



Meander Valley Council

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

ORDINARY MINUTES

COUNCIL MEETING

Tuesday 14 March 2017

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Minutes of the ordinary meeting of the Meander Valley Council held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 14 March 2017 at 1.33pm.

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

APOLOGIES: Nil

IN ATTENDANCE: Martin Gill, General Manager
Merrilyn Young, Executive Assistant
Jon Harmey, Director Corporate Services
Matthew Millwood, Director Works
Dino De Paoli, Director Infrastructure
Lynette While, Director Community & Development Services
Jo Oliver, Senior Strategic Planner
Justin Simons, Town Planner
Natasha Whiteley, Town Planner
Heidi Goess, Urban & Regional Planner, 6ty^o
Justin Marshall, Senior Accountant
Krista Palfreyman, Development Services Co-Ordinator
Narelle Beer, Office/Rates Manager

50/2017 CONFIRMATION OF MINUTES:

Councillor Richardson moved and Councillor King seconded, ***“that the minutes of the Ordinary meeting of Council held on Tuesday 14 February, 2017, be received and confirmed.”***

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

51/2017 COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
28 February 2017	<ul style="list-style-type: none">• Rural Primary Health Services• Meeting with Treasurer Peter Gutwein re TasWater• NRM/TEER Presentation• Recovery of Outstanding Rates• Policy No. 20 – Infrastructure Contributions• Capital Works Planning• Lot 10-318 Wiiteena Road, Jackeys Marsh• April/May Workshops

52/2017 ANNOUNCEMENTS BY THE MAYOR:

Thursday 16 February 2017

Primary Health Tasmania and Community Stakeholder Rural Health Meeting

Friday 17 February 2017

LGAT General Meeting

Monday 20 February 2017

Prospect High School Leadership Assembly

Tuesday 21 February 2017

Council Strategic Planning Workshop

Rural Health Public Meeting

Thursday 23 February 2017

Meeting with Treasurer Peter Gutwein

TasWater Qtly Owners Meeting

Northern Mayors Croquet Challenge

Friday 24 February 2017

LGAT TasWater special meeting

TasWater Owners meeting with Treasurer Peter Gutwein

Monday 27 February 2017

Official Opening - Thousand Lakes Lodge, Liawenee

Tuesday 28 February 2017

Council Workshop

Friday 3 March 2017

Diabetes Tasmania Pollie Pedal, Hadspen
Rural Health Meeting

Saturday 4 March 2017

Rotary Club of Deloraine 60th Birthday Dinner

Wednesday 8 March 2017

Deloraine High School Beacon Foundation

Saturday 11 March 2017

Official Opening of the Westbury Irish Festival

53/2017 DECLARATIONS OF INTEREST:

Nil

54/2017 TABLING OF PETITIONS:

Nil

55/2017 PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – FEBRUARY 2017

Nil

2. PUBLIC QUESTIONS WITH NOTICE – MARCH 2017

2.1 Meander Area & Residents Ratepayers Association Inc. (MARRA)

- a) Was Council aware of Teen Challenge Tasmania's funding proposal to State Government for \$1 million dollars, when it endorsed that organisation as the preferred tenant for the Meander Primary School site in June 2016?
- b) If yes to question 1, why wasn't the public made aware of this key fact?

***Response by Martin Gill, General Manager
Council was not aware***

3. QUESTIONS WITHOUT NOTICE – MARCH 2017

Nil

56/2017 COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – FEBRUARY 2017

1.1 Cr Ian Mackenzie

1. Dairy Plains Hall

Under the MOU Council has with the Dairy Plains Hall Committee I am led to believe that the Committee had to pay Council's Insurance excess?

Response by Jonathan Harmey, Director Corporate Services

Following a review of Council records, the Dairy Plains Hall Committee has not been required to contribute towards the excess for an insurance claim.

1.2 Cr Bob Richardson

Highly-paid Bureaucrats

Media reports recently indicated that of the 187 most highly remunerated Tasmanian Government bureaucrats, only 4 reside outside Hobart.

The concentration (not centralisation) of "head" offices in Hobart has two impacts upon regional Tasmania:-

- (a) the large salaries of these bureaucrats are complemented by their (large, well-remunerated staffs) adding significantly to Hobart's economy and against regional economies; and
- (b) by being available" to Hobart constituents (and not regional taxpayers) it seems highly likely that these bureaucrats will be subject to the considerable (and skilled) Hobart-based parochial lobbyists.

Should Council be approached by a regionally-based strategic group which aims to address the Hobart-centric model, will Council support that group, at least in principle?

Response by Martin Gill, General Manager

This would be a matter for Council to consider once an approach was made.

Macquarie Point

- a) When development finally occurs, and hotels, retail space, and so on are established it seems highly likely that any rates and charges will be collected by Hobart City Council. Could Meander Valley Council speculate on this outcome?

Response by Martin Gill, General Manager

It is possible that Hobart City Council will collect rates and charges for development at Macquarie Point.

- b) Why, then, are taxpayers/ratepayers outside of the Hobart City Council area contributing (significant) dollars towards the planning/development (including Ms Massina's significant remuneration) of Macquarie Point? Apart from a small contribution from the State Government (say \$250,000) towards an Outline Development Plan for Macquarie Point, should not the beneficiary of the development (Hobart City Council) be solely responsible for all costs of development?

Response by Martin Gill, General Manager

I do not have answers to these questions. These are matters that should be addressed by the Macquarie Point Development Corporation

1.3 Cr Deborah White

- a) Re; Memorial Avenue, Westbury – Is there a group who would wish to have input eg the Rotary/MVC partnership that planted trees in Deloraine?

Response by Dino De Paoli, Director Infrastructure Services

The proposal for establishing a memorial tree avenue in Westbury is yet to be prepared by Council officers as part of a broader tree planting strategy for Council's townships. A budget request will be presented to Council for approval for this strategy as part of the 2017-2018 budget approval process. No one group has expressed an interest in tree planting for the memorial avenue at this point in time, however, the Westbury Garden Club recently propagated 63 rosemary plants around Westbury that have now been placed in the memorial garden to represent the 63 names inscribed on the Westbury cenotaph. Council officers will certainly approach local service clubs to determine the level of interest and support in the memorial avenue project should a funding allocation be approved by Council.

- b) Re TRAP's "Adopt a Road"; - Is there any progress?

Response by Dino De Paoli, Director Infrastructure Services

There has been no further progress on this initiative. Council officers will raise the matter at the next TRAP meeting for further discussion with committee members.

1.4 Cr Andrew Connor

Thank you Mayor for your response to my question at the December meeting about inclusion of Meander Valley Council in the development of the Launceston City Deal with the Australian Government. You stated that Meander Valley and other councils neighbouring the City of Launceston were included in discussions during December 2016 with representatives from the Department of Prime Minister and Cabinet where some broader issues were discussed.

The Launceston City Deal MOU references regional priorities and opportunities however the Prime Minister's cities website indicates discussions are underway between the Australian Government, Tasmanian Government and Launceston City Council only.

- a) What ongoing discussions or actions are taking place to involve other councils making up the Greater Launceston area to satisfy regional aspects of the MOU? and;

Response by Mayor Craig Perkins

My contribution at the City Deals meetings has included emphasising the need for regional collaboration and input.

- b) What other projects might be included to assist Greater Launceston and its region apart from the few CBD-centric projects currently under consideration, such as City Heart and the UTAS move to Inveresk?

Response by Mayor Craig Perkins

Certainly the need for significant investment in water and sewage infrastructure has been raised.

2. COUNCILLOR QUESTIONS WITH NOTICE – MARCH 2017

2.1 Cr Ian Mackenzie

In regards to the MOU with Dairy Plains Hall I understand that there hasn't been a claim, however I will word my question differently, as the intent of my question was. In the event of a theft of all contents of the Dairy Plains Hall and/or (inclusive of all halls with MOU's) any other hall, would that hall committee be responsible to pay for one half of Meander Valley Council's contents insurance excess?

Response by Jonathan Harmey, Director Corporate Services

Yes, under the MOU the special committee is currently responsible to pay 50% of any excess in the event of an insurance claim in respect of the contents owned by the Council (including special committee) at the facility.

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – MARCH 2017

Nil

57/2017 DEPUTATIONS BY MEMBERS OF THE PUBLIC

Nil

58/2017 NOTICE OF MOTIONS BY COUNCILLORS

Nil

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advised that for items 59/2017 and 60/2017 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

59/2017 137 MAIN ROAD, MEANDER – HOSPITAL SERVICES (REHABILITATION CENTRE)

1) Introduction

This report considers application PA\17\032 for Hospital Services (Rehabilitation Centre) on land located at 137 Main Road, Meander (CT 123568/1).

2) Recommendation

That the application for Use and Development for Hospital Services (Rehabilitation Centre), on land located at 137 Main Road, Meander, by Rebecca Green and Associates, requiring the following discretions:

- ***Amenity, operation of commercial vehicles.***
- ***Exceeds gross floor area of 250m² for a non-residential use;***
- ***Vulnerable use in a bushfire-prone area;***
- ***Design and layout of parking areas;***
- ***Pedestrian Walkways; and***
- ***Sensitive use within attenuation distance.***

Be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

- 1. The use and development must be carried out as shown and described in the endorsed Plans:***
 - a) Planning Submission, 31 January 2017, Rebecca Green and Associates, 31;***
 - b) Proposal Plans by S Group, January 2017, plan numbers A1***
 - c) Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan by Rebecca Green and Associates dated October 2016; and***
 - d) Revised Onsite Wastewater Design Report by Risdén Knightly Consulting Engineers, dated August 2016.***

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application and assessment by Council.

- 2. The use is limited to a maximum of 28 beds to accommodate employees, participants and children residing on the site.***

- 3. A landscaping plan must be submitted showing the vegetative screening along the north-eastern boundary of the site adjacent to the existing buildings as recommended by Environmental Impacts & Attenuation Report dated January 2017 by SEAM Environmental. This is to aid in the screening and attenuation of noise and visual impacts. The landscaping plan submitted must be to the satisfaction of Council's Town Planner. Prior to the commencement of the use, the vegetative screening must be planted.**
- 4. Prior to the commencement of the use, a certificate of compliance by an accredited person, must be submitted confirming all measures required under the approved Bushfire Hazard Management Plan (prepared by Rebecca Green and Associates) are completed.**
- 5. The site must be maintained at all times in accordance with the endorsed Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan.**
- 6. All parking spaces are to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner.**
- 7. The two new parking spaces adjacent to the north-western access the endorsed plans must be constructed in accordance with Australian Standard AS/NZ 2890.1 and to the satisfaction of Council's Director of Infrastructure Services. Prior to the commencement of the use, the parking area(s) shown on the endorsed plans must be constructed to the requirements and satisfaction of Council's Director Infrastructure Services.**
- 8. Stormwater is to be connected to the existing stormwater system to the satisfaction of Council's Plumbing Surveyor.**

Note:

- 1. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:
 - a) Building permit**
 - b) Plumbing permit****

All enquiries should be directed to Council's Permit Authority on 6393 5322 or Council's Plumbing Surveyor on 0419 510 770.

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

The relevant approval processes will apply with state and federal government agencies.

DECISION:

Cr Mackenzie moved and Cr King seconded ***“that the application for Use and Development for Hospital Services (Rehabilitation Centre), on land located at 137 Main Road, Meander, by Rebecca Green and Associates, requiring the following discretions:***

- ***Amenity, operation of commercial vehicles.***
- ***Exceeds gross floor area of 250m² for a non-residential use;***
- ***Vulnerable use in a bushfire-prone area;***
- ***Design and layout of parking areas;***
- ***Pedestrian Walkways; and***
- ***Sensitive use within attenuation distance.***

Be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

- 1. The use and development must be carried out as shown and described in the endorsed Plans:***
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 - c) Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan by Rebecca Green and Associates dated October 2016; and***
 - d) Revised Onsite Wastewater Design Report by Ridsen Knightly Consulting Engineers, dated August 2016.***

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application and assessment by Council.

- 2. The use is limited to a maximum of 28 beds to accommodate employees, participants and children residing on the site.***
- 3. A landscaping plan must be submitted showing the vegetative screening along the north-eastern boundary of the site adjacent to the existing buildings as recommended by Environmental Impacts & Attenuation Report dated January 2017 by SEAM Environmental. This is to aid in the screening and attenuation of noise and visual impacts. The landscaping plan submitted***

must be to the satisfaction of Council's Town Planner. Prior to the commencement of the use, the vegetative screening must be planted.

- 4. Prior to the commencement of the use, a certificate of compliance by an accredited person, must be submitted confirming all measures required under the approved Bushfire Hazard Management Plan (prepared by Rebecca Green and Associates) are completed.***
- 5. The site must be maintained at all times in accordance with the endorsed Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan.***
- 6. All parking spaces are to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner.***
- 7. The two new parking spaces adjacent to the north-western access the endorsed plans must be constructed in accordance with Australian Standard AS/NZ 2890.1 and to the satisfaction of Council's Director of Infrastructure Services. Prior to the commencement of the use, the parking area(s) shown on the endorsed plans must be constructed to the requirements and satisfaction of Council's Director Infrastructure Services.***
- 8. Stormwater is to be connected to the existing stormwater system to the satisfaction of Council's Plumbing Surveyor.***

Note:

- 1. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:
 - c) Building permit**
 - d) Plumbing permit****

All enquiries should be directed to Council's Permit Authority on 6393 5322 or Council's Plumbing Surveyor on 0419 510 770.

- 2. This permit takes effect after:
 - a) The 14 day appeal period expires; or****

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

The relevant approval processes will apply with state and federal government agencies.

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

60/2017 AMENDMENT TO THE INTERIM PLANNING SCHEME – PRE-MIX BITUMEN PLANT AT THE LONG HILL QUARRY

1) Introduction

The purpose of this report is to initiate a draft amendment to the Meander Valley Interim Planning Scheme 2013, to enable consideration of a pre-mix bitumen plant co-located with the existing quarry at Long Hill.

2) Recommendation

It is recommended that pursuant to Section 34 of the Land Use Planning and Approvals Act 1993, the following amendment to the Meander Valley Interim Planning Scheme 2013 is initiated:

1. *Insert Manufacturing and Processing as a Discretionary Use into Section 26.2 - Use Table – Rural Resource Zone with a site specific qualification to provide for a pre-mix bitumen plant on Certificate of Title 132658/2 – Lease 7M/2009 as follows:*

Discretionary	
Manufacturing and processing	If for a pre-mix bitumen plant located on CT 132658/2 within Lease 7M/2009

DECISION:

Cr Kelly moved and Cr White seconded *“that pursuant to Section 34 of the Land Use Planning and Approvals Act 1993, the following amendment to the Meander Valley Interim Planning Scheme 2013 is initiated:*

1. *Insert Manufacturing and Processing as a Discretionary Use into Section 26.2 - Use Table – Rural Resource Zone with a site specific qualification to provide for a pre-mix bitumen plant on Certificate of Title 132658/2 – Lease 7M/2009 as follows:*

Discretionary	
Manufacturing and processing	If for a pre-mix bitumen plant located on CT 132658/2 within Lease 7M/2009

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

The meeting adjourned for afternoon tea at 3.00pm
The meeting resumed at 3.18pm

61/2017 BRACKNELL WASTEWATER MANAGEMENT

1) Introduction

The purpose of this report is for Council to consider funding a project which will determine a cost estimate to implement a Bracknell Sewerage Scheme.

12) Recommendation

It is recommended that Council resolves to:

- 1. Work with TasWater to develop the scope for a $\pm 30\%$ cost estimate for a Bracknell sewerage scheme*
- 2. Include a new project in the 2017 – 2018 Operating budget of Council to fund the $\pm 30\%$ cost estimate for a Bracknell Sewerage Scheme*

DECISION:

Cr Mackenzie moved and Cr White seconded *“that it is recommended that Council resolves to:*

- 1. Work with TasWater to develop the scope for a $\pm 30\%$ cost estimate for a Bracknell sewerage scheme*
- 2. Include a new project in the 2017 – 2018 Operating budget of Council to fund the $\pm 30\%$ cost estimate for a Bracknell Sewerage Scheme*

As a procedural motion Cr Synfield moved and Cr Connor seconded *“that Council resolves to defer this item for two months pending clarification and insight to find out what is happening with TasWater.”*

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

62/2017 SALE OF LAND FOR UNPAID RATES – BEEREPoot, ESTATE OF HA & OTHERS, 33 & 39 SORELL ST CHUDLEIGH & 36 SOUTH MOLE CREEK RD

1) Introduction

The purpose of this report is to seek a resolution from Council to sell the following three properties under Section 137 Local Government Act 1993, sale of land for unpaid rates:

- 33 Sorell St, Chudleigh in the name of AM, RC, FA and Estate of HA Beerepoot
- 39 Sorell St, Chudleigh in the name of AM, RC, FA and Estate of HA Beerepoot
- 36 South Mole Creek Rd, Mole Creek in the name of AM Beerepoot

2) Recommendation

It is recommended that Council resolves to sell the following land for recovery of unpaid rates under Section 137 of the Local Government Act 1993:

- **33 Sorell St, Chudleigh in the name of AM, RC, FA and Estate of HA Beerepoot**
- **39 Sorell St, Chudleigh in the name of AM, RC, FA and Estate of HA Beerepoot**
- **36 South Mole Creek Rd in the name of AM Beerepoot**

DECISION:

Cr Connor moved and Cr Richardson seconded ***“that Council resolves to sell the following land for recovery of unpaid rates under Section 137 of the Local Government Act 1993:***

- **33 Sorell St, Chudleigh in the name of AM, RC, FA and Estate of HA Beerepoot**
- **39 Sorell St, Chudleigh in the name of AM, RC, FA and Estate of HA Beerepoot**
- **36 South Mole Creek Rd in the name of AM Beerepoot**

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

Comment by Cr Rodney Synfield

(Whilst) rates need to be paid by those required to pay them, in this case, I did not support the motion as proposed and subsequently passed, as I believe this matter should firstly have been referred to a court of competent jurisdiction, so that such a body may have been able to determine whether a single property may have been sold to recover all rates due on the various individual properties; or alternatively (that body) resolve the issue in some other satisfactory manner. Council taking action to sell all three properties should be one of last resort.

Mayor Craig Perkins left the meeting at 3.48pm

Deputy Mayor Michael Kelly took the chair at 3.48pm

63/2017 INFRA 1 REVIEW OF BUDGETS FOR THE 2016-2017 CAPITAL WORKS PROGRAM

1) Introduction

The purpose of this report is to provide information to Council on capital works projects budget variations and to seek Council approval for the reallocation of funding within the Capital Works Program where budget variations fall beyond the limit of the General Manager's financial delegation.

2) Recommendation

It is recommended that Council approve the following changes to the 2016-2017 Capital Works Program.

<i>Project Name</i>	<i>Original Budget</i>	<i>Variation</i>	<i>New Budget</i>
<i>Lyttleton St, Westbury – Road reconstruction</i>	<i>\$120,000</i>	<i>-\$33,000</i>	<i>\$87,000</i>
<i>Urban Stormwater Drainage Program Budget</i>	<i>\$209,500</i>	<i>-\$45,100</i>	<i>\$164,400</i>
<i>Jane St, Bracknell – Stormwater Drainage</i>	<i>\$50,000</i>	<i>\$40,000</i>	<i>\$90,000</i>
<i>Kipling Crs, Hadspen – Stormwater Upgrades</i>	<i>\$230,000</i>	<i>-\$33,900</i>	<i>\$196,100</i>
<i>Brown St, Hadspen – Stormwater Upgrades</i>	<i>\$40,000</i>	<i>\$33,900</i>	<i>\$73,900</i>
<i>Prospect Vale Park Clubrooms – Kitchen Upgrade and New Medical Room</i>	<i>\$180,000</i>	<i>\$21,000</i>	<i>\$201,000</i>
<i>Flocon Hotmix Truck (Plant 916)</i>	<i>\$180,000</i>	<i>\$50,000</i>	<i>\$230,000</i>
<i>Tractor Replacement (Plant 825)</i>	<i>\$110,000</i>	<i>-\$24,000</i>	<i>\$86,000</i>

DECISION:

Cr Richardson moved and Cr White seconded ***“that Council approve the following changes to the 2016-2017 Capital Works Program:***

<i>Project Name</i>	<i>Original Budget</i>	<i>Variation</i>	<i>New Budget</i>
<i>Lyttleton St, Westbury – Road reconstruction</i>	<i>\$120,000</i>	<i>-\$33,000</i>	<i>\$87,000</i>
<i>Urban Stormwater Drainage Program Budget</i>	<i>\$209,500</i>	<i>-\$45,100</i>	<i>\$164,400</i>
<i>Jane St, Bracknell – Stormwater Drainage</i>	<i>\$50,000</i>	<i>\$40,000</i>	<i>\$90,000</i>
<i>Kipling Crs, Hadspen – Stormwater Upgrades</i>	<i>\$230,000</i>	<i>-\$33,900</i>	<i>\$196,100</i>
<i>Brown St, Hadspen – Stormwater Upgrades</i>	<i>\$40,000</i>	<i>\$33,900</i>	<i>\$73,900</i>
<i>Prospect Vale Park Clubrooms – Kitchen Upgrade and New Medical Room</i>	<i>\$180,000</i>	<i>\$21,000</i>	<i>\$201,000</i>
<i>Flocon Hotmix Truck (Plant 916)</i>	<i>\$180,000</i>	<i>\$50,000</i>	<i>\$230,000</i>
<i>Tractor Replacement (Plant 825)</i>	<i>\$110,000</i>	<i>-\$24,000</i>	<i>\$86,000</i>

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

64/2017 POLICY REVIEW NO. 20 – INFRASTRUCTURE CONTRIBUTIONS

1) Introduction

The purpose of this report is for Council to review Policy No. 20 – Infrastructure Contributions.

2) Recommendation

It is recommended that Council confirm the continuation of Policy No. 20 – Infrastructure Contributions, as follows:

POLICY MANUAL

Policy Number: 20

Infrastructure Contributions

Purpose:

To provide fair and equitable contributions by Council towards third party development of infrastructure.

Department:

Infrastructure Services

Author:

Dino De Paoli **Ted Ross**, Director

Council Meeting Date:

14 March 2017 **11th March 2014**

Minute Number:

Next Review Date:

March 2021 ~~17~~

POLICY

1. Definitions

“Infrastructure” includes roads, kerb and channel, surfacing, drainage, footpaths, open space, buildings, signage, utilities, and other services.

2. Objective

To provide guidelines for Council to consider contributions towards the cost to develop infrastructure adjacent to subdivisions and other development where there is an interest in and/or the infrastructure is maintained by Council.

3. Scope

This policy applies to any infrastructure development on or for the benefit of Council on public or private land.

4. Policy

Council officers will use the following guidelines when determining the level of contribution to infrastructure development:

- Contributions will use a technical basis for assessment that may include:
 - Land area
 - Traffic volume or use
 - Street frontage
 - Per lot
- Consideration for the required standard of infrastructure based on:
 - LGAT standard drawing
 - Asset Hierarchy
 - Council's strategic documents
 - Capacity requirements e.g. storm water drains
 - Traffic volumes
 - Current and future requirements
- Consideration for the remaining life of infrastructure including the depreciation and write off when replacing or demolishing existing infrastructure.
- Consideration for the possible staging of works where possible to defer the need for upfront infrastructure investment.
- Consideration for the benefit provided to the community, the level of contribution can take account of:
 - Future rates income
 - Use by existing property owners
- Recognition of Council's contributions including ongoing maintenance of infrastructure, and the responsibility of future infrastructure investment.

Council contributions are subject to approval within the Council budget process.

Any contributions from developers will be linked to infrastructure to be constructed within specified time frames. No Contributions will may be sought for the potential development of future infrastructure (e.g. head works contributions).

5. Legislation

Not applicable.

6. Responsibility

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

DECISION:

Cr Mackenzie moved and Cr King seconded ***“that Council confirm the continuation of Policy No. 20 – Infrastructure Contributions, as follows:***

POLICY MANUAL

Policy Number: 20

Infrastructure Contributions

Purpose:

To provide fair and equitable contributions by Council towards third party development of infrastructure.

Department:

Infrastructure Services

Author:

Dino De Paoli, Director

Council Meeting Date:

14 March 2017

Minute Number:

64/2017

Next Review Date:

March 2021

POLICY

1. Definitions

“Infrastructure” includes roads, kerb and channel, surfacing, drainage, footpaths, open space, buildings, signage, utilities, and other services.

2. Objective

To provide guidelines for Council to consider contributions towards the cost to develop infrastructure adjacent to subdivisions and other development where there is an interest in and/or the infrastructure is maintained by Council.

3. Scope

This policy applies to any infrastructure development on or for the benefit of Council on public or private land.

4. Policy

Council officers will use the following guidelines when determining the level of contribution to infrastructure development:

- Contributions will use a technical basis for assessment that may include:
 - Land area
 - Traffic volume or use
 - Street frontage
 - Per lot

- Consideration for the required standard of infrastructure based on:
 - LGAT standard drawing
 - Asset Hierarchy
 - Council's strategic documents
 - Capacity requirements e.g. storm water drains
 - Traffic volumes
 - Current and future requirements

- Consideration for the remaining life of infrastructure including the depreciation and write off when replacing or demolishing existing infrastructure.

- Consideration for the possible staging of works where possible to defer the need for upfront infrastructure investment.

- Consideration for the benefit provided to the community, the level of contribution can take account of:
 - Future rates income
 - Use by existing property owners

- Recognition of Council's contributions including ongoing maintenance of infrastructure, and the responsibility of future infrastructure investment.

Council contributions are subject to approval within the Council budget process.

Any contributions from developers will be linked to infrastructure to be constructed within specified time frames. Contributions may be sought for the development of future infrastructure (e.g. head works contributions).

5. Legislation

Not applicable.

6. Responsibility

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

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

ITEMS FOR CLOSED SECTION OF THE MEETING:

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

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

65/2017 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 14 February, 2017.

66/2017 LEAVE OF ABSENCE

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

The meeting moved into Closed Session at 3.53pm

The meeting re-opened to the public at 3.56pm

The meeting closed at 3.56pm

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CRAIG PERKINS (MAYOR)