



Meander Valley Council
Working Together

MINUTES

ORDINARY COUNCIL MEETING

Tuesday 9 May 2023

Time 3.00pm

Location Council Chambers
26 Lyall Street
Westbury, Tasmania

Phone (03) 6393 5300

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Meeting Open - Attendance & Apologies

Meeting opened at 3:02 pm.

Chairperson Mayor Wayne Johnston

Councillors present Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Apologies Councillor Lochie Dornauf

Officers present	John Jordan	General Manager
	Geoff Guiver	Business Improvement Officer (Minute-Taker)
	Dino De Paoli	Director Infrastructure Services
	Jonathan Harmey	Director Corporate Services
	Matthew Millwood	Director Works
	Krista Palfreyman	Director Development & Regulatory Services
	Natasha Whiteley	Team Leader Town Planning
	Jarred Allen	Team Leader Engineering
	Robert Little	Asset Management Coordinator
	Anita Devlin	Executive Assistant
	George Walker	Town Planning Consultant

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 18 April 2023.

Moved Councillor Michael Kelly

Seconded Councillor Kevin House

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Nil

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Motion Receive and confirm minutes of the Special Meeting held 2 May 2023.

Moved Councillor Michael Kelly

Seconded Councillor Ben Dudman

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Nil

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 101/2023

Declarations of Interest

Nil.

Minute reference: 102/2023

Council Workshop Report

Topics Discussed – 02 May 2023

Development & Regulatory: Draft Tasmanian Planning Policies

Infrastructure: Proposed amendments to Policy No.66 Security for Incomplete Works in Subdivisions

Works: Advertising of intention to sell public land

Presentation: Visit Northern Tasmania (VNT) CEO Introduction and update (Tracey Mallett)

Infrastructure: Capital Works Projects 2023-24 (DRAFT)

Corporate Services: Budget Estimates planning discussion

Items for Noting

Infrastructure: Tasmania's Short Walks Capital

Infrastructure: Westbury Road Cycle Lane

Infrastructure: Rural bike riding network wayfinding project

Minute reference: 103/2023

Mayor & Councillor Report

Councillor Official Activities and Engagements Since Last Meeting

22 April 2023

Community Event: Pacific Islander Showcase, Deloraine

Attended by: Cr Loader

25 April 2023

Community Event: ANZAC Day Service, Deloraine

Presented by: Mayor Wayne Johnson & Cr House

Attended by: Cr Dudman

Community Event: ANZAC Day Service, Carrick

Presented by: Cr House & Cr Loader

Community Event: ANZAC Day Service, Mole Creek

Presented by: Cr Loader

Community Event: ANZAC Day Service, Hagley

Presented by: Cr Temple

Community Event: ANZAC Day Service, Westbury

Presented by: Cr Temple

Attended by: Cr Dudman

26 April 2023

Meeting: Great Western Tiers Tourism Association, Deloraine

Attended by:

Cr Dudman

Cr Loader

27 April 2023

Council Event: Meander Valley Council All Staff Meeting

Attended by:

Mayor Wayne Johnston

Cr House

Cr Temple

28 April 2023

Meeting: LGAT Professional Development Day

Attended by: Cr Loader

Community Event: International Workers' Memorial Day Ceremony

Attended by:

Cr Dudman

30 April 2023

Council Event: Youth Week Jam

Attended by: Cr Loader

01 May 2023

Meeting: St Patrick's Festival AGM, Westbury

Attended by: Cr Loader

02 May 2023

Council Event: Australian Citizenship Ceremony, Westbury

Attended by:

Mayor Wayne Johnston

Deputy Mayor Stephanie Cameron

Cr Dudman

Cr House

Cr Loader

Cr Synfield

Cr Temple

Meeting: Carrick Hall Committee, Carrick

Attended by:

Cr House

Cr Synfield

03 May 2023

Meeting: Meeting With Senator Askew

Attended by: Mayor Wayne Johnston

Meeting: Northern Tasmania Development Corporation

Attended by:

Mayor Wayne Johnston

Cr Synfield

Meeting: Blackstone Heights Community News Meeting

Attended by: Cr Synfield

Meeting: LGAT Presidential Candidate's Forum, online

Attended by:

Cr House

Cr Loader

Meeting: LGAT Future of Local Government Review Stage 2 Report Briefing (online)

Attended by: Cr Loader

04-06 May 2023

Community Event: Agfest, Carrick

Opened by: Mayor Wayne Johnston

Attended by:

Deputy Mayor Stephanie Cameron

Cr Dudman

Cr Kelly

Cr Loader

06 May 2023

Community Event: Westbury Bowls Club Presentation Night

Attended by: Cr Loader

Councillor Announcements & Acknowledgements

Councillor Ben Dudman acknowledged the effort of all involved with another successful AGFEST event in Carrick and other Councillors also voiced their support.

Minute reference: 104/2023

Petitions

Petition Westbury Village Green Heritage Precinct	Complying petition received 08 May 2023 with 22 signatures.
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Minute reference: 105/2023

Community Representations

Nil requests received.

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.

Minute reference: 106/2023

Public Question Time

This Month's Public Questions With Notice

Question 1: Carol Firth, Westbury

Question without notice at past Council Meeting (April 2023) – taken on notice

Statewide contracting (3949 Meander Valley Rd, Exton) operates a contracting business and on 1/4/2023 they delivered a site office and a truck to 99 Deviation Rd, Westbury. Then on 2/4/2023 another site office arrived. Now there is an excavator on the side of the road and 2 vehicles were parked in the area this morning. We have advised Council of this and oppose him conducting any part of his business there. We would like to draw your attention to this. How can Council allow him to not only operate an unsightly mess in Exton but to now extend it to Deviation Road?

John Jordan, General Manager advised that the Director of Development and Regulatory Services has reached out to Mrs Firth regarding her concerns and Council's regulatory officers are investigating the situation.

[The following questions were received by Council on 14 March 2023 but due to an oversight were not included in the 18 April 2023 Agenda. Consequently, General Manager John Jordan read these questions and Council's response onto the meeting record.]

Question 2: Joy Kachina, Deloraine (received via email)

What consequences will there be for those responsible for misleading the public regarding the engagement of a zoologist before work commenced, and the subsequent failure to identify and protect vulnerable platypus burrows in the worksite area?

Response from the General Manager: I do not accept the premise of the question that Council Officers have misled the public.

Question 3: Joy Kachina, Deloraine (received via email)

When will the Council start the regeneration process along the riverbank, and will the Council ensure any future works needed will be done following the Proper Processes and Due Diligence that will ensure the Legal Protection of Platypus Burrows in the Meander Valley?

Response from the General Manager: As a precursor to remediation, Council has recently undertaken trial plantings at different locations downstream of the area, with a second trial likely to occur in spring. These trials will help determine which species are best suited to the riparian and parkland areas near the river. Council may also use the trial results to develop a remediation plan for the flood clean-up site in consultation with the Tasmanian Parks and Wildlife Service.

Minute reference: 107/2023

This Month's Public Questions Without Notice

Question 1: *Sally McKaige, Carrick*

Why are Meander Valley Council meetings held in the afternoon on a weekday which makes it difficult for some people to attend?

Mayor Wayne Johnston advised that Councillors have reviewed and decided upon the current meeting time by consensus. This time is not locked in stone and is reviewed periodically. Council does recognise that this time does make it difficult for some members of the community to attend but Council believes that the current timing is a valid compromise with consideration to the following:

- members of the community are able to make submissions in writing or via Council's website if attendance in person is not possible
- the current timing makes it more convenient and cost effective for Councillors and members of staff to attend

Minute reference: 108/2023

Councillor Question Time

This Month's Councillor Questions With Notice

Nil.

Minute reference: 109/2023

This Month's Councillor Questions Without Notice

Question 1: *Councillor John Temple*

Have there been any updates with regards to the proposed Northern Correctional Facility?

Mayor Wayne Johnston and General Manager John Jordan advised that they had received no further updates.

Question 2: *Councillor Rodney Synfield*

It has been brought to my attention that some people are concerned with the traffic impact assessment undertaken in respect of a possible prison at Ashley site near Deloraine. Concerns are:

- *Vehicle data which informed the study was taken mid-COVID*
- *Scant attention was paid to agricultural vehicle and machinery movement along Meander Valley Main Road*
- *Increased truck/gravel traffic from Porter Bridge Road*
- *Government non-acceptance of diversion of highway traffic onto Meander Valley Main Road*

What action might Council take or seek to address such possible shortcomings from the traffic impact assessment should the project proceed?

General Manager John Jordan advised that the study referenced is currently open for public consultation and highlighted that:

- members of the public with such concerns are encouraged to provide feedback to the state government during this consultation period;
- Council has not yet had the opportunity to assess the validity or otherwise of the concerns that have been raised. However Councillors could, via majority

support of a motion request Council to investigate these concerns and provide advocacy if the suggested shortcomings of the assessment are confirmed.

Question 3: Councillor John Temple

[Councillor John Temple proceeded to raise a question relating to an alternate use for the Ashley site. General Manager John Jordan subsequently advised Councillor Temple that it would be appropriate for Councillor Temple to raise a motion and seek majority support for his proposal.]

As a result, the following motion was tabled:

- Motion** That the Mayor write to the Premier on the following bases:
1. To congratulate the Premier on successfully negotiating a new stadium and Tasmanian AFL team.
 2. To seek a greater understanding of the financial benefits of this initiative.
 3. To suggest swapping the sites of the proposed prison and stadium.

Moved Councillor John Temple

Seconded Councillor Michael Kelly

Votes for Councillor Ben Dudman
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Kevin House

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

[Councillor Temple provided the following rationale for recommendation 3:]

- The south of the state has traditionally been better at bureaucracy and managing incarceration whereas the north of the state is better at free enterprise.
- The recent publicity concerning Ashley demonstrates that we in the north are not suited to this type of facility and that it is also too far away from its bureaucratic centre in Hobart. This can only be expected to apply in the same way to a proposed prison.
- The Meander Valley continually demonstrates that it can run largest community events in the state such as Agfest and the Tasmanian Craft Fair.
- Ashley as the site for the stadium offers:
 - Easy access to the Bass Highway connecting it to the major population centres of the North.
 - Easy access to a railway corridor which offers a direct link to Launceston Airport.
 - It would allow interstate patrons to easily travel on The Spirit of Tasmania to and from events.
 - Less air miles and a lower carbon footprint for patrons flying in for interstate for events.

Minute reference: 110/2023

Planning Authority Report

24 Meander Valley Road, Carrick

Proposal Multiple Dwellings (three units - two proposed and one existing), Food Services (food van) and General Retail and Hire (commercial art gallery)

Report Author Leanne Rabjohns
Town Planner

Authorised by Krista Palfreyman
Director Development & Regulatory Services

Application reference PA\23\0050

Motion Council receives the agenda report tabled for PA\23\0050 and resolves to approve the application.

Refer to "Details" below for further specification of Council's decision and any conditions or notes.

Moved Councillor Ben Dudman

Seconded Deputy Mayor Stephanie Cameron

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader

Votes against Councillor Rodney Synfield
Councillor John Temple

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 111/2023

Details

Council must take qualified advice before making a decision, and ensure that its reasons for any planning decisions are (a) minuted and (b) based on the Planning Scheme.

See Local Government Act 1993: s65, Local Government (Meeting Procedures) Regulations 2015: s25(2) and Land Use and Approvals Act 1993: ss57-59.

After receiving qualified advice about this planning application and its compliance with the Planning Scheme, Council resolved as follows:

Recommendation

This application D Knight/Barrington North for Multiple Dwellings (three units - two proposed and one existing), Food Services (food van) and General Retail and Hire (commercial art gallery) on land located at 24 Meander Valley Road, Carrick (CT: 148963/1) is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Endorsed Plan

- a. Gowland Drafting – Drawing Number: 210204 – Sheet number: P1 – Dated: 18/10/2022;
- b. Gowland Drafting – Drawing Number: 210204 – Sheet number: P2 – Dated: 21/02/2023;
- c. Gowland Drafting – Drawing Number: 210204 – Sheet Numbers: P3 - P14 (inclusive) – Dated: 23/08/2022;
- d. Gowland Drafting – Drawing Number: 210204 – Sheet Number: Det 1, Det 2 & Det 3 – Dated: 29/09/2022;
- e. Gowland Drafting – letter (2 pages) – Dated: 21-02-23;
- f. Gayle Plunkett Architect – Statement of Heritage Impact Summary – Dated: August 2022;
- g. Gayle Plunkett Architect – Addendum to Statement of Heritage Impact Summary – Well – Dated: March 2023;
- h. RJK Consulting Engineers – Traffic Impact Assessment Report – Dated: 24 January 2023; and
- i. D Knight – Email – Dated: 28 February 2023.

Permit Conditions

1. Prior to the commencement of works/use, amended plans must be submitted for approval to the satisfaction of Council's Town Planner and Heritage Tasmania.

When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:

- a. The existing dwelling's screened waste storage area must be relocated behind the building line;
 - b. The western windows of the oil board building are to be fixed and treated to ensure reasonable privacy for the adjoining property; and
 - c. The location of the well.
2. The proposed new stormwater connection must be completed in accordance with Tasmanian Standard Drawing TSD-SW29 to the satisfaction of Council's Director Infrastructure Services and State Growth. Refer Notes 1 & 2.
 3. The existing vehicle access is to be widened to a maximum of 6m wide, in accordance with the Tasmanian Standard Drawing TSD-R09 and R14 to the satisfaction of Department of State Growth. Refer to Note 2.
 4. The proposed new vehicle crossing for Existing Building 4 must be constructed in accordance with Tasmanian Standard Drawing TSD-R09 and R14 to the satisfaction of Department of State Growth. Refer to Note 2.
 5. Prior to the commencement of use:
 - a. All construction is to be completed in accordance with the endorsed stormwater design drawings, to the satisfaction of Council's Director Infrastructure Services;
 - b. Written confirmation from State Growth that the existing access has been widened in accordance with Condition 3; and
 - c. Written confirmation from State Growth that the new access has been constructed in accordance with Condition 4.
 6. The development must be in accordance with the Notice of Heritage Decision issued by the Tasmanian Heritage Council (15-06-14 THC) attached.
 7. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2022/01390-MVC) attached.

Permit Notes

1. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and requirements of Council acting as the Stormwater Authority in accordance with the *Urban Drainage Act 2013*.
2. Separate consent is required from the Department of State Growth prior to the commencement of any works within the Meander Valley Road road reserve. For further information please visit

[https://www.transport.tas.gov.au/roads and traffic management/permits and bookings](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings) or contact permits@stategrowth.tas.gov.au. Applications should be submitted at least twenty (20) days prior to any scheduled works in accordance with the provisions of the *Roads and Jetties Act 1935*.

3. Registration as a Food Business under the *Food Act 2003* is required if food is provided as part of the proposed business. Please contact the Council's Environmental Health Officer on (03) 6393 5320.
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.

Planning Authority Report

10 & 12 Neptune Drive & 2 Panorama Road, Blackstone Heights

Proposal	Subdivision (5 lots into 8 lots. 1 road lot & construction of a road & associated services)
Report Author	George Walker Town Planner - Consultant
Authorised by	Krista Palfreyman Director Development & Regulatory Services
Application reference	PA\23\0046

Motion Council receives the agenda report tabled for PA\23\0046 and resolves to approve the application.

Refer to "Details" below for further specification of Council's decision and any conditions or notes.

Moved Deputy Mayor Stephanie Cameron

Seconded Councillor Ben Dudman

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Nil

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 112/2023

Details

Council must take qualified advice before making a decision, and ensure that its reasons for any planning decisions are (a) minuted and (b) based on the Planning Scheme.

See Local Government Act 1993: s65, Local Government (Meeting Procedures) Regulations 2015: s25(2) and Land Use and Approvals Act 1993: ss57-59.

After receiving qualified advice about this planning application and its compliance with the Planning Scheme, Council resolved as follows:

Recommendation

This application by R Harrison for a Subdivision (5 lots into 8 lots. 1 road lot & construction of a road & associated services) on land located at 10 & 12 Neptune Drive & 2 Panorama Road, BLACKSTONE HEIGHTS (CT's: 121359/1, 112632/3, 146423/1, 146423/2 & 169236/2), is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Endorsed Plan

- a) PDA Surveyors, Engineers and Planners; Dated: 15/12/2022; Plan of Subdivision; Job No: 49680; Drawing No: P15 (inclusive of enlargement plan);
- b) Traffic and Civil Services; Dated: 11 February 2023; Traffic Impact Assessment for 2 Panorama Road, Blackstone Heights 8 Lot Subdivision;
- c) Livingston Natural Resource Services; Dated: 6 December 2022; Bushfire Hazard Management Report: Subdivision; Version 2; and
- d) Geoton Pty Ltd Geotechnical Consultants; Dated: 21 December 2022; Landslide Risk Assessment 2 Panorama Road, Blackstone Heights; Reference No: GL22700Ab.

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 consent in writing of Council; and
 - b. Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.

2. Prior to commencement of works, detailed engineering design documentation for stormwater services, road and vehicle crossing construction, including the extension of any Council services required to the satisfaction of Council's Director Infrastructure Services and in accordance with the recommendations of the endorsed Traffic Impact Assessment prepared by Traffic and Civil Services are to be submitted to Council. Detailed engineering documentation must be prepared by a suitably qualified civil engineer or other person approved by Council's Director Infrastructure Services. The design documentation must incorporate the following:
 - a. Required upgrades to Council's infrastructure as a result of the development;
 - b. A sealed turning head in accordance with Condition 3;
 - c. Driveways in accordance with Condition 4 and 5; and
 - d. The new road is to be a commercial road in accordance with Tasmanian Standard Drawing TSD-R06.
3. An asphalt sealed, commercial turning head at the end of Neptune Drive is to be constructed in accordance with Tasmanian Standard Drawing TSD-R08 to the satisfaction of Council's Director Infrastructure Services. Refer Note 1.
4. The new vehicle crossings for Lots 2, 3 and 4 must be constructed in accordance with Tasmanian Standard Drawing TSD-R16 to the satisfaction of Council's Director Infrastructure Services.
5. The new vehicle crossings for Lots 5, 6 and 7 must be constructed in accordance with Tasmanian Standard Drawing TSD-R09 and R14 to the satisfaction of Council's Director Infrastructure Services.
6. Drainage easements are to be created over all piped stormwater infrastructure within new allotments in favour of Council. Easement widths are to comply with Tasmanian Subdivision Guidelines, or as approved by Council's Director Infrastructure Services.
7. A certificate of compliance by an accredited person, must be submitted to the satisfaction of Council, confirming all measures required under the endorsed Bushfire Hazard Management Report (prepared by Livingston Natural Resource Services) are completed.
8. Prior to sealing of the Final Plan of Survey the following must be completed to the satisfaction of Council:
 - a. The infrastructure works must be completed as shown in the application documents and endorsed plans or as modified by the Council approved

detailed engineering drawings and specifications, to the satisfaction of Council's Director Infrastructure Services and in accordance with Conditions 2, 3, 4 and 5.

- b. Provision of as-constructed documentation of infrastructure work to be taken over by Council, to the satisfaction of Council's Director Infrastructure Services. Refer to Note 3.
 - c. Easements shown on the Final Plan of Survey, in accordance with Condition 6.
 - d. The document of compliance submitted in accordance with Condition 7.
9. The lots must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan (prepared by Livingston Natural Resource Services).
 10. All roads in the Subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this procedure must be met by the developer. Refer Note 2.
 11. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2022/01372-MVC attached).

Permit Notes

1. A temporary turning head may be approved to be placed within Lot 7, with a right of carriageway in favour of Meander Valley Council placed on the title.
2. The subdivision creates a new road that will become Meander Valley Council's assets. Please arrange for the road lots to be transferred to Meander Valley Council upon registration of the titles. This will be noted as a defect at practical completion and may delay the release of any bond money associated with the subdivision.
3. Council will provide details on the process for achieving practical completion for each stage of construction of the subdivision and the documentation required at the time of providing approval for the engineering design relevant to each stage.
4. The development is likely to affect TasNetworks' operations. As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. To understand what these requirements may entail, it is recommended to contact TasNetworks on 1300 137 008 or the Early Engagement team at early.engagement@tasnetworks.com.au at the developers earliest convenience.
5. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact Council.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

Development & Regulatory Services

2023-24 Dog Registration Fees

Report Author Krista Palfreyman
Director Development & Regulatory Services

Motion That Council adopts the recommended dog registration fees and charges for 2023-24.

Moved Councillor Anne-Marie Loader

Seconded Councillor Kevin House

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Anne-Marie Loader
Councillor Rodney Synfield

Votes against Councillor Michael Kelly
Councillor John Temple

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 1113/2023

Development & Regulatory Services

2023-24 Environmental Health Fees

Report Author Krista Palfreyman
Director Development & Regulatory Services

Motion That Council adopts the recommended environmental health fees and charges for 2023-24.

Moved Deputy Mayor Stephanie Cameron

Seconded Councillor Ben Dudman

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield

Votes against Councillor John Temple

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 114/2023

Corporate Services

Council Audit Panel: Receipt of Meeting Minutes

Report Author Jonathan Harmey
Director Corporate Services

Motion That Council receives the minutes of the Audit Panel meeting held on 28 March 2023.

Moved Councillor Ben Dudman

Seconded Deputy Mayor Stephanie Cameron

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Nil

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 115/2023

Infrastructure Services

Amendments to Policy No.66 Security for Incomplete Works in Subdivisions

Report Author Dino De Paoli
Director Infrastructure Services

Motion That Council confirms the continuation of Policy No. 66 - Security for Incomplete Works in Subdivisions, as amended, and presented as Attachment 1.

Moved Deputy Mayor Stephanie Cameron

Seconded Councillor Ben Dudman
Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Nil

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 116/2023

POLICY MANUAL

Policy Number: 66

Security for Incomplete Works in Subdivisions

Purpose:

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

Department:

Infrastructure Services

Author:

Dino De Paoli, Director

Council Meeting Date:

9 May 2023 ~~12 June 2018~~

Minute Number:

TBA/2023 ~~109/2018~~

Next Review Date:

May 2027 ~~June 2022~~ (as set, or every four years or as required)

POLICY

1. Definitions

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

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

2. Objective

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

3. Scope

The policy shall apply to all approved subdivision applications.

4. Policy

1. ~~Where the value of the incomplete works in subdivisions is less than \$20,000~~ No security will be accepted in lieu of the works being completed unless extenuating circumstances ~~or engineering justifications~~ are accepted by the Director Infrastructure Services.
2. Where security is accepted by Council, ~~the value of incomplete works in subdivisions is in excess of \$20,000~~ the developer will be required to lodge security before the final plan is sealed by Council. In addition, the following conditions will apply:

Policy Name: Security for Incomplete Works in Subdivisions

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15.1.1 Policy No 66 Security For Incomplete Works In Subdivisions With Markup

- a) The developer will be allowed ~~six(6)~~12 months to complete the works or at an approved point in time as ~~agreed~~set by the Director Infrastructure Services. If the outstanding works are not completed to the satisfaction of Council's Director Infrastructure Services ~~within the required timeframe~~, the security ~~will~~may be called in to allow Council to complete the outstanding works, ~~subject to site specific circumstances~~.
- b) The value of the security will be an amount equivalent to the estimated cost of outstanding works ~~if constructed 12 months from the date of the agreement~~ plus a ~~maximum of~~ 50% to cover costs related to indexation of works, ~~and~~ Council management costs and other unforeseen costs.
- c) The estimated cost will be ~~as approved by Council and~~ determined using the tendered rates for the project, ~~or~~ the Rawlinsons Construction Cost Guide or another ~~agreed~~ method for costing ~~of civil infrastructure works~~.
- d) Sealing of the subdivision plan will be subject to the consent of all other relevant authorities.
- e) ~~Payment of an application and processing fee to Council for approval of bonds for incomplete subdivision work.~~

5. Legislation

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

6. Responsibility

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

Motion to Close Meeting

Motion Close the meeting to the public for discussion of matters in the list of agenda items below.

See Local Government (Meeting Procedures) Regulations 2015: s15(1).

Moved Councillor Michael Kelly

Seconded Councillor Ben Dudman

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Nil

Motion carried by absolute majority

Minute reference: 117/2023

[Council adjourned for a short recess at 4:10pm ahead of commencement of the Closed Session.]

Closed Session Agenda

Confirmation of Closed Minutes

Refer to *Local Government (Meeting Procedures) Regulations 2015: s34(2)*.

Minute reference: 118/2023

Leave of Absence Applications

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(2)(h)*.

Minute reference: 119/2023

Community Events Calendar and Resourcing (FY 2023-24)

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(2)(a)* regarding personnel matters, including complaints against an employee of the council and industrial relations matters.

Minute reference: 120/2023

Draft 2023-24 Capital Works Program

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.

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(2)(c)* regarding commercial information of a confidential nature that, if disclosed, is likely to -(i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret.

Minute reference: 121/2023

Personnel Matter

Refer to *Local Government (Meeting Procedures) Regulations 2015: s15(2)(a)* regarding personnel matters, including complaints against an employee of the council and industrial relations matters.

Minute reference: 122/2023

Release of Public Information

Motion The following decisions taken by Council in Closed Session are to be released for the public's information:

1. Council approved budget changes to the staffing levels of the Community Wellbeing department.
2. Council approved the 2023-24 Capital Works Program.

Moved Councillor Anne-Marie Loader

Seconded Deputy Mayor Stephanie Cameron

Votes for Mayor Wayne Johnston
Deputy Mayor Stephanie Cameron
Councillor Ben Dudman
Councillor Kevin House
Councillor Michael Kelly
Councillor Anne-Marie Loader
Councillor Rodney Synfield
Councillor John Temple

Votes against Nil

Abstained Nil

To abstain from voting at a Council Meeting is to vote in the negative: *Local Government (Meeting Procedure) Regulations 2015: s28.*

Motion carried by simple majority

Minute reference: 123/2023

Meeting End

Meeting closed at 4:58 pm.

.....
Mayor Wayne Johnston
Chairperson