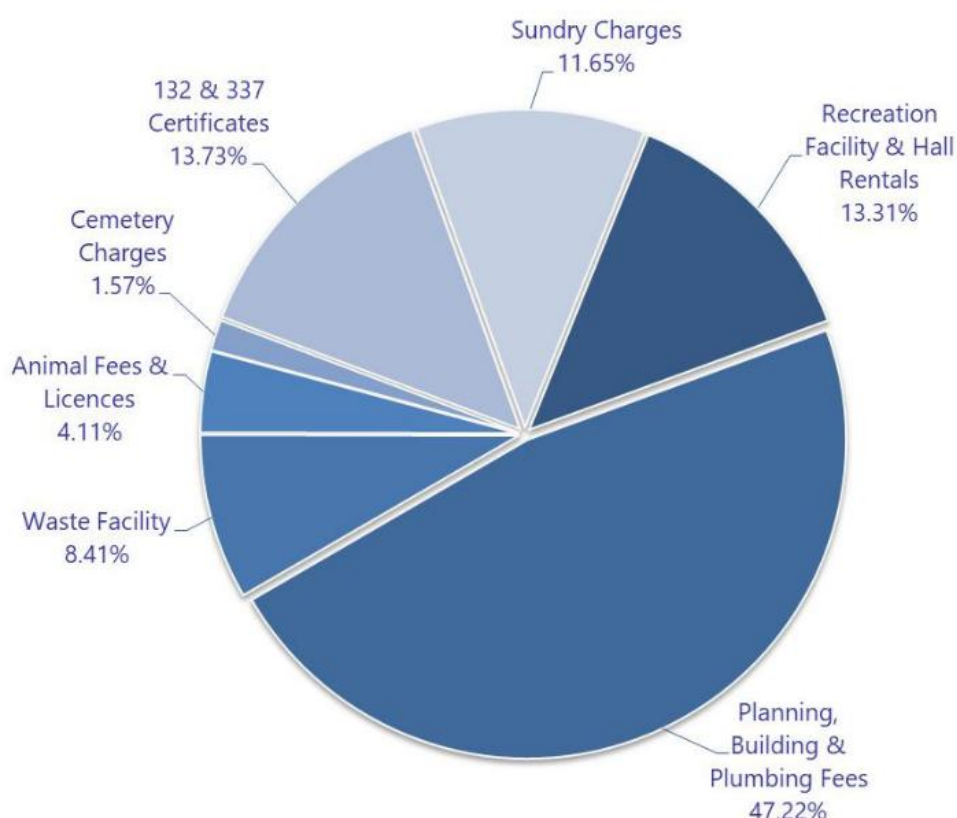
The annual fees and charges are set in conjunction with the annual Budget Estimates process. It includes setting the price for Council activities including engineering, tips, cemeteries, planning, building and plumbing. Setting fees and charges that meet the true cost of the service is difficult and is unattainable for community services such as public halls and recreation facilities. The 'true cost' is taken as being the cost, less the cost of any community service obligations. Putting an objective value on Council's community service obligations is difficult.

In order for Council to continue to provide the same level of service to our community, it is recommended that the 2022-23 fees and charges are increased, and that the fee increase reflects the Council Cost Index (CCI) for 2022. The CCI is prepared by LGAT and captures the cost increases associated with the delivery of local government services recognising that the Consumer Price Index alone does not reflect cost increases across the range of council services.

The CCI for 2022 is 4.06%. It is recommended that the majority of fees and charges are increased by CCI and rounded to the nearest dollar.

The recommendation provides for the majority of the fees and charges revenue, there are however some categories that are set independently. Fees for producing rates 132 and property 337 certificates (\$178,900 anticipated actual in 2022) are set in legislation by the State Government. The annual heavy vehicle licence fees distribution from the State Government (\$50,900 anticipated actual in 2022) is also included in the fees and charges budget revenue.

The actual fees and charges revenue for the 2021-22 year to date are identified in the following areas:



Development & Regulatory Services Department

The Development & Regulatory Services fees and charges have been generally reviewed in line with the CCI and with consideration of affordability.

The majority of Planning/Development, Permit Authority and Plumbing fees have remained stable, or had an increase in line with CCI.

This year it is recommended to implement a new fee for re-inspection of Strata properties where the work was not complete at the time of the first inspection. Also, as subdivisions can now have a permitted status under the Tasmanian Planning Scheme, it is proposed to update the fee to add a per lot component in line with that of the discretionary applications.

Infrastructure Services Department

Engineering fees for checking plans and inspecting works are calculated as a percentage of the value of total public work. The percentage of the fee is unchanged; however the minimum fee has been increased in line with CCI.

Further to information presented to Councillors in the budget workshop papers in May, the State government will be introducing a levy on the disposal of waste to landfill. This levy will be \$20 per tonne in 2022-23 and increase to \$60 per tonne over the coming years. The tonnage received from customers through the gate at our waste management sites is forecast to be 5,500 tonne. On the basis of gate fee revenue in 2021-22, gate fees will need to increase by approximately 78% to offset the cost incurred to Council by the State waste levy. Accordingly, the waste fees recommended to Council have been increased from 2021-22 based on this percentage.

It is recommended to Council that a new fee of \$5 per bale be charged to customers for disposal of silage wrap. Council has received silage wrap for no cost for a number of years on the basis this plastic could be recycled at a regional facility in Launceston. Unfortunately, this facility is not currently operating, and has not taken any silage wrap from Council in seven years. Council has been baling clean silage wrap and will continue to explore opportunities to recycle this plastic instead of landfilling. The proposed fee is to offset costs to bale silage for storage.

Further to information presented to Councillors in the workshop papers in May, there has been a downward adjustment in the fees and charges applicable to the regular users of our recreational facilities, buildings and sports grounds. The fees have been reduced by approximately 50%, with rounding undertaken to the nearest dollar or nearest 50 cents. The fees and charges for casual/non-regular users has been increased generally in line with CCI of 4.06%.

Corporate Services Department

Cemetery Fees for the Deloraine, Mole Creek and Bracknell cemeteries have been reviewed and compared with cemetery fees at some adjoining northern councils. Council will continue to outsource grave digging arrangements with this service charged by an external provider on top of the Council fees. For the purposes of a cost comparison, an estimated cost of \$600 for single depth and \$700 for double depth graves is allowed for as this is included in some other Councils' fees.

It is noted that, on average, Council's burial fees and charges continue to be less than those charged by adjoining councils. It was resolved in 2021-22 to gradually increase Council's burial fees over a period of three years to be in line with neighbouring Councils. 2022-23 is the second year of the increases.

There are fees proposed for 2022-23 for the new Garden of Memory at the Deloraine Lawn Cemetery. These fees cover reservation of a plot, interment of ashes and interment in a reserved plot.

The draft Fees & Charges for 2022-23 was discussed at Council Workshops on 24 May and 7 June 2022.

- Attachments**
1. 2022-23 Fees & Charges [14.1.1 - 11 pages]
 2. 2022-23 Sport & Rec Fees [14.1.2 - 4 pages]

Strategy Furthers the objectives of Council's strategic future direction 1: a sustainable natural and built environment.

See Meander Valley Community Strategic Plan 2014-24. [Click here](#) or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy Not applicable

Legislation Fees and charges are set in accordance with Sections 73, 205 and 206 of the *Local Government Act (LGA) 1993*.

Consultation Not applicable

Budget & Finance The annual review of fees and charges is aimed at ensuring Council's income from fees and charges keeps pace with cost increases and maintains the relative percentage of total income from fees and charges from one year to the next. Where appropriate the fees and charges are reflective of the cost of providing the service.

The budget report highlights a similar level of fees and charges for 2022-23 with the budget being 6.2% of revenue (adjusted for subdivision works taken over and capital grants). The fees and charges percentage has been consistent around 6% of adjusted revenue.

Risk Management Not applicable

Alternative Motions Council can approve the fees and charges with amendment or retain the current fees and charges.



MEANDER VALLEY COUNCIL
Fees & Charges: 2022-23

FEES AND CHARGES REVISION JUNE 2022

FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Planning/Development Permit Fees			
Planning Review – Residential Development	\$80.00	\$85.00	Increase in line with CCI
Developments less than \$5,000 (Permitted Status)	\$165.00	\$170.00	Increase in line with CCI
Visitor Accommodation (Permitted under PD6)	\$250.00	\$260.00	Increase in line with CCI
House and/or Residential Outbuilding (Discretionary Application including Advertising Fee)	\$710.00	\$740.00	Increase in line with CCI
House and/or Outbuilding (Permitted Status)	\$310.00	\$325.00	Increase in line with CCI
Discretionary Development (including Advertising Fee)	0.30% of development cost. Minimum charge \$710.00. Maximum charge \$15,450.00. Plus advertising fee at cost for level 2 activities.	0.30% of development cost. Minimum charge \$740.00. Maximum charge \$16,075.00. Plus advertising fee at cost for level 2 activities.	Increase in line with CCI
Development (Permitted Status)	0.30% of development cost. Minimum charge \$310.00. Maximum charge \$15,450.00.	0.30% of development cost. Minimum charge \$325.00. Maximum charge \$16,075.00.	Increase in line with CCI
Re-advertising Fee - amended plan prior to determination (at applicants request)	\$250.00	\$260.00	Increase in line with CCI
Retrospective Planning Application	Double Planning/Development Fee	Double Planning/Development Fee	No change
Subdivision Applications			
Application for Subdivision (Discretionary Application including Advertising Fee)	\$710.00 + \$83.00 per lot	\$740.00 + \$85.00 per lot	Increase in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Application for Subdivision (Permitted Status)	\$310.00	\$325.00 + \$85.00 per lot	Increase in line with CCI. Include Fee per lot consistent with Discretionary Applications
Application for sealing of Final Plan of Subdivision	\$320.00	\$325.00	Increase in line with CCI
Application to amend sealed plan	\$320.00	\$325.00	Increase in line with CCI
Application for modification, or release of Adhesion Order	\$320.00	\$325.00	Increase in line with CCI
Stratum Subdivision: Application for sealing of final plan	\$425.00	\$440.00	Increase in line with CCI
Stratum Subdivision: Additional Inspections	N/A	\$120.00	New fee
Other			
Application for amendment to Permitted planning permit	\$165.00	\$170.00	Increase in line with CCI
Application for amendment to Discretionary planning permit	\$320.00	\$325.00	Increase in line with CCI
Part 5 Agreements – Processing & Sealing	\$270.00	\$280.00	Increase in line with CCI
Copy of Planning scheme Ordinance (available free from website)	\$100.00	\$105.00	Increase in line with CCI
Copy of Planning Scheme Maps (Large Scale)	\$2.00 per Map	\$2.00 per Map	No change
Determining extension of time requests	\$150.00	\$155.00	Increase in line with CCI
Amendments to Planning Scheme			
Application for rezoning, map and text amendments	0.30% of development value where providing for a specific development. Minimum charge \$960.00. Maximum charge \$15,150.00. Plus advertising fees at cost. Plus Tasmanian Planning Commission fee.	0.30% of development value where providing for a specific development. Minimum charge \$1,000.00. Maximum charge \$15,765.00. Plus advertising fees at cost. Plus Tasmanian Planning Commission fee.	Increase in line with CCI
Combined amendment and development permit	0.30% of development value. Minimum charge \$960.00. Maximum charge \$15,150.00. Plus advertising fees at cost. Plus Tasmanian Planning Commission fee.	0.30% of development value. Minimum charge \$1,000.00. Maximum charge \$15,765.00. Plus advertising fees at cost. Plus Tasmanian Planning Commission fee.	Increase in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Engineering (Subdivisions)			
Plan checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by Director Infrastructure)	1.5% of value of public works Minimum fee \$448.00*	1.5% of value of public works Minimum fee \$467.00*	Increase in line with CCI
Inspection of failed works	\$140.00* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	\$146.00* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	Increase in line with CCI
<i>N.B. Public works are defined as any works that council is obliged to maintain for the community and include roads, footpaths, drainage (both underground and surface), landscaping, parks and public buildings.</i>			
Tip Fees			
Excludes vehicles transporting controlled wastes.			
General Waste to Landfill			
Bags up to 60 litres (each)	\$1.00*	\$2.00*	Increased waste management cost
240 litre bins (each)	\$3.00*	\$5.00*	Increased waste management cost
Car / Wagon	\$10.00*	\$18.00*	Increased waste management cost
Ute (up to 1.5 cubic metres)	\$18.00*	\$32.00*	Increased waste management cost
Trailer - single or dual axle (up to 1.5 cubic metres)	\$18.00*	\$32.00*	Increased waste management cost
Other vehicles (over 1.5 and less than 5.0 cubic metres)	\$12.00* per cubic metre	\$21.00* per cubic metre	Increased waste management cost
Vehicles over 5.0 cubic metres	Disposal subject to Council approval	Disposal subject to Council approval	No change
Green Waste, Unsorted Recyclables & Salvageable Timber			
Excludes contaminated green waste and scrap timber, stumps & logs greater than 150mm diameter.			
Bags up to 60 litres (each)	\$0.50*	\$1.00*	Increased waste management cost
240 litre bins (each)	\$1.50*	\$2.50*	Increased waste management cost
Car / Wagon	\$5.00*	\$9.00*	Increased waste management cost



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Ute (up to 1.5 cubic metres)	\$9.00*	\$16.00*	Increased waste management cost
Trailer - single or dual axle (up to 1.5 cubic metres)	\$9.00*	\$16.00*	Increased waste management cost
Other vehicles (over 1.5 and less than 5.0 cubic metres)	\$6.00* per cubic metre	\$10.50* per cubic metre	Increased waste management cost
Vehicles over 5.0 cubic metres	Disposal subject to Council approval	Disposal subject to Council approval	No change
Other Items			
Car Tyres & Light Truck Tyres (each)	\$13.50*	\$14.00*	Increase in line with CCI
Truck Tyres (each)	\$41.00*	\$43.00*	Increase in line with CCI
Motor Vehicle Bodies (each)	\$21.00*	\$22.00*	Increase in line with CCI
Mattresses (each)	\$10.00*	\$10.50*	Increase in line with CCI
Refrigerators and Freezers (each)	\$6.50*	\$7.00*	Increase in line with CCI
Waste oil 20 litre containers (each)	\$1.00*	\$1.50*	Increase in line with CCI
Waste Silage Wrap	N/A	\$5.00* per bale	New fee
Recyclable Materials - Free of Charge			
Separated and sorted recyclables	Free of charge	Free of charge	No change
Drum Muster (must be triple washed)	Free of charge	Free of charge	No change
Clean fill (<150mm rocks, no contamination or concrete)	Free of charge	Free of charge	No change
Light scrap steel and non-ferrous metal	Free of charge	Free of charge	No change
e-waste – televisions, computers, screens & keyboards	Free of charge	Free of charge	No change
Batteries	Free of charge	Free of charge	No change
Polystyrene	Free of charge	Free of charge	No change
Motor oil & cooking oils	Free of charge	Free of charge	No change
Fluorescent tubes and light bulbs	Free of charge	Free of charge	No change
Items suitable for tip shop	Free of charge	Free of charge	No change



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Cemetery Fees			
Public Graves (Mole Creek and Bracknell only for General Cemeteries)			
Single depth burial	\$720.00*	\$790.00*	Gradual increase in line with surrounding Councils
Double depth burial	\$720.00*	\$790.00*	Gradual increase in line with surrounding Councils
Reservation of Land			
Reserve land 2.5m x 1.25m	\$600.00*	\$620.00*	Increase in line with CCI
Single depth burial in reservation	\$200.00*	\$210.00*	Increase in line with CCI
Double depth burial in reservation	\$200.00*	\$210.00*	Increase in line with CCI
Second interment in double depth grave	\$200.00*	\$210.00*	Increase in line with CCI
Garden of Memory – Deloraine			
Reservation of plot	N/A	\$400.00*	New fee
Interment of ashes	N/A	\$610.00*	New fee. Includes cost of pillar
Interment in reserved plot	N/A	\$280.00*	New fee. Includes cost of pillar
Wall of Memory – Deloraine, Mole Creek & Bracknell			
Reservation of niche	\$300.00*	\$310.00*	Increase in line with CCI
Interment of ashes in niche	\$450.00*	\$470.00*	Increase in line with CCI
Interment in reserved niche	\$230.00*	\$240.00*	Increase in line with CCI
Supply and install Bronze vase	\$110.00*	\$115.00*	Increase in line with CCI
Miscellaneous			
Applications for graves made outside normal Council office hours – additional fee	\$200.00*	\$210.00*	Increase in line with CCI
Graves for children under 12 years of age	Nil	Nil	No change
Interment of ashes in existing grave	\$300.00*	\$310.00*	Increase in line with CCI
Placement of additional or replacement plaques	\$100.00*	\$105.00*	Increase in line with CCI
Exhumation	\$1,000.00*	\$1,040.00*	Increase in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
<i>Deloraine Swimming Pool Fees</i>			
Child	\$2.00*	\$2.50*	First increase in several years
Adult	\$3.00*	\$3.50*	First increase in several years
Spectator	\$1.00*	\$1.00*	No change
Season Child	\$53.00*	\$55.00*	Increase in line with CCI
Season Adult	\$64.00*	\$66.00*	Increase in line with CCI
Season Family	\$170.00*	\$175.00*	Increase in line with CCI
<i>Hall Rentals</i>			
<i>Westbury Town Hall and Supper Room</i>			
Full facility (per hour or part thereof up to \$150)	\$31.00*	\$32.00*	Increase in line with CCI
Main hall only (per hour or part thereof up to \$150)	\$17.00*	\$18.00*	Increase in line with CCI
Supper room only (per hour or part thereof up to \$150)	\$26.00*	\$27.00*	Increase in line with CCI
Preparation for any function on night preceding	\$21.00*	\$22.00*	Increase in line with CCI
<i>Regular Users (Supper Room only)</i>			
Dinner/luncheon meetings, group meetings (per hour or part thereof)	\$17.00* per hour	\$18.00* per hour	Increase in line with CCI
<i>Bond (refundable)</i>			
Key Bond	\$50.00	\$50.00	No change
If liquor provided at function	\$375.00	\$375.00	No change
If liquor not provided at function	\$125.00	\$125.00	No change



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Rates Search			
Includes providing replacement copies of rates notices – Per hour (or part thereof) for the time taken	\$52.00*	\$54.00*	Increase in line with CCI
Clearing of Fire Hazards			
Arranging clearing of fire hazard at the request of a landowner or occupier – in addition to contractor's costs	\$90.00*	\$95.00*	Increase in line with CCI
Recreation Facilities & Reserves			
Recommended fees for the Deloraine Community Complex, Meander Valley Performing Arts Centre, Westbury Sports and Function Centres and Hadspen Rec Ground Memorial Centre are provided in Attachment 1. Recommended fees for regular and casual users of outdoor facilities are provided in Attachments 2 and 3.			
Parks & Reserves			
Administration fee to facilitate reserve hire agreement of Council land for social gatherings of 50 or more people upon request (e.g. weddings & birthdays)	\$26.00*	\$27.00*	Increase in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Permit Authority (PA)			
Notifiable Works – Building			
Notification lodgement from Building Surveyor	\$270.00	\$280.00	Increase in line with CCI
Demolition Only or Underpinning Only	\$135.00	\$140.00	Increase in line with CCI
Building Permit			
Class 1 Residential New/Alterations/Additions	\$340.00	\$355.00	Increase in line with CCI
Multi-Unit Class 1	\$340.00	\$355.00	Increase in line with CCI
Class 10 Outbuilding	\$230.00	\$240.00	Increase in line with CCI
Class 2 – 9 Commercial < \$200,000	\$335.00	\$350.00	Increase in line with CCI
Class 2 – 9 Commercial \$200,00 to \$500,000	\$670.00	\$700.00	Increase in line with CCI
Class 2 – 9 Commercial \$500,001 to \$1,000,000	\$1,000.00	\$1,040.00	Increase in line with CCI
Class 2 – 9 Commercial > \$1,000,000	\$1,700.00	\$1,770.00	Increase in line with CCI
Demolition Only	\$135.00	\$140.00	Increase in line with CCI
Permit of Substantial Compliance	Double Permit Authority Fees	Double Permit Authority Fees	No change
Staged Building Permit	Building Permit Fee + \$175.00 per stage	Building Permit Fee + \$180.00 per stage	Increase in line with CCI
Amended Permit Class 1 Residential	\$170.00	\$175.00	Increase in line with CCI
Amended Permit Class 10 Outbuilding	\$135.00	\$140.00	Increase in line with CCI
Amended Permit Class 2 – 9 Commercial	\$235.00	\$245.00	Increase in line with CCI
Plumbing Permit			
Notifiable Works – Plumbing			
Class 1 Residential no fixtures	\$195.00	\$205.00	Increase in line with CCI
Class 1 Residential up to 3 fixtures New/Alterations/Additions	\$435.00	\$455.00	Increase in line with CCI
Class 1 Residential up to 6 fixtures New/Alterations/Additions	\$570.00	\$595.00	Increase in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Class 1 Residential 7 fixtures or more New/Alterations/Additions	\$680.00	\$710.00	Increase in line with CCI
Class 1 Residential – Multiple Units	\$560.00 + \$370.00 for each additional unit	\$585.00 + \$385.00 for each additional unit	Increase in line with CCI
Class 10 Outbuilding no fixtures	\$195.00	\$205.00	Increase in line with CCI
Class 10 Outbuilding with fixtures	\$435.00	\$455.00	Increase in line with CCI
Class 2-9 Commercial < \$200,000	\$570.00	\$595.00	Increase in line with CCI
Class 2-9 Commercial \$200,000 to \$500,000	\$1,125.00	\$1,170.00	Increase in line with CCI
Class 2-9 Commercial \$500,001 to \$1,000,000	\$1,360.00	\$1,415.00	Increase in line with CCI
Class 2-9 Commercial > \$1,000,000	Price on Application	Price on Application	No change
Amended Certificate of Likely Compliance	\$215.00	\$225.00	Increase in line with CCI
Demolition Only	\$170.00	\$175.00	Increase in line with CCI
Additional Inspections	\$115.00	\$120.00	Increase in line with CCI
Plumbing Permit			
Category 4	\$290.00	\$300.00	Increase in line with CCI
Category 4 - Including On-site Wastewater Assessment	\$500.00	\$520.00	Increase in line with CCI
Category 4 - Retrospective Approval	Double Plumbing Permit Fees	Double Plumbing Permit Fees	No change
Staged Plumbing Permit	Plumbing Permit Fees + \$175.00 per stage	Plumbing Permit Fees + \$180.00 per stage	Increase in line with CCI
Demolition Only	\$170.00	\$175.00	Increase in line with CCI
Amended Permit	\$170.00	\$175.00	Increase in line with CCI
Additional Inspections	\$115.00	\$120.00	Increase in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Building Surveying			
Building Work Category			
Amendment to Certificate of Likely Compliance Class 1 Residential New/Alterations/Additions	\$340.00*	\$355.00*	Increase in line with CCI
Amendment to Certificate of Likely Compliance Class 10 Outbuilding	\$340.00*	\$355.00*	Increase in line with CCI
Amendment to Certificate of Likely Compliance Class 2-9 Commercial	\$340.00*	\$355.00*	Increase in line with CCI
Additional Inspections	\$195.00*	\$205.00*	Increase in line with CCI
State Government Levies			
Construction Industry Training Fund Levy (Applies to All work over the value of \$20,000)	0.2% of the total estimated cost of construction		
Building Levy (Applies to All work over the value of \$20,000)	0.1% of the total estimated cost of construction		
Other Fees and Charges			
Administration Services – Withdrawn Applications	\$103.00*	\$105.00*	Increase in line with CCI
Permit Extension – Current Permit	\$110.00	\$115.00	Increase in line with CCI
Permit Extension – Expired Permit	\$320.00	\$335.00	Increase in line with CCI
Notifiable Work Extension	\$105.00	\$110.00	Increase in line with CCI
Plumbing Permit Extension	\$110.00	\$115.00	Increase in line with CCI
Re-Open Closed File	\$195.00	\$205.00	Increase in line with CCI
Review Plans to Determine Category of Building Work	\$60.00	\$65.00	First increase in several years
Review Plans to Determine Category of Plumbing Work	\$60.00	\$65.00	First increase in several years
Review Plans to Determine Planning Requirement	\$60.00	\$65.00	First increase in several years
Records Search Fee (Copy of Plans)	\$80.00	\$85.00	Increase in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Paper Copy of Certified Documents	\$30.00*	\$35.00*	First increase in several years
Receipt of Form 80 - Notice of Low Risk Plumbing Work	\$55.00	\$60.00	First increase in several years
Receipt of Form 80 - Notice of Low Risk Building Work	\$55.00	\$60.00	First increase in several years
Building Certificate	\$260.00	\$270.00	Increase in line with CCI
Form 49 – EHO Report	\$220.00	\$230.00	Increase in line with CCI
Form 50 – EHO Occupancy Report	\$165.00	\$170.00	Increase in line with CCI
Technical Review	\$100.00* per hour	\$105.00* per hour	Increase in line with CCI
Processing Enforcement Notices & Orders	\$100.00* per hour	\$105.00* per hour	Increase in line with CCI

ATTACHMENT 1

RECOMMENDED HIRE RATES - FROM 1 JULY 2022 - ALL REGULAR USERS

	CURRENT 2021-22 FEES/CHARGES GST Inclusive		PROPOSED 2022-23 FEES/CHARGES GST Inclusive	
DELORAINIE COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE				
Stadiums (per basketball court)				
Seniors : Indoor	\$26.00	Per Hour	\$13.50	Per Hour
: Outdoor	\$15.00	Per Hour	\$8.00	Per Hour
Juniors/Concession : Indoor	\$13.00	Per Hour	\$7.00	Per Hour
: Outdoor	\$7.50	Per Hour	\$4.00	Per Hour
Schools	\$12.50	Per Hour	\$6.50	Per Hour
DCC Meeting Room or Mezzanine space	\$15.00	Per Hour	\$8.00	Per Hour
DCC Auditorium				
All uses (morning,afternoon,evening)	\$200.00	Per Use	\$104.00	Per Use
All uses (hourly rate)	\$50.00	Per Hour	\$26.00	Per Hour
Kitchens				
Main kitchen DCC	\$96.00	Per Use	\$50.00	Per Use
MV Performing Arts Centre	\$43.00	Per Use	\$22.50	Per Use
Squash Courts	\$12.00	Per Hour	\$6.00	Per Hour
MVPAC Theatre Practice/Rehearsal	\$32.00	Per Use	\$16.50	Per Use
Local	\$94.00	Per Use	\$49.00	Per Use
Venue Day Rates (all facilities, 24 hours)				
Deloraine Community Complex	\$610.00	Per Day	\$317.00	Per Day
MV Performing Arts Centre	\$360.00	Per Day	\$187.00	Per Day
Westbury Sports Centre	\$248.00	Per Day	\$129.00	Per Day
WESTBURY FUNCTION CENTRE				
Meetings	\$26.00	Per Hour	\$13.50	Per Hour
Functions (including kitchen)	\$205.00	Per Use	\$107.00	Per Use
Kitchen	\$105.00	Per Use	\$55.00	Per Use
Change Rooms (per change room, use of 2 hours)	\$16.00	Per Use	\$8.50	Per Use
WESTBURY SPORTS CENTRE				
Meeting Room	\$12.00	Per Hour	\$6.00	Per Hour
Seniors	\$22.00	Per Hour	\$11.50	Per Hour
Juniors/Concession	\$11.00	Per Hour	\$5.50	Per Hour
ALL VENUES				
Key Bond (refundable)	\$50.00	Per Use	\$52.00	Per Use
Property Bond (refundable):				
If liquor provided at function	\$375.00	Per Event	\$390.00	Per Event
If liquor not provided at function	\$125.00	Per Event	\$130.00	Per Event
Additional cleaning fee for events with 100 or more attendees:				
Seniors event	\$120.00	Per Event	\$63.00	Per Event
Juniors/Concession event	\$60.00	Per Event	\$31.00	Per Event

ATTACHMENT 2

RECOMMENDED HIRE RATES - FROM 1 JULY 2022 - ALL CASUAL USERS

	CURRENT 2021-22 FEES/CHARGES GST Inclusive		PROPOSED 2022-23 FEES/CHARGES GST Inclusive	
DELORAINE COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE				
Stadiums (per basketball court)				
Seniors : Indoor	\$26.00	Per Hour	\$27.50	Per Hour
: Outdoor	\$15.00	Per Hour	\$16.00	Per Hour
Juniors/Concession : Indoor	\$13.00	Per Hour	\$14.00	Per Hour
: Outdoor	\$7.50	Per Hour	\$8.00	Per Hour
Schools	\$12.50	Per Hour	\$13.00	Per Hour
DCC Meeting Room or Mezzanine space	\$15.00	Per Hour	\$16.00	Per Hour
DCC Auditorium				
All uses (morning, afternoon, evening)	\$200.00	Per Use	\$208.00	Per Use
All uses (hourly rate)	\$50.00	Per Hour	\$52.00	Per Hour
Kitchens				
Main kitchen DCC	\$96.00	Per Use	\$100.00	Per Use
MV Performing Arts Centre	\$43.00	Per Use	\$45.00	Per Use
Squash Courts	\$12.00	Per Hour	\$12.50	Per Hour
MVPAC Theatre Practice/Rehearsal	\$32.00	Per Use	\$33.50	Per Use
Local	\$94.00	Per Use	\$98.00	Per Use
Travelling	\$145.00	Per Use	\$151.00	Per Use
Venue Day Rates (all facilities, 24 hours)				
Deloraine Community Complex	\$610.00	Per Day	\$635.00	Per Day
MV Performing Arts Centre	\$360.00	Per Day	\$375.00	Per Day
Westbury Sports Centre	\$248.00	Per Day	\$259.00	Per Day
WESTBURY FUNCTION CENTRE				
Meetings	\$26.00	Per Hour	\$27.50	Per Hour
Functions (including kitchen)	\$205.00	Per Use	\$215.00	Per Use
Kitchen	\$105.00	Per Use	\$110.00	Per Use
Change Rooms (per change room, use of 2 hours)	\$16.00	Per Use	\$17.00	Per Use
WESTBURY SPORTS CENTRE				
Meeting Room	\$12.00	Per Hour	\$12.50	Per Hour
Seniors	\$22.00	Per Hour	\$23.00	Per Hour
Juniors/Concession	\$11.00	Per Hour	\$11.50	Per Hour
HADSPEN RECREATION GROUND MEMORIAL CENTRE				
Memorial Centre Building	\$15.00	Per Hour	\$16.00	Per Hour
ALL VENUES				
Key Bond (refundable)	\$50.00	Per Use	\$52.00	Per Use
Property Bond (refundable):				
If liquor provided at function	\$375.00	Per Event	\$390.00	Per Event
If liquor not provided at function	\$125.00	Per Event	\$130.00	Per Event
Additional cleaning fee for events with 100 or more attendees	\$120.00	Per Event	\$125.00	Per Event
Additional cleaning fee for events with 10 to 100 attendees:				
Private event Weekday	\$40.00	Per Event	\$42.00	Per Event
Weekend	\$60.00	Per Event	\$63.00	Per Event
Public event with more than 50 attendees	\$120.00	Per Event	\$125.00	Per Event

ATTACHMENT 3

**REGULAR USER GROUND HIRE RATES - FROM COUNCIL POLICY 56
ALL VENUES - ALL REGULAR USERS IN THESE SPORTS**

SPORT	PLAYER NUMBERS PER TEAM	SENIOR / JUNIOR	CURRENT 2021-22 RATE PER TEAM PER SEASON (inc GST)	PROPOSED 2022-23 RATE PER TEAM PER SEASON (inc GST)
Football (AFL)	25	Senior Men	\$1,088.00	\$568.00
	20	Senior Women	\$544.00	\$284.00
	20	Junior	\$272.00	\$142.00
Soccer	12	Senior Men	\$544.00	\$284.00
	12	Senior Women	\$272.00	\$142.00
	10	Junior	\$136.00	\$71.00
Cricket	12	Senior Men	\$544.00	\$284.00
	12	Senior Women	\$272.00	\$142.00
	12	Junior	\$136.00	\$71.00
Touch Football	8	Senior Men	\$272.00	\$142.00
	8	Senior Women	\$136.00	\$71.00
	8	Junior	\$68.00	\$35.50

ATTACHMENT 4

**RECOMMENDED CASUAL USER GROUND HIRE RATES - FROM 1 JULY 2022
ALL VENUES - ALL CASUAL USERS**

SPORTS GROUNDS / FACILITIES FOR CASUAL USERS				
FEES/CHARGES GST Inclusive				
SPORTS GROUNDS / FACILITIES	CURRENT 2021-22 RATE PER HOUR	PROPOSED 2022-23 RATE PER HOUR	CURRENT 2021-22 RATE PER DAY	PROPOSED 2022-23 RATE PER DAY
Bracknell rec ground / change rooms	\$22.00	\$23.00	\$132.00	\$138.00
Bracknell rec ground only	\$17.00	\$18.00	\$101.00	\$106.00
Bracknell clubrooms		Fee determined by leaseholder		
Carrick recreation ground	\$12.00	\$12.50	\$69.00	\$72.00
Deloraine rec ground / change rooms	\$22.00	\$23.00	\$132.00	\$138.00
Deloraine rec ground only	\$17.00	\$18.00	\$101.00	\$106.00
Deloraine clubrooms		Fee determined by leaseholder		
Hadspen rec ground / centre	\$33.00	\$34.50	\$196.00	\$204.00
Hadspen rec ground only	\$22.00	\$23.00	\$132.00	\$138.00
Hagley rec ground / change rooms	\$17.00	\$18.00	\$101.00	\$106.00
Hagley rec ground only	\$12.00	\$12.50	\$69.00	\$72.00
Hagley clubrooms		Fee determined by leaseholder		
Meander recreation ground	\$12.00	\$12.50	\$69.00	\$72.00
Prospect Vale Park - per touch field	\$14.00	\$15.00	\$84.00	\$88.00
Prospect Vale Park - per soccer field	\$22.00	\$23.00	\$132.00	\$138.00
Prospect Vale Park - per football field	\$28.00	\$30.00	\$165.00	\$172.00
Prospect Vale Park - clubrooms		Fee determined by leaseholder		
Prospect Vale Park - per change room		Fee determined by leaseholder		
Westbury function centre / change rooms		Refer to Attachment 2		
Westbury rec ground only	\$17.00	\$18.00	\$101.00	\$106.00
Whitemore rec ground only	\$12.00	\$12.50	\$69.00	\$72.00
Whitemore clubrooms		Fee determined by leaseholder		
Sports Ground Lighting	\$16.00	\$17.00	N/A	N/A
Key Bond (refundable) - Per Use	\$50.00	\$52.00	N/A	N/A
Property Bond (refundable) - Per Event:				
If liquor provided at function	\$375.00	\$390.00	N/A	N/A
If liquor not provided at function	\$125.00	\$130.00	N/A	N/A
Discounts – Ground Only				
Junior Discount (under 18 years)	50%	50%	N/A	N/A
Female & Inclusion Discount	50%	50%	N/A	N/A
Off-peak Use (between 9am and 3pm)	25%	25%	N/A	N/A

Corporate Services

2022-23 Budget Estimates & Long Term Financial Plan

Report Author Jonathan Harmey
Directo Corporate Services

Authorised by John Jordan
General Manager

Decision Sought Council approval of the Budget Estimates for the 2022-23 financial year.

Vote Absolute majority

Recommendation to Council

That:

1. Pursuant to section 82(3)(a) of the *Local Government Act 1993* (Act) Council adopts the Budget Estimates for the financial year ending 30 June 2023. The proposed Budget Estimates are set out in full in Attachment 1: and
2. Pursuant to Section 82(6) of the Act, Council authorises the General Manager to make minor adjustments up to \$20,000 to individual items within the estimated operating expenditure under section 82(2)(b) and the estimated capital works under section 82(2)(d), so long as the total amount of the estimate is not altered.

Report

The Budget Estimates and Long Term Financial Plan (Financial Plan) summary update for the 2022-23 financial year are presented for adoption by Council. A detailed analysis of the various aspects of the Budget Estimates is provided in the attached Budget Estimates & Rates Resolution Report.

The Budget Estimates and Financial Plan will provide for the continuation of many essential services to the community. The intention of Council's Budget Estimates is to generate sufficient rate revenue to fund operating expenditure, while keeping cost increases to a minimum. Council must balance the increasing needs of the community with a property owner's capacity to contribute to the cost of additional community services.

Council has developed the 2022-23 Budget Estimates to deliver an operating loss (deficit) position of \$689,800. The loss position follows many and significant cost increases across Council operations in the past twelve months, and the residual flow on of decisions to freeze rates in 2020-21 in response to the COVID pandemic.

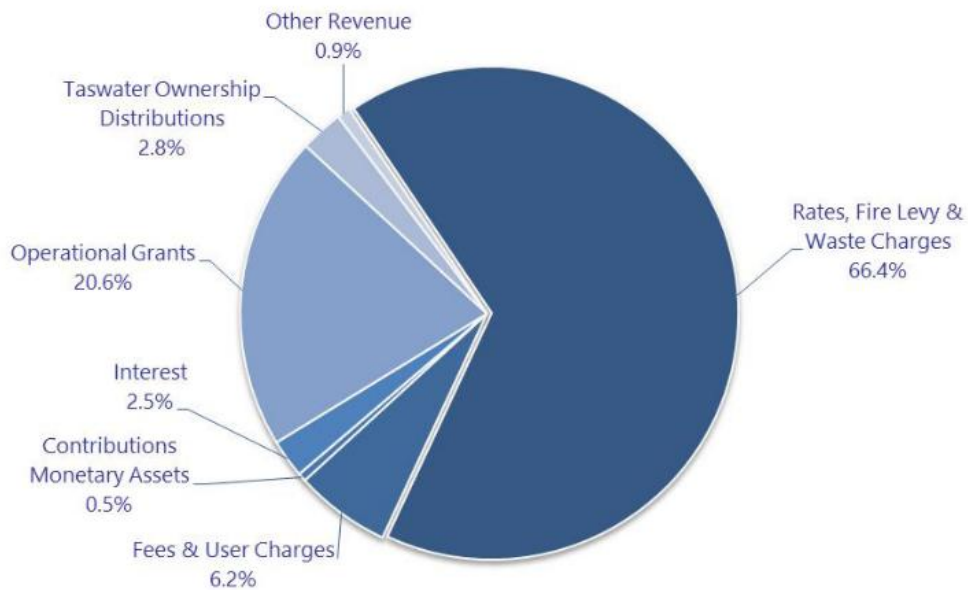
The Budget Estimates are anticipated to return to a break even position over the course of the ten year Financial Plan, subject to minor rates increases above inflation in future years. Updated valuation information for each property was provided by the State Government to be applied from 1 July 2022. Council has proposed an overall rates increase of 5.95% to general rates. Due to the updated property values much of the general rates increase for 2022-23 will be incurred by properties classified in the Primary Production land use class.

Council is mindful that many property owners have been negatively impacted by the difficult economic environment we are currently in. Council is not immune to these cost pressures. As it maintains and upgrades infrastructure such as roads, bridges and stormwater, it has been quite negatively impacted by significant and continuing increases in the cost of, materials (such as concrete, steel and timber) need in infrastructure construction.

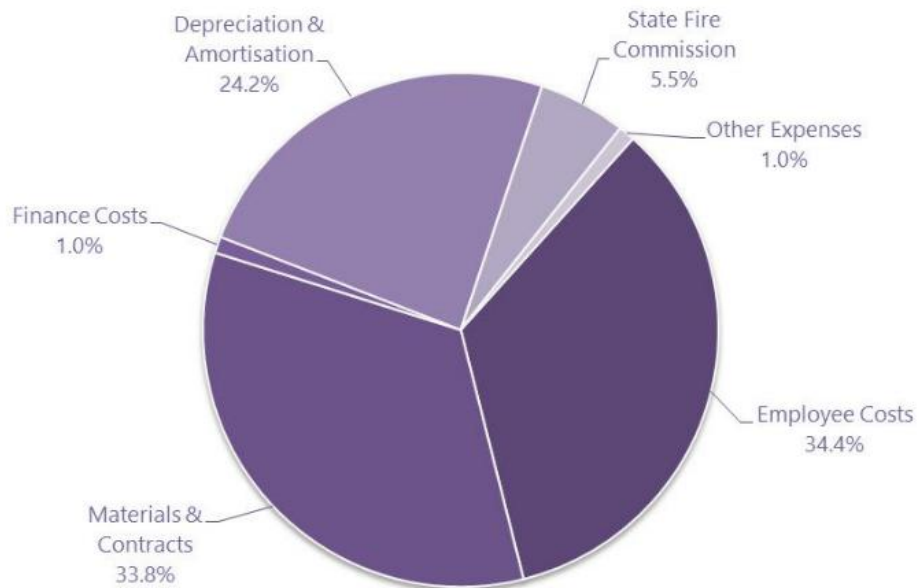
Included in the 2022-23 general rate increase amount, is a reduction in the cost to regular user groups of Council owned recreation grounds and buildings. This change will increase Council's subsidy towards the cost of recreation grounds and facilities to about 89%.

The 2022-23 Budget Estimates fully fund a capital expenditure program of \$12.6 million. This will see renewal of existing road, bridge, stormwater and recreation assets and provision of new community infrastructure.

The Budget Estimates include operational revenue of \$23,721,900 in 2022-23 sourced from the following areas:



The Budget Estimates include operational expenditure of \$24,411,700 in 2022-23 to be incurred in the following areas:



The Budget Estimates, Long Term Financial Plan and rates resolution were discussed at Council Workshops on 24 May and 7 June 2022.

Attachments 1. Budget Report 2023 [14.2.1 - 62 pages]

Strategy The Budget Estimates are guided by Council's Financial Management Strategy.

The Budget Estimates provides the funding for Council to meet its Annual Plan objectives.

Further the objectives of Council's strategic future direction 5: innovative leadership and community governance 6: planned infrastructure services.

See Meander Valley Community Strategic Plan 2014-24. [Click here](#) or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy The Budget Estimates are guided by Council Policy 77 (Rates and Charges).

Legislation Council's financial activities are governed by the *Local Government Act 1993* (Act) Part 8, Financial Management (Sections 73 to 84). The Budget Estimates have been prepared in accordance with Section 82 of the Act.

A further recommendation provides authority for the General Manager to make minor adjustments with no overall change to the budget under section 82(6) of the Act.

Consultation The Budget Estimates underpin Council's Community Strategic Plan, which was developed with community consultation.

Budget & Finance The 2022-23 Budget Estimates are summarised as follows:

Budget Estimates item	2022-23
Operating Revenue	
Rates & Charges	\$15,750,400
Fees & User Charges	\$1,482,600
Contributions	\$129,600
Interest	\$595,700

Operating Grants	\$4,894,600
Taswater Distributions	\$667,200
Other Revenue	\$201,800
Total Operating Revenue	\$23,721,900
Operating Expenditure	
Operating Wages	\$8,399,400
Operating Materials & Contracts	\$8,245,500
Finance Costs	\$251,700
Depreciation	\$5,918,500
State Fire Contribution	\$1,346,300
Other Expenditure	\$250,300
Total Operating Expenditure	(\$24,411,700)

Underlying Surplus/(Deficit)	(\$689,800)
-------------------------------------	--------------------

Budget Estimates item	2022-23
Capital Revenue	\$5,721,000
Capital Expenditure	(\$12,558,800)
Opening Cash & Investment Balance	\$20,291,500
Closing Cash & Investment Balance	\$18,150,700

Risk Management Not applicable

Alternative Motions Council can adopt the Budget Estimates and Long Term Financial Plan with amendment.



MEANDER VALLEY COUNCIL

BUDGET ESTIMATES & RATES RESOLUTION 2023 Financial Year

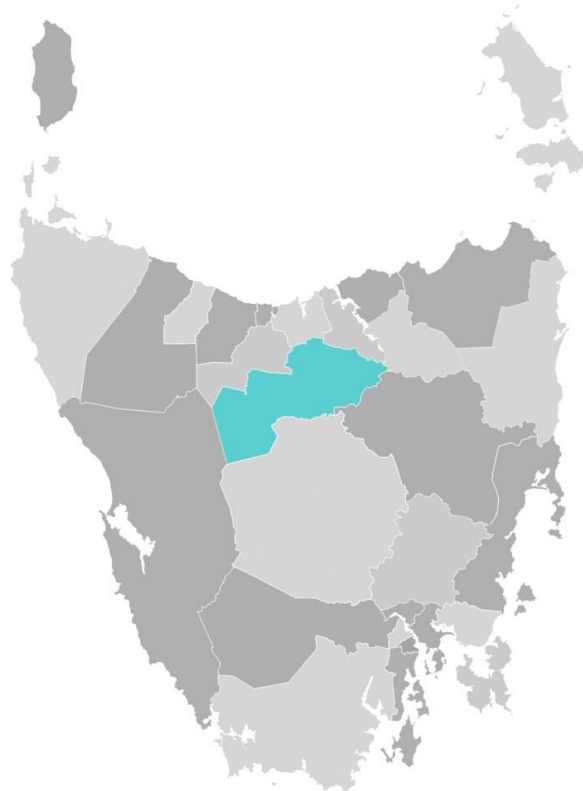




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Basis of Preparation

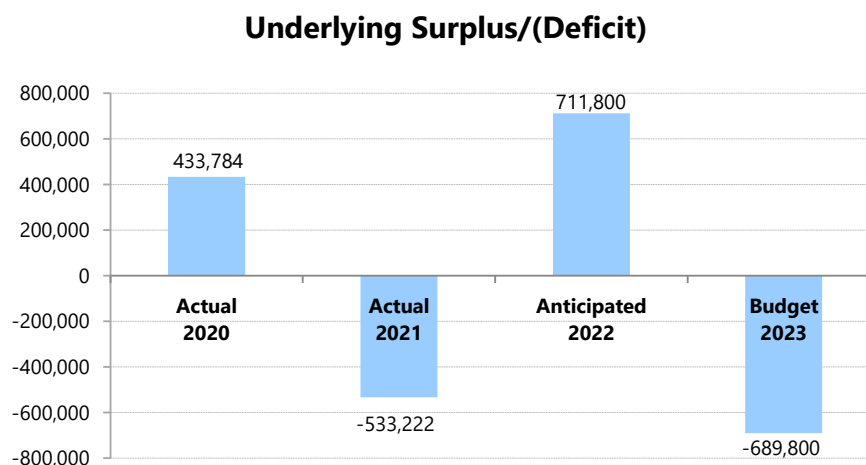
The operating budget estimates and rates resolution is presented for the 2023 financial year. The requirements of Council Policy 77 'Rates and Charges' (Rates Policy) and Council's Financial Management Strategy have been taken into consideration. The objective of the Rates Policy is to maintain a sustainable rates system that provides revenue stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations. The purpose of the Financial Management Strategy is to manage the Long Term Financial Plan to retain an underlying surplus after excluding capital income and expenditure. In preparing the operating budget, Council considers the demand for services and the cost of maintaining facilities for the benefit of community members.

Underlying Deficit

The 2023 operating budget provides for an underlying deficit (loss) of \$689,800. After removing the impact of higher than average one off expenditure the position is an estimated deficit of \$595,600. The general rates increases and changes to the waste service charges are designed to achieve household waste functions as cost recovery. Returning to a budget surplus is achieved over the ten years of Council's Long Term Financial Plan with some modest rates increases above inflation which are forecast in the next few years. Funding for specific one off projects and programs to be delivered (Attachment 3) have been considered and accommodated within the context of the Long Term Financial Plan, they are unusually high in 2023 with a number funded by external State Government operating grants.

An underlying operating surplus occurs where the operating revenue exceeds operating expenditure. The benchmark is a surplus greater than zero (break even operating result). A positive result designates a surplus, a negative result indicates a deficit which cannot be sustained long-term.

Table 1: Actual and budget underlying surplus / (deficit) 2020 to 2023

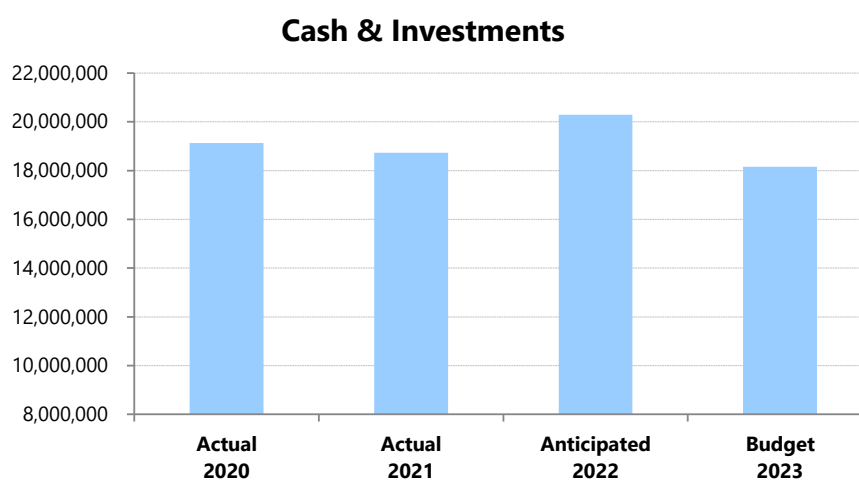




Cash & Investments

The opening cash & investments balance in 2022 was \$18,733,200, this is before removing total liabilities at the time of \$13,196,100. The balance is estimated to be reduced to \$18,150,700 at the end of 2023 before taking into account any liabilities (assumed to be a similar amount).

Table 2: Actual and budget cash & investments balance 2020 to 2023



Capital Works Expenditure

The Infrastructure and Works departments continue to manage increased capital works expenditure programs. The amounts in table 3 include the program approved by Council in May each year. Accelerated and new capital expenditure will increase depreciation and maintenance expenses in future operating budgets. Council approved the 2023 capital works projects at the May 2022 meeting; this combined with the estimated carry over projects from prior years brings the works in 2023 to \$12,558,800. Carry over projects include building works at Bracknell Hall, Deloraine Squash Courts and Westbury works depot which were intended to occur over multiple financial years.

Table 3: Budgeted capital works expenditure 2020 to 2023

	2020	2021	2022	2023
Capital Works Program amount	\$7,641,000	\$11,499,000	\$9,904,800	\$7,911,500
Carried Forward amount	\$4,337,100	\$3,726,800	\$1,945,600	\$4,647,300
Total Estimated Spend	\$11,978,100	\$15,225,800	\$11,850,400	\$12,558,800



Inflation Reference

The Financial Management Strategy requires that general rates be increased at least in line with inflation to ensure that the primary source of funding in the LTFP is not diminished and that Council is keeping pace with meeting the cost of providing services to the community. Keeping pace with inflation allows current levels of service to be maintained, assuming other revenue sources (e.g. grants, interest and distributions from Taswater) also increase in line with costs.

The Council Cost Index (CCI) is produced by the LGAT and provides an indication of how Council expenditure has changed over a period of time where spending remains constant. The index components are wage price index (50%), road & bridge construction index (30%) and the CPI for Hobart (20%). Consumer Price Index (CPI) measures the change in prices paid by households for goods and services for consumption purposes typically by measurement of the price change in a basket of consumer goods. The road & bridge construction index measures the general changes in prices in construction costs in the road and bridge construction sector.

Table 4: Relevant inflation indexes

Ratio	2021	2022
Council Cost Index (CCI) Tasmania	1.0% (Jan 20 - Dec 20)	4.1% (Jan 21 - Dec 21)
Consumer Price Index (CPI) Tasmania	1.1% (Mar 20 - Mar 21; 0.8% Dec 19 - Dec 20)	5.8% (Mar 21 - Mar 22; 4.5% Dec 20 - Dec 21)
Wage Price Index Tasmania	1.5% (Mar 20 to Mar 21)	2.8% (Mar 20 to Mar 21)
Road and Bridge Construction Index Australia	-0.1% (Mar 20 to Mar 21)	7.4% (Mar 20 to Mar 21)
Non-residential building construction Tasmania	4.7% (Mar 20 to Mar 21)	9.6% (Mar 20 to Mar 21)

At 1 July 2021 Council had \$250,279,300 of infrastructure assets which largely relate to a providing a safe road, bridge and stormwater network. The respective asset classes are required to be maintained and renewed at the end of their useful life. The cost of constructing these assets has increased in the past twelve months, for example inputs such as concrete and steel have experienced significant cost increases. The construction indexes listed in this document reflect the increase in costs and this in turn will increase Council's materials expenses and depreciation expenses.



Consolidated Operating Statement

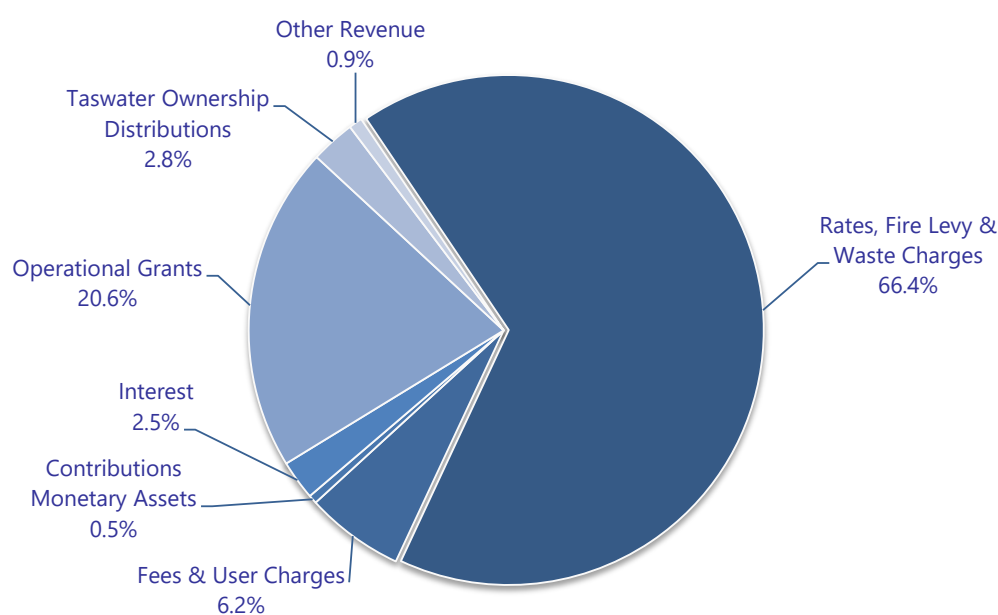
The consolidated operating statement provides an overview of Council's revenue, expenditure, underlying surplus, capital income and cash reconciliation for the 2023 financial year.

Consolidated Operating Statement	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	'22 to '23 Variance	
Operating Revenue					
Rate Revenue	14,641,800	14,648,300	15,750,400	1,108,600	7.57%
Fees & User Charges	1,279,800	1,435,500	1,482,600	202,800	15.85%
Contributions	95,900	188,900	129,600	33,700	35.14%
Interest	420,700	512,200	595,700	175,000	41.60%
Grants & Subsidies	4,387,300	4,787,400	4,894,600	507,300	11.56%
Other Revenue	851,400	906,000	869,000	17,600	2.07%
Total Operating Revenue	21,676,900	22,478,300	23,721,900	2,045,000	9.43%
Operating Expenditure					
Departments					
Governance	2,522,600	2,282,900	1,755,900	(766,700)	-30.39%
Corporate Services	1,995,400	1,949,900	2,138,800	143,400	7.19%
Infrastructure Services	4,451,100	3,795,500	4,678,800	227,700	5.12%
Development & Regulatory Services	2,254,600	2,171,600	2,456,300	201,700	8.95%
Community Wellbeing	-	-	1,286,100	1,286,100	#DIV/0!
Works	3,911,700	4,059,400	4,329,000	417,300	10.67%
Maintenance & Working Expenses	15,135,400	14,259,300	16,644,900	1,509,500	9.97%
Borrowing Costs	248,800	251,300	251,700	2,900	1.17%
Depreciation	5,400,400	5,730,900	5,918,500	518,100	9.59%
Payments to Government Authorities	1,294,700	1,294,700	1,346,300	51,600	3.99%
Administration Allocated	-	-	-	-	-
Other Expenses	250,800	230,300	250,300	(500)	-0.20%
Total Operating Expenditure	22,330,100	21,766,500	24,411,700	2,081,600	9.32%
Underlying Surplus/(Deficit)	(653,200)	711,800	(689,800)		
Removed Net Actual One Off Expenditure	1,103,600	653,400	644,200		
Added Long Term Financial Plan One Off Allocation	(550,000)	(550,000)	(550,000)		
Estimated Recurring Surplus/(Deficit)	(99,600)	815,200	(595,600)		
Capital Items					
Subdivision Contributions	567,300	1,896,600	645,000		
Capital Contributions	10,000	-	-		
Capital Roads to Recovery Funding	874,300	874,300	874,300		
Capital Grants	4,470,500	962,900	4,201,700		
Sale of Assets	-	-	-		
Total Capital Items	5,922,100	3,733,800	5,721,000		
Cash Reconciliation					
Opening Cash Balance	18,701,800	18,733,200	20,291,500		
Surplus, Non-Cash Items & Loan Payments	11,132,300	9,323,800	10,418,000		
Capital Asset Expenditure	(11,850,400)	(7,765,500)	(12,558,800)		
Closing Cash Balance	17,983,700	20,291,500	18,150,700		



Revenue

Revenue Item	Budget 2021	Budget 2022	Budget 2023	Increase / (Decrease)
Rate Revenue	\$13,046,800	\$14,641,800	\$15,750,400	\$1,108,600
Fees & User Charges	\$1,150,100	\$1,282,300	\$1,482,600	\$202,800
Contributions	\$95,500	\$95,900	\$129,600	\$33,700
Interest	\$645,800	\$420,700	\$595,700	\$175,000
Grants & Subsidies	\$4,350,400	\$4,387,300	\$4,894,600	\$507,300
Other Revenue (inc. Taswater distributions)	\$184,800	\$848,900	\$869,000	\$17,600
Total Revenue	\$19,473,400	\$21,676,900	\$23,721,900	\$2,045,000



General Rates

General rates constitute taxation for the purposes of Local Government rather than a fee for service and are based on the value of rateable land. Council's rates policy requires the general rates to be levied based on a property's Assessed Annual Value (AAV). The values for each property are determined by the Tasmanian Valuer General (OVG) who are regarded as the independent assessor of a property's value. AAV reflects a ratepayer's capacity to pay.

In 2019 all properties received a fresh valuation with the updated values applied on 1 July 2019. A full revaluation of every property occurs every six years with adjustment factors (indexation) received every two years from that valuation, however the Tasmanian Government advised in 2022 that they were not able to provide indexation for properties, citing the impact of the pandemic on their operations. This means that the schedule has now changed by moving out one year. Indexation that



Council received in February 2022 (three years since full revaluation, rather than the scheduled two years) will be applied for the 2023 year effective 1 July 2022. The increases are to be applied as a percentage to the 2019 valuation; the following table identifies the percentage increases for each Land Use Class:

Table 5: Valuation adjustment factors to be applied to property values for the 2023

Locality	Land Use Class of Property					
	Residential	Commercial	Industrial	Primary Production	Community Services	Other
General Land	30%	10%	10%	60%	10%	10%

Council's rates policy provides for the same rate in the dollar to be applied to a property's Assessed Annual Value (AAV), regardless of the Land Use Class (LUC) which it may be attributed e.g. Residential, Commercial, Industrial, Primary Production. Due to the large increase in the value of every Primary Production property, increasing by 60%, and the next round of indexation now being due in two years, it is recommended that the indexation be applied 50% in each of the 2023 and 2024 years through the use of differential rating where a different rate in the dollar is applied to each LUC through variation in rates under Section 107 of the *Local Government Act 1993* (Act). The same rate in the dollar will then be returned in 2024 (remaining 50% of the indexation applied) in anticipation for the adjustment factors the following year. This is further examined in Table 7.

Table 6 outlines the general rate increases that Council has approved from 2019 to 2022. General rates revenue includes increases on the prior year rates levied (by percentages below) in addition to amounts received for new property developments and supplementary valuations throughout the year. The rates increase will result in different increases, or decreases, to different property owners due to the change in property values received through adjustment factors identified in Table 5. The overall rates revenue increase is applied at 5.95% which includes 0.55% as a result of the anticipated reduction in fees (reduction of 50%) charged to the users of Council recreation grounds and buildings.

Table 6: Meander Valley Council rate increases 2020 to 2023

	2020	2021	2022	2023
General rate increase	2.50%	0%	3.75%	5.95%

Council receives an increase in general rates each year due to property development activity, primarily new building construction and property subdivision. The amount of additional rates from supplementary property revaluation varies from year to year, \$80,000 in rates from property development has been budgeted for 2023.

Council's budgeted General Rates are based on the property values after the adjustment factors have been applied. A rate in the dollar is applied to the property's AAV valuation, with a minimum amount payable of \$200. The differential rating system provides for a 50% phase in of the property adjustment factors in Table 5 require that Commercial, Industrial, Community Services LUC's will be levied 5.14¢ per dollar of AAV, Residential LUC will be levied 4.71¢ per dollar of AAV and Primary Production LUC will be levied 4.25¢ per dollar of AAV. The rates model is consistent with Council's Rates Policy in all



other respects where the property value largely determines the general rate levied. General rates are expected to provide \$11,508,600 when supplementary valuations throughout the year are included.

The rates model for 2023 is based on the following principles:

- The Financial Management Strategy states that general rates will be increased annually at least with inflation to ensure that the primary source of funding in the LTFP is not diminished and that Council is keeping pace with meeting the cost of providing services to the community. The General Rates increase is slightly above the inflation reference CPI Hobart which was 5.8% for the year to March 2022.
- The rate increase is designed to keep pace with the cost of delivering the current level of service.
- General rates increases identified to be required in the 2022 Long Term Financial Plan (LTFP) was 2%, this has now increased in the 2023 LTFP to be an estimated 5.5% to be recovered over the ten year LTFP period.
- Interest for late payment of rates has been produced in accordance with the Rates Policy. It is applied where a payment is made after the instalment due date. The amount is determined in accordance with Section 128 of the Act, which has increased from 7.87% to 8.13% for 2023.
- Council's Rates Policy does not apply a fixed % penalty in addition to the daily interest charge which is allowed under the Act for overdue instalments.
- Council's Rates Policy does not provide a discount for early payment of general rates which is allowed under the Act.
- The instalment system with a late payment interest charge with no discount and no fixed penalty has worked well since inception of Meander Valley Council in 1993. The community is familiar with our rates collection arrangements.
- Delivering new and upgraded capital works projects has the effect of increasing depreciation and maintenance operating expenditure. Future rates increases are expected to be required to offset the decline in bank interest from cash at bank and increased operating expenditure. The need for increases will be assessed annually as revenue and expenditure assessments are often subject to change. General rates increases above inflation are factored into the LTFP to provide for at least a break even position over the ten year period.
- A change to recreation fees and charges has been applied where users of Council grounds and buildings will receive a reduction in their fees of 50% for 2023. The reduced fees and charges revenue requires a general rates increase to property owners of 0.55% to fund the reduction in the user's fees; this has been factored in to the overall general rates increase of 5.95%.
- An increase of 5.95% in overall general rates will apply in the 2023 financial year with the change in general rates being different depending on which LUC a property is valued by the State Government. Different valuation indexes will be applied to each LUC.



Table 7: Indicative distribution of general rates provided from each Land Use Class

Land Use Class (LUC)	Rateable Properties	Rates 2023	LUC Share of Rates	Average per Property	Average Increase	
Commercial	189	786,900	6.9%	4,163	-167	-3.9%
Industrial	86	295,900	2.6%	3,441	-143	-4.0%
Primary Production	1,166	2,839,300	24.8%	2,435	321	15.2%
Public Service	113	212,200	1.9%	1,878	-76	-3.9%
Quarry	2	3,300	0.0%	1,662	-67	-3.9%
Residential	8,066	6,940,800	60.7%	861	31	3.7%
Sport & Recreation	15	22,500	0.2%	1,500	-62	-4.0%
Vacant	814	327,500	2.9%	402	88	27.9%
Total	10,451	\$11,428,600	100.0%			

Waste Management Service Charges

The waste service charges have been produced in line with Council's Financial Management Strategy and Rates Policy. The charge is based on all properties paying a fixed charge for the cost of Council's household waste management infrastructure including tips and transfer stations. An additional variable amount is charged for those properties receiving kerbside bin collection. The additional charge is for a standard 80 litre mobile garbage bin and one mobile recycle bin. The variable charge is increased where ratepayers opt for the larger 140 litre or 240 litre size mobile garbage bin.

The completion of the waste service charge implementation to a full cost recovery was achieved in 2017 after several years of planning. Council seeks the household waste function to be self-funding receiving an even contribution from all rateable properties that contributes to covering the significant cost of waste management for the municipality. The revenue it provides seeks to make waste cost recovery and underpins a lower general rate.

The equitable fixed charge for the provision of waste services will increase from \$107 in 2022 to \$125 in 2023. The charge has been reviewed in accordance with the Waste Strategy Principles adopted by Council in May 2021 and cost increases incurred in the past twelve months. The waste charge factors in the cost of facilities, anticipated rehabilitation provisions for existing landfill cells (due to close) and a new landfill cell at the Cluan facility opened during 2022. It must be noted that Council does not make money from waste management services. The underlying cost of this service is budgeted to be \$199,400 in 2023. For all Household Waste functions to be full cost recovery the charge would require an increase to \$145 per property. It is anticipated that the waste charge will increase in 2024 and 2025 above the \$125 based on the State Government waste levy increases and Council's aim to create new landfill areas in Meander Valley, rather than utilising regional waste facilities. Property owners will continue to receive two vouchers for entry to Meander Valley waste facilities, these vouchers can also be redeemed at the regional facility at Remount Rd, Launceston. The fixed waste charge will raise approximately \$1,338,700 which reflects the costs of providing household waste infrastructure in a



charge, rather than being included in Council's general rate's rate in the dollar calculation based on property value.

The kerbside bin collection charges are calculated on a cost recovery basis for those properties that receive the service. The collection charges are the same regardless of where in the municipality a property is located. The Eastern townships of Prospect Vale, Blackstone Heights and Hadspen will move to fortnightly garbage collection from 1 July 2022 with the introduction of alternate fortnightly Food Organics Garden Organics (FOGO) collection. The remaining Western townships will remain unchanged with a weekly garbage collection. It is anticipated that there may be property owners that apply for a kerbside bin size upgrade as a result of the change to fortnightly garbage bin collections in the Eastern townships. The costs of the services has been reviewed with the additional charge to receive a bin upgrade now better reflecting the cost of the disposal of waste collected in the kerbside bins. Table 8 identifies the waste charges from 2020 to 2023 with the costs to be \$335 for an 80 litre bin, \$355 for a 140 litre bin and \$425 for a 240 litre bin which includes the base \$125 charge for all rateable properties. Kerbside bin collection charges will raise approximately \$1,556,800.

The kerbside collection contract was renewed in early 2022 with Council retaining a similar overall cost of the service. This is subject to inflation based increases of 5.8% in line with CPI and increases due to the pass through of additional fuel costs. The cost of disposing of recycling waste remains high and is double the cost of disposing of garbage into landfill.

Table 8: Waste service charges progressing to cost recovery 2020 to 2023

	2020	2021	2022	2023
80L kerbside collection	\$184	\$207	\$302	\$335
140L extra capacity kerbside collection	\$210	\$228	\$322	\$355
240L extra capacity kerbside collection	\$364	\$400	\$537	\$425
Fixed service charge	\$56	\$56*	\$107	\$125

* Note fixed charge on hold, would increase to \$64 to be cost recovery.

The State Government waste levy has now been introduced at \$20 per tonne placed in landfill. The following table identifies how the waste levy costs have been distributed in the draft budget estimates for 2023:

Table 9: Distribution of State Government waste levy for 2023

Waste volume generated	Tonnes to landfill	Waste levy recovered	
Deloraine & Cluan Tip	5,550	121,742	Recovered through tip gate fees
Kerbside garbage bins	2,200	48,258	Recovered through kerbside bin charges
Diverted to FOGO	550	0	
Estimated garbage volume	8,300	170,000	



The tips and transfer station gate fees return revenue of \$156,900. With the additional amount from the waste levy of \$121,700 to be recovered through gate fees this will equate to a 78% in gate fees and is expected to deliver total revenue of \$279,300. The use of Council provided tip vouchers may increase but this is expected to be a manageable variance i.e. give or take \$10,000. The table below identifies how the standard fee could change under this model compared to the regional City Of Launceston (COL) fees (including GST):

Table 10: Waste facility entry charges 2023

Standard service	COL 2022	MVC 2022	COL (approved) 2023	MVC (draft) 2023
Car/Wagon	11.50*	10.00	12.50*	18.00
Ute/single axel trailer	18.00*	18.00	21.00*	32.00
Tandem axel trailer	29.00*	18.00**	35.00*	32.00

*Cost is \$126.50 per tonne (including GST), minimum charge only applies to loads 100kg or less, any disposal above this is charged by weight.

**Up to 1.5m³

All current Meander Valle tip fees are available via the following link:

<https://www.meander.tas.gov.au/assets/docs/Helpful-Documents/Waste-Recycling/Waste-Disposal-Charges-2021-22.pdf>

Council will form decisions during the 2023 financial year regarding the future management of waste produced by residents; these will affect the cost of this function in the future. A review of Council's capability to manage landfill sites will occur, including the affordability of continuing to have landfill areas within the municipality, rather than utilising the regional facilities at either Launceston or Dulverton.

State Fire Commission Contribution

The revenue to be raised for the State Fire Service Contribution is determined by, and paid to, the State Fire Commission, therefore there is no effect on the level of the general rate. The individual fire district contributions are set by the State Fire Commission. The Tasmanian Government have applied an average increase for 2023 of 4% with a minimum charge of \$44, amounts contained in Table 11.

Table 11: State fire commission contribution revenue request 2020 to 2023

Rating District	2020	2021	2022	2023
Launceston Permanent Fire Brigade	\$796,416	\$796,416	\$800,398	\$821,500
Country Volunteer Fire Brigade	\$238,596	\$238,596	\$250,229	\$264,500
General Land	\$229,836	\$229,836	\$244,025	\$260,300
Total	\$1,264,848	\$1,264,848	\$1,294,652	\$1,346,300



Financial Assistance Grants

Financial Assistance Grants (FAGs) funding is provided from the Commonwealth and administered by the State Grants Committee. The overall grants pool was approved in the Federal Budget. While a indexation in the overall grant pool is expected from the Federal Government, Meander Valley's grant need, relative to other Tasmanian Councils, was declining up to 2021. This means that Council's proportional decline offset any inflation increase in those years. The movement between Tasmanian Council's now looks to have stabilised and our grant income increased in 2022. The grants have been budgeted for 2023 based on an overall increase of 3% to the 2022 allocation. The actual distribution to be received is not confirmed by the State Grants Commission until August which will be after Council's budget is formed for 2023.

Table 12: Financial Assistance Grant amounts 2020 to 2023

FAGs	2020	2021	2022	2023
Roads	\$2,050,100	\$2,078,300	\$2,192,000	\$2,208,900
Bridges	\$154,300	\$155,500	\$156,900	\$158,100
General Grants	\$2,074,700	\$2,018,400	\$2,128,000	\$2,175,600
Annual FAG Payment	\$4,279,100	\$4,252,200	\$4,476,900	\$4,542,600

Fees & User Charges

Fees and user charges cover a wide range of services including planning, building plumbing, health services, animal licences, tip, cemetery fees and hire of Council facilities. They are reviewed by Council annually to ensure the amount charged is relative to the cost of providing a service (where applicable) and being in line with community expectations. Council's volume of planning applications remained extremely high for the 2022 financial year. There has been increased demand on our Development & Regulatory Services department to handle enquiries and assess applications; it has also increased the amount of bookings, calls and handling information related to these applications. From a financial perspective this has increased our planning fees revenue for 2022 and 2023. It should be noted that in the past twelve months there have been additional costs incurred to engage external consultants to assist in assessing the planning applications. The approved and completed subdivisions in the past twelve months have resulted in a substantial \$1.9m in new road and stormwater subdivision assets being transferred to council, these all need to be maintained and renewed in the future as part of our public road network.

The annual review of fees and charges will occur at the June Council meeting with animal charges and health fees having been reviewed and set by Council in May 2022.

Council have signalled intent to reduce the cost of sporting groups that use Council's recreation grounds and buildings. These user fees generate an estimated \$120,000 in fees and charges, a 50% reduction in fees and charges will equate to a reduction of \$60,000 in revenue and an equivalent general rates increase of 0.55% has been applied to property owners to fund the reduction to the user groups fees and charges.



The percentage of fees and charge revenue, relative to overall revenue, is consistent with prior years however an increase has been experienced in the volume of planning applications. The amount in 2023 is estimated to be \$1,482,600, 6.2% of revenue which compares with 5.9% in the 2022 budget.

Table 13: Fees & user charges income 2020 to 2023

	2020	2021	2022	2023
Fees & User Charges	\$1,255,000	\$1,150,100	\$1,282,300	\$1,482,600
Operating Revenue	\$20,298,400	\$19,473,400	\$21,676,900	\$23,721,900
Percentage of Revenue	6.2%	5.9%	5.9%	6.2%

Other Revenue

Interest revenue from investments is expected to increase in 2023 due to the market factors including the RBA cash rate now increasing. We have seen interest rates offered from financial institutions begin to increase in the June 2022 quarter after a period of very low rates. Interest from loaned funds will be lower (with infrastructure loans from the Valley Central infrastructure now repaid) and rate debtor interest is expected to increase slightly in line with the prescribed rate increasing from 7.9% in 2022 to 8.9% in 2023.

Council has an ownership interest of 3.02% in the State's water and sewerage corporation Taswater. Council's current ownership distribution is \$556,000 annually. Following the COVID-19 pandemic the board advised that half (\$278,000) of Council's 2020 would be cancelled and no distribution is likely for 2021. The current corporate plan has reported more favourable conditions and identifies a distribution of \$667,200 for 2022 and \$667,200 for 2023 (\$111,200 over the annual allocation with intent to repay the \$556,000 shortfall from 2020 and 2021).

Other income includes unallocated property rental income and contributions from Northern Midlands Council under an employee shared service arrangement.

In addition to the FAGs Council has received a number of grants in 2022 and anticipates receipt of a range of grants 2023 outlined in Table 14 and Table 15.

Table 14: Operating grants income 2022 & 2023

Operating Grants	Anticipated 2022	Budget 2023
Diesel Fuel Rebate	\$50,500	\$52,000
State short walks project	\$200,000	\$300,000
State Huntsman Lake boat ramp	\$60,000	\$0
	\$310,500	\$352,000



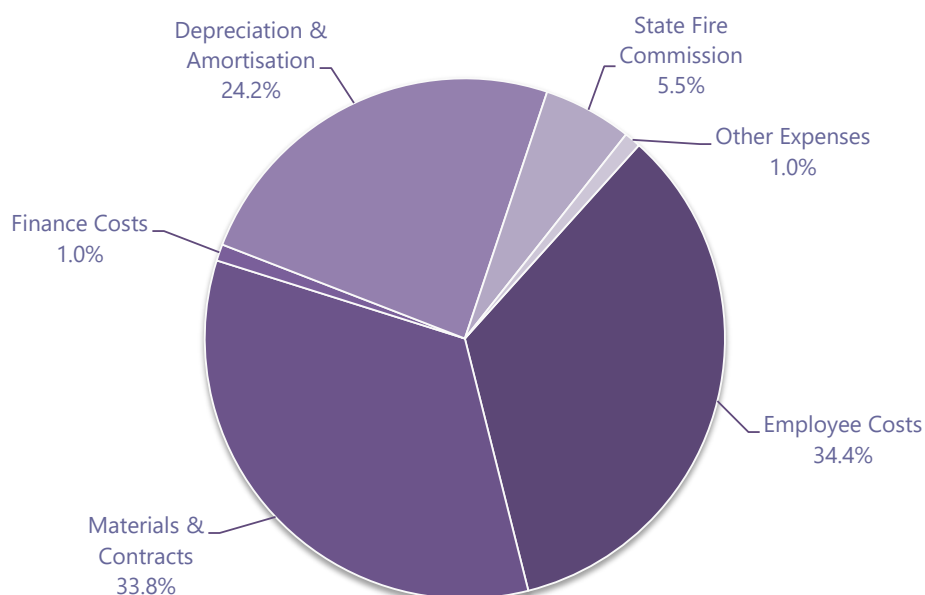
Table 15: Capital grants income 2022 & 2023

Capital Grants	Anticipated 2022	Budget 2023
Roads to Recovery	\$874,300	\$874,300
Federal LRCI Roads & Bridge Program	\$65,000	\$802,300
BRB Bridge Program	\$262,900	\$0
Federal Squash Courts Project	\$170,000	\$1,700,000
Federal Deloraine Racecourse Ground Upgrade	\$125,000	\$375,000
State Pump Track	\$250,000	\$0
NTWVG Transfer Station Grant	\$90,000	\$0
Federal Bracknell Hall	\$0	\$600,000
State Bracknell Hall	\$0	\$400,000
Federal Deloraine Racecourse Building Plans	\$0	\$50,000
Blackspot Railton Rd	\$0	\$28,000
PVP safety nets and fencing	\$0	\$83,000
State Squash Courts Building	\$0	\$500,000
Federal Deloraine Racecourse Precinct Stage 1	\$0	\$700,000
Federal LRCI Squash Court Allocation (50%)	\$0	\$600,000
Federal LRCI Village Green Playground (50%)	\$0	\$28,000
State Bass Highway Signage Upgrade	\$0	\$40,000
	\$1,837,200	\$5,076,000



Expenditure

Expenditure Item	2021	2022	2023	Increase / (Decrease)
Departments Wages	\$7,737,900	\$7,826,500	\$8,399,400	\$572,900
Departments Materials & Contractors	\$7,305,100	\$7,308,900	\$8,245,500	\$936,600
Borrowing Costs	\$271,600	\$248,800	\$251,700	\$2,900
Depreciation	\$5,132,200	\$5,400,400	\$5,918,500	\$518,100
State Fire Commission Contribution	\$1,264,900	\$1,294,700	\$1,346,300	\$51,600
Other Expenditure	\$276,500	\$250,800	\$250,300	(\$500)
Total Expenditure	\$21,988,200	\$22,330,100	\$24,411,700	\$2,081,600



The operating expenditure of Council covers a wide range of services contained within the functions of Administration, Roads Streets & Bridges, Health & Community Services, Land Use Planning & Building, Recreation & Culture and Other Unallocated. Expenditure will increase in 2023, in part due to increased cost of materials, depreciation, employee expenses and increases in waste management.

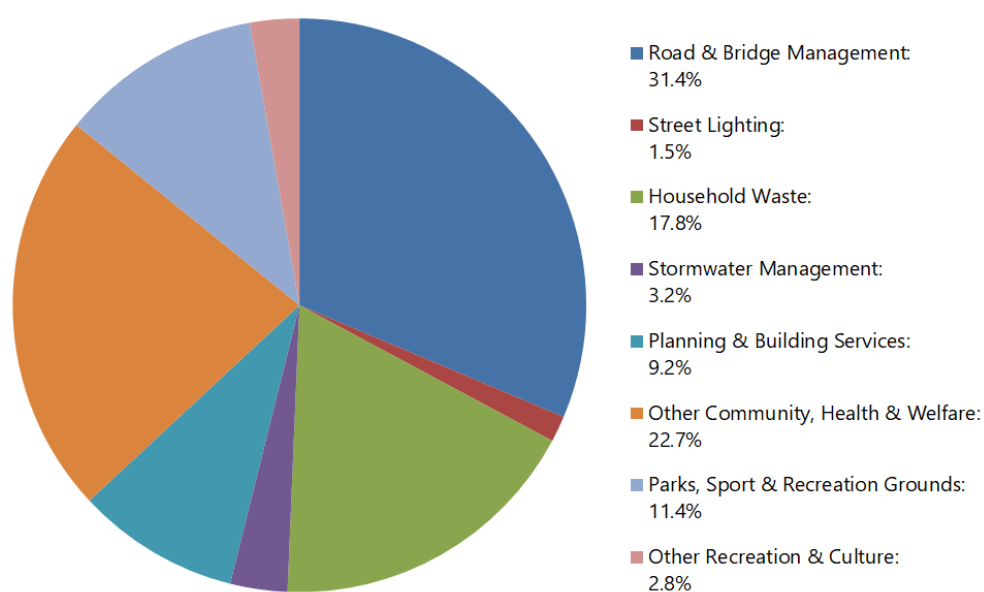


Departments Expenditure

The operating expenses of the Departments will increase by \$1,509,500 (9.9%). There remains a particularly high one off and non-recurring project listing (some occur semi regularly such the four year Councillor elections). Alternatively recurring projects are those that that occur each year (such as parks & reserves mowing). A total of \$1,405,600 one off projects are anticipated to occur in 2023. A complete list of the one off projects is provided as Attachment 2. Recurring Departmental expenses have increased by \$1,701,000 (12.5%). Employee expenses are increased by \$594,700 with a small proportion of the employee time being allocated directly to capital project work.

Table 16: Departments expenditure itemised by function

Functional Area	2021	2022	2023
Administration & Governance	\$4,108,800	\$3,597,100	\$3,947,900
Roads, Streets & Bridges	\$2,456,800	\$2,426,800	\$2,526,800
Health, Community & Welfare	\$5,593,000	\$5,959,800	\$6,975,900
Land Use Planning & Building	\$1,431,000	\$1,636,400	\$1,690,400
Recreation & Culture	\$1,815,700	\$1,899,300	\$1,896,700
Unallocated & Heavy Plant CWP	(\$362,300)	(\$384,000)	(\$392,800)
Total Departmental Expenditure	\$15,043,000	\$15,135,400	\$16,644,900
Removal of one off project expenditure	(\$2,060,200)	(\$1,597,100)	(\$1,405,600)
Recurring Total Departmental	\$12,982,800	\$13,538,300	\$15,239,300





Employee Expenditure

Council's Total employee costs are budgeted at \$9,106,200 for the 2023 financial year, an increase of \$594,700 (7.0%) from the 2022 total employee cost of \$8,511,500. Increases in employee expenditure result from new positions, cost increases for current employees (including annual salary increase) and increases in employment on costs such as Payroll Tax, Superannuation and Workers Compensation Insurance. The employee expenses include all permanent employees and two temporary employees being the Community Engagement & Events Officer and an Administration Officer. Employee expenses do not provide for backfilling of employee positions in order to implement upgraded corporate software, Council will form a position on any additional requirements when the scope of the project, preferred vendor, implementation plan and estimated cost of the project are approved by Council in mid 2022.

The annual salary increases provided to employees in accordance with Council's Employment Agreement through Fair Work. This agreement is currently being negotiated and salary increases have been factored in based on the current offer to employees and includes any back pay which would be payable.

Employee on costs increase proportionately in line with the salary increases for current employees and additional costs are incurred for new positions. Payroll Tax and Workers Compensation percentages remain largely unchanged for the 2023 financial year however the government guarantee superannuation rate has been increased by 0.5% (to 10.5%) by the Federal Government.

The Departments expenditure includes employee costs. Department's wages are expected to increase by \$572,900 in 2023 from the 2022 budget. Wages allocated to capital works projects are expected to increase by \$21,800 in 2023.

Borrowing Costs

Borrowing costs include interest paid to Tascorp for Council's loan liability balance of \$3.6 million and the present value movement associated with Council's liability to rehabilitate two landfill sites at Deloraine and Cluan. The loan from Tascorp is due to be repaid in June 2023.

Depreciation

Depreciation recognises the allocation of the value of an asset over its useful life. The depreciation charged on an annual basis is reflective of the services being provided to the community during the year. New and upgraded infrastructure capital expenditure has the effect of increasing the value of depreciation as to does the overall cost of materials and inputs increasing which requires assets to be revalued to reflect current costs of these assets. Substantial new and upgraded projects such as the Deloraine Squash Courts, Bracknell Hall and Cluan landfill cell area have the effect of increasing depreciation.

Other Expenditure

Community incentive grants of \$100,000 are included in this expenditure line. This amount also includes townscape incentive grants, community organisation regulatory fee refunds and representative sporting grants. The grants allocation has not been fully utilised by applicants in the



past two financial years which indicates that the value is appropriate. Also included in other expenditure is external audit fees paid to the State Government of \$34,500 and the cost of infrastructure assets required to be reconstructed before they reached the end of their full useful life.

Long Term Financial Plan

Council's Long Term Financial Plan (LTFP) has been updated for the period 2023 to 2032 to assist in the long term nature of the decisions made in the operating budget. The LTFP demonstrates how Council's operating position is very much dependant on external revenue sources being Federal FAG grant funds, Taswater distributions and interest revenue. Cash reserves are also impacted by the level of capital works undertaken and the subsequent levels of interest income. The Financial Management Strategy requires Council to manage its LTFP to retain an underlying surplus after excluding capital income and expenditure. On this basis real increases (i.e. above inflation) of 5.5% are provided for in the LTFP being 2% for each of the 2024, 2025 and 2026 financial years. The need for those increases will be assessed in those respective years. These increases are included to ensure Council does not run at a loss over the ten year period. The LTFP is updated annually to review estimates for the ten year period and ensure they are current. It is noted that the LTFP does not provide for a landfill area in the municipality beyond the current footprint of the Cluan Road site, a decision on any new landfill cells will be formed in the 2023 financial year. The LTFP is balanced on the basis that one off project expenditure returns from the 2023 level (\$1,405,600) to an average of \$550,000 in order to achieve a break even position. The LTFP summary is provided as Attachment 1.

The LTFP provides long term projections, a summary of significant financial information is provided in tables 17 to 19.

Table 17: LTFP Underlying surplus / (deficit) projections 2023 to 2032 ('\$000)

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
(690)	(44)	(68)	2)	(160)	79	133	260	349	599

Table 18: LTFP Cash & investment projections 2023 to 2032 ('\$000)

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
18,151	10,858	6,518	6,525	8,759	10,556	10,659	13,059	15,608	18,693

*Note the gross cash & investment balance does not take into account Council liabilities

Table 19: LTFP Capital works expenditure projections (excl. subdivisions) 2023 to 2032 ('\$000)

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
12,559	19,711	8,418	7,296	5,094	5,633	6,359	5,200	5,165	4,904



Summary

The 2023 Budget Estimates is expected to see Meander Valley maintain service levels while retaining a comparatively low General Rate for Tasmanian Local Government. The operating budget, rates resolution and long term financial plan for 2023 will provide the continuation of many essential services provided to the community. While the operating budget presents a substantial operating loss for 2023 and general rate increases above inflation will be required in future financial years in order to return the Long Term Financial Plan to a sustainable position. Waste service charge increases are expected in future financial years in delivering a new transfer station and new landfill area to the community for the management of the municipality's waste. Council will encounter challenges in coming years to return to operating surplus' such as the additional cost of new infrastructure developments and to a lesser extent Council's reliance on external funding sources such as Taswater distributions, interest income and Financial Assistance Grants.

The operating budget, long term financial plan and capital works program have been prepared after presenting information to Councillors and discussions held during May and June Council Workshops. A summary of the rating recommendation is provided in Table 20.

Table 20: Recommended rates & charges comparison 2022 to 2023

	Budget 2022	Budget 2023	Rates & Charges 2023
General Rates: Variable rates for each property Land Use Class (LUC)	\$10,786,900	\$11,508,600	\$200 minimum rate, 4.25 cents in the \$ Primary Production LUC. 4.71 cents in the \$ Residential LUC. 5.14 cents in the \$ All other LUC's.
Fire Levy: Launceston Permanent Brigade	\$800,400	\$821,500	1.180 cents in \$ \$44 minimum
Fire Levy: Volunteer Brigade Districts	\$250,300	\$264,500	0.316 cents in \$ \$44 minimum
Fire Levy: General Land	\$244,000	\$260,300	0.252 cents in \$ \$44 minimum
Fire Levy Total	\$1,294,700	\$1,346,300	
Waste Management Infrastructure Contribution	\$403,600	\$471,500	\$125
Waste Kerbside Collection 80, 140 & 240 Litre	\$2,156,600	\$2,424,000	\$335, \$355, \$425
Waste Management Service Charges Total	\$2,560,200	\$2,895,500	
Total Rate Revenue (Consolidated Operating Statement)	\$14,641,800	\$15,750,400	



Budget report produced by:

Jonathan Harmey
Director Corporate Services

Attachments

1. Long Term Financial Plan summary
2. One Off Specific Projects & Programs
3. Operating Statement by function



MEANDER VALLEY COUNCIL
Long Term Financial Plan 2023

Statement of Comprehensive Income

	Anticipated 2021-22 \$'000	Budget 2022-23 \$'000	Estimate 2023-24 \$'000	Estimate 2024-25 \$'000	Estimate 2025-26 \$'000	Estimate 2026-27 \$'000	Estimate 2027-28 \$'000	Estimate 2028-29 \$'000	Estimate 2029-30 \$'000	Estimate 2030-31 \$'000	Estimate 2031-32 \$'000
Operating Revenue											
General Rate Revenue	10,787	11,509	11,796	12,091	12,333	12,395	12,457	12,519	12,582	12,644	12,708
Waste Management Service Charges	2,565	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896
Fire Levy	1,297	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
Fees & User Charges	1,436	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483
Contributions & Donations	189	130	130	130	130	130	130	130	130	130	130
Interest	512	596	500	342	257	301	426	468	523	700	838
Operating Grants	4,787	4,895	4,543	4,543	4,543	4,543	4,543	4,543	4,543	4,543	4,543
Other Revenue	906	869	843	843	843	732	732	732	732	732	732
Total Operating Revenue	22,478	23,722	23,536	23,673	23,830	23,824	24,012	24,116	24,233	24,474	24,674
Operating Expenditure											
Employee Expenses	6,410	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129
Materials & Contractors Expenses	7,093	8,109	8,109	8,109	8,109	8,109	8,109	8,109	8,109	8,109	8,109
Added Maintenance Estimate: AM Plans	-	-	96	127	150	182	205	231	257	283	309
Interest	228	214	-	-	-	-	-	-	-	-	-
Depreciation	5,562	5,918	6,059	6,188	6,232	6,257	6,282	6,306	6,331	6,356	6,380
Unwinding Tip Provision	192	38	40	40	60	60	60	60	-	-	-
Payments to Government Authorities	1,295	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
One off Non-Recurrent	756	1,406	550	550	550	650	550	550	550	650	550
Other Payments	230	250	251	251	251	251	251	251	251	251	251
Total Operating Expenditure	21,767	24,412	23,580	23,741	23,827	23,985	23,933	23,983	23,974	24,124	24,075
Underlying Surplus/(Deficit)	712	(690)	(44)	(68)	2	(160)	79	133	260	349	599
Non-Operating Items											
Subdivisions Taken Over	1,897	645	600	600	600	600	600	600	600	600	600
Profit/(Loss) on Disposal of Asset	-	-	-	1,000	-	-	-	-	-	-	-
Capital Grants & Contributions	1,837	5,076	6,254	874	900	900	900	900	900	900	900
Comprehensive Result	4,446	5,031	6,811	2,406	1,502	1,340	1,579	1,633	1,760	1,849	2,099
Add											
Depreciation	5,731	5,918	6,099	6,228	6,292	6,317	6,342	6,366	6,331	6,356	6,380
Loan Funds & Internal Transfers	940	3,600	-	-	-	162	-	-	-	-	-
Cost of Asset Sales	16	-	-	-	-	-	-	-	-	-	-
Less											
New Asset Expenditure (incl.subdivisions)	3,382	5,344	12,623	3,909	1,616	1,597	1,576	1,576	1,576	1,577	1,577
Asset Renewal/Replacement Expenditure	6,280	7,860	7,688	5,109	6,280	4,097	4,657	5,383	4,224	4,188	3,927
Loan Principal	-	3,600	-	-	-	-	-	-	-	-	-
Accrual Non-Cash Adjustments	(88)	(114)	(109)	(109)	(109)	(109)	(109)	(109)	(109)	(109)	(109)
Tip Rehabilitation Payments	-	-	-	4,065	-	-	-	1,045	-	-	-
Cash Surplus/(Deficit)	1,559	(2,141)	(7,293)	(4,339)	7	2,233	1,797	104	2,400	2,549	3,085
Opening Cash Balance	18,733	20,292	18,151	10,858	6,518	6,525	8,759	10,556	10,659	13,059	15,608
Closing Cash Balance	20,292	18,151	10,858	6,518	6,525	8,759	10,556	10,659	13,059	15,608	18,693
Rate increase above inflation required	0.00%	0.15%	2.00%	2.00%	1.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

One Off Specific Projects & Programs		Budget 2022	Anticipated 2022	Budget 2023
Governance				
Northern councils shared services initiatives	Other Functions	10,000	4,000	10,000
Launceston Creative Cities gastronomy support	Other Functions	8,800	-	-
Customer service review & survey system	Other Functions	10,000	-	20,000
Culture Survey & improvement activities	Human Resources	26,000	10,000	15,000
External group training provider	Human Resources	20,000	20,600	20,000
External group training provider	Councillors Expenses	10,000	6,300	-
DocAssembler Governance trial	Councillors Expenses	30,000	11,500	-
Local Government elections	Councillors Expenses	-	-	110,000
Community Strategic Plan update preparation	Community Development	35,000	-	-
Naidoc week unspent grant funds	Community Development	7,600	-	-
Transition to retirement arrangement (temp)	Community Development	93,000	63,800	-
Old Meander School funding contribution	Community Development	-	-	50,000
COVID-19 response measures to pandemic	Environmental Protection	15,000	61,300	20,000
Climate Change: Consultant Works	Management	-	-	30,000
Valley Central prospectus promotional material	Communications	-	-	5,000
Corporate imagery update	Communications	-	-	10,000
Communications strategy	Communications	-	-	15,000
MVC website improvements	Communications	-	-	30,000
COVID-19 Manager Business Recovery	Economic Development	148,200	52,900	-
Short Walks project (grant)	Economic Development	50,400	75,000	-
State northern prison community communications	Economic Development	5,000	10,200	-
Review of Greater Launceston Plan	Economic Development	15,900	15,400	-
		484,900	331,000	335,000
Community Wellbeing				
Short Walks project (grant)	Economic Development	-	-	385,000
State northern prison community communications	Economic Development	-	-	10,000
Naidoc week (grant)	Community Development	-	-	7,600
Community Strategic Plan update preparation	Community Development	-	-	35,000
Community Engagement & Events Officer (temp)	Community Development	-	-	101,000
		-	-	538,600
Corporate				
Employee policies manual update	Human Resources	10,000	-	10,000
Customer Service Officer support (temp)	Administration	-	-	75,100
IT Strategic Plan: ERP project planning	IT	84,100	61,700	89,000
		94,100	61,700	174,100
Development & Regulatory				
Animal Management succession plan (temp)	Animal Control	8,000	8,100	-
Dog magement plan & signage update	Animal Control	15,000	-	20,000
Contribution to regional cat facility	Animal Control	5,000	5,000	-
Fire abatement succession plan (temp)	Fire Protection	900	-	-
LSL support arrangements	Environmental Health	6,000	-	6,000
EHO TTR (temp)	Environmental Health	-	-	14,200
EHO TTR (temp)	Preventative Health	-	-	26,200
Planners office improvements	Planning	-	-	15,000
LSL support arrangements	Planning	6,000	-	6,000
Council meeting agenda template update	Planning	20,000	-	-
State northern prison DA assessment	Strategic Planning	20,000	-	20,000
PVBH structure plan update	Strategic Planning	47,000	16,200	30,800
Tasmanian planning scheme changes	Strategic Planning	2,000	1,300	-
Regional Land Use Strategy changes	Strategic Planning	18,200	18,600	20,000
		148,100	49,200	158,200
Infrastructure				
Asset revaluations roads & buildings	Asset Management	64,500	64,500	36,400
Asset management software cloud transition	Asset Management	4,000	-	-
SRRP: Dairy Plains Road line markings	Road Management	25,000	10,100	-
SRRP: Quamby Brook Road line markings	Road Management	45,000	25,900	-
SRRP: East Barrack Street line markings	Road Management	110,000	61,300	-
Traffic movement study with COL	Road Management	20,000	20,000	-
Asbestos removal at Council buildings	Property Management	10,000	3,800	10,000
Additional one off bridge maintenance	Bridges	15,000	6,000	-
Bridge safety audits	Bridges	5,000	-	-
Waste management strategy consulting	Household Waste	5,000	37,500	5,000
Westbury: SMP leachate pond assessment	Household Waste	-	-	18,000
Deloraine: SMP leachate pond assessment	Household Waste	-	-	18,000
Mole Creek transfer station pavement sealing	Household Waste	-	-	10,000
Meander community transfer station safety barrier	Household Waste	-	-	2,500
Waste communications strategy	Household Waste	-	-	20,000
Stormwater surveys & studies (Act changes)	Stormwater	10,000	-	-
Old Meander School painting	Community Development	10,000	-	-
Hadspen Urban Growth Project support	Economic Services	10,000	-	-
Meander Valley Rd Hadspen design work (grant)	Economic Services	343,500	27,100	316,400
Bioenergy prproject investigation	Economic Services	20,000	-	-
Deloraine Football Club State building work (grant)	Sport & Recreation	50,000	-	-
Regional sports facility plan	Sport & Recreation	16,000	16,000	-
Dismantle Deloraine Racecourse day stalls	Sport & Recreation	5,000	3,000	-
MVPAC painting	Sundry Cultural	10,000	-	10,000
Dairy Plains toilets facility maintenance	Public Halls	15,000	28,500	-
Huntsman Lake boat ramp contribution (grant)	Parks & Reserves	-	-	60,000
Deloraine Racecourse precinct concept planning	Parks & Reserves	30,000	9,900	20,000
Elm Leaf beetle treatment (3 yearly)	Parks & Reserves	7,000	-	10,000
Tree inspection audit (3 yearly)	Parks & Reserves	40,000	-	42,000
		870,000	313,600	578,300
Works				
Community street bin replacement program	Non-Household Waste	-	-	150,000
Deloraine cemetery vegetation removal	Cemeteries	-	-	10,000
		-	-	160,000
One Off Project Expenditure		\$ 1,597,100	\$ 755,500	\$ 1,405,600
Grant Funded Projects		-\$ 493,500	-\$ 102,100	-\$ 761,400
COVID-19 Response Package Actions		-\$ 188,200	-\$ 142,700	-\$ 30,000
Amended One Off Projects Balance		\$ 915,400	\$ 510,700	\$ 614,200



Meander Valley Council

2022-23 Budget Estimates

Consolidated Operating Statement	Budget	Anticipated	Budget		
	2021-22	Actual	2021-22	Budget	2022-23
Operating Revenue				'22 to '23 Variance	
Rate Revenue	14,641,800	14,648,300	15,750,400	1,108,600	7.57%
Fees & User Charges	1,279,800	1,435,500	1,482,600	202,800	15.85%
Contributions	95,900	188,900	129,600	33,700	35.14%
Interest	420,700	512,200	595,700	175,000	41.60%
Grants & Subsidies	4,387,300	4,787,400	4,894,600	507,300	11.56%
Other Revenue	851,400	906,000	869,000	17,600	2.07%
Total Operating Revenue	21,676,900	22,478,300	23,721,900	2,045,000	9.43%
Operating Expenditure					
Departments					
Governance	2,522,600	2,282,900	1,755,900	(766,700)	-30.39%
Corporate Services	1,995,400	1,949,900	2,138,800	143,400	7.19%
Infrastructure Services	4,451,100	3,795,500	4,678,800	227,700	5.12%
Development & Regulatory Services	2,254,600	2,171,600	2,456,300	201,700	8.95%
Community Wellbeing	-	-	1,286,100	1,286,100	#DIV/0!
Works	3,911,700	4,059,400	4,329,000	417,300	10.67%
Maintenance & Working Expenses	15,135,400	14,259,300	16,644,900	1,509,500	9.97%
Borrowing Costs	248,800	251,300	251,700	2,900	1.17%
Depreciation	5,400,400	5,730,900	5,918,500	518,100	9.59%
Payments to Government Authorities	1,294,700	1,294,700	1,346,300	51,600	3.99%
Administration Allocated	-	-	-	-	-
Other Expenses	250,800	230,300	250,300	(500)	-0.20%
Total Operating Expenditure	22,330,100	21,766,500	24,411,700	2,081,600	9.32%
Underlying Surplus/(Deficit)	(653,200)	711,800	(689,800)		
Removed Net Actual One Off Expenditure	1,103,600	653,400	644,200		
Added Long Term Financial Plan One Off Allocation	(550,000)	(550,000)	(550,000)		
Estimated Recurring Surplus/(Deficit)	(99,600)	815,200	(595,600)		
Capital Items					
Subdivision Contributions	567,300	1,896,600	645,000		
Capital Contributions	10,000	-	-		
Capital Roads to Recovery Funding	874,300	874,300	874,300		
Capital Grants	4,470,500	962,900	4,201,700		
Sale of Assets	-	-	-		
Total Capital Items	5,922,100	3,733,800	5,721,000		
Cash Reconciliation					
Opening Cash Balance	18,701,800	18,733,200	20,291,500		
Surplus, Non-Cash Items & Loan Payments	11,132,300	9,323,800	10,418,000		
Capital Asset Expenditure	(11,850,400)	(7,765,500)	(12,558,800)		
Closing Cash Balance	17,983,700	20,291,500	18,150,700		



Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
General Administration			
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	178,300	178,900	178,300
Contributions	-	-	-
Interest	-	-	-
Grants & Subsidies	-	-	-
Other Revenue	1,500	24,200	1,800
Total Operating Revenue	179,800	203,100	180,100
Operating Expenditure			
Departments			
Governance	1,198,100	1,100,200	1,367,000
Corporate Services	1,954,500	1,914,200	2,101,000
Infrastructure Services	297,800	326,400	333,000
Development & Regulatory Services	145,600	145,400	145,800
Community Wellbeing	-	-	-
Works	1,100	1,400	1,100
Maintenance & Working Expenses	3,597,100	3,487,600	3,947,900
Interest on Loans	-	-	-
Depreciation	207,000	197,000	197,000
Payments to Government Authorities	-	-	-
Administration Allocated	(93,600)	(94,500)	(97,800)
Other Payments	34,500	33,000	34,500
Total Operating Expenditure	3,745,000	3,623,100	4,081,600
Operating Surplus/(Deficit)	(3,565,200)	(3,420,000)	(3,901,500)
Add			
Depreciation	207,000	197,000	197,000
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	867,000	182,300	516,900
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(4,225,200)	(3,405,300)	(4,221,400)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
General Administration				
Administration				
Operating Revenue				
Rate Revenue				
Fees & User Charges	178,300	178,900	178,300	337 Certificates & Rent, Service
Contributions	-	-	-	
Interest				
Grants & Subsidies				
Other Revenue	1,500	24,200	1,800	Commercial reimbursement & I
Total Operating Revenue	179,800	203,100	180,100	
Operating Expenditure				
Departments				
Governance	1,198,100	1,100,200	1,367,000	
Corporate Services	1,954,500	1,914,200	2,101,000	
Infrastructure Services	297,800	326,400	333,000	GIS, Asset & Property mgt
Development & Regulatory Services	145,600	145,400	145,800	337 Certificates
Community Wellbeing Works	-	-	-	
Works	1,100	1,400	1,100	
Maintenance & Working Expenses	3,597,100	3,487,600	3,947,900	
Interest on Loans				
Depreciation	207,000	197,000	197,000	
Payments to Government Authorities				
Administration Allocated	(93,600)	(94,500)	(97,800)	
Other Payments	34,500	33,000	34,500	Audit office fees
Total Operating Expenditure	3,745,000	3,623,100	4,081,600	
Operating Surplus/(Deficit)	(3,565,200)	(3,420,000)	(3,901,500)	
Add				
Depreciation	207,000	197,000	197,000	
Loan Funds				
Asset Sales	-	-	-	
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	867,000	182,300	516,900	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(4,225,200)	(3,405,300)	(4,221,400)	



Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Roads, Streets & Bridges			
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	50,900	50,900	50,900
Contributions	378,200	1,307,700	430,000
Interest	-	-	-
Grants & Subsidies	4,126,700	3,551,100	4,071,600
Other Revenue	-	-	-
Total Operating Revenue	4,555,800	4,909,700	4,552,500
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	132,800	79,600	119,400
Development & Regulatory Services	-	-	-
Community Wellbeing Works	2,294,000	2,335,800	2,407,400
Maintenance & Working Expenses	2,426,800	2,415,400	2,526,800
Interest on Loans	-	-	-
Depreciation	3,025,000	3,180,000	3,220,000
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	108,300	108,800	108,800
Total Operating Expenditure	5,560,100	5,704,200	5,855,600
Operating Surplus/(Deficit)	(1,004,300)	(794,500)	(1,303,100)
Add			
Depreciation	3,025,000	3,180,000	3,220,000
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(378,200)	(1,307,700)	(430,000)
Less			
Asset Expenditure	4,908,800	4,677,400	5,325,300
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	(108,300)	(108,800)	(108,800)
Cash Surplus/(Deficit)	(3,158,000)	(3,490,800)	(3,729,600)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Roads, Streets & Bridges				
Roads & Streets				
Operating Revenue				
Rate Revenue				
Fees & User Charges	50,900	50,900	50,900	Heavy vehicle motor tax
Contributions	378,200	1,307,700	430,000	Subdivisions taken over
Interest				
Grants & Subsidies	3,708,300	3,131,300	3,913,500	FAGs & Capital Grants
Other Revenue				
Total Operating Revenue	4,137,400	4,489,900	4,394,400	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Community Wellbeing Works	2,294,000	2,335,800	2,407,400	
Maintenance & Working Expenses	2,294,000	2,335,800	2,407,400	
Interest on Loans				
Depreciation	2,550,000	2,710,500	2,730,500	
Payments to Government Authorities				
Administration Allocated				
Other Payments	108,300	108,800	108,800	Asset disposal write off
Total Operating Expenditure	4,952,300	5,155,100	5,246,700	
Operating Surplus/(Deficit)	(814,900)	(665,200)	(852,300)	
Add				
Depreciation	2,550,000	2,710,500	2,730,500	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	(378,200)	(1,307,700)	(430,000)	Subdivisions taken over
Less				
Asset Expenditure	4,053,800	3,478,500	4,977,300	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets	(108,300)	(108,800)	(108,800)	
Cash Surplus/(Deficit)	(2,588,600)	(2,632,100)	(3,420,300)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Roads, Streets & Bridges			
Bridges			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies	418,400	419,800	158,100
Other Revenue			
Total Operating Revenue	418,400	419,800	158,100
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	132,800	79,600	119,400
Development & Regulatory Services	-	-	-
Community Wellbeing Works	-	-	-
Maintenance & Working Expenses	132,800	79,600	119,400
Interest on Loans			
Depreciation	475,000	469,500	489,500
Payments to Government Authorities			
Administration Allocated			
Other Payments	-	-	-
Total Operating Expenditure	607,800	549,100	608,900
Operating Surplus/(Deficit)	(189,400)	(129,300)	(450,800)
Add			
Depreciation	475,000	469,500	489,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	855,000	1,198,900	348,000
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(569,400)	(858,700)	(309,300)

FAGs & Capital Grants



Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
	2021-22	Actual	2022-23
2021-22	2021-22	2021-22	2022-23
Health, Community & Welfare			
Function Summary			
Operating Revenue			
Rate Revenue	3,854,900	3,861,500	4,241,800
Fees & User Charges	374,600	412,600	550,200
Contributions	211,100	613,900	240,000
Interest	211,300	218,200	211,700
Grants & Subsidies	40,000	290,000	340,000
Other Revenue	78,200	91,900	92,300
Total Operating Revenue	4,770,100	5,488,100	5,676,000
Operating Expenditure			
Departments			
Governance	1,306,000	1,170,600	388,900
Corporate Services	500	-	-
Infrastructure Services	3,025,600	2,594,100	3,274,300
Development & Regulatory Services	587,000	676,900	728,900
Community Wellbeing	-	-	1,267,600
Works	1,040,700	1,119,200	1,316,200
Maintenance & Working Expenses	5,959,800	5,560,800	6,975,900
Interest on Loans	248,800	251,300	251,700
Depreciation	1,034,900	1,241,900	1,327,400
Payments to Government Authorities	1,294,700	1,294,700	1,346,300
Administration Allocated	93,300	94,400	97,700
Other Payments	108,000	88,500	107,000
Total Operating Expenditure	8,739,500	8,531,600	10,106,000
Operating Surplus/(Deficit)	(3,969,400)	(3,043,500)	(4,430,000)
Add			
Depreciation	1,034,900	1,241,900	1,327,400
Loan Funds	-	-	-
Asset Sales	-	10,000	-
Accrual Non-Cash Adjustments	(151,600)	(548,900)	(175,000)
Less			
Asset Expenditure	2,009,700	1,034,700	1,974,900
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(5,095,800)	(3,375,200)	(5,252,500)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Preventive Health				
Operating Revenue				
Rate Revenue				
Fees & User Charges	40,800	45,900	47,700	Licence & inspection fees
Contributions				
Interest				
Grants & Subsidies				
Other Revenue	-	-	-	
Total Operating Revenue	40,800	45,900	47,700	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	230,700	249,400	292,400	
Community Wellbeing Works	-	-	-	
Maintenance & Working Expenses	230,700	249,400	292,400	
Interest on Loans				
Depreciation	4,500	4,500	4,500	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	235,200	253,900	296,900	
Operating Surplus/(Deficit)	(194,400)	(208,000)	(249,200)	
Add				
Depreciation	4,500	4,500	4,500	
Loan Funds				
Asset Sales		-		
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	-	-	-	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(189,900)	(203,500)	(244,700)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Animal Control				
Operating Revenue				
Rate Revenue				
Fees & User Charges	92,000	95,900	100,400	Animal licences & fines
Contributions				
Interest				
Grants & Subsidies				
Other Revenue	-	-	-	Fleet sale
Total Operating Revenue	92,000	95,900	100,400	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	205,500	283,500	243,800	
Community Wellbeing Works	11,200	12,500	19,700	
Maintenance & Working Expenses	216,700	296,000	263,500	
Interest on Loans				
Depreciation	10,000	10,500	10,500	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	226,700	306,500	274,000	
Operating Surplus/(Deficit)	(134,700)	(210,600)	(173,600)	
Add				
Depreciation	10,000	10,500	10,500	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	-	57,500	-	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(124,700)	(257,600)	(163,100)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Fire Protection				
Operating Revenue				
Rate Revenue	1,294,700	1,296,800	1,346,300	State fire contribution
Fees & User Charges	3,000	300	3,000	Fire hazard clearing
Contributions				
Interest				
Grants & Subsidies				
Other Revenue	51,800	51,800	53,900	Fire Levy commission
Total Operating Revenue	1,349,500	1,348,900	1,403,200	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	18,000	1,400	26,000	Fire hazard control
Community Wellbeing Works	-	-	-	
	297,800	331,500	337,900	Roadside vegetation
Maintenance & Working Expenses	315,800	332,900	363,900	
Interest on Loans				
Depreciation				
Payments to Government Authorities	1,294,700	1,294,700	1,346,300	
Administration Allocated	51,800	51,800	53,900	
Other Payments				
Total Operating Expenditure	1,662,300	1,679,400	1,764,100	
Operating Surplus/(Deficit)	(312,800)	(330,500)	(360,900)	
Add				
Depreciation				
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure				
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(312,800)	(330,500)	(360,900)	

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
Health, Community & Welfare	2021-22	Actual	2022-23
		2021-22	
Emergency Services			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies	-	-	-
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	15,200	14,700	15,300
Development & Regulatory Services	-	-	-
Community Wellbeing	-	-	-
Works	-	-	-
Maintenance & Working Expenses	15,200	14,700	15,300
Interest on Loans			
Depreciation	-	-	-
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	15,200	14,700	15,300
Operating Surplus/(Deficit)	(15,200)	(14,700)	(15,300)
Add			
Depreciation	-	-	-
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(15,200)	(14,700)	(15,300)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Cemeteries				
Operating Revenue				
Rate Revenue				
Fees & User Charges	21,000	18,900	24,800	Cemetery fees
Contributions				
Interest				
Grants & Subsidies				
Other Revenue				
Total Operating Revenue	21,000	18,900	24,800	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	500	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Community Wellbeing	-	-	-	
Works	60,300	68,000	75,900	
Maintenance & Working Expenses	60,800	68,000	75,900	
Interest on Loans				
Depreciation	3,800	3,900	3,900	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	64,600	71,900	79,800	
Operating Surplus/(Deficit)	(43,600)	(53,000)	(55,000)	
Add				
Depreciation	3,800	3,900	3,900	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	237,400	220,200	20,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(277,200)	(269,300)	(71,100)	

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
Health, Community & Welfare	2021-22	2021-22	2022-23
Community Amenities			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions	-	-	-
Interest			
Grants & Subsidies	-	-	-
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	-	-	-
Community Wellbeing	-	-	-
Works	279,800	294,700	298,300
Maintenance & Working Expenses	279,800	294,700	298,300
Interest on Loans			
Depreciation	32,200	35,500	35,500
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	312,000	330,200	333,800
Operating Surplus/(Deficit)	(312,000)	(330,200)	(333,800)
Add			
Depreciation	32,200	35,500	35,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	106,000	8,500	117,500
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(385,800)	(303,200)	(415,800)

Public toilets

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Health, Community & Welfare			
Street Lighting			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions	-	-	-
Interest			
Grants & Subsidies			
Other Revenue	400	400	400
Total Operating Revenue	400	400	400
			Lighting reimbursements
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	233,600	232,200	239,000
Development & Regulatory Services	-	-	-
Community Wellbeing Works	-	-	-
Maintenance & Working Expenses	233,600	232,200	239,000
Interest on Loans			
Depreciation	30,000	34,800	34,800
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	263,600	267,000	273,800
Operating Surplus/(Deficit)	(263,200)	(266,600)	(273,400)
Add			
Depreciation	30,000	34,800	34,800
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(233,200)	(231,800)	(238,600)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Area Promotion				
Operating Revenue				
Rate Revenue				
Fees & User Charges	74,800	86,700	88,000	Visitor information centre
Contributions	-	-	-	
Interest				
Grants & Subsidies	40,000	-	40,000	Highway signage project
Other Revenue	26,000	37,000	38,000	Visitor centre commissions
Total Operating Revenue	140,800	123,700	166,000	
Operating Expenditure				
Departments				
Governance	389,000	383,400	42,000	
Corporate Services	-	-	-	
Infrastructure Services	29,300	23,300	30,900	
Development & Regulatory Services	-	-	-	
Community Wellbeing Works	-	-	365,600	
Works	6,500	6,400	6,500	
Maintenance & Working Expenses	424,800	413,100	445,000	
Interest on Loans				
Depreciation	24,400	24,700	24,700	
Payments to Government Authorities				
Administration Allocated				
Other Payments	5,000	5,000	5,000	In kind support
Total Operating Expenditure	454,200	442,800	474,700	
Operating Surplus/(Deficit)	(313,400)	(319,100)	(308,700)	
Add				
Depreciation	24,400	24,700	24,700	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	40,000	-	50,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(329,000)	(294,400)	(334,000)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Economic Development				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	-	200,000	300,000	Shorts Walks grant program
Other Revenue				
Total Operating Revenue	-	200,000	300,000	
Operating Expenditure				
Departments				
Governance	463,200	367,900	276,900	
Corporate Services	-	-	-	
Infrastructure Services	408,600	67,000	401,100	
Development & Regulatory Services	-	-	-	
Community Wellbeing	-	-	410,000	
Works	900	1,200	900	
Maintenance & Working Expenses	872,700	436,100	1,088,900	
Interest on Loans				
Depreciation	-	-	-	
Payments to Government Authorities				
Administration Allocated				
Other Payments	2,000	-	2,000	Rates incentive policy
Total Operating Expenditure	874,700	436,100	1,090,900	
Operating Surplus/(Deficit)	(874,700)	(236,100)	(790,900)	
Add				
Depreciation	-	-	-	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	-	-	-	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(874,700)	(236,100)	(790,900)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Household Waste				
Operating Revenue				
Rate Revenue	2,560,200	2,564,700	2,895,500	Waste management charges
Fees & User Charges	138,000	156,900	279,300	Tips & transfer station fees
Contributions				
Interest				
Grants & Subsidies	-	90,000	-	NTWMG transfer station grant
Other Revenue				
Total Operating Revenue	2,698,200	2,811,600	3,174,800	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	2,263,100	2,222,200	2,545,000	
Development & Regulatory Services	-	-	-	
Community Wellbeing	-	-	-	
Works	14,200	2,100	13,300	
Maintenance & Working Expenses	2,277,300	2,224,300	2,558,300	
Borrowing Costs	37,500	40,000	40,000	Tip rehab provision mvmt
Depreciation	493,100	666,600	732,100	Tips & Transfer Station assets
Payments to Government Authorities				
Administration Allocated	41,500	42,600	43,800	
Other Payments				
Total Operating Expenditure	2,849,400	2,973,500	3,374,200	
Operating Surplus/(Deficit)	(151,200)	(161,900)	(199,400)	
Add				
Depreciation	493,100	666,600	732,100	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	37,500	40,000	40,000	
Less				
Asset Expenditure	1,104,700	407,800	1,095,200	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(725,300)	136,900	(522,500)	

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
Health, Community & Welfare	2021-22	2021-22	2022-23
Non-Household Waste			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	-	-	-
Community Wellbeing	-	-	-
Works	227,800	233,100	399,900
Maintenance & Working Expenses	227,800	233,100	399,900
Interest on Loans			
Depreciation	1,000	1,100	1,100
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	228,800	234,200	401,000
Operating Surplus/(Deficit)	(228,800)	(234,200)	(401,000)
Add			
Depreciation	1,000	1,100	1,100
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(227,800)	(233,100)	(399,900)

Street Bins

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Health, Community & Welfare				
Stormwater Drainage				
Operating Revenue				
Rate Revenue				
Fees & User Charges	5,000	8,000	7,000	Design fees
Contributions	189,100	588,900	215,000	Subdivisions taken over
Interest				
Grants & Subsidies	-	-	-	
Other Revenue	-	-	-	
Total Operating Revenue	194,100	596,900	222,000	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	33,600	10,800	14,500	
Development & Regulatory Services	-	-	-	
Community Wellbeing Works	125,200	141,200	135,300	
Maintenance & Working Expenses	158,800	152,000	149,800	
Interest on Loans				
Depreciation	410,000	432,400	452,400	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	568,800	584,400	602,200	
Operating Surplus/(Deficit)	(374,700)	12,500	(380,200)	
Add				
Depreciation	410,000	432,400	452,400	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	(189,100)	(588,900)	(215,000)	Subdivision contributions
Less				
Asset Expenditure	521,600	321,300	674,400	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(675,400)	(465,300)	(817,200)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Health, Community & Welfare			
Environmental Protection			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions	-	-	-
Interest			
Grants & Subsidies	-	-	-
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	15,000	61,300	20,000
Corporate Services	-	-	-
Infrastructure Services	27,500	13,200	16,900
Development & Regulatory Services	132,800	142,600	166,700
Community Wellbeing Works	-	-	-
Works	17,000	28,500	28,500
Maintenance & Working Expenses	192,300	245,600	232,100
Interest on Loans			
Depreciation	-	-	-
Payments to Government Authorities			
Administration Allocated			
Other Payments - Grants	-	-	-
Total Operating Expenditure	192,300	245,600	232,100
Operating Surplus/(Deficit)	(192,300)	(245,600)	(232,100)
Add			
Depreciation	-	-	-
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(192,300)	(245,600)	(232,100)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Health, Community & Welfare			
Community Development			
Operating Revenue			
Rate Revenue			
Fees & User Charges	-	-	-
Contributions	-	-	-
Interest			
Grants & Subsidies	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	406,300	328,800	50,000
Corporate Services	-	-	-
Infrastructure Services	14,700	10,700	11,600
Development & Regulatory Services	-	-	-
Community Wellbeing Works	-	-	465,300
Maintenance & Working Expenses	421,000	339,500	526,900
Interest on Loans			
Depreciation	15,000	17,500	17,500
Payments to Government Authorities			
Administration Allocated			
Other Payments - Community Grants	101,000	83,500	100,000
Total Operating Expenditure	537,000	440,500	644,400
Operating Surplus/(Deficit)	(537,000)	(440,500)	(644,400)
Add			
Depreciation	15,000	17,500	17,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(522,000)	(423,000)	(626,900)

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
Health, Community & Welfare	2021-22	Actual	2022-23
		2021-22	
Families, Youth & Children			
Operating Revenue			
Rate Revenue			
Fees & User Charges	-	-	-
Contributions			
Interest			
Grants & Subsidies	-	-	-
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	10,000	10,000	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	-	-	-
Community Wellbeing	-	-	-
Works	-	-	-
Maintenance & Working Expenses	10,000	10,000	-
Interest on Loans			
Depreciation	900	800	800
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	10,900	10,800	800
Operating Surplus/(Deficit)	(10,900)	(10,800)	(800)
Add			
Depreciation	900	800	800
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(10,000)	(10,000)	-

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget	
Health, Community & Welfare	2021-22	2021-22	2022-23	
Aged & Disabled				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions	22,000	25,000	25,000	Special Committee contrib.
Interest	211,300	218,200	211,700	Interest on loans receivable
Grants & Subsidies				
Other Revenue	-	2,700	-	Fleet sales
Total Operating Revenue	233,300	245,900	236,700	
Operating Expenditure				
Departments				
Governance	22,500	19,200	-	Community car expenses
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Community Wellbeing	-	-	26,700	
Works	-	-	-	
Maintenance & Working Expenses	22,500	19,200	26,700	
Interest on Loans	211,300	211,300	211,700	
Depreciation	10,000	9,600	9,600	
Payments to Government Authorities				
Administration Allocated				
Other Payments	-	-	-	
Total Operating Expenditure	243,800	240,100	248,000	
Operating Surplus/(Deficit)	(10,500)	5,800	(11,300)	
Add				
Depreciation	10,000	9,600	9,600	
Loan Funds				
Asset Sales		10,000		
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	-	19,400	17,800	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(500)	6,000	(19,500)	



Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
	2021-22	2021-22	2022-23
Land Use Planning & Building			
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	506,500	615,500	578,800
Contributions	2,000	2,800	2,900
Interest	-	-	-
Grants & Subsidies	-	-	-
Other Revenue	65,000	81,600	67,600
Total Operating Revenue	573,500	699,900	649,300
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	107,400	74,600	101,800
Development & Regulatory Services	1,529,000	1,356,300	1,588,600
Community Wellbeing Works	-	-	-
Maintenance & Working Expenses	1,636,400	1,430,900	1,690,400
Interest on Loans	-	-	-
Depreciation	22,400	25,300	25,300
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	-	-	-
Total Operating Expenditure	1,658,800	1,456,200	1,715,700
Operating Surplus/(Deficit)	(1,085,300)	(756,300)	(1,066,400)
Add			
Depreciation	22,400	25,300	25,300
Loan Funds	-	-	-
Asset Sales	-	6,000	-
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	-	(4,500)	36,600
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(1,062,900)	(720,500)	(1,077,700)

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
Land Use Planning & Building	2021-22	2021-22	2022-23
Land Use Planning			
Operating Revenue			
Rate Revenue			
Fees & User Charges	260,000	344,700	297,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	-	11,700	-
Total Operating Revenue	260,000	356,400	297,000
			Fleet sales
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	107,400	74,600	101,800
Development & Regulatory Services	1,005,900	1,006,000	1,125,400
Community Wellbeing Works	-	-	-
Maintenance & Working Expenses	1,113,300	1,080,600	1,227,200
Interest on Loans			
Depreciation	12,000	14,900	14,900
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	1,125,300	1,095,500	1,242,100
Operating Surplus/(Deficit)	(865,300)	(739,100)	(945,100)
Add			
Depreciation	12,000	14,900	14,900
Loan Funds			
Asset Sales	-	2,000	-
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	(14,500)	17,800
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(853,300)	(707,700)	(948,000)

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
Land Use Planning & Building	2021-22	2021-22	2022-23
Building Control			
Operating Revenue			
Rate Revenue			
Fees & User Charges	246,500	270,800	281,800
Contributions	2,000	2,800	2,900
Interest			
Grants & Subsidies			
Other Revenue	65,000	69,900	67,600
Total Operating Revenue	313,500	343,500	352,300
			Resource sharing & build levy & flk
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	523,100	350,300	463,200
Community Wellbeing	-	-	-
Works	-	-	-
Maintenance & Working Expenses	523,100	350,300	463,200
Interest on Loans			
Depreciation	10,400	10,400	10,400
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	533,500	360,700	473,600
Operating Surplus/(Deficit)	(220,000)	(17,200)	(121,300)
Add			
Depreciation	10,400	10,400	10,400
Loan Funds			
Asset Sales		4,000	
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	10,000	18,800
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(209,600)	(12,800)	(129,700)



Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Recreation & Culture			
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	169,500	177,600	124,400
Contributions	81,900	161,100	101,700
Interest	-	1,000	1,300
Grants & Subsidies	3,500,000	605,000	3,331,400
Other Revenue	2,500	4,200	4,000
Total Operating Revenue	3,753,900	948,900	3,562,800
Operating Expenditure			
Departments			
Governance	18,500	12,100	-
Corporate Services	34,100	33,500	36,000
Infrastructure Services	890,700	697,201	844,900
Development & Regulatory Services	-	-	-
Community Wellbeing Works	-	-	18,500
	956,000	985,600	997,300
Maintenance & Working Expenses	1,899,300	1,728,401	1,896,700
Interest on Loans	-	-	-
Depreciation	716,200	696,100	750,300
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	-	-	-
Total Operating Expenditure	2,615,500	2,424,501	2,647,000
Operating Surplus/(Deficit)	1,138,400	(1,475,601)	915,800
Add			
Depreciation	716,200	696,100	750,300
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	2,979,300	1,378,200	3,494,300
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(1,124,700)	(2,157,701)	(1,828,200)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Recreation & Culture				
Public Halls				
Operating Revenue				
Rate Revenue				
Fees & User Charges	5,000	5,000	5,500	Westbury Town Hall
Contributions	20,000	34,000	34,000	Special Committees
Interest	-	800	1,000	
Grants & Subsidies	1,000,000	-	1,000,000	Bracknell Hall
Other Revenue				
Total Operating Revenue	1,025,000	39,800	1,040,500	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	26,100	24,500	27,000	Insurance, rates, land tax
Infrastructure Services	70,700	82,300	61,800	Maintenance program
Development & Regulatory Services	-	-	-	
Community Wellbeing Works	12,100	9,600	13,100	
Maintenance & Working Expenses	108,900	116,399	101,900	
Interest on Loans				
Depreciation	81,300	76,100	76,100	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	190,200	192,499	178,000	
Operating Surplus/(Deficit)	834,800	(152,699)	862,500	
Add				
Depreciation	81,300	76,100	76,100	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	621,500	99,100	1,180,400	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	294,600	(175,699)	(241,800)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Recreation & Culture			
Swimming Pools & Other Swimming			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	92,300	104,500	100,700
Development & Regulatory Services	-	-	-
Community Wellbeing Works	3,800	4,200	4,500
Maintenance & Working Expenses	96,100	108,700	105,200
Interest on Loans			
Depreciation	16,500	16,200	16,200
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	112,600	124,900	121,400
Operating Surplus/(Deficit)	(112,600)	(124,900)	(121,400)
Add			
Depreciation	16,500	16,200	16,200
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(96,100)	(108,700)	(105,200)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Recreation & Culture			
Recreation Grounds & Sports Facilities			
Operating Revenue			
Rate Revenue			
Fees & User Charges	116,200	119,000	62,700
Contributions	1,500	1,500	1,500
Interest			
Grants & Subsidies	2,250,000	295,000	2,308,000
Other Revenue	-	-	-
Total Operating Revenue	2,367,700	415,500	2,372,200
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	494,800	380,702	396,300
Development & Regulatory Services	-	-	-
Community Wellbeing	-	-	-
Works	484,000	504,501	511,600
Maintenance & Working Expenses	978,800	885,202	907,900
Interest on Loans			
Depreciation	385,000	391,200	404,100
Payments to Government Authorities			
Administration Allocated			
Other Payments - Recreation Grants	-	-	-
Total Operating Expenditure	1,363,800	1,276,402	1,312,000
Operating Surplus/(Deficit)	1,003,900	(860,902)	1,060,200
Add			
Depreciation	385,000	391,200	404,100
Loan Funds			
Asset Sales less Transfers to C'ttees			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	1,212,200	959,900	1,682,500
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	176,700	(1,429,602)	(218,200)

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Recreation & Culture			
Library Services			
Operating Revenue			
Rate Revenue			
Fees & User Charges	41,000	42,000	44,100
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	41,000	42,000	44,100
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	8,000	9,000	9,000
Infrastructure Services	4,900	2,400	4,900
Development & Regulatory Services	-	-	-
Community Wellbeing Works	-	-	-
Maintenance & Working Expenses	12,900	11,400	13,900
Interest on Loans			
Depreciation	4,300	4,200	4,200
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	17,200	15,600	18,100
Operating Surplus/(Deficit)	23,800	26,400	26,000
Add			
Depreciation	4,300	4,200	4,200
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	28,100	30,600	30,200

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Recreation & Culture				
Sundry Cultural Activities				
Operating Revenue				
Rate Revenue				
Fees & User Charges	7,000	11,300	11,800	Performing Arts Ctr
Contributions	400	1,200	1,200	
Interest	-	200	300	
Grants & Subsidies				
Other Revenue				
Total Operating Revenue	7,400	12,700	13,300	
Operating Expenditure				
Departments				
Governance	18,500	12,100	-	
Corporate Services	-	-	-	
Infrastructure Services	109,400	111,700	118,300	
Development & Regulatory Services	-	-	-	
Community Wellbeing Works	-	-	18,500	
Works	11,900	5,400	11,900	
Maintenance & Working Expenses	139,800	129,200	148,700	
Interest on Loans				
Depreciation	52,000	51,100	51,100	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	191,800	180,300	199,800	
Operating Surplus/(Deficit)	(184,400)	(167,600)	(186,500)	
Add				
Depreciation	52,000	51,100	51,100	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	104,100	400	103,000	
Loan Principal				
Profit (loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(236,500)	(116,900)	(238,400)	

Meander Valley Council

2022-23 Budget Estimates

	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Recreation & Culture				
Parks & Reserves				
Operating Revenue				
Rate Revenue				
Fees & User Charges	300	300	300	
Contributions	60,000	124,400	65,000	Public open space cont.
Interest				
Grants & Subsidies	250,000	310,000	23,400	Huntsman Lake, Pump Track
Other Revenue	2,500	4,200	4,000	Overnight RV camping
Total Operating Revenue	312,800	438,900	92,700	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	118,600	15,600	162,900	
Development & Regulatory Services	-	-	-	
Community Wellbeing Works	444,200	461,900	456,200	
Maintenance & Working Expenses	562,800	477,500	619,100	
Interest on Loans				
Depreciation	177,100	157,300	198,600	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	739,900	634,800	817,700	
Operating Surplus/(Deficit)	(427,100)	(195,900)	(725,000)	
Add				
Depreciation	177,100	157,300	198,600	
Loan Funds				
Asset Sales	-	-	-	
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	1,041,500	318,800	528,400	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(1,291,500)	(357,400)	(1,054,800)	



Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget
Unallocated & Unclassified	2021-22	2021-22	2022-23
Function Summary			
Operating Revenue			
Rate Revenue	10,786,900	10,786,800	11,508,600
Fees & User Charges	-	-	-
Contributions	-	-	-
Interest	209,400	293,000	382,700
Grants & Subsidies	2,065,400	2,178,500	2,227,600
Other Revenue	704,200	704,100	703,300
Total Operating Revenue	13,765,900	13,962,400	14,822,200
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	6,300	2,200	1,800
Infrastructure Services	(3,200)	23,600	5,400
Development & Regulatory Services	(7,000)	(7,000)	(7,000)
Community Wellbeing Works	-	-	-
Works	(380,100)	(382,600)	(393,000)
Maintenance & Working Expenses	(384,000)	(363,800)	(392,800)
Interest on Loans-internal loan	-	-	-
Depreciation	394,900	390,600	398,500
Payments to Government Authorities			
Administration Allocated	300	100	100
Other Payments	-	-	-
Total Operating Expenditure	11,200	26,900	5,800
Operating Surplus/(Deficit)	13,754,700	13,935,500	14,816,400
Add			
Depreciation	394,900	390,600	398,500
Loan Funds & Capital Repayments	920,000	940,000	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(35,500)	(60,900)	(35,500)
Less			
Asset Expenditure	1,085,600	497,400	1,210,800
Loan Principal	-	-	-
Internal loan Repay	-	-	-
Cash Surplus/(Deficit)	13,948,500	14,707,800	13,968,600

Meander Valley Council

2022-23 Budget Estimates

Unallocated & Unclassified	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23
Private Works			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	3,700	600	1,500
Total Operating Revenue	3,700	600	1,500
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	-	-	-
Community Wellbeing Works	3,200	600	1,300
Maintenance & Working Expenses	3,200	600	1,300
Interest on Loans			
Depreciation			
Payments to Government Authorities			
Administration Allocated	300	100	100
Other Payments			
Total Operating Expenditure	3,500	700	1,400
Operating Surplus/(Deficit)	200	(100)	100
Add			
Depreciation			
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	200	(100)	100

Meander Valley Council

2022-23 Budget Estimates

Unallocated & Unclassified	Budget 2021-22	Anticipated Actual 2021-22	Budget 2022-23	
Plant Working				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	47,000	50,500	52,000	Diesel fuel rebate
Other Revenue				
Total Operating Revenue	47,000	50,500	52,000	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Community Wellbeing	-	-	-	
Works	-	-	-	
Maintenance & Working Expenses	-	-	-	
- Internal Hire Charges	(854,100)	(895,400)	(903,000)	
- Operating Expenditure	516,400	569,000	565,500	
Interest on Loans				
Depreciation	303,600	293,500	301,400	
Administration Allocated				
Training Costs				
Other Payments				
Total Operating Expenditure	(34,100)	(32,900)	(36,100)	
Operating Surplus/(Deficit)	81,100	83,400	88,100	
Add				
Depreciation	303,600	293,500	301,400	
Loan Funds				
Asset Sales (excl. trade-in)				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure - Changeover cost	500,000	381,000	565,000	
Loan Principal				
Internal return on Plant	81,100	83,400	88,100	
Cash Surplus/(Deficit)	(196,400)	(87,500)	(263,600)	

Meander Valley Council

2022-23 Budget Estimates

	Budget	Anticipated	Budget	
Unallocated & Unclassified	2021-22	2021-22	2022-23	
Other Unallocated & Unclassified				
Operating Revenue				
Rate Revenue	10,786,900	10,786,800	11,508,600	General Rates
Fees & User Charges	-	-	-	
Contributions	-	-	-	
Interest	209,400	293,000	382,700	Bank, Loans & Rates
Grants & Subsidies	2,018,400	2,128,000	2,175,600	Financial Assistance Grants
Other Revenue	700,500	703,500	701,800	Taswater & residential rent
Total Operating Revenue	13,715,200	13,911,300	14,768,700	
Operating Expenditure				
Departments				
Governance	-	-	-	
Corporate Services	6,300	2,200	1,800	Unallocated land tax
Infrastructure Services	(3,200)	23,600	5,400	Depreciation & rental prop.
Development & Regulatory Services	(7,000)	(7,000)	(7,000)	Depreciation in overheads
Community Wellbeing	-	-	-	
Works	(45,600)	(56,800)	(56,800)	Depreciation in overheads
Maintenance & Working Expenses	(49,500)	(38,000)	(56,600)	
Interest on Loans				
Depreciation	91,300	97,100	97,100	Depots & minor plant
Payments to Government Authorities				
Administration Allocated				
Other Payments	-	-	-	
Total Operating Expenditure	41,800	59,100	40,500	
Operating Surplus/(Deficit)	13,673,400	13,852,200	14,728,200	
Add				
Depreciation	91,300	97,100	97,100	
Loan Funds & Capital Repayments	920,000	940,000	-	Loan repayments
Asset Sales	-	-	-	
Accrual Non-Cash Adjustments	(35,500)	(60,900)	(35,500)	Valleycentral interest accrual
Less				
Asset Expenditure	585,600	116,400	645,800	Depots, vehicles & minor plant
Loan Principal				
Internal Return on plant	(81,100)	(83,400)	(88,100)	
Cash Surplus/(Deficit)	14,144,700	14,795,400	14,232,100	



LABOUR ON-COSTS

	Budget 2022	Anticipated Actual 2022	Budget 2023
Labour On-Costs			
Annual Leave & Public Holidays	863,700	859,900	896,300
Personal Leave (sick, compassionate, carers)	163,100	212,100	180,000
Long Service Leave Payments	96,900	102,600	85,500
Contribution to Superannuation	878,900	845,700	985,200
Workers Compensation Insurance	157,600	158,500	167,400
Payroll Tax	402,100	376,600	436,300
Total Labour On-Costs	2,562,300	2,555,400	2,750,700
	%	%	%
Council Labour On-Cost Calculation			
<u>(Labour On-Costs)</u>	<u>2,562,300</u>	<u>2,555,400</u>	<u>2,750,700</u>
(Direct Labour Costs)	5,949,200	5,695,600	6,355,500
Labour On-Cost Percentage	43.07%	44.87%	43.28%
Total Costs of Employment (Operating & Capital)	8,511,500	8,251,000	9,106,200
2023 indirect labour on-costs will be applied at the rate of:			43.30%
2022 anticipated indirect labour on-costs applied at the rate of:			44.90%



MANAGEMENT & INDIRECT OVERHEADS

	Budget 2022	Anticipated Actual 2022	Budget 2023
Expenditure			
Employee Costs (salaries, allowances & on-costs including Council contributions to L.S.L. provision & superannuation, conferences, seminars and workers compensation insurance)	1,173,800	1,200,900	1,270,000
Council Plant	34,200	39,700	39,100
Materials & Contractors	426,100	338,700	286,700
Training (excluding salaries & wages)	35,000	10,900	26,000
Depreciation	67,500	79,700	80,100
Net Expenditure (allocated to operating & capital projects)	\$ 1,736,600	\$ 1,669,900	\$ 1,701,900

Departmental Management, engineering & indirect overheads to be applied to operations and capital works undertaken by Council & contractors at the following rates:

Works Department	8.77%	10.35%	8.50%
Infrastructure Services	8.77%	10.35%	8.50%
Development & Regulatory Services	12.50%	11.50%	10.10%

2022-23 Rates Resolution

Report Author Jonathan Harmey
Director Corporate Services

Authorised by John Jordan
General Manager

Decision Sought Council approves the Rates Resolution for the 2022-23 financial year.

Vote Simple majority

Recommendation to Council

That Council, pursuant to Part 9 of the Act, adopts the following rates and charges for the period 1 July 2022 to 30 June 2023:

1. General Rate

- a. That pursuant to Section 90 of the *Local Government Act 1993* (the Act), Council makes the following General Rate in relation to all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area for the period commencing 1 July 2022 and ending on 30 June 2023, namely a rate of 5.14 cents in the dollar of assessed annual value of the land;
- b. That pursuant to Section 107 (1) and (2) of the Act, for land used for Residential purposes, the General Rate in 1(a) is varied by decreasing it by 0.43 cents in the dollar to 4.71 cents in the dollar of assessed annual value of the land;
- c. That pursuant to Section 107 (1) and (2) of the Act, for land used for Primary Production purposes, the General Rate in 1(a) is varied by decreasing it by 0.89 cents in the dollar to 4.25 cents in the dollar of assessed annual value of the land;
- d. That pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of \$200.

2. Service Rates and Service Charges

That pursuant to Sections 93, 93A and 94 of the Act, Council makes the following Service Rates and Service Charges in respect of all rateable land within

the municipal area (including land which is otherwise exempt from rates pursuant to Section 87) for the period commencing 1 July 2022 and ending on 30 June 2023 namely:

- a. A service charge for waste management in respect of all lands of \$125 for the making available of waste management facilities.
- b. That pursuant to Section 94(3A) of the Act, Council declares, that the service charge for waste management is varied as follows:
 - i. by reason of the provision of a standard kerbside waste collection service, ie one 80 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$210 to \$335;
 - ii. by reason of the provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$230 to \$355;
 - iii. by reason of the provision of an additional extra capacity kerbside waste collection service ie one 240 litre (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$300 to \$425.
- c. That pursuant to Sections 93A of the Act, Council makes the following Service Rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979:
 - i. in respect of the Launceston Permanent Brigade Rating District of 1.180 cents in the dollar of assessed annual value of rateable land within that District; and
 - ii. in respect of the Volunteer Brigade Rating Districts of 0.316 cents in the dollar of assessed annual value of rateable land within those Districts; and
 - iii. in respect of General Land of 0.252 cents in the dollar of assessed annual value of rateable General land.
- d. That pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of the fire protection service rates of \$44.

3. Separate Apportionments

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

4. Instalment Payments

That pursuant to Section 124 of the Act Council:

- a. Decides all rates are payable by all ratepayers by four approximately equal instalments;
- b. Determines that the dates by which instalments are to be paid shall be as follows:
 - i. The first instalment on or before 31 August 2022
 - ii. The second instalment on or before 31 October 2022
 - iii. The third instalment on or before 31 January 2023
 - iv. The fourth instalment on or before 31 March 2023

5. Interest on Late Payments

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge of 0.02226% (8.13% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

6. Adjusted Values

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

Report

The Rates Resolution is considered by Council annually. It was discussed at Council Workshops on 24 May and 7 June 2022. Variations to the general rate include reduction to the Residential and Primary Production land use classes, this will provide a phase in of fifty percent of the State Government adjustment factors received in February 2022 and the remaining fifty percent will be applied in the 2024 financial year to return the general rates to one rate in the dollar regardless of land use class.

Attachments Nil

Strategy The Rates Resolution is guided by Council's Financial Management Strategy.

Further the objectives of Council's strategic future direction 5: innovative leadership and community governance 6: planned infrastructure services.

See Meander Valley Community Strategic Plan 2014-24. [Click here](#) or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy The Rates Resolution is guided by Council Policy 77 (Rates and Charges).

Legislation The Rates Resolution provides for Council's budgeted rates and charges revenue to be applied to each property's rates and charges under Part 9 of the *Local Government Act 1993* (Act).

Consultation Not applicable

Budget & Finance The Rates Resolution establishes how Council rates and charges are applied to each property in the Local Government area, which contributes to Council's revenue for the 2022-23 financial year.

Risk Management Not applicable

Alternative Motions Council can adopt the Rates Resolution with amendment.

Corporate Services

Financial Management Strategy Review

Report Author Justin Marshall
Team Leader Finance

Authorised by Jonathan Harmey
Director Corporate Services

Decision Sought Council to adopt the updated Financial Management Strategy

Vote Simple majority

Recommendation to Council

That Council confirm the continuation of the Financial Management Strategy, amended as attached.

Report

The current Financial Management Strategy (FMS) was adopted by Council in August 2018, in accordance with section 70A of the *Local Government Act*. It is a further requirement under section 70E of the Act that the FMS be reviewed at least every four years.

The FMS is to be consistent with the strategic plan (i.e., Council's Community Strategic Plan) and contain at least the matters contained in the ministerial orders which are as follows:

- an overview of the purpose and intent of the strategy;
- the financial principles that are to guide the determination of the financial management strategies;
- the key financial management strategies that are to be employed; and
- the financial aims and targets of Council.

The attached FMS has been reviewed and updated in accordance with the requirements of the Act. This has been based on Council's Long Term Financial Plan and existing financial policies.

The proposed FMS was presented and discussed at the 24 May 2022 Council workshop.

- Attachments** 1. Financial Management Strategy - June 2022 [14.4.1 - 17 pages]
- Strategy** Furthers the objectives of Council's strategic future direction 5: innovative leadership and community governance.
- See Meander Valley Community Strategic Plan 2014-24. [Click here](#) or visit www.meander.tas.gov.au/plans-and-strategies to view.
- Policy** The Financial Management Strategy includes information sourced from Council's Asset Management Policy, Investment of Surplus Funds Policy and Rates & Charges Policy.
- Legislation** Section 70A and Ministerial Orders prepared in accordance with Section 70F and Section 70E of the *Local Government Act 1993*.
- Consultation** Not applicable
- Budget & Finance** The Financial Management Strategy is prepared to guide Council in its financial decision making.
- Risk Management** Not applicable
- Alternative Motions** The establishment and review of a Financial Management Strategy is mandatory. Council can adopt the Financial Management Strategy with amendment.



Meander Valley Council

**FINANCIAL MANAGEMENT STRATEGY
2023 TO 2032**

Overview

Purpose and Intent

The Financial Management Strategy (FMS) has been prepared in accordance with Section 70A of the Local Government Act 1993 to guide Council in its financial decision making. The FMS has been prepared with the following key principles in mind. Meander Valley Council will:

- Manage its finances on behalf of its community in a responsible and sustainable manner
- Maintain its community wealth in a manner where the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation
- Apply a user pays principle where appropriate, taking into account any community service obligation
- Manage its financial position with an ability to recover from unanticipated events and to absorb the potential volatility inherent in revenues and expenses
- Manage its Long Term Financial Plan (LTFP) to retain an underlying surplus after excluding capital income and expenditure
- Manage the FMS in keeping with the Community Strategic Plan with evidence based decision-making that is honest, open and transparent

These principles, in addition to the 'Rates and Charges' policy, are key considerations in preparation of Council's annual budget, LTFP and Asset Management Plans (AMP).

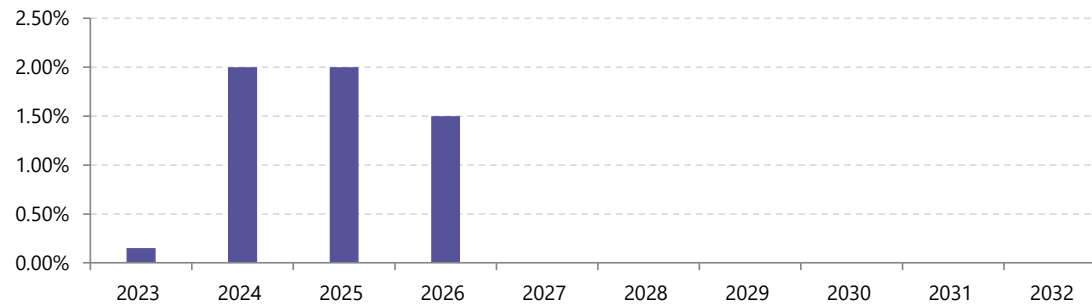
The LTFP will be prepared using Council's forecast information at the time of preparation for a period of ten years. The Asset Management Plans determine the projected spend on capital renewals and new/upgraded assets that is integrated into the LTFP. Revenue and Expenditure in the LTFP will not be indexed with inflation and will be stated in today's values.



Financial Principles

General Rates

- General rates are taxation for the purpose of local government rather than a fee for service. It is the revenue source that Council has the greatest influence over when determining the annual budget. Council will ensure that it raises the revenue required to meet expenditure obligations in an efficient and equitable manner.
- Council’s general rates will be established in the annual budget process in line with the ‘Rates and Charges’ policy. The objective is to maintain a sustainable rates system that provides revenue stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations; and ensuring that all councillors and staff work together and have a consistent understanding of the Council’s long term revenue goals.
- The general rates will be levied based on a property’s Assessed Annual Value (AAV) as determined by the Tasmanian Valuer General. AAV generally reflects a ratepayer’s capacity to pay.
- General rates will be increased annually at least in line with inflation to ensure the primary source of funding in the LTFP is not diminished and that Council is keeping pace with meeting the cost of providing services to the community.
- The projected rate rises required over and above inflation levels to balance the operating surplus in the LTFP are as follows:



Meander Valley Council
Financial Management Strategy

Financial Principles

Service Charges

- Service charges will be regarded as a fee for service. A user pays concept is applied to service charges where possible.
- Council will raise a waste management service charge which covers the collection costs of waste and recycling. An additional fixed charge is applied that recovers the cost of all other waste services including the provision of refuse sites and a transfer station. The household waste function is self-funding, as opposed to being included in the general rate's rate in the dollar calculation.
- The fire service contributions charge will be determined by the Tasmanian State Government with Council acting as an agent for the collection.

User Fees & Charges

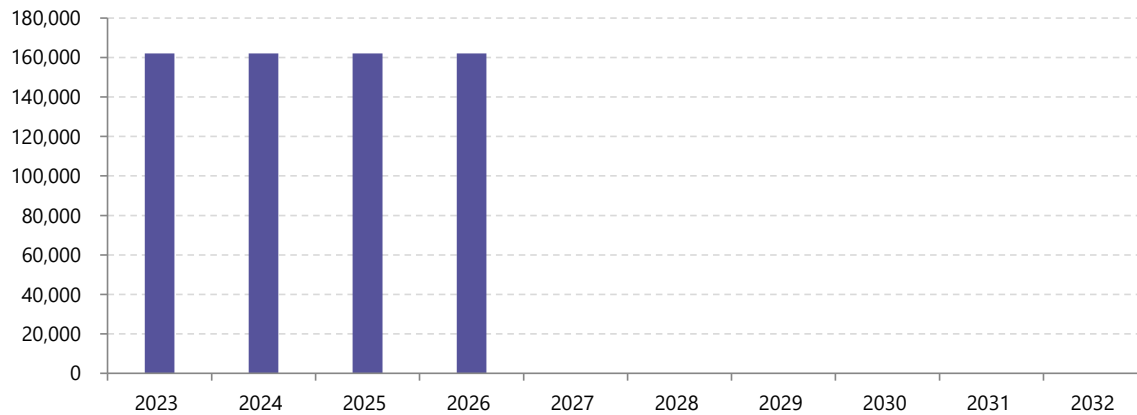
- User fees and charges for council goods and services will be maintained in line with inflation at approximately six percent of operating revenue over the term of the LTFP.



Financial Principles

Other Revenue

- The main source of other revenue are the Financial Assistance Grants received from the Commonwealth Government.
- Another significant source of other revenue is distributions from Council’s investment in TasWater. Revenue is in line with TasWater’s 2022-26 Corporate Plan and is based on Council’s existing ownership. All distributions are subject to TasWater achieving sufficient underlying profits.
- Interest on Cash and Investments are currently projected at a rate of 2.50% with this rate to be reviewed annually. This revenue item also includes interest from rate debtors and interest from outstanding loaned funds. Other interest revenue includes loans owing to Council.
- Council’s projected loans receivable in the LTFP is as follows, noting the majority of loans are due to be repaid to Council during the 2022 and 2023 financial years.



Financial Principles

Operating Expenditure

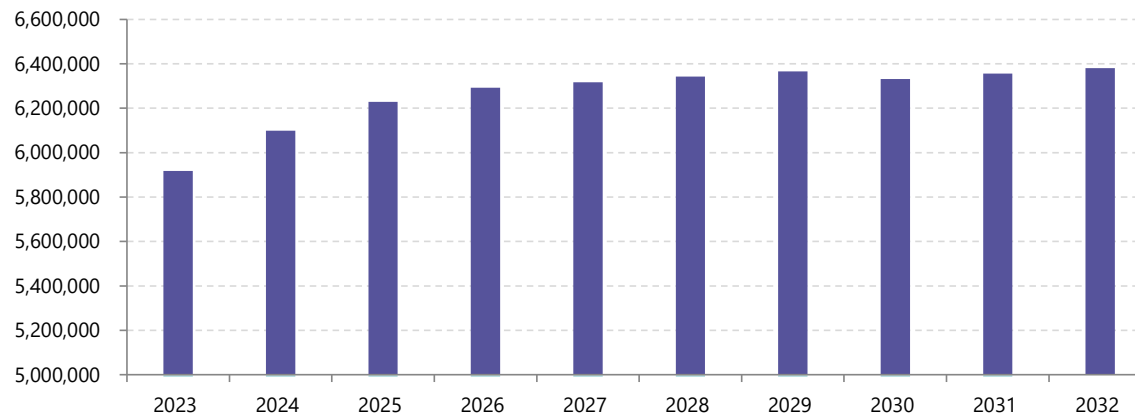
- The operational expenditure of Council covers a wide range of services in the functions of Administration, Roads Streets & Bridges, Health & Community Services, Land Use Planning & Building, Recreation & Culture and Unallocated & Unclassified. Council will determine the level and range of services it provides to the community and approve funding of these services in the annual budget process.
- The LTFP includes no allowance for anticipated changes to the roles, functions and levels of service throughout the ten year period.
- The Unwinding Tip Provision expenditure relates to non-cash entries that recognise Council's liability to rehabilitate refuse sites upon their closure.



Financial Principles

Depreciation

- Depreciation recognises the allocation of the value of an asset over its useful life. Management will make informed assumptions regarding the value of assets and the period of time the assets will provide services to the community. External specialists will be used for valuation services as deemed appropriate.
- The depreciation charged on an annual basis is reflective of the services being provided to the residents in that year.
- The value of depreciation as estimated in the LTFP does not allow for changes due to revaluation of asset classes.
- Councils projected depreciation expense in the LTFP is as follows:

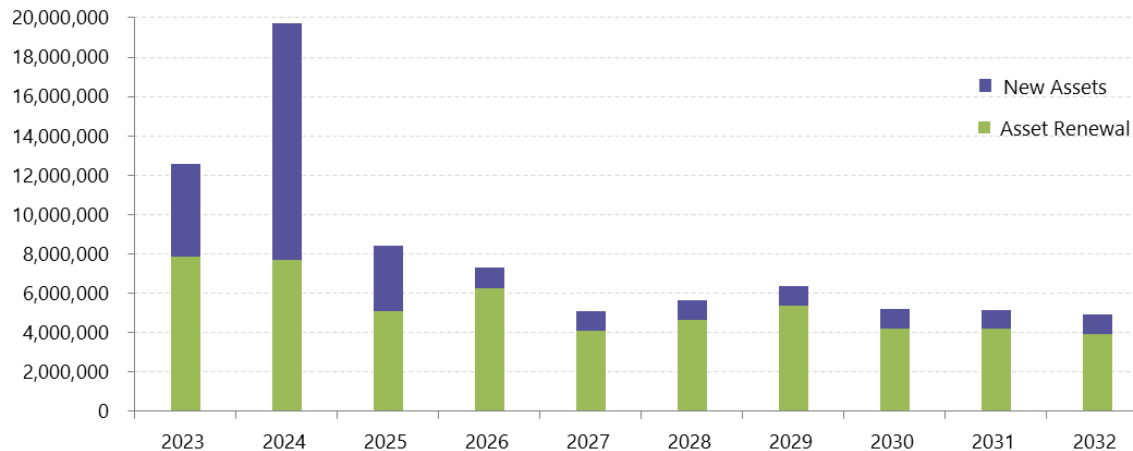




Financial Principles

Capital Works Program

- Council will approve the twelve month Capital Works Program on an annual basis.
- Expenditure on asset renewals ensures the existing level of service is maintained and the asset base will be preserved as the assets that are consumed are restored to their full service potential when needed. If Council does not fund asset renewals as a priority then the assets capacity to deliver services to the community will reduce.
- Spend on new and upgraded assets is regarded as a discretionary spend as it increases the level of service provided to the community and may increase operating expenditure into the future.
- Councils projected spend on new assets and asset renewals in the LTFP is as follows:



Financial Principles

Asset Management Plans

- Council will manage its assets in line with the 'Asset Management' policy, ensuring adequate provision is made for the long-term replacement of major assets is sustainable, through informed decision making on reliable information that is accountable and responsible.
- Council's AMP's will determine the renewal, upgrade and new asset expenditure forecast for all periods in the LTFP. They will be based on Management's forecasts of the infrastructure network's structure, condition and useful lives.
- The AMP's will also establish additional operational costs above existing levels that will be incurred due to the creation of new assets, these costs are to be included in the operating expenses in the LTFP.



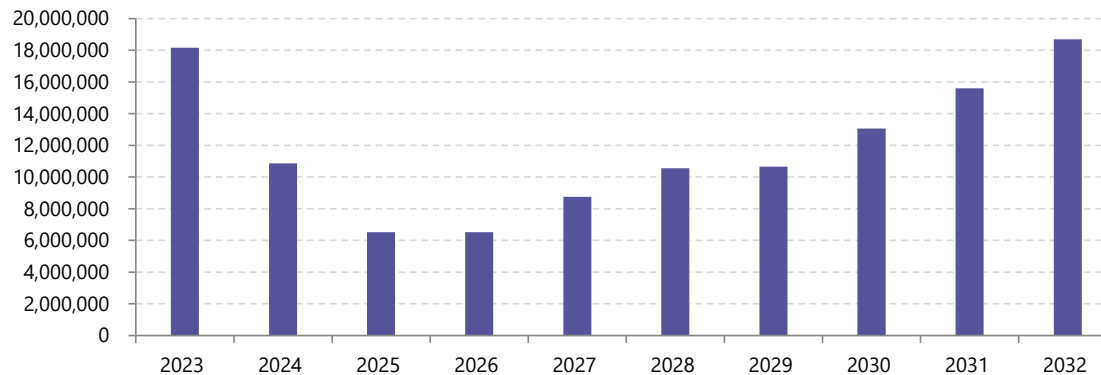
Financial Management Strategies

Cash

- Council will review cash at bank at least weekly to ensure that all short term cash flow requirements will be paid when they are due.

Investments

- Council will make investments in line with the 'Investment of Surplus Funds' policy with the objective of ensuring that the best possible rate of return is achieved from the investment of surplus Council funds whilst, at the same time ensuring the security of those funds.
- Cash and investments will be appropriately managed in order to meet the anticipated expenditure identified in the LTFP.
- Minimum cash and investment balances will be preserved to ensure all current liabilities can be met at any given time.
- Councils projected cash and investment balance in the LTFP is as follows (note, balances do not take into account outstanding liabilities, e.g. employee leave provisions):



Meander Valley Council
Financial Management Strategy

Financial Management Strategies

Borrowings

- Council will continue to adopt a low debt environment. Borrowings will be considered for use with strategic purposes that provide new community infrastructure.
- Borrowings are intended to fund long term new asset creation that improves services to the community. The term of new borrowings must be considered with a view to link the payment period with the population that enjoys the benefit of those assets.
- Council will manage existing borrowings, cash and investments to ensure that debts are repaid when they are due.
- Council's borrowings are due to be repaid in full during the 2023 financial year.



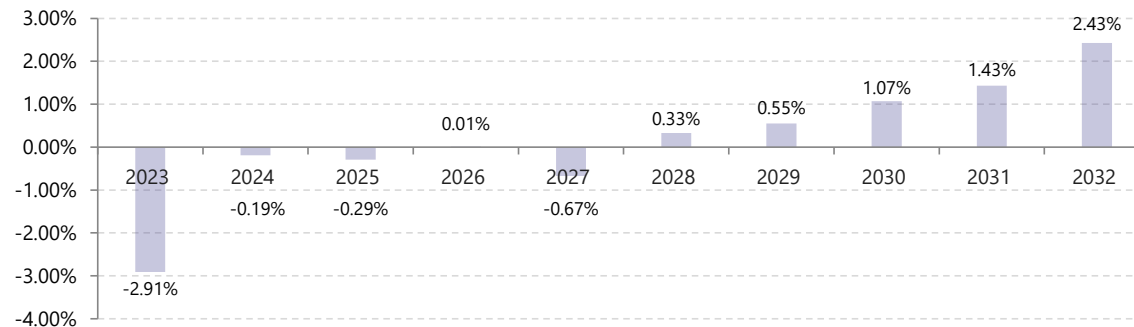
Financial Targets

Financial Management Indicators and Asset Management Indicators

The State Government requires Council to disclose a number of management indicators in their annual financial statements. The following indicators will be prepared and disclosed in the financial statements for users to view as a measure of Council’s financial sustainability. In achieving the targets, Council will be performing strongly in achieving a number of aspects identified in the Purpose and Intent of the financial management strategy:

Financial Management Indicators	Target
Underlying Surplus or Deficit	Greater than \$0
Underlying Surplus Ratio	Greater than 0%
These targets will maintain a breakeven operating position for the life of the LTFP, ensure that Council is generating sufficient revenue to meet its operating requirements. A result greater than 0 means that Council’s recurring revenue is greater than recurring expenditure.	

Councils projected Underlying Surplus Ratio in the LTFP is as follows:



Financial Targets

Financial Management Indicators and Asset Management Indicators (Cont.)

Financial Management Indicators			Target
Net Financial Liabilities	What is owed to others, less money held, invested or owed to Council	Total liabilities less financial assets (cash and cash equivalents plus trade and other receivables plus other financial assets)	Greater than \$0
Net Financial Liabilities Ratio	The significance of net amount owed compared with the periods income	Total liabilities less liquid assets, divided by total operating income	At least 0%
Asset Management Indicators			Target
Asset Consumption Ratio	The average proportion of 'as new' condition left in assets	The depreciated replacement cost of plant, equipment and infrastructure divided by the current replacement cost of depreciable assets	At least 60%
Asset Renewal Funding Ratio	The extent to which the required renewal capital expenditure in the asset management plans have been funded in the long term financial plan	Present value of renewal capital expenditure in long term financial plan divided by present value of required renewal capital expenditure in the asset management plan	At least 90%
Asset Sustainability Ratio	The ratio of asset replacement expenditure relative to depreciation for the period. This measures if assets are being replaced at the rate they are wearing out	Capital expenditure on replacement, renewal of existing plant, equipment and Infrastructure divided by depreciation expense	At least 90%



Meander Valley Council

**LONG TERM FINANCIAL PLAN
2023 TO 2032**

Long Term Financial Plan 2023 to 2032

Key Assumptions

- Rate increases of 2% over and above annual CPI in each of the 2024 and 2025 financial years and 1.5% in the 2026 financial year.
- Retain current service levels with costs increasing by the Council Cost Index.
- Expenditure on asset renewals ensures the existing level of service is maintained and the asset base will be preserved as the assets that are consumed are restored to their full service potential when needed.
- Council's Asset Management Plans determine the renewal, upgrade and new asset expenditure forecast for every year in the Long Term Financial Plan. They are based on management's forecasts of the infrastructure network's structure, condition and useful lives.
- Council will continue to adopt a low debt environment. Borrowings will be considered for use with strategic purposes that provide new community infrastructure that improves services to the community.
- Expenditure to rehabilitate the land at Council's tip sites at Cluan will be incurred in 2023 and 2029 and at the Deloraine tip site in 2025.
- Council's \$3.6M loan from Tascorp will be repaid in 2023. The corresponding amount loaned to Aged Care Deloraine will be repaid to Council in the same year.
- Council's cash reserves will decrease from \$20.2M to \$18.6M over the 10 years of the Long Term Financial Plan.

Statement of Comprehensive Income 2023 to 2032

Statement of Comprehensive Income	Anticipated 2021-22 \$'000	Budget 2022-23 \$'000	Estimate 2023-24 \$'000	Estimate 2024-25 \$'000	Estimate 2025-26 \$'000	Estimate 2026-27 \$'000	Estimate 2027-28 \$'000	Estimate 2028-29 \$'000	Estimate 2029-30 \$'000	Estimate 2030-31 \$'000	Estimate 2031-32 \$'000
Operating Revenue											
General Rate Revenue	10,787	11,509	11,796	12,091	12,333	12,395	12,457	12,519	12,582	12,644	12,708
Waste Management Service Charges	2,565	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896
Fire Levy	1,297	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
Fees & User Charges	1,436	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483
Contributions & Donations	189	130	130	130	130	130	130	130	130	130	130
Interest	512	596	500	342	257	301	426	468	523	700	838
Operating Grants	4,787	4,895	4,543	4,543	4,543	4,543	4,543	4,543	4,543	4,543	4,543
Other Revenue	906	869	843	843	843	732	732	732	732	732	732
Total Operating Revenue	22,478	23,722	23,536	23,673	23,830	23,824	24,012	24,116	24,233	24,474	24,674
Operating Expenditure											
Employee Expenses	6,410	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129
Materials & Contractors Expenses	7,093	8,109	8,109	8,109	8,109	8,109	8,109	8,109	8,109	8,109	8,109
Added Maintenance Estimate: AM Plans	-	-	96	127	150	182	205	231	257	283	309
Interest	228	214	-	-	-	-	-	-	-	-	-
Depreciation	5,562	5,918	6,059	6,188	6,232	6,257	6,282	6,306	6,331	6,356	6,380
Unwinding Tip Provision	192	38	40	40	60	60	60	60	-	-	-
Payments to Government Authorities	1,295	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
One off Non-Recurrent	756	1,406	550	550	550	650	550	550	550	650	550
Other Payments	230	250	251	251	251	251	251	251	251	251	251
Total Operating Expenditure	21,767	24,412	23,580	23,741	23,827	23,985	23,933	23,983	23,974	24,124	24,075
Underlying Surplus/(Deficit)	712	(690)	(44)	(68)	2	(160)	79	133	260	349	599
Non-Operating Items											
Subdivisions Taken Over	1,897	645	600	600	600	600	600	600	600	600	600
Profit/(Loss) on Disposal of Asset	-	-	-	1,000	-	-	-	-	-	-	-
Capital Grants & Contributions	1,837	5,076	6,254	874	900	900	900	900	900	900	900
Comprehensive Result	4,446	5,031	6,811	2,406	1,502	1,340	1,579	1,633	1,760	1,849	2,099
Add											
Depreciation	5,731	5,918	6,099	6,228	6,292	6,317	6,342	6,366	6,331	6,356	6,380
Loan Funds & Internal Transfers	940	3,600	-	-	-	162	-	-	-	-	-
Cost of Asset Sales	16	-	-	-	-	-	-	-	-	-	-
Less											
New Asset Expenditure (incl.subdivisions)	3,382	5,344	12,623	3,909	1,616	1,597	1,576	1,576	1,576	1,577	1,577
Asset Renewal/Replacement Expenditure	6,280	7,860	7,688	5,109	6,280	4,097	4,657	5,383	4,224	4,188	3,927
Loan Principal	-	3,600	-	-	-	-	-	-	-	-	-
Accrual Non-Cash Adjustments	(88)	(114)	(109)	(109)	(109)	(109)	(109)	(109)	(109)	(109)	(109)
Tip Rehabilitation Payments	-	-	-	4,065	-	-	-	1,045	-	-	-
Cash Surplus/(Deficit)	1,559	(2,141)	(7,293)	(4,339)	7	2,233	1,797	104	2,400	2,549	3,085
Opening Cash Balance	18,733	20,292	18,151	10,858	6,518	6,525	8,759	10,556	10,659	13,059	15,608
Closing Cash Balance	20,292	18,151	10,858	6,518	6,525	8,759	10,556	10,659	13,059	15,608	18,693

Statement of Financial Position 2023 to 2032

Statement of Financial Position	Anticipated	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
	2021-22 \$'000	2022-23 \$'000	2023-24 \$'000	2024-25 \$'000	2025-26 \$'000	2026-27 \$'000	2027-28 \$'000	2028-29 \$'000	2029-30 \$'000	2030-31 \$'000	2031-32 \$'000
Assets											
Cash and Cash Equivalents	20,292	18,151	10,858	6,518	6,525	8,759	10,556	10,659	13,059	15,608	18,693
Current Receivables	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209
Financial Assets	-	-	-	-	-	-	-	-	-	-	-
Other	167	167	167	167	167	167	167	167	167	167	167
Investment in Water Corporation	46,023	46,023	46,023	46,023	46,023	46,023	46,023	46,023	46,023	46,023	46,023
Land Under Roads	29,031	29,031	29,031	29,031	29,031	29,031	29,031	29,031	29,031	29,031	29,031
Non-Current Receivables	167	202	202	202	202	40	40	40	40	40	40
Loans Receivable	3,600	-	-	-	-	-	-	-	-	-	-
Work in Progress	850	850	850	850	850	850	850	850	850	850	850
Land Improvements	10,640	12,815	16,062	18,290	18,388	18,320	18,197	17,012	16,921	16,830	16,739
Buildings	21,896	23,602	30,098	29,565	29,101	28,496	27,912	27,329	26,756	26,195	25,643
Plant & Equipment	3,983	5,371	6,084	6,610	7,574	8,251	8,974	9,272	9,454	9,861	10,331
Heritage	19	19	19	19	19	19	19	19	19	19	19
Computer Software	110	110	110	110	110	110	110	110	110	110	110
Valuations	136	136	136	136	136	136	136	136	136	136	136
Land	10,843	11,113	11,916	12,246	12,246	12,246	12,246	12,246	12,246	12,246	12,246
Roads, Streets & Bridges	154,548	155,908	158,672	158,748	159,611	158,944	158,781	159,745	159,604	159,170	158,383
Stormwater	22,045	22,322	22,443	22,537	22,631	22,623	22,611	22,597	22,579	22,558	22,533
Total Assets	325,559	327,030	333,880	332,261	333,824	335,224	336,863	336,444	338,204	340,054	342,153
Liabilities											
Current Payables	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435
Current Provisions	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360
Contract Liabilities	895	895	895	895	895	895	895	895	895	895	895
Non-Current Employee Provisions	151	151	151	151	151	151	151	151	151	151	151
Non-Current Tip Rehab Provisions	5,816	5,856	5,896	1,871	1,931	1,991	2,051	-	-	-	-
Loans Payable	3,600	-	-	-	-	-	-	-	-	-	-
Total Liabilities	13,257	9,697	9,737	5,712	5,772	5,832	5,892	3,841	3,841	3,841	3,841
Net Assets	312,302	317,333	324,143	326,549	328,052	329,392	330,971	332,603	334,363	336,213	338,312
Equity											
Accumulated Surplus	220,667	225,698	232,508	234,914	236,417	237,757	239,336	240,968	242,728	244,578	246,677
Land Revaluation Reserve	10,025	10,025	10,025	10,025	10,025	10,025	10,025	10,025	10,025	10,025	10,025
Building Revaluation Reserve	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975
Roads & Streets Revaluation Reserve	49,515	49,515	49,515	49,515	49,515	49,515	49,515	49,515	49,515	49,515	49,515
Bridges Revaluation Reserve	16,960	16,960	16,960	16,960	16,960	16,960	16,960	16,960	16,960	16,960	16,960
Stormwater Revaluation Reserve	11,824	11,824	11,824	11,824	11,824	11,824	11,824	11,824	11,824	11,824	11,824
Water Corporation Reserve	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)
Total Equity	312,302	317,333	324,143	326,549	328,052	329,392	330,971	332,603	334,363	336,213	338,312

Motion to Close Meeting

Motion Close the meeting to the public for discussion of matters in the list of agenda items below.

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(1)*.

Vote Absolute majority

Closed Session Agenda

Confirmation of Closed Minutes

Refer to *Local Government (Meeting Procedures) Regulations 2015: s34(2)*.

Leave of Absence

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(2)(h)*.

Meander Primary School Lease

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(2)(b)* regarding information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.

Release of Public Information

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(8)*.

Meeting Close