

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 8 May 2018

COUNCIL MEETING VISITORS

Visitors are most welcome to attend Council meetings.

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

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

SECURITY PROCEDURES

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



PO Box 102, Westbury,
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 8 May 2018 at 1.30pm.**

Martin Gill
GENERAL MANAGER

Table of Contents

CONFIRMATION OF MINUTES:		5
COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:.....		5
ANNOUNCEMENTS BY THE MAYOR:.....		6
DECLARATIONS OF INTEREST:.....		6
TABLING OF PETITIONS:		6
PUBLIC QUESTION TIME		7
COUNCILLOR QUESTION TIME		8
DEPUTATIONS BY MEMBERS OF THE PUBLIC		9
NOTICE OF MOTIONS BY COUNCILLORS		9
C&DS 1	69 & 140 SOUTH MOLE CREEK ROAD, MOLE CREEK SUBDIVISION (2 LOTS TO 2 LOTS AND A ROAD LOT)	11
C&DS 2	POLICY REVIEW NO. 74 – CONSERVATION COVENANT INCENTIVE SCHEME.....	67
C&DS 3	DOG REGISTRATION FEES 2018–2019.....	100
C&DS 4	ENVIRONMENTAL HEALTH FEES 2018-2019	104
GOV 1	NORTHERN TASMANIA DEVELOPMENT CORPORATION – QUARTERLY REPORT	109
INFRA 1	CAPITAL WORKS PROGRAM 2018-2019	118
ITEMS FOR CLOSED SECTION OF THE MEETING:		134
GOV 2	CONFIRMATION OF MINUTES	134
GOV 3	LEAVE OF ABSENCE.....	134

Evacuation and Safety:

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

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

Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 8 May 2018 at 1.30pm.

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

Councillor xx moved and Councillor xx seconded, ***"that the minutes of the Ordinary Meeting of Council held on Tuesday 10 April, 2018, be received and confirmed."***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
24 April 2018	<ul style="list-style-type: none">• Capital Works Tour• Business Events Tasmania – Stuart Nettlefold• Draft Capital Works Program – 2018/2019• Policy No 74 – Conservation Covenant• Policy No 85 – Open Space

ANNOUNCEMENTS BY THE MAYOR:

Wednesday 11 April 2018

Northern Waste Management Group presentation

Monday 16 April 2018

Meeting with David Adams and Jenny Long (University of Tasmania)

Friday 20 April 2018

Meeting with Hadspen Cricket Club

Saturday 21 April 2018

Rosevale Hall Wood Chopping Carnival

Deloraine Bowls Club end of season dinner

Sunday 22 April 2018

National Youth Week Coffee, Cake & Conversations Café event

Wednesday 25 April 2018

Anzac Day Service (Deloraine)

Thursday 26 April 2018

Municipal visit by Her Excellency, Professor the Honourable Kate Warner, AC,
Governor of Tasmania and Mr Warner

Thursday 3 May 2018

Official Opening (AGFEST)

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

PUBLIC QUESTION TIME

General Rules for Question Time:

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

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

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

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

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

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

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

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

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.
- The Chairperson may allocate a maximum time for each question, depending on the complexity of the issue, and on how many questions are asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.

- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to local government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

For further information please telephone 6393 5300 or visit www.meander.tas.gov.au

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – APRIL 2018

Nil

2. PUBLIC QUESTIONS WITH NOTICE – MAY 2018

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – MAY 2018

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – APRIL 2018

1.1 Cr Ian Mackenzie

In 2016 I moved an amendment to the rates rise to use \$2.5 million of Council reserves to be used on projects within the community, affectionately known as “Macca’s Millions” (not a name I gave it). Would Council be able to provide details to be presented at the June/July workshop on how that funding has or will be used and the additional infrastructure that has been provided within our community?

Response by Martin Gill, General Manager

Yes we will.

2. COUNCILLOR QUESTIONS WITH NOTICE – MAY 2018

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – MAY 2018

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

CERTIFICATION

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

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

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

Martin Gill
GENERAL MANAGER

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

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for item C&DS1 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

C&DS 1 69 & 140 SOUTH MOLE CREEK ROAD, MOLE CREEK SUBDIVISION (2 LOTS TO 2 LOTS AND A ROAD LOT)

1) Introduction

This report considers application PA\18\0176 for Subdivision (2 lots to 2 lots with 1 Road Lot) on land located at 69 & 140 South Mole Creek Road, Mole Creek CTs 216994/1 & 225647/1.

2) Background

Applicant

Cohen & Associates P/L

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to this report as the 'Scheme').

Use & Development

The proposal is to adjust the boundary of two lots to improve the management practices and productivity and to create a road lot.

Within the subject titles, South Mole Creek Road is not entirely located within the road reserve. The application also proposes the creation of a road lot over that portion of South Mole Creek Road, outside of the road reserve (see Figure 2).

The proposed subdivision features:

Property	Existing	Feature	Proposed	Feature
69 South Mole Creek Road – Balance Lot	62.19ha	Dwelling and sheds	65.6ha +/-	Dwelling and sheds
140 South Mole Creek Road – Lot 1	24.6ha	Dwelling and sheds	21ha +/-	Dwelling
Road Lot			3000m ² +/-	To cover existing road outside of the road reserve

Table 1: features of subdivision

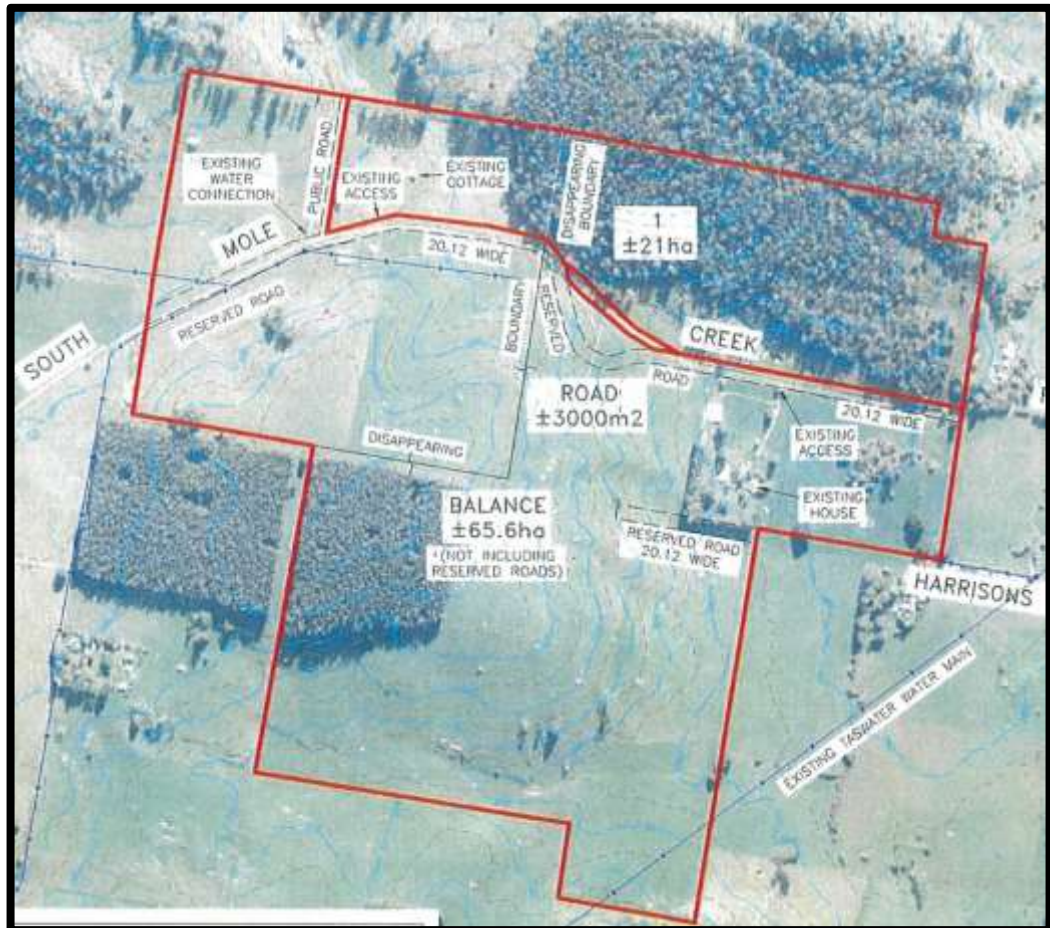
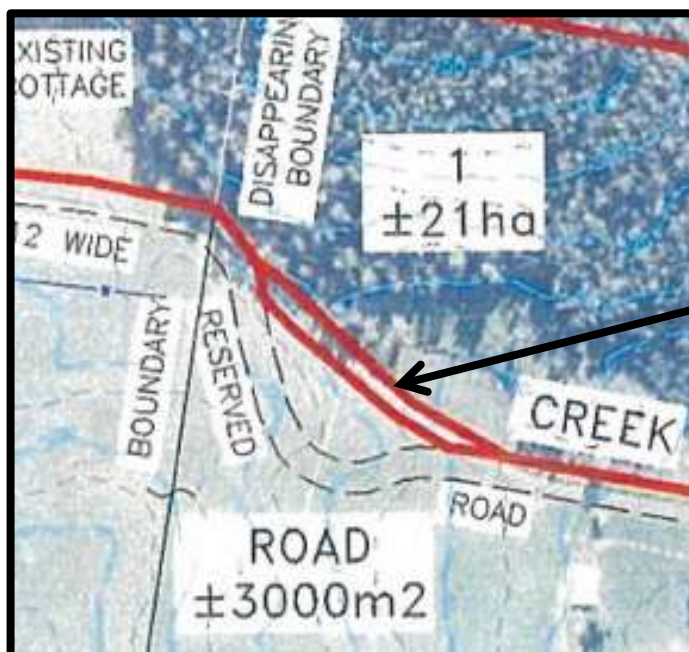


Figure 1: proposed subdivision plan



Proposed Road Lot

Figure 2: showing the proposed Road Lot where South Mole Creek Road is located outside of the road reserve

Site & Surrounds

The surrounding land is utilised for farming purposes and lifestyle lots.



Photo 1: dwelling at 140 South Mole Creek Road – northern side of the road



Photo 2: farm infrastructure at 140 South Mole Creek Road – southern side of the road



Figure 3: aerial photo of subject land and surrounding land. Arrows show the location of surrounding lifestyle lots.

Statutory Timeframes

Date Received:	6 March 2018
Request for further information:	26 March 2018
Information received:	5 April 2018
Advertised:	24 March 2018
Closing date for representations:	12 April 2018
Extension of time granted:	17 April 2018
Extension of time expires:	8 May 2018
Decision due:	8 May 2018

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

Not applicable.

5) Statutory Requirements

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

6) Risk Management

Management of risk is inherent in the conditioning of the permit.

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2018/00296-MVC) was received on 5 April 2018 (attached document).

8) Community Consultation

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

One representation was received and is discussed in the assessment below.

9) Financial Impact

Not applicable.

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Rural Resource Zone. The land surrounding the site is located in the Rural Resource Zone.

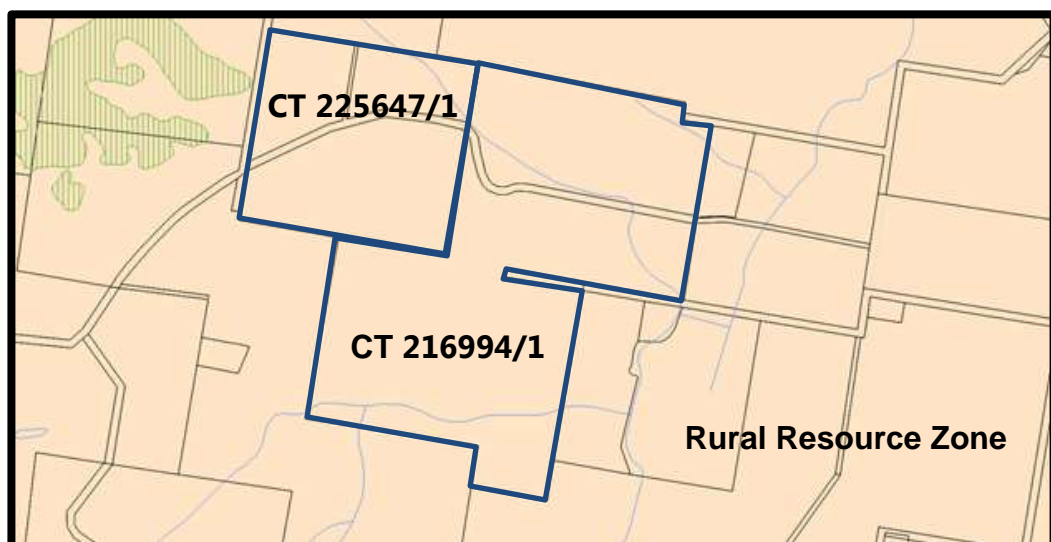


Figure 4: zone map

Use Class

Table 8.2 of the Scheme, categorises the proposed use classes as:

- Residential
- Resource Development

In the Rural Resource Zone, the residential use is listed as discretionary uses under section 26.2 - Use Table. As such, the proposed uses are assessed against the Zone Purpose including the Local Area Objectives and Desired Future Character Statements. The use standards in the zone and applicable codes are also considered relative to each applicable issue.

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.
- 26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

26.1.2 Local Area Objectives

a) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability. The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised. The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

26.1.3 Desired Future Character Statements

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Comment:

The proposed development is for a reorganisation of existing titles and promotes the sustainable use of resources by consolidating productive farmland into a single title and management regime. Although resulting in a lifestyle property, this is not a significant deviation from the existing pattern of land use and will enhance the productive capacity of the land.

The use will not constrain or conflict with adjoining resource development uses as no setbacks between the existing sensitive use and adjoining properties will be reduced.

The proposed development will not alter the visual landscape. The application is for a realignment of boundaries and does not include any works.

The proposal is considered to be consistent with the Zone Purpose, Local Area Objectives and Desired Future Character Statements.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where use or development relies on performance criteria, discretion is applied for that particular standard only. To determine whether discretion should be used to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

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

Compliance Assessment

The following table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

Rural Resource Zone			
Scheme Standard		Comment	Assessment
23.6.1 Uses if not a single dwelling			
A1	If for permitted or no permit required uses.	No permit required use class/Discretionary use class	Relies on Performance Criteria
A2	If for permitted or no permit required uses.	No permit required use class/Discretionary use class	Relies on Performance Criteria
A3	If for permitted or no permit required uses.	No permit required use class/Discretionary use class	Relies on Performance Criteria

A4	If for permitted or no permit required uses.	No permit required use class/Discretionary use class	Relies on Performance Criteria
A5	The use must: a) be permitted or no permit required; or b) be located in an existing building.	No permit required use class/Discretionary use class	Relies on Performance Criteria
26.4.2 Subdivision			
A1	No acceptable solution	No acceptable solution.	Relies on Performance Criteria

Car Parking and Sustainable Transport Code

Scheme Standard		Comment	Assessment
E6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	Ample space for car parking and no new crossovers are required.	Complies

Karst Management Code

Scheme Standard		Comment	Assessment
E15.6.2 High Sensitivity Karst Features			
A1	Where located within the High Sensitivity Area: a) Forestry and plantation forestry is in accordance with a certified Forest Practices Plan; or b) the site does not contain the following: i) karren; ii) caves; iii) sinking stream;	Subdivision only, no development works are proposed.	Complies

	iv) less than 500mm soil coverage over the area of development.		
--	---	--	--

Performance Criteria

Rural Resource Zone

23.6.1 Uses if not a single dwelling

Objective

- a) *To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.*
- b) *To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.*
- c) *To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.*
- d) *Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.*
- e) *Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.*
- f) *The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.*

Performance Criteria P1

P1.1

It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and

P1.2

Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.

Performance Criteria P2

P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:

- i) amount of land alienated/converted is minimised; and*
- ii) location is reasonably required for operational efficiency; and*

P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.

Performance Criteria P3

The conversion of non-prime agricultural to non-agricultural use must demonstrate that:

- a) the amount of land converted is minimised having regard to:
 - (i) existing use and development on the land; and*
 - (ii) surrounding use and development; and*
 - (iii) topographical constraints; or**
- b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:
 - (i) limitations created by any existing use and/or development surrounding the site; and*
 - (ii) topographical features; and*
 - (iii) poor capability of the land for primary industry; or**
- c) the location of the use on the site is reasonably required for operational efficiency.*

Performance Criteria P4

It must demonstrated that:

- a) emissions are not likely to cause an environmental nuisance; and*
- b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and*
- c) the capacity of the local road network can accommodate the traffic generated by the use.*

Performance Criteria P5

It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:

- a) the impacts on skylines and ridgelines; and*
- b) visibility from public roads; and*
- c) the visual impacts of storage of materials or equipment; and*
- d) the visual impacts of vegetation clearance or retention; and*
- e) the desired future character statements.*

Comment:

The application included an Agricultural Report prepared by AK Consultants.

The report concluded that:

The proposed subdivision (no additional lots) between CT 216944/1 and CT 225647/1 will increase the overall productive capacity of the land by consolidating the productive agricultural land onto one title. The proposed new boundaries are aligned with existing public roads which provides for more practical management units. The proposed new boundaries provide for sufficient setbacks for the dwellings on the respective titles to minimise the risk of the dwellings constraining any future agricultural activities in the vicinity.

The proposal also consolidates less usable land, including a large area of remnant native vegetation onto the smaller title. The residential use is more conducive to the retention of this vegetation and karst values.

A small portion of South Mole Creek Road is located outside of the road reserve (see Figure 2). The proposed subdivision includes a Road Lot (3000m²) over that portion. Council's Road Authority has provided the following comments:

Council has no objection to the creation of a new road lot over the existing road to formalise Council's responsibility for maintenance on this section of road. The boundaries of the new lot will be on the existing fence lines on each side of the road. Council's Works Department has advised that the proposed width of the new reserve is adequate for operational requirements into the future.

Based on the evidence provided in the agricultural assessment it is considered that the development is consistent with the Acceptable Solution

and will increase the productive capacity of the land.

26.4.2 Subdivision

Objective

To ensure that subdivision is only to:

- a) improve the productive capacity of land for resource development and extractive industries; or*
- b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or*
- c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.*

Performance Criteria P1

The subdivision:

- a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or*
- b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished; or*
- c) is for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or*
- d) is for the consolidation of a lot with another lot and no additional titles created; or*
- e) is to align existing titles with zone boundaries and no additional lots are created; or*
- f) is to facilitate protection of a place of Aboriginal, natural or cultural heritage.*

Comment:

See comments above. The application will improve the productive capacity of the land and that the subdivision is considered consistent with the Acceptable Solution.

Representations

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

- 1. Object to residential use and fragmentation of land;*
- 2. Proposed lot is less than 40Ha and not productive;*

3. Impacts of development on the high sensitivity karst particularly for the construction of a dwelling

Comment:

The proposal does not include a rezoning of land and the Rural Resource Zone provisions will still be applicable to both titles.

The proposed development does not result in the fragmentation of productive land. Rather the opposite will occur by consolidating the productive land onto a single large title and management unit, while concentrating the existing restrained land into the smaller title.

The land comprises two titles which already present an inefficient arrangement with constraints to increasing agricultural productivity. 140 South Mole Creek Road is already significantly less than 40ha (24.6ha) and is divided by South Mole Creek Road. This property is already consistent with a hobby farm and the primary use is considered to be residential. 69 South Mole Creek Road is larger in area (62ha), however that part of the title to the north of South Mole Creek Road comprises 17ha of remnant native vegetation.

Due to the sensitivity of the karst and presence of limestone outcrops, sinkholes and other karst features, grazing is identified as having the most potential on this land, an activity where the volume of land available is integral to increasing productivity.

The proposal does not alter the relationship between the existing dwellings and any neighbouring dwellings or property boundaries. The areas of the proposed arrangement do not vary significantly from the existing.

The proposed subdivision does not include any works and as such will not impact the karst. It is for the realignment of boundaries along existing geographical features. Both of the proposed lots already include a dwelling and multiple dwellings are prohibited in this zone. Any future application for new buildings or other works on the titles, regardless of the proposed subdivision, will be assessed against the provisions of the Karst Code.

No further action or conditions are considered necessary.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Subdivision (2 lots to 2 lots with a Road Lot) is acceptable in the Rural Resource Zone. Approval with conditions is recommended.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

It is recommended that the application for Use and Development for Subdivision (2 lots to 2 lots, with a Road Lot) on land located at 69 & 140 South Mole Creek Road. Mole Creek CTs 216994/1 & 225647/1 by Cohen & Associates P/L, requiring the following discretions:

26.3.1 Uses if not a single dwelling
13.4.2.1 General Suitability

be APPROVED, generally in accordance with the endorsed plans:

- a) Cohen & Associates P/L – Plan of Subdivision – Ref: 08-01 (7611);***
- b) AK Consultants – Bushfire Exemption Report – dated 6 February 2018;***
- c) AK Consultants – Agricultural Report – dated 13 February 2018;***

and subject to the following conditions:

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:**
 - a) Such covenants or controls are expressly authorised by the terms of this permit; or**
 - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.**
 - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.**
- 2. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2018/00396-MVC attached).**

Note:

- 1. This subdivision creates a road lot that will become Meander Valley Council's Asset. Please arrange for the lot to be transferred to Meander Valley Council upon the registration of the titles.**
- 2. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

APPLICATION FORM

PLANNING

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"/>				

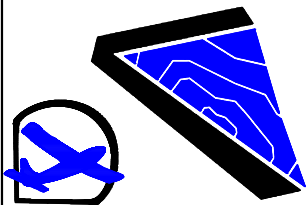
- Is your application the result of an illegal building work? ☐ Yes ☒ No Indicate by ✓ box
- Is a new vehicle access or crossover required? ☐ Yes ☒ No

PROPERTY DETAILS:

Address:	<input type="text" value="69 South Mole Creek Road"/>	Certificate of Title:	<input type="text" value="225647 & 216994"/>
Suburb:	<input type="text" value="Mole Creek"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="87 ha approx"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential & Agriculture"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	
Does the application involve Crown Land or Private access via a Crown Access Licence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Heritage Listed Property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input checked="" type="checkbox"/> Subdivision
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Demolition	
	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$0"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>	
Description of work:	<input type="text" value="Boundary Adjustment - no new titles created"/>		
Use of building:	<input type="text" value="Dwelling"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>	
New floor area:	<input type="text"/> m ²	New building height:	<input type="text"/> m
Materials:	External walls: <input type="text"/>	Colour:	<input type="text"/>
	Roof cladding: <input type="text"/>	Colour:	<input type="text"/>



COHEN & ASSOCIATES P/L
LAND & AERIAL SURVEYORS
ABN 70 689 298 535
103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633
www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

**PLAN OF
SUBDIVISION
SHEET 1 OF 1**

**REF: 08-01
(7611)**

Municipality: MEANDER VALLEY COUNCIL

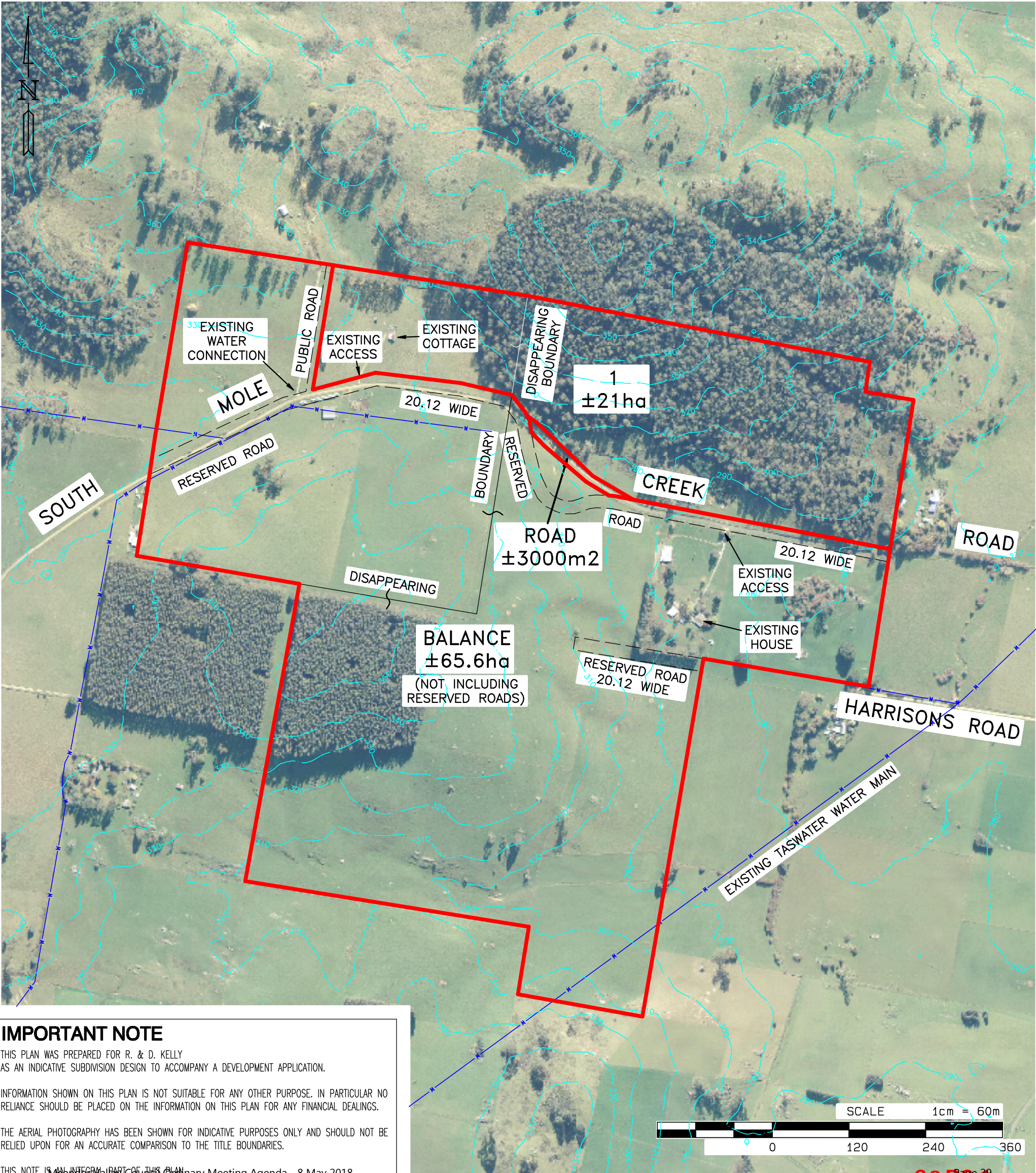
Site Address: 69 SOUTH MOLE CREEK ROAD
MOLE CREEK

Tasmap Sheet:

Grid Reference: E: 448248 N: 5396614 (MGA)

Owners: R.E. KELLY
Title Refs: 225647-1 & 216994-1
Dates: Version A: 19/01/18
Version B:
Version C:
Scale: 1 : 6000 @ A3

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



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR R. & D. KELLY
AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

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

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

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN
Meander Valley Council Ordinary Meeting Agenda - 8 May 2018



ABN: 70 633 273 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR
103 Cameron Street
PO Box 990 Launceston TAS 7250
Office: (03) 6331 4633
admin@surveyingtas.com.au
www.surveyingtas.com.au

27 February 2018

Our ref: 08-01 (7611)

Town Planner
Meander Valley Council
PO Box 102
WESTBURY Tas. 7303

Attention: Ms. J. Oliver

Dear Jo,

Re: Development Application
Two Lot Subdivision + Road
69 & 140 South Mole Creek Road, Mole Creek
R. E. Kelly – owner.

We are pleased to submit this Development Application for planning approval for a two lot subdivision, title reference 225647-1 and 216994-1; no new titles created.

We attach:

- a) Plan of Subdivision;
- b) Copy of the relevant titles;
- c) Application for Planning Approval;
- d) Supporting letter;
- e) Bushfire Exemption Report prepared by AK Consultants;
- f) Agricultural Report prepared by AK Consultants.

Please arrange for the invoice for the application fee to be emailed to:
admin@surveyingtas.com.au.

We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully
COHEN & ASSOCIATES PTY. LTD.

ROSEMARY JENSEN.
ADMINISTRATION OFFICER

Encs.



ABN: 70 633 273 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.
LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR
103 Cameron Street
PO Box 990 Launceston TAS 7250
Office: (03) 6331 4633
admin@surveyingtas.com.au
www.surveyingtas.com.au

27 February 2018

Our ref: 08-01 (7611)

Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS. 7303

Dear Sir/Madam,

RE: Planning Application, 1 Lot Subdivision + Balance + Road (Subdivision)

69 & 140 South Mole Creek Road, Mole Creek

This letter is prepared in support of a proposal on behalf of R. E. Kelly for a two (2) lot subdivision/Boundary Adjustment, relevant titles #s 225647-1 & 216994-1 (no additional titles are being created). An existing dwelling and associated outbuildings are located upon the Balance Lot and cottage with Residential Rights being applied for on Lot 1. No additional uses are proposed as part of this submission.

Both lots are provided with existing accesses, as demonstrated by the Plan of Subdivision.

Lot number	Area (ha)
1	~21.00
Balance	~65.6

The subject land is zoned Rural Resource within the Meander Valley Interim Planning Scheme 2013 (the Scheme), and is subject to the Karst Management overlay but we have been advised by the Council Planner that as there is no change of use or waste water involved a Karst Management report will not be required.

The proposed subdivision meets the Rural Resource Zone purpose 26.1.1.1-4 which will increase the overall productive capacity of the land by consolidating the productive agricultural land onto one title. The new boundaries provide for sufficient setback to the dwellings to minimise the risk of constraining agricultural activities.

It is also proposed to create a Road lot to rectify the encroachment of South Mole Creek Road and **this Lot would be transferred to Council.**



ABN: 70 489 258 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR
103 Cameron Street
PO Box 990 Launceston TAS 7250
Office: (03) 6331 4000
admin@surveyingtas.com.au
www.surveyingtas.com.au

26.4.2 Development Standards

Subdivision

Objective

To ensure that subdivision is only to:

- a) Improve the productive capacity of land for resource development and extractive industries; or
- b) Enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or
- c) Facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.

Acceptable Solutions	Performance Criteria	Proposal Response
A1 No Acceptable Solution.	<p>P1 The subdivision:</p> <ul style="list-style-type: none"> a) Must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or b) Is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will be materially diminished; or c) Is for the provision of utilities and is required for public use by the Crown, public authority of a municipality; or d) Is for the consolidation of a lot and no other additional titles created; or e) Is to align existing titles with zone boundaries and no additional lots are created, or f) Is to facilitate protection of a place of Aboriginal, natural or cultural heritage. 	<p>P1</p> <p>a) & d) applies An Agricultural Report by AK Consultants is attached to the application. The proposal complies with the performance criteria.</p>



A3N: 70 489 258 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR
103 Cameron Street
PO Box 990 Launceston TAS 7250
Office: (03) 6331 4000
admin@surveyingtas.com.au
www.surveyingtas.com.au

E1.0 Bushfire-Prone Areas Code

Please see attached under separate cover, a Bushfire Exemption Report by AK Consultants.

E15 Karst Management Code

E15.5 Use Standards

Objective

a) To ensure that use managed to minimise adverse impacts on the Karst System.

Acceptable Solutions	Performance Criteria	Proposal Response
A1 Plantation forestry is in accordance with a certified Forest Practices Plan.	P1 No performance criteria.	A1 Not applicable. No change of use proposed.
A2 Wastewater disposal fields must be setback to sinkholes and caves the following distances: Upslope <5 deg 40m 5-10deg 50m 10-15deg 60m 15-20deg 70m Add 10m for every additional 5deg of slope Downslope All slopes 40m	P2 Wastewater disposal fields must be located at a suitable distance from sinkholes and caves to: a) Avoid an increase in potential for ground surface or land instability; b) Avoid pollution of subterranean waterways as a result of runoff directly entering the karst system.	A2 The proposal complies. No change of use proposed.
A3 The use must not facilitate access to cave systems.	P3 A Management Plan is to be submitted that demonstrates how karst natural values will be protected.	A3 The proposal complies. No change of use proposed.
A4 Hard waste must not be disposed of on-site.	P4 Disposal of waste is to be in a manner that ensures protection of the environmental values of the karst system from pollutants and foreign materials.	A4 The proposal complies. No change of use proposed.
A5 The use does not involve the abstraction of water.	P5 The abstraction of water must not adversely affect the environmental values of the karst system through the lowering of the water table.	A5 The proposal complies. No change of use proposed.



ABN: 70 659 258 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR
103 Cameron Street
PO Box 990 Launceston TAS 7250

Office: (03) 6331 4000
admin@surveyingtas.com.au
www.surveyingtas.com.au

The proposal is considered to be consistent with the Meander Valley Interim Planning Scheme 2013, and should therefore be considered for approval.

Yours faithfully

COHEN & ASSOCIATES PTY. LTD.

ADRIAN FAIRFIELD.

REGISTERED LAND SURVEYOR/DIRECTOR

Agricultural Report

Report for: R & D Kelly

Property Location: 69 South Mole Creek Rd, Mole Creek (CT 216994/1 & CT 225647/1)

Prepared by: Astrid Ketelaar and Michael Tempest
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS 7250

Date: 13th February 2018



ABN 34 137 578 440
40 Tamar Street
Launceston Tas 7250
Phone: (03) 6334 1033
E: office@akconsultants.com.au
Web: www.akconsultants.com.au

Summary

Client:	R & D Kelly
Property identification:	CT 216944/1 (62ha) & CT 225647/1 (25ha), 69 South Mole Creek Rd, Mole Creek Rural Resource Zone, (<i>Meander Valley Interim Planning Scheme, 2013</i>).
Proposal:	Two Lot Subdivision (no additional lots).
Published Land Capability:	No Published Land Capability.
Assessment comments:	No site visit was undertaken. This report is based on desktop information and information received from landholders of both titles involved with proposed subdivision (no additional lots).
Conclusion:	The proposed subdivision (no additional lots) between CT 216944/1 and CT 225647/1 will increase the overall productive capacity of the land by consolidating the productive agricultural land onto one title. The proposed new boundaries are aligned with existing public roads which provides for more practical management units. The proposed new boundaries provide for sufficient setbacks for the dwellings on the respective titles to minimise the risk of the dwellings constraining any future agricultural activities in the vicinity.

**Assessment
by:**



Astrid Ketelaar, Natural Resource
Management Consultant,
Member, Agricultural Institute
Australia (current)

and



Michael Tempest,
Natural Resource Management
Consultant



INTRODUCTION

The subject titles CT 216944/1 (62ha) and CT 225647/1 (25ha) are adjacent titles located at 69 South Mole Creek Rd, Mole Creek. The titles are currently under the same ownership and both are zoned Rural Resource (*Meander Valley Interim Planning Scheme 2013*).

The proponents seek to adjust the boundaries through a subdivision (no additional lots). The proposal would realign the boundary between the two titles to include all the productive agricultural land onto CT 216944/1. CT 216944/1 would increase in size by 4ha and become the balance, 66ha in area and Lot 1 would be 21ha in area.

The following section of the Planning Scheme is relevant;
26.4.2 Development Standards in the Rural Resource Zone,
(P1) The Subdivision

a) Must demonstrate that the productive capacity of the land will be improved as a result of the subdivision.

Discussions were held with the proponents, to determine the optimum configuration to meet the Planning Scheme requirements, improve the productive capacity of the resource development operation whilst minimising the risk of constraining future agricultural use as a result of potential land use conflicts.

All relevant information available at desktop level was considered. A site assessment was not considered necessary as the imagery is good and the desktop information correlates with the proponents' information. This report summarises the findings of the desktop assessment.

DESCRIPTION

The subject titles CT 216944/1 (62ha) and CT 225647/1 (25ha) are adjacent to each other on South Mole Creek Rd.; both have existing dwellings. The titles are under the same ownership and are currently farmed in conjunction with a further four adjacent titles, with the total land holding being 142ha. The proponents run a sheep and cattle grazing enterprise on the land. The scale of this enterprise would best be described as 'hobby scale'¹ as the enterprise is managed on a part time basis by the owners and there is additional off-farm income to support the farming operation.

The surrounding area is a mixture of 'hobby scale' holdings interspersed with 'lifestyle' lots. There are two similar sized 'hobby scale' enterprises to the east, which are interspersed with 'lifestyle' size individually owned titles with dwellings. Grazing, appears to be the dominant

¹ As defined by AK Consultants in Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* which was a paper written for Northern Tasmania Development.

agricultural use on adjacent titles in all directions. Further to the south and west on the foothills of the Western Tiers are forestry plantations. There are no existing water allocations for irrigation on adjacent titles, which suggests there is limited or no cropping enterprises occurring nearby.

CT 216994/1 is 62ha in area. The title has a westerly aspect and is moderately to steeply sloped (15-20%). The highest portion of the title is on the western boundary and sits at 350m above sea level (ASL), while the lowest is on the eastern boundary at 280m ASL. South Mole Creek Rd dissects the northern third of this title from the southern two thirds. The northern third of the title is covered in native vegetation; this area is approximately 17ha in size. TasVeg 3.0 maps this vegetation as *Eucalyptus obliqua* damp sclerophyll forest (DSC). DSC is not a threatened community under the *Nature Conservation Act 2002* or mapped as Priority Habitat under the Planning Scheme. This portion of the title has the steepest slope on the title and low agricultural values.

The southern two thirds of CT 21694/1 are approximately 45ha in area. The existing dwelling is located in the north eastern corner of this section. This section is predominately managed as pasture, there is also a Eucalypt plantation on the western boundary that is approximately 6ha in area. Land Capability and soils for the title are unmapped. The underlying geology for the northern third and the most north eastern corner of the southern two thirds is mapped as limestone sequence with some siltstone (OI). The southern two thirds are mostly mapped as remobilised slope deposits from Cenozoic sediments (Qx), With the hilltop area mapped as Basalt talus (Qptb). Aerial imagery suggests there are rocky outcrops dotted throughout the pastured areas. There are no existing water resources associated with this title.

CT 225647/1 is approximately 25ha in area. this title is undulating with areas that have a moderate slope (15%). The title is dissected by South Mole Creek Rd which splits the northern third from the southern two thirds. The northern third is also further split into a north eastern (5ha) and north western (6ha) section by a public road reserve which provides access to a title to the north. The existing cottage is located on the north eastern section of the title. this section is adjacent to the northern third of CT 216944/1. This section is predominately managed as pasture with native vegetation (DSC) located in the north eastern corner (1ha in area). The north western section of the title is entirely managed as pasture, there is a stock dam on this portion of the title. The southern section of the title is approximately 14ha in area. This section is adjacent to southern two thirds of CT 216944/1. This section of the title is also entirely managed as pasture and there is also an existing hay barn and stock yard. Land Capability and soils are unmapped. The underlying geology is mostly mapped as Qx with the south western corner mapped as Ql.

The proposal would see the north east section of CT 225647/1 joined with the northern third of CT 216944/1 (Lot 1). With the balance of both titles adhered (balance).

Both titles are within the Mole Creek Karst Management Area and are mapped as a high sensitivity area. Underlying geology conforms with karst. Aerial imagery also suggests there are a number of sink holes located on the southern two thirds of CT 216944/1 and the north western and southern areas of CT 225647/1. Karst limits the potential for intensive

agricultural operations due to subsidence risks and potential for contaminating ground water and it is considered unlikely that agricultural use would intensify beyond grazing.

The titles are not within an irrigation district. According to LIST drainage an unnamed tributary of Mole Creek runs through both titles. It is displayed as entering CT 225647/1 at its central northern boundary. It then flows in a south easterly direction to where it eventually leaves CT 216944/1 at its east boundary. For much of the mapped course of this tributary on CT 216944/1 there is no channel visible from the aerial imagery. This suggests the tributary goes underground or does not exist as mapped. It is unlikely that any irrigation water could be sourced from this tributary. There is also another unnamed tributary of Mole Creek that flows in a west to east direction near the southern boundary CT 216944/1. DPIPW's Water Assessment Tool (WAT) indicates there is potentially 80ML of Surety 5 water and 27ML of Surety 6 winter take water available from this tributary. To utilise this water for summer, a storage would need to be constructed. Based on the 10m contours there is potential for a storage, however further research would need to be undertaken to determine the feasibility and cost effectiveness of such a proposal. Generally, the geotechnical risks associated with leakage in karst areas are too high to warrant investing in water storages. The ability to utilise this water will not be affected by the proposal.

Under the new State-wide Planning Scheme, the Department of Justice's *Agricultural Land Mapping Project*, both titles have been mapped as 'unconstrained', this suggests that both titles will be zoned as 'Agriculture' under the new Scheme.

DISCUSSION

The proposed Subdivision (no additional lots) will increase the overall productive capacity of the land by consolidating the productive areas on to one title and providing more practical management units by aligning boundaries with existing barriers to connectivity (public roads). The size of the titles will remain similar to what they currently are; CT 216944/1 will go from 62ha to 66ha (Balance) and CT 225647/1 will go from 25ha to 21ha (Lot 1).

While the new boundaries are unlikely to facilitate a change in enterprise, it does provide for improved productive capacity and an increase in enterprise scale on the larger lot.

Consideration also needs to be given to the location of the dwellings in relation to the boundaries.

There are a range of activities associated with grazing and cropping, Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses, such as residential use in the Rural Resource zone which can constrain agricultural activities (see Appendix 3). The types of activities associated with irrigated cropping which may affect residential amenity include chemical spray drift from fungicide, herbicide and fertiliser, noise from equipment (irrigation equipment, tractors, harvesters, aircraft etc. including during the night and early morning), irrigation water spray drift (generally not potable water), odour from fertilisers and chemicals

and dust during harvesting and ground preparation. The types of activities associated with irrigated cropping which may affect residential amenity are generally much more frequent and of greater concern than activities associated with grazing activities. These are generally limited to fertiliser spreading, perhaps weed spraying and fodder conservation, and occasional cultivation and re-sowing of pastures.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation of 300m to reduce the impact of spray drift, dust, smoke and ash. Through the establishment of an adequately designed, implemented and maintained vegetative buffer, this minimum separation distance can be reduced to 40m. *The Meander Valley Planning Scheme 2013* recommends a distance of 200m as a buffer.

The only boundary affected by the proposal in relation to the dwelling located on the Balance is the new boundary to the north along South Mole Creek Rd. The proposed setback from the dwelling to this boundary is 150m, which is considered sufficient setback as there is minimal agricultural activity (remnant native vegetation and grazing) to the north which is unlikely to intensify in the future.

Setbacks to the cottage on Lot 1 will be reduced on the western and southern boundaries. The western boundary setback will be reduced from 330m to 125m while the southern boundary setback to adjacent agricultural land will be reduced from 400m to 75m. These setbacks are considered adequate for the current and likely future dryland grazing activity that occurs on the adjacent land (CT 216944/1). However, there is also scope for vegetation buffers to be established along these boundaries if required.

CONCLUSIONS

The proposed subdivision (no additional lots) between CT 216944/1 and CT 225647/1 will increase the overall productive capacity of the land by consolidating the productive agricultural land onto one title. The proposed new boundaries are aligned with existing public roads which provides for more practical management units. The proposed new boundaries provide for sufficient setbacks for the dwellings on the respective titles to minimise the risk of the dwellings constraining any future agricultural activities in the vicinity.

REFERENCES

- Meander Valley Council (2013). *Meander Valley Interim Planning Scheme*.
- DPIPWE. (2017, August). Cadastral Parcels Dataset. TASMAP Department of Primary Industries, Parks, Water and Environment.
- DPIPWE. (2007, November). Land Capability of Tasmania Dataset. Department of Primary Industries, Parks, Water and Environment.
- DPIPWE. (2017,). *Tasmanian Register of Water Licences and Dam Permits*. Retrieved from Water Information Management System: <http://wims.dpiwe.tas.gov.au>.
- DPIPWE. (2013). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 3.0. Department of Primary Industries, Parks, Water and Environment.
- Grose, C. J. (1999). *Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania*. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment.

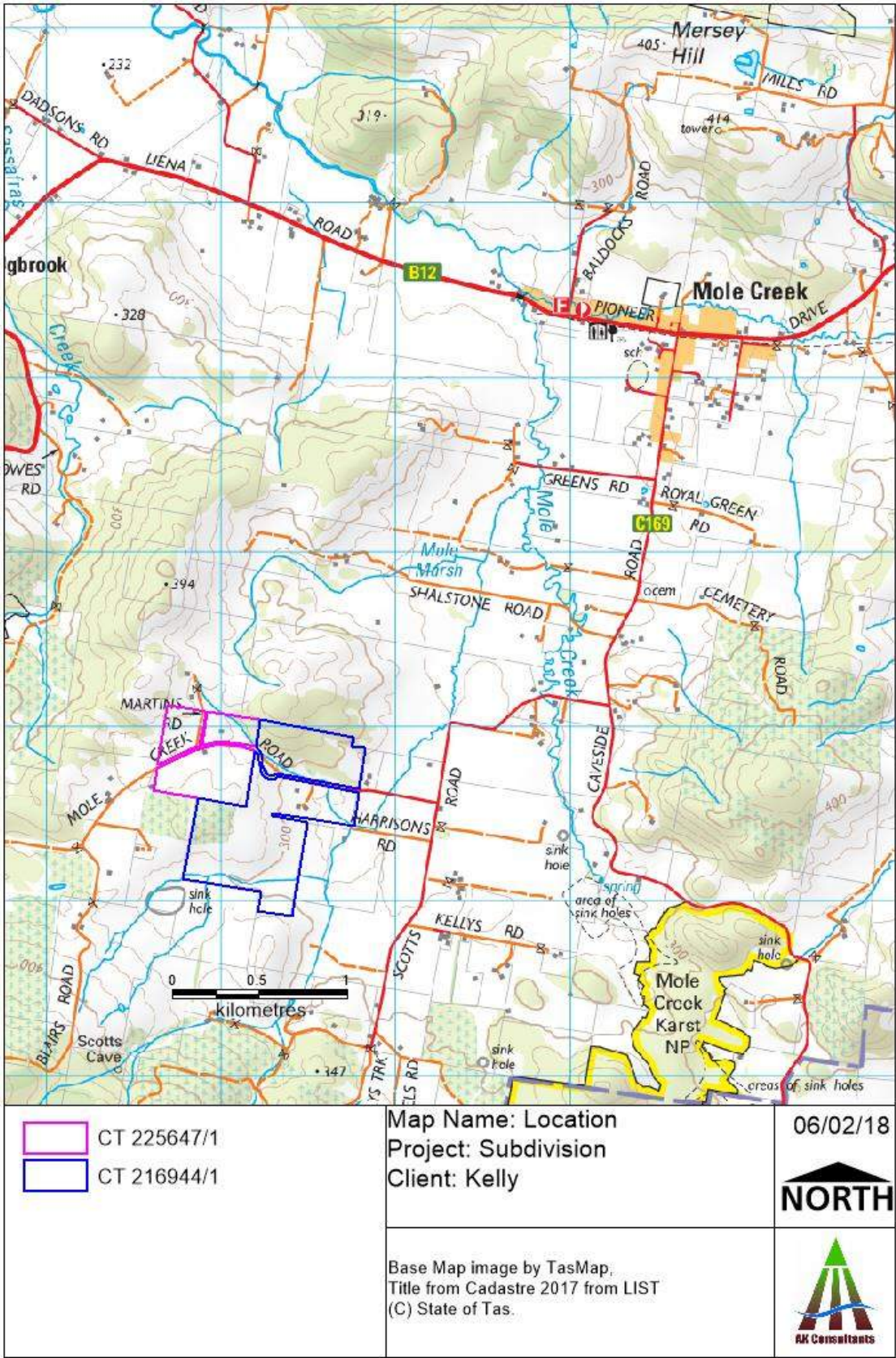


Figure 1. Location

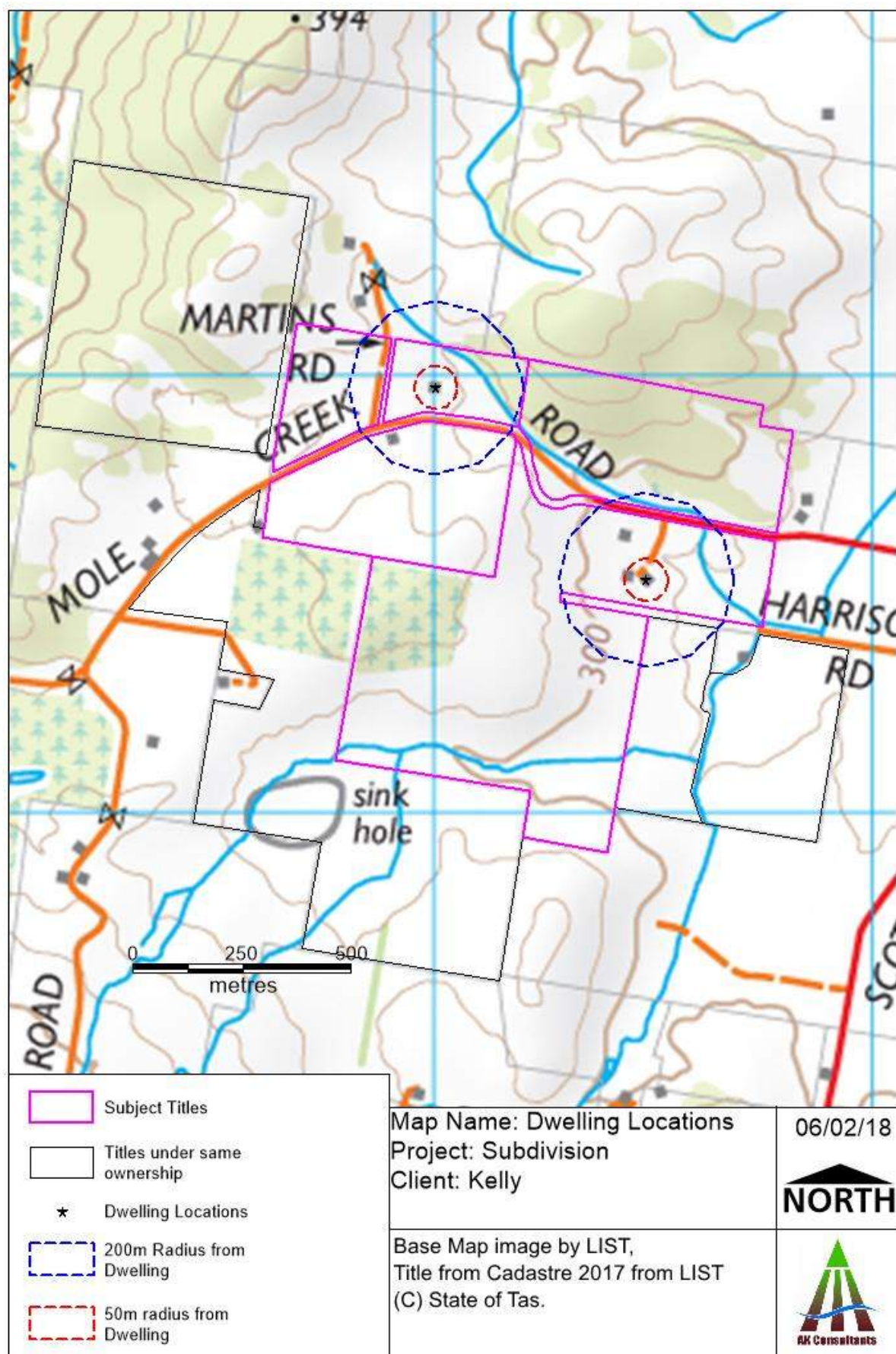


Figure 2. Aerial Image.

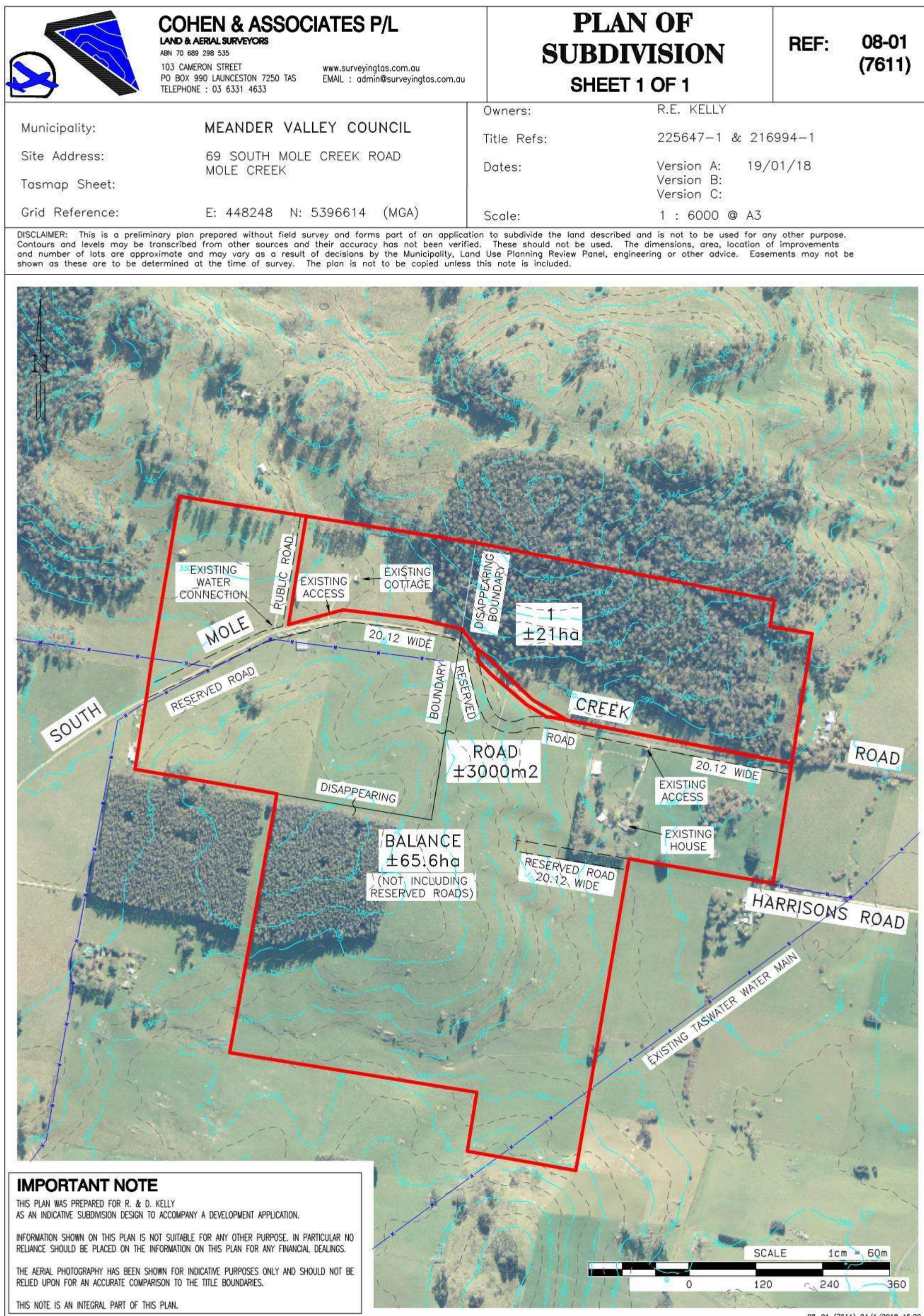


Figure 4. Site Plan.

APPENDIX 2. LAND CAPABILITY DEFINITIONS FROM GROSE (1999)

CLASS 1. Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2. Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land.

This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3. Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

CLASS 4. Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.)

CLASS 5. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6. Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7. Land with very severe to extreme limitations which make it unsuitable for agricultural use.

APPENDIX 3. POTENTIAL CONFLICT ISSUES

Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. n.d.

Table 1. Typical rural land use conflict issues in the north coast region

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of flows. Stock access to waterways. Riparian zone management.
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).	

Bushfire Exemption Report

69 South Mole Creek Rd

Report for: R & D Kelly

Property Location: 69 South Mole Creek Rd, Mole Creek

Prepared by: Scott Livingston
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS. 7250

Date: 6th February 2018



INTRODUCTION

It is a requirement under the *Land Use Planning and Approvals Act 1993*, that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

SCOPE

This report has been commissioned to assess the bushfire risk for the proposed lots within the proposed subdivision. All advice is in compliance with the *Planning Directive 5.1 – Bushfire-Prone Areas Code*, the *Meander Valley Interim Planning Scheme 2013*.

PROPOSAL

The proposal is to create 2 lots from 2 existing lots through a subdivision (no additional lots) from land associated with CT 216944/1 (62ha) & CT 225647/1 (25ha) at 69 South Mole Creek Rd, Mole Creek. The proposal will see the boundary realigned with practical production areas. This would result in the size of CT 225647/1 being reduced to 21ha and CT 164077/2 being increased to 66ha.

The land is zoned as Rural Resource Zone. The area is bushfire-prone because it is within 100m of bushfire-prone vegetation greater than a hectare in area (grassland & forest).

LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements.

SITE DESCRIPTION

According to TasVeg 3.0 the predominant vegetation type across both titles is Agricultural Land (FAG). This vegetation is managed as pasture (grassland). There is also around 20ha of native vegetation on the northern third of CT 216944/1 and a 6ha plantation in toward the south western corner. TasVeg 3.0 maps the dominant community as *E. amygdalina – E. obliqua* damp sclerophyll forest (DSC) (forest). The general aspect for both titles is westerly. In general, the titles are moderately sloped with an average gradient of approximately 15-20%.

Both existing titles have dwellings located on them. The proposal will see all of the DSC moved from CT 216944/1 to CT 225647/1 with the majority of the pasture on CT 225647/1 moved to CT 216944/1.

SURROUNDING AREA

The subject titles are located in an agricultural district and are surrounded by a mixture of varying sized agricultural operations. The dominate vegetation to the north, east and south of the titles is grassland. While to the west is forest.

RISK ASSESSMENT

The subject titles are zoned Rural Resource and are both currently utilised for agricultural operations. The hazard management areas for the existing dwellings will not be affected by the boundary adjustment. There are no additional uses or developments proposed associated with the boundary adjustment that require bushfire protection measures. Therefore, I consider that there is insufficient increase in risk to warrant any specific bushfire protection measures. The proposal is considered exempt under clause E1.4.A of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

If future developments that require specific bushfire measures are proposed for either lot, then the development will be required to be assessed again against bushfire protection measure requirements.

HAZARD MANAGEMENT AREAS

No additional hazard management is required as the proposal is exempt.

FIREFIGHTING WATER SUPPLY

No water supply is required as the proposal is exempt.

ACCESS

There are no specific access requirements as the proposal is exempt.

CONCLUSIONS

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However there is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision is considered exempt under clause E1.4.A of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*

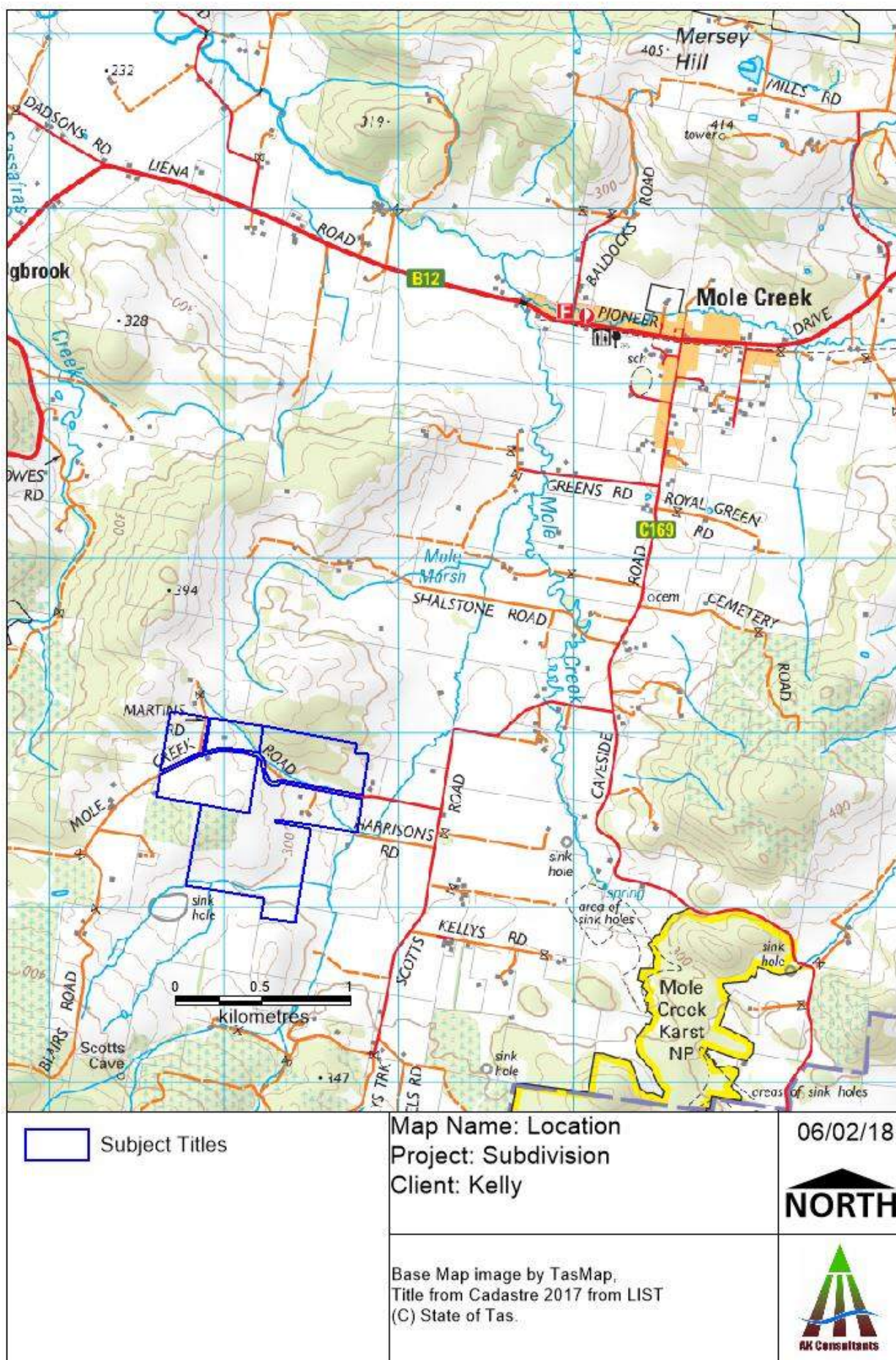


Figure 1: Location

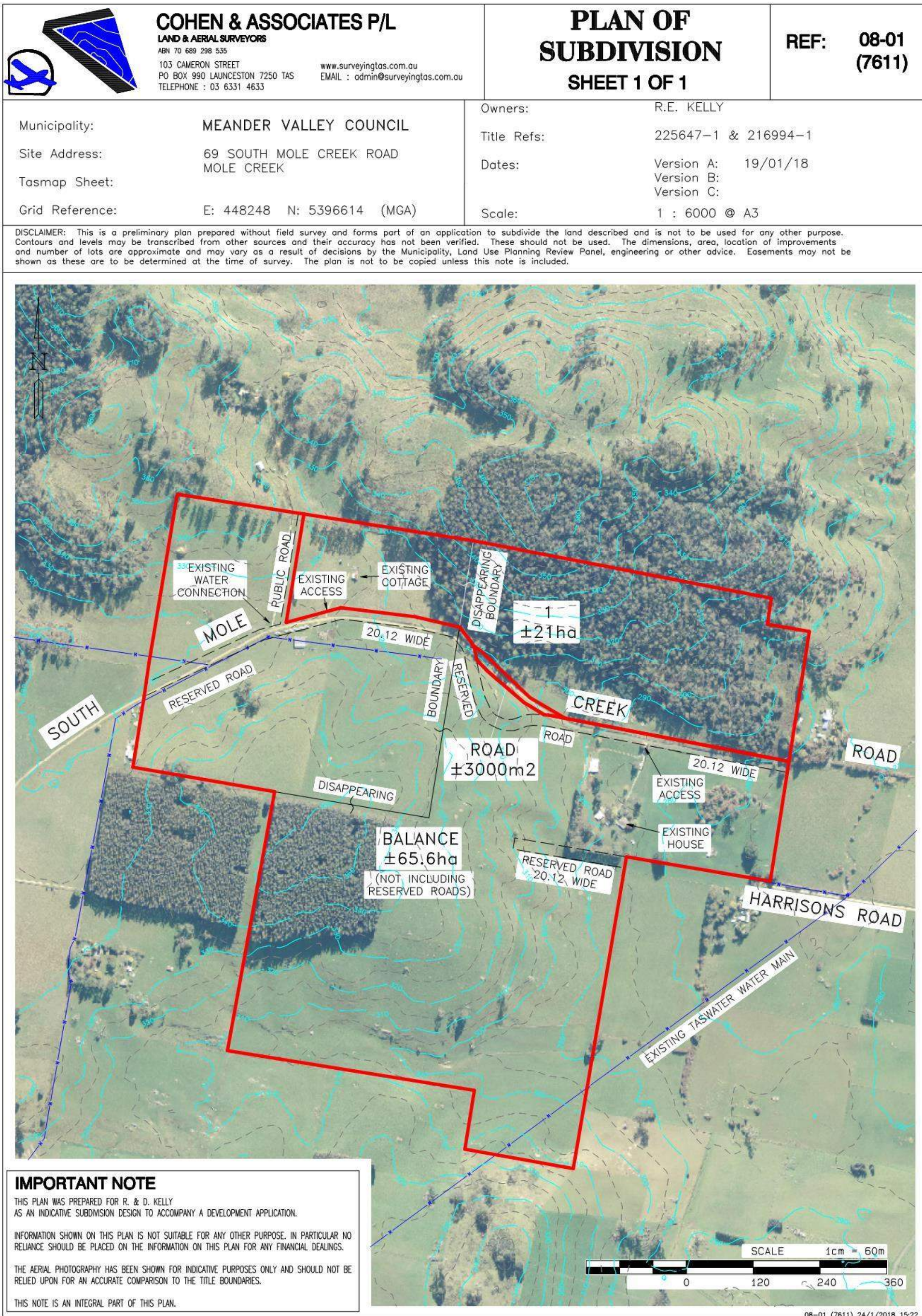


Figure 2: Site Plan

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

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

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

69 South Mole Creek Rd, Mole Creek

Certificate of Title / PID:

CT 216994/1 PID 1872636 & CT 225647/1 PID 2133253

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

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

2 Lot Subdivision (no additional lots)

Code Clauses:

☒ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☐ E1.6.1 Subdivision

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

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

3. Documents relied upon

Documents, Plans and/or Specifications

Title:	<input type="text" value="Plan of Subdivision"/>		
Author:	<input type="text" value="Cohen & Associates"/>		
Date:	<input type="text" value="19/1/2018"/>	Version:	<input type="text" value="A"/>

Bushfire Hazard Report

Title:	<input type="text" value="Bushfire Exemption Report 69 South Mole Creek Rd"/>		
Author:	<input type="text" value="Scott Livingston"/>		
Date:	<input type="text" value="6/2/2018"/>	Version:	<input type="text" value="1"/>

Bushfire Hazard Management Plan

Title:	<input type="text" value="na"/>		
Author:	<input type="text"/>		
Date:	<input type="text"/>	Version:	<input type="text"/>

Other Documents

Title:	<input type="text" value="na"/>		
Author:	<input type="text"/>		
Date:	<input type="text"/>	Version:	<input type="text"/>

4. Nature of Certificate

<input checked="" type="checkbox"/>	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	<i>Bushfire Exemption Report 69 South Mole Creek Rd</i>

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

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

<input type="checkbox"/>	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	Scott Livingston	Phone No:	0438 951 201
Address:	12 Powers Rd	Fax No:	
		Email Address:	scottlivingston.lnrs@gmail.com
	Underwood		7268
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

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

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



or

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




and/or

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



Signed:
certifier



Date:

6/2/2018

Certificate No:

SRL18/09E

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

R.P. 512

ANNEXURE TO CERTIFICATE OF TITLE VOL.

2629

4

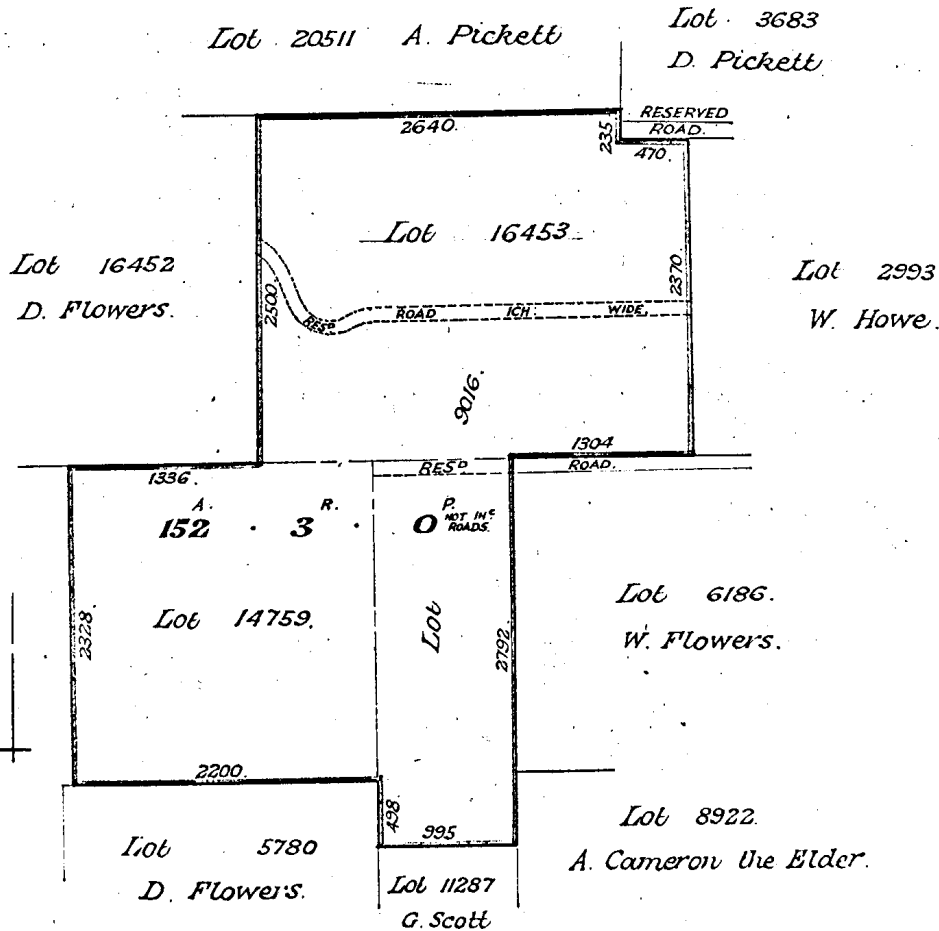
FOL.

REGISTERED NUMBER

216994

Mutthimaree
Recorder of Titles

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.



SEARCH OF TORRENS TITLE

VOLUME 216994	FOLIO 1
EDITION 6	DATE OF ISSUE 25-Jul-2014

SEARCH DATE : 26-Feb-2018

SEARCH TIME : 05.24 PM

DESCRIPTION OF LAND

Parish of POATINA, Land District of WESTMORLAND

Lot 1 on Plan 216994

Derivation : Lots 9016, 14759 and 16453 Gtd. to W. Flower, D. flowers & D. Flower respectively.

Prior CT 2629/4

SCHEDULE 1

C56030 ASSENT to ROHAN EDWARD KELLY Registered 06-Jan-1998
at 12.05 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C80103 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 06-Jan-1998 at 12.06 PM

C74309 CAVEAT by Wesley Vale Engineering Pty. Ltd. "against
portion of the land as described therein".
Registered 29-Apr-1998 at noon

D130128 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 25-Jul-2014 at 12.02 PM

E31668 CAVEAT by The Trust Company (Australia) Limited: Part,
being the land shown hatched on the attached annexure
page Registered 08-Jun-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol.	Fol.
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

2864 91

Cert. of Title Vol. 987 Fol. 11.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

W. H. Thompson

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF POATINA LAND DISTRICT OF WESTMORLAND
SIXTY ONE ACRES TWO ROODS FIFTEEN PERCHES AND ONE TENTH
OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

NORMAN KELLY of Mole Creek, Contractor.

SECOND SCHEDULE (continued overleaf)

NO. A149220 MORTGAGE to The English
Scottish and Australian Bank Limited.
Registered 11th August, 1961 at Noon. . .

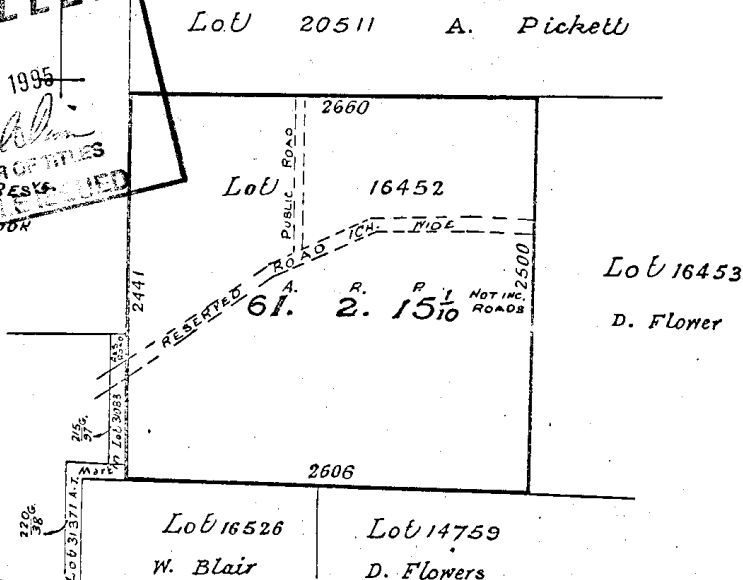
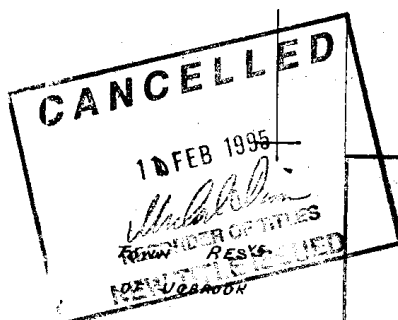
(Sgd.) A. IMLACH. Recorder of Titles.

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER

225647



Part of Lot 16452 - Gtd. to D. Flower - Meas. in Links.
FIRST Edition. Registered 12 NOV 1975

Derived from C.T. Vol. 987, Fol. 11. Transfer A130417 G.C. Smith.

10 NOV 1970

SEARCH OF TORRENS TITLE

VOLUME 225647	FOLIO 1
EDITION 4	DATE OF ISSUE 25-Jul-2014

SEARCH DATE : 26-Feb-2018

SEARCH TIME : 05.22 PM

DESCRIPTION OF LAND

Parish of POATINA, Land District of WESTMORLAND
Lot 1 on Plan 225647
Derivation : Part of lot 16452 - Gtd. to D. Flower.
Prior CT 2864/91

SCHEDULE 1

D130125 TRANSFER to ROHAN EDWARD KELLY Registered
25-Jul-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D130128 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 25-Jul-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Mrs Jacqueline Harris
144 South Mole Creek road
Mole Creek 7304

Index No. 18697			
Doc No.			
RCVD	12 APR 2018	MVC	
Action Officer	LR	Dept.	COS
EC		OD	✓

Meander Valley Council
26 Lyell Street
Westbury 7303

11th April, 2018

Notice of Objection

Development Application

PA\18\0176

(Cohen and Associates)

The General Manager

Dear Sir,

I have received the above planning approval notice from Meander Valley Council regarding the application from Cohen and Associates (on behalf of R. E. Kelly) and wish to object to the rezoning of this farmland located on 'Sensitive Karst' land within the Rural Resource Zone.

I further object to any proposal to rezone the adjacent land from 'Rural Resource' to 'Residential'.

My objection to this proposal is for the following reasons:

1. The proposal contains no explanation as to how it would enhance or increase the productive capacity of the land which would satisfy the development objectives cited. What it more obviously could do is facilitate a performance that is specifically prohibited by the performance criteria for the zone which is 'residential use'. The covering letter of the application concedes that 'Residential Rights' for an existing dwelling on block #225647-1 are 'being applied for'. This would strongly suggest that the cost of the application would be covered by the sale of this lot. As this lot would be reduced from 25 to 22ha, which is hardly viable in a rural zone, and is less than the desirable 40ha minimum, with a meagre water supply, it would seem to be at odds with its zones major objective of avoiding any further fragmentation of rural land by residential development.

Letter of Objection

1

J. A. Harris

2. Compounding the difficulties of this application is the fact that the whole of the property is located on 'high sensitivity karst' with an unchartered subterranean waterway reportedly running beneath it. Planning regulations would seem to prohibit any further development, particularly one such as a residence construction having a strong probability of interception soakage and polluting ground water. The best geomorphology advice is to bar any further development in such areas.
3. That the proposal appears to facilitate a change to the zoning from 'Rural Resource' to 'Residential', with residential rights being sought for the proposed block 225647/Lot 1. Clearly this change contravenes the performance criteria for the Rural Resource Zone, and is at odds with its major objective: avoiding any further fragmentation of rural land by residential development.

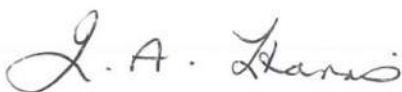
This proposal would strongly suggest there is another agenda in this proposal, conceded in the covering letter: 'Residential Rights will be applied for on Lot 1', and one may rightly ask 'What is the real purpose of this application?'.

4. That Council approval of this application would also be a precedent for future departures from the integrity of the planning system. Past practices have enabled some small 'hobby scale' and 'lifestyle' blocks to exist within the 'Rural Resource Zone'. Council has sought to prevent any further erosion of productivity through Planning Regulations which prevent this fragmentation from continuing, thus protecting rural agricultural land from residential development. As there are many land holdings on multiple titles in the Meander Valley, to approve this application could set a precedent leading to further fragmentation of land in the 'Rural Resource Zone'.

Conclusion:

For the above reasons I ask the Meander Valley Council to reject the Development Application **PA/18/0176**, (Cohen and Associates).

Yours faithfully,



Mrs J. A. Harris

Mrs J. A. Harris
'Woodend'
P.O. Box 1
(144 South Mole Creek Rd)
Mole Creek 7304.



This Envelope is manufactured from 100% Recycled Australian Paper.

Submission to Planning Authority Notice

Council Planning Permit No.	PA\18\0176	Council notice date	19/03/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00396-MVC		Date of response
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	69 SOUTH MOLE CREEK RD, MOLE CREEK	Property ID (PID)	1872636
Description of development	Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cohen & Associates	Plan of Subdivision	B	28/03/2018
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 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 of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <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 and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: <ol style="list-style-type: none"> a. \$252.15 for development assessment; and b. \$136.58 for Consent to Register a Legal Document <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> 			

Advice

General

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

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

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

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

C&DS 2 POLICY REVIEW NO. 74 – CONSERVATION COVENANT INCENTIVE SCHEME

1) Introduction

The purpose of this report is for Council to review Policy No. 74 – Conservation Covenant Incentive Scheme.

2) Background

The Conservation Covenant (Rates Rebate) Incentive Scheme commenced operation in 2001 and was formalised into a Council Policy at the August 2007 Council Meeting.

The scheme has recognised that Local Government is in a position to establish incentive schemes that encourage private landholders to become partners in conserving biodiversity, particularly remnant vegetation, as part of sustainable land management and farm production.

When Council introduced the pilot Scheme in 2001, there were no registered conservation covenants within the municipality, although about ten were under negotiation.

In 2013, the scheme had expanded to the stage where rebates were applied to 2,000 Ha of land on sixty six titles with rate rebate total \$9,705 per annum.

Rebates are applied to 2,374 Ha of land on seventy nine titles, at a total rebate of \$10,867 for the 2017-18 financial year.

At the February 2017 Council meeting, the following Decision was made:

*Cr Synfield moved and Cr Mackenzie seconded “**that Council continues Policy No. 74 – Conservation Covenant Incentive Scheme, with the following inclusion:***

Limit on Contribution by Council

As of 1st July 2017, the actual rebate amount allowed per property, per annum, is limited to the equivalent amount being reimbursed by the State Government to Council, in respect of that property and only up to the amount of the individual rate rebate as calculated.

*As an amendment Cr Temple moved and Cr Richardson seconded “**that Council delay the timing in respect of implementation of limiting Council contribution to July 2018 and the next review of the Policy be undertaken in February 2018.**”*

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

The General Manager wrote to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) regarding the co-contribution request on 23 March 2017.

Mr John Whittington, Secretary of DPIPWE provided a response on 3 August 2017. After summing up the broader benefits of Local Government involvement in Conservation Covenant Incentive Schemes, he advised that the State Government materially supports conservation covenants, however, it does not have resources to provide financial support for rate rebate schemes.

The General Manager’s letter and Mr Whittington’s response letter are provided as Attachment 1 and Attachment 2 respectively.

The Policy was taken to the April Council workshop where Councillors asked Council officers to bring it to the Ordinary Council Meeting in May for formal consideration.

3) Strategic/Annual Plan Conformance

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

- Future direction (1) – A sustainable natural and built environment
- Innovative leadership and community governance
- Future Direction (5) – Innovative leadership and community governance

4) Policy Implications

The process of policy review will ensure that policies are up to date and appropriate.

5) Statutory Requirements

Not applicable.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

The General Manager wrote to DPIPWE regarding the provision of a matching financial contribution to the rebate scheme in 2017.

Council also contacted the Private Land Conservation Program (PLCP) within DPIPWE in 2016 for information regarding the environmental condition and ongoing management of covenanted land. The response is Attachment 3.

8) Community Consultation

Landowners with conservation covenant were advised of the Policy review in August 2016.

Nine submissions were received, and provided to Council in the February 2017 Policy review report. These are provided in Attachment 4.

9) Financial Impact

There has been an increase in financial obligations under the policy, with the current total rebate (2017-2018 financial year) at \$10,867.

10) Alternative Options

Council can elect to discontinue or amend the existing Policy.

11) Officers Comments

During the discussion at the April Council workshop in 2018 Councillors expressed a range of views about the future of the Policy.

This discussion focused on the status of the Policy with respect to the Council decision in February 2017 where Council resolved to limit the Council contribution. The decision states that:

the actual rebate amount allowed per property, per annum, is limited to the equivalent amount being reimbursed by the State Government to Council, in respect of that property and only up to the amount of the individual rate rebate as calculated.

The State Government has indicated that they are not in a position to make a financial contribution.

This leaves Council in a position where the Council policy becomes dysfunctional in that it will not:

encourage, recognise and reward voluntary conservation of high priority natural values.

The position of the Council officers is that Council should continue to provide the rebate for the reasons set out in the following paragraphs;

In operation the current policy continues to provide conservation incentive, on a voluntary basis. Conservation Covenant landowners continue to be proactive in collectively addressing issues of relevance to their conserved land, including topical field days with a focus on such things as fire management and weed management. They continue to be supported in this endeavour through the Tasmanian Government's Private Land Conservation Program and the Tasmanian Land Conservancy. Mapped distribution of covenanted titles and the adjustment to the World Heritage Area boundary are provided in Attachment 5.

The Tasmanian Land Conservancy, in partnership with the PLCP, is monitoring the condition of the conserved areas and ensuring that a current, negotiated Nature Conservation Plan exists for the vast majority of covenanted land (a small number early in the covenanting program had a different type of management agreement applied). Nature Conservation Plans will address both landowner's preferences for management and prescriptions for sustaining the natural values for which the covenant was put in place. They will all be up for review again ten years after being put in place.

The PLCP unit of DPIWWE has provided data on the environmental condition of covenanted land (Attachment 3). Of the vegetation condition assessments undertaken so far, on roughly one third of all covenants, 74 percent were in "good or very good" condition. In addition, 65 percent had weeds on less than 1 percent of their area; with only 4 percent having significant weed threats. Weeds in these minority cases may be affording protection from predation or disturbance.

Some threatened species, especially plants such as *Pimelea curviflora* var. *gracilis* (slender curved riceflower), *Brunonia australis* (blue pincushion) and *Pomaderris phyllifolia* (narrow-leaf dogwood), are poorly reserved on public land and so are reliant on private reserves for effective conservation. Threatened Vegetation Communities on covenanted land are likewise either not present or poorly represented in formal reserve areas (refer Attachment 5). Even where natural values occur on both public and private land, there is value in safeguarding private land populations as insurance against catastrophes such as fire, flood or disease incursion. In many places the covenanting process has provided additional community benefits by securing landscape amenity and potentially adding to tourism experiences.

While DPIPWE is not in a position to provide financial support it does provide direct support to landowners in the form of advice about environmental management and review of the management plans for the individual properties. DPIPWE also plays a role in ensuring that the landowners are implementing the management plans and support landowner group that run field days and share information.

Because of the reasons above, it is recommended that Council amends the existing Policy by removing the '*Limit on contribution by Council*' section. In turn it is recommended that Council provides a rebate to landowners with conservation covenants.

AUTHOR: Stuart Brownlea
NRM OFFICER

12) Recommendation

It is recommended that Council confirm the continuation of Policy No. 74 – Conservation Covenant Incentive Scheme, as follows:

POLICY MANUAL

Policy Number: 74

Conservation Covenant Incentive Scheme

Purpose:

To establish guidelines for administering a Rates Rebate Incentive Scheme for land under Conservation Covenants.

Department:

Community and Development Services

Author:

Stuart Brownlea, NRM Officer

Council Meeting Date:
Minute Number:

14 February 2017 9 8 May 2018
xx/2018

Next Review Date:

February 2018 2022

POLICY

1. Definitions

Conservation Covenant: means a land title covenant registered under Part 5 of the *Nature Conservation Act 2002*, once signed by both the relevant Tasmanian Minister and the landowner.

2. Objective

To formally encourage, recognise and reward voluntary conservation of high priority natural values, in the form of Conservation Covenants and to support objectives in the *Meander Valley Council Natural Resource Management Strategy*.

3. Scope

This policy only applies to that proportion of private land titles within the Meander Valley that is the subject of Conservation Covenants and to the General Rate (net of any other rebate or remission). The rebate level is calculated on the number of hectares that are covered by the Conservation Covenant, rather than the whole area of a title that has a Conservation Covenant within it.

4. Policy

Council recognises that conservation covenants:

- play a role in protecting habitats for a wide range of native species, including threatened plants and animals, from wedge-tailed eagles to native grasses. They also help to maintain the scenic values of Tasmanian landscapes that benefit tourism, can be a direct tourism venture asset, and contribute to the maintenance of water quality by preventing soil erosion and salinity problems.
- are a way that private landowners can ensure the long-term conservation of natural values on their land. Landowners are helped to establish these covenants by a single program in Tasmania: the *Private Land Conservation Program*. Landowners who place perpetual conservation covenants on their land title are helping to achieve conservation benefits for the whole community.
- are legally binding agreements between the landowners and the State Government that are registered on land titles and travel with those titles to future owners. A Nature Conservation Plan has or will be implemented with most conservation covenants.

Together, the two documents detail a management regime that will protect conservation values on a property whilst allowing for continued use of the land.

- are decided upon by a landowner only after considerable planning and management negotiation. Professionally determined Nature Conservation Plans are developed with the landowner's input and consent. The desire to utilise the reserve, for example to collect domestic loads of firewood or graze stock periodically, are accommodated wherever this will not have a long term negative impact on the reserved values.
- may have flow on benefits for a tourism venture, be an area that is not commercially viable, provide an offset for other development, leverage funding for conservation aims, protect other land from degradation such as salinity, or provide access to management advice and assistance from the Tasmanian Government.

Individual Rates Rebate Calculation

The rebate amount is to be calculated on the following basis:

As at 1st July, ~~2016~~ 2017, base rate of ~~\$6.35~~ \$5.67 per ha of land area covered by the Conservation Covenant only with a minimum amount of ~~\$63.35~~ \$56.70 and maximum of ~~\$635.00~~ \$567.00 for any one property AND with no rebate in any case to exceed 50% of the General Rate (net of other rebates or remissions).

Annual Adjustment

The base rate, minimum and maximum amounts are to be adjusted by the same percentage as the General Rate adjustment each financial year.

~~Limit on Contribution by Council~~

~~As of 1st July 2018, the actual rebate amount allowed per property, per annum, is limited to the equivalent amount being reimbursed by the State Government to Council, in respect of that property and only up to the amount of the individual rate rebate as calculated.~~

Commencement of Entitlement

Entitlement to a Rates Rebate amount under the Scheme is to commence from the 1st July of the next rating period immediately following the date of signing of the Conservation Covenant.

Cessation of Entitlement

Entitlement to a Rates Rebate amount payable under the Scheme ceases when a covenant no longer exists on the affected title.

5. Legislation

Nature Conservation Act 2002.

6. Responsibility

Responsibility for the operation of this policy rests with the Director, Community and Development Services

DECISION:

Our reference: S11-01-003

23 March 2017

Mr J. Whittington
Secretary, DPIPWE
Department of Primary Industries, Water and Environment
GPO Box 44
Hobart, TAS 7001

Dear John,

RE: CONSERVATION COVENANT INCENTIVES IN MEANDER VALLEY

Since 2001 Meander Valley Council has provided financial incentives by way of a rates rebate to private landowners in the Meander Valley Municipality with conservation covenants on their titles.

In a recent review of our Conservation Covenant Incentive Scheme Policy, Council questioned the relevance of the policy in what is essentially an arrangement between the covenanting landowner and the Tasmanian Government. Essentially, the Council decided that as of July 2018 the actual rebate amount allowed, per property, will be limited to the equivalent amount being reimbursed by the State Government to our Council, in respect of that property and only up to the amount of the individual rate rebate as calculated under the policy.

Your thoughts on a Tasmanian Government commitment to co-contribute to support conservation covenants in Meander Valley would be appreciated.

Yours Sincerely

Martin Gill
General Manager

Hobart GPO Box 44, Hobart, Tasmania, 7001
Launceston PO Box 46, Kings Meadows, Tasmania, 7249
Devonport PO Box 303, Devonport, Tasmania, 7310
 Ph 1300 368 550
 Web www.dpipwe.tas.gov.au



Index No. 512-07-008			
Doc No.			
RCV'D	-8 AUG 2017		MVC
Action Officer	MG NB	Dept.	CS
EO	✓	OD	

Mr Martin Gill
General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Thank you for your letter dated 14 July 2017 in relation to *Conservation Covenant Incentives in Meander Valley*.

I understand from your letter that Meander Valley Council is seeking a State Government financial contribution to future rate rebates offered to Covenant owners under Council Policy 74 Conservation Covenant Incentive Scheme.

The decision to offer rate rebates is an administrative decision for each Council, and I note that of the 29 local government areas in Tasmania 17 currently offer rate rebates in recognition of the benefits of these agreements to the local community.

Conservation covenants are established between the Crown and individual landowners, however the benefits of these agreements extend to the local community through the land management actions of covenant owners in controlling, for example, weeds and pest species, the protection of key regional natural values within covenant areas, and the contribution these areas make to the maintenance of ecosystem services for the community. As Council Policy 74 states, conservation covenants may also have flow on benefits for tourism ventures in the region, provide offsets for other developments in the area, and protect other land from degradation such as salinity.

The State Government continues its support to conservation covenant owners through the Private Land Conservation Program in DPIPWE, providing stewardship and administrative support for the management of the covenant estate.

The Department does not have resources to provide financial contributions to local government for rate rebates, however DPIPWE will continue to work in partnership with councils to support this program.

I congratulate Meander Valley Council for its long standing commitment to recognising the contribution made by covenant owners to the local community and strongly encourage the Council to continue its support for the Conservation Covenant Incentive Scheme.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line.

John Whittington
SECRETARY

3 August 2017

Hi Stuart,

The TLC have forwarded on your below email seeking information about conservation covenants.

The Private Land Conservation Program in DPIPWE have responsibility for overseeing the Tasmanian private reserve estate and as such are best placed to respond to your questions.

Our Program conducts monitoring across the reserve estate, with roughly a third of covenants having had a Vegetation Condition Assessment (VCA). Most VCA zones (74%) have been found to be in good or very good condition, with only 1% in poor condition. In addition, 65% have <1% weeds, and <4% had high covers of high threat weeds.

For those covenants with low scores, it may be a reflection of what the covenant was like at the time of signing rather than a decline in condition over time. For example I am aware of a covenant which was set up to protect a wedge-tailed eagle nest, where the forest understorey is predominantly gorse. In this instance the covenant was established for the protection of a threatened species, and there is no expectation that the gorse will be removed.

To know whether a landowner is “effectively managing their covenanted area” would require site specific information on what the natural values and threats are on that block, as well as a determination of what is reasonable to expect a landowner to be able to control.

VCA resurveys (unpublished data) conducted by our Program have found that 95% of VCA zones were in the same or increased VCA condition class. Having said this, changes in condition cannot generally be detected over short time periods – more likely 15-20 years to pick up change, unless it is very dramatic. In addition, working out the causes of condition change is another thing entirely. Apparent declines in condition can be due to things outside the landowners control such as climate/weather variability, disease etc.

In general there is a very high level of compliance across the conservation covenant estate and we have very few instances of serious decline in condition or lack of compliance.

We always appreciate feedback on covenant areas from others working in the field so if there are activities of concern in MVC please let us know, so that we can follow up.

If you have any further questions, please let me know - I would be happy to help.

Kind regards,
Helen

Helen Crawford
Team Leader, Private Land Conservation
 Natural Values Conservation Branch
 Department of Primary Industries, Parks, Water and Environment
 Level 4, 134 Macquarie Street, Hobart, Tasmania 7000

Please note: I work Monday - Thursday
 ☎ 03 6165 4386
 ✉ helen.crawford@dpipwe.tas.gov.au

Re – Conservation Covenant Incentive Scheme – MVC Policy 74

To the Meander Valley Mayor and Councillors

The [Tasmanian Land Conservancy](#) (TLC) is a private, not-for-profit organisation that conserves nature on private land in Tasmania. Our vision is for Tasmania to be a global leader in nature conservation.

TLC employs three main mechanisms to protect natural assets or conservation values on private land:

1. The purchase of land to be kept and managed by the TLC as permanent reserves, with conservation covenants registered on the reserve titles;
2. The operation of a Revolving Fund, where properties are purchased, protected by conservation covenants on the titles and on-sold; and
3. Working in partnership with private landholders and the Tasmanian and Australian governments, corporate sponsors and philanthropists to promote and facilitate nature conservation on private land, sometimes involving the establishment of conservation covenants.

In the fifteen years since inception, the TLC has grown rapidly to become one of the largest private landholders in Tasmania. Our sixteen permanent reserves across the state total around 13,099 hectares, protecting a range of important habitats from coastal wetlands to alpine meadows. We manage a further approximately 22,000 hectares for nature and have facilitated nature conservation over around 2% of the private land in Tasmania.

Conservation on private land is significant in Tasmania. In total (as at 30 June, 2016) there were 807 Conservation Covenants in the state, protecting 98,582 hectares of natural assets. In many cases covenants or property purchases have been aided by State or Federal government investment.

The Department of Primary Industries, Parks, Water and Environment (DPIPWE) along with the agricultural sector, regional Natural Resource Management (NRM) committees and some Tasmanian councils, acknowledge the significant role of private landowners in conserving Tasmania's natural capital and the public and private benefits that flow from this approach. 'Capable land stewardship conserves the natural environment, providing benefits for future Tasmanians and visitors while enabling landowners to maintain market access and capitalise on new opportunities' ([DPIPWE's Private Land Conservation Program](#)).

Covenants are legally binding under the *Nature Conservation Act (2002)* and are registered on the land title. They may apply to some or all of the land. Usually established in perpetuity, covenants give peace of mind that natural values, such as native flora and fauna, natural wetlands and geo-conservation assets, will persist for generations. Nature conservation on private land makes an enormous contribution to the [National Reserve System](#), Australia's network of protected areas.

The TLC applauds Tasmanian councils that recognise the public benefit of conservation covenants through rates rebates and landowner grants. The Meander Valley Council is one of sixteen Tasmanian councils, providing an annual rates rebate. Other councils that recognise the value of private land conservation include Glamorgan Spring Bay Council, Break O'Day Council, Burnie City Council, Clarence City Council, Devonport City Council, Dorset Council, George Town Council, Hobart City Council, Huon Valley Council, Kentish Council, Kingborough Council, Latrobe Council, Launceston City Council, Waratah-Wynyard Council and West Tamar Council.

As a property owner in the municipality, the TLC has been a grateful beneficiary of financial support through this scheme. Councillors and staff will be well aware of the cost of managing land, and covenanted properties may have special requirements regarding weed management, feral species control or recommended fire regimes to optimise conditions for significant species. The rate rebate provides a small contribution to landholders for the cost of managing important natural values. While a relatively small contribution of the total council budget, the rates rebate is noteworthy for landowners and strongly demonstrates the Council's commitment to the sustainable management of natural resources.

The commitment to the existing scheme is a credit to the Meander Valley Council as it has provided welcome support for the management of key environmental values in the area. While the rates rebate contributes towards the costs directly incurred by the landowners, the true benefits of healthy landscapes can be seen throughout the catchment. Testimony to the environmental benefits that flow from covenanting, a past State of the Environment Report for Tasmania recommended that all councils provide rate incentives to encourage private land conservation.

The TLC congratulates Meander Valley Council on the implementation of the Conservation Covenant Incentive Scheme in years' passed, and we implore you to continue the initiative in the future.

With regards



James Hattam

Acting CEO

Tasmanian Land Conservancy
PO Box 2112
Lower Sandy Bay TAS 7005
Ph 03 6225 1399
E info@tasland.org.au
www.tasland.org.au

Kingsley and Lynette Dunstan
458 Maralla Road
Bullsbrook
Western Australia 6084.

Stuart Brownlea
NRM Officer
Meander Valley Council
26 Lyall Street
Westbury
Tasmania 7303

23 August 2016

Dear Stuart

Re: Review of Meander Valley Council Policy 74 - Conservation Covenant Incentive Scheme.

Thank you for the opportunity to comment on the review of the Conservation Covenant Incentive Scheme Policy 74.

It is noted that the purpose of the policy is to establish guidelines for administering the rates rebate incentive scheme only. With that in mind, the following comments are provided for consideration.

1. Objective – agree.
2. Scope – agreed
3. Policy – agreed however it should be noted that activities on surrounding properties can severely undermine the conservation efforts of land owners. It is not clear how these impacts can be managed and may in fact be out of the scope of Policy 74.
4. Rates rebate calculations – It is the view of the landowners that the rebate amount is relatively insignificant when considering the costs landowners incur when trying to care for their property. A rebate of \$86 per year does little to offset costs. I do not understand why the rebate cannot exceed 50% of the general rate, especially if council is serious about meeting policy objectives.
5. Annual adjustment – agreed

Trusting this information is of use. There is not much in the policy to comment about, the main thing of course is the rebate amount and the maximums applicable.

Please contact me on 0411 712 955 if more information is required.

Yours sincerely

Kingsley Dunstan

Merrilyn Young

From: Judy Hawkes <jhawkes@bournet.com.au>
Sent: Sunday, 21 August 2016 1:52 PM
To: Stuart Brownlea
Subject: Conservation Covenant Incentive Scheme

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Stuart

We are writing to you, in regards to the review of the Meander Valley Council Policy 74 concerning the Conservation Covenant Incentive Scheme, in which we are listed.

By placing perpetual conservation covenants on our land titles, we have been able to guarantee the continued preservation of the natural values of our immediate area.

We have appreciated the Council's commitment to understanding the importance of conservation covenants and the role they play in protecting habitat, maintaining scenic amenity and enhancing tourism in the Meander Valley area.

To be formally recognised by the Council, through the Incentive Scheme, for our voluntary role in protecting and maintaining our habitat has been greatly appreciated.

We hope that, with the continued support of the Meander Valley Council, we will be able to continue, in future years, to assist in the preservation of our immediate region and help also to achieve benefits for the greater community.

Yours sincerely

Michael & Judith Hawkes
464 Larcombes Road
Reedy Marsh
Tasmania 7304
Australia

999 Denmans Road
Birrree Tas 7303
19/7/2016

To all Councillors
Meander Valley Council

We are writing strongly to encourage the Council to retain its Conservation Covenant Incentive Scheme (MVC Policy 74).

Conservation covenants on private land are an essential part of the National Reserve System of Australia and require the support of local government. It is important that Council meet its NRM obligations, support ecological sustainability and assist in the management of areas with threatened species and/or remnant areas of all natural forest communities in the municipality. The incentive scheme is one of the few things the Council can do quite easily with little expense to encourage the preservation of the municipality's precious natural vegetation.

We took an active role in the community consultation that lead to the development of Councils first award-winning *Vegetation Management Strategy* some years ago. It does seem to us that very few of the recommendations of this strategy have ever been implemented and it has been disheartening to see that areas of vegetation considered as high priority for retention in that Strategy have since been cleared for pivot irrigators or for plantation establishment.

Despite being aged pensioners we consider conservation "in perpetuity" of our forested 130 acres to be much more important than any profit we might get by exploiting its resources. The area is rich in threatened forest types and provides habitat and breeding sites for Grey Goshawk, Wedge-tailed Eagle and Collared sparrowhawk. There are populations of Tasmanian Devil and Spotted Tail Quoll. Important scientific studies continue on these properties, including an internationally significant study of the dawn chorus. Ongoing research into Myxomycetes (also known as slime moulds) has revealed dozens of species not yet recorded in Tasmania, and at least two that are completely new to science. We are confident that much more remains to be found and described. It is exciting to live a place with such rich natural wonders. This should be a matter of pride for the Council.

The two titles concerned are not easily accessed and are not suitable for the construction of any further homes. In other words, we consider that we have made considerable financial sacrifice to help Council meet its obligations. A rate rebate may not amount to a huge amount of money even for us, but of equal importance is the recognition by Council that we are performing an important public service.

yours sincerely,

Sarah Lloyd

Ron Nagorcka

Andrew Ricketts
Bradys Creek
780 Larcombes Road
REEDY MARSH 7304
Phone 03 6368 1343
Email: AndrewRicketts@antmail.com.au

27th July 2016

The Mayor and Councillors and
Council's NRM Officer
Meander Valley Council
Lyall Street
Westbury 7303

By email to:

Craig Perkins (Mayor) mvcperkins@bigpond.com
Michael Kelly (Deputy Mayor) mjkelly1970@gmail.com
Andrew Connor (Councillor) at connor4mvc@gmail.com
Bob Richardson (Councillor) at abd@bigpond.com
Deborah White (Councillor) at debwhite99@bigpond.com
Ian Mackenzie (Councillor) at macca.mvc@skymesh.com.au
John Temple (Councillor) at john@john temple gallery.com.au
Rodney Synfield (Councillor) at eaglerise2@gmail.com
Tanya King (Councillor) at tanyaking01@gmail.com

Stuart Brownlea: stuart.brownlea@mvc.tas.gov.au

Conservation Covenant Incentive Scheme - MVC Policy 74

Dear Mayor, Councillors and Mr Brownlea,

For about a decade or so the Meander Valley Council has operated a Conservation Covenant Incentive Scheme - supported by MVC Policy 74, now in its third version. A copy of Policy 74 is attached and can be found in Council's Policy Manual.

I write both as a supporter and a beneficiary of the Conservation Covenant Incentive Scheme, which in my case supports the two in perpetuity conservation covenants registered on my private land titles in Reedy Marsh.

It is to be noted that Council has also supported some of the covenanted land here through zoning as part of an Environment Living Zone. Only one such area exists in the MVC area with most covenants lying outside such land-use zoning.

I wish to advocate the retention of Meander Valley Council's Conservation Covenant Incentive Scheme in its current form. This letter sets out the salient, germane matters around Policy 74.

Conservation covenants are binding agreements, made voluntarily between a landholder and the state government, to protect and enhance the natural, cultural and scientific values of a

piece of private land. They can apply to all or part of a property and are registered on the title of the land and generally are intended to remain in force in-perpetuity.

A covenant is a promise contained in a document under seal. Such a promise is enforceable on the basis of **privity of contract**. The Minister administering the Nature Conservation Act is the dominant tenement. There are remedies if a covenant is breached. Covenants generally are hard to remove once placed on a title.

Regardless of which scheme created the conservation covenants - (PFRP, PAPL, FCF (inc Mole Creek component), or the revolving fund of TLC), in essence the act of reserving private land in Tasmania represents a private donation to the public good. The extent of that donation may not be easily quantified but is undeniably of intergenerational importance.

The Meander Valley Council Policy 74 currently provides an ongoing (capped) annual rates rebate for people who own private land subject to a conservation covenant. The objective and details are spelt out in the Policy. Council's Policy is reviewed every few years. It could be reviewed less often in my view.

I understand Policy 74 is currently scheduled for review again shortly. A decision whether to renew the Policy or to ditch it will likely be considered at an upcoming Council workshop and a decision possibly made at the Council meeting in September 2016.

Council's Policy No 74 is important in showing tangible local government support for private land owners who have committed their land to the in-perpetuity conservation of nature, priority vegetation and threatened species across our municipality.

Significantly, often such high conservation values are found as a priority on private land and in general it is private land, which has a greater extent and a higher number of high conservation biodiversity values. As you know the conservation covenants, which are currently supported by Council, are binding on subsequent owners of the land on which they are registered.

There may be a lack of understanding amongst councillors of the value of retaining the Meander Valley Council's Conservation Covenant Incentive Scheme and perhaps there is an anti-conservation element sitting on Council, which I believe, sadly sees, either little benefit in such a scheme or worse, even holds antipathy towards it. This letter however, is directed to all councillors regardless of any subjective view of mine as to any bias or pre-held opinion, one way or the other and is designed to elucidate salient facts and relevant considerations from my perspective.

There are some 80 conservation covenants in Meander Valley Council's Conservation Covenant Incentive Scheme. The landowners holding in-perpetuity conservation covenants under the Nature Conservation Act represent a wide social, vocational, economic and geographic spectrum within our Municipality.

Some conservation covenants bind most or the whole of a title and some bind only a portion. The Council's Scheme allows for such variations in a fair and elegant way. For my holding the protected portion is between 85% and 90% of the 127.8 Hectares. It is an obligation of responsibility, which I take very seriously.

When I applied to Council for a Conservation Covenant rates rebate I was requested to provide a copy of my covenants and if I recall correctly, a copy of my management plan or nature conservation plan.

The standard covenant under the Tasmanian Nature Conservation Act provides a specified range of obligations to the owner of the reserve. These may vary from one reserve to another but are all clearly articulated and enforceable. There is a rigorous approach to nature

conservation and considerable time and individual negotiation is involved in establishing each Covenant with the consequence that conservation covenants have substantial resilience and integrity. They have a planned approach to the management of the subject land and often include differing zones which assist planning in land use terms.

Bear in mind the Nature Conservation Act is a part of the RMPS, the same suite of legislation that has LUPAA, governing the creation of Planning Schemes.

To put Meander Valley's 80 conservation covenants into perspective, there are some 807 conservation covenants in Tasmania covering some 98,582 hectares. Meander Valley (MV) with its 80 Covenants, may seem to be only a relatively small portion of those 807 but when considered by Local Government area, MV has a far greater share than might be expected, being one of 29 local government areas in Tasmania. Even if one discounted the suburban municipalities the Meander Valley area has performed well above average in terms of conservation covenants. There would be a range of causal factors of course.

In terms of Meander Valley's rating base, the 80 private properties burdened by a conservation covenant under the Nature Conservation Act and thus a part of The Scheme represents less than one percent (0.66%) of the 12,000 or so rateable properties within the Municipality, thus its modest impact on Council's rates revenue is truly small by any measure. For Council, this is clearly not an expensive or complex Policy to administer or support.

Several important benefits accrue from retention of Meander Valley Council's Conservation Covenant Incentive Scheme. Firstly there are benefits to Council's reputation, in a climate where otherwise its performance over nature conservation and threatened species issues can only be described as relatively weak. Secondly it assists in meeting its various NRM obligations, as well as over its public interest ones regarding the conservation management of threatened species. It could be claimed Meander Valley Council's Conservation Covenant Incentive Scheme supports land sustainability objectives.

The Scheme recognises that to devote land for in-perpetuity conservation rather than economic gain is a significant private landowner donation to future generations. This intergenerational aspect is one which local government has a role in supporting.

In perpetuity conservation covenants on private land in Tasmania are a part of the National Reserve System of Australia, which in itself deserves to be supported by local government.

"The National Reserve System is Australia's network of protected areas, conserving examples of our natural landscapes and native plants and animals for future generations. Based on a scientific framework, it is the nation's natural safety net against our biggest environmental challenges.

The reserve system includes more than 10,000 protected areas covering 17.88 per cent of the country - over 137 million hectares. It is made up of Commonwealth, state and territory reserves, Indigenous lands and protected areas run by non-profit conservation organisations, through to ecosystems protected by farmers on their private working properties."

The next 20 years will be a critical period for biodiversity conservation in Australia. Now is not the time for Council to distance itself from nature conservation.

The following description reproduced in Meander Valley Council's Natural Resource Management Strategy 3rd Edition, originally sourced from the National Strategy for the Conservation of Australia's Biodiversity (Department of the Environment, Sport and Territories, 1996 Introduction), provides a concise summary of the role and benefits of biodiversity:

“The benefits of conserving biological diversity are numerous. Biological diversity is the primary source for fulfilment of humanity’s needs and provides a basis for adaptation to changing environments. An environment rich in biological diversity offers the broadest array of options for sustainable economic activity, for nurturing human welfare and for adapting to change.

The world’s species provide us with all our food and many medicines and industrial products. For example, the fishing, forestry, and wildflower industries rely on the harvest of biological resources from the wild. There is great scope for developing new or improved food crops from our biological diversity.

Benefits arising from the conservation of Australia’s biological diversity are not, however, restricted to the continued harvest of resources - they include the provision and maintenance of a wide array of ecological services. The maintenance of hydrological cycles (groundwater recharge, watershed protection and buffering against extreme events), climate regulation, soil production and fertility, protection from erosion, nutrient storage and cycling, and pollutant breakdown and absorption are some of the services. They are fundamental to the quality of our life and our economy, but they are often grossly undervalued.

[Additionally,] biological diversity can be important for cultural identity [, while] the aesthetic values of our natural ecosystems and landscapes contribute to the emotional and spiritual wellbeing of a highly urbanised population. Both active and passive recreational benefits of our ecosystems are highly valued by an increasing number of people.

There is in the community a view that the conservation of biological diversity also has an ethical basis. We share the earth with many other life forms that warrant our respect, whether or not they are of benefit to us. Earth belongs to the future as well as the present; no single species or generation can claim it as its own.”

I hope you can see that supporting the retention of Conservation Covenanted private land has significant public interest benefits, which accrue from the conservation of biological diversity.

Relying on covenanted land alone to protect biological diversity is not of itself sufficient but it represents the most secure strategy apart from reservation of public land. Council’s Natural Resource Management Strategy 3rd Edition remains the current strategic document over such issues. Council indeed gained accolades for its first NRM Strategy.

In considering other mechanisms in the MVC toolkit, Council would be well advised to consider the very limited impact of the Biodiversity Code in its Interim Planning Scheme (MVCIPS 2013) in enhancing secure outcomes for nature, which is under threat from development. Indeed the Council mapping associated with the Biodiversity Code, the Priority Habitat overlay of the MVCIPS 2013 does not even identify land which was previously identified by the Commonwealth and State as long ago as 1996, as being Key Fauna Habitat for Rare and Threatened Fauna Species. So Council is otherwise failing to achieve sustainability objectives in my view. The Biodiversity Code and Priority Habitat overlay have potential for improved outcomes. However such change may simply be occurring too slowly.

I have long been an advocate of private land conservation and reservation. Indeed within Meander Valley, it is surely without dispute there remains much that remains to be done in terms of stemming the decline of nature, protecting the natural environment and securing native species for future generations.

Please consider: Do we really want to declare that on our watch we acted negligently and allowed the Swift Parrot to go extinct, for example? Bear in mind that this bird species, which inhabits the Threatened Eucalyptus ovata forest in Meander Valley, is now listed as Critically Endangered. The E. ovata forest itself is about 95% depleted since European occupation.

The Tasmanian Devil is now estimated to have a 90% decline in places such as Meander Valley, yet we are not actively conserving its habitat on private land, aside from securely protected and covenanted land.

There are many more examples of species suffering decline due to human activity and development. Since the Regional Forest Agreement (RFA) of 1997 there has been several additions and upgraded listings to the state's Threatened Species List.

I consider the Meander Valley Council's Conservation Covenant Incentive Scheme to be an important action because simply, it represents a start. That cannot be understated.

There are many other initiatives, which Council could and should be doing. I am not suggesting that Policy 74 should be changed to encompass other solutions however, just that we need to do more, not less. Council could for example have a role to create new conservation covenants. It has the expertise.

I do wish to flag the likely need of a further private land conservation scheme arising from the RFA renegotiation process. Tasmania's poor performance over threatened species issues is both identified and acknowledged in the last RFA review. Indeed the various RFA related covenant programs have not succeeded in solving the adequate reservation of some vegetation communities and some species continue to suffer declines.

One of the benefits of Council, in not only retaining its current scheme but also in supporting new private land conservation programs (such as under a new RFA) would be that it potentially provides (probably federal) funding for private land owners for their public interest actions of conserving priority aspects of nature on their land.

Council should understand that increasingly Tasmania would need to conserve the remaining elements of nature to protect catchments for water, to mitigate against climate change and to protect our scenic assets. If that can be done with new initiatives then Council should be seen as a positive player in advocating such outcomes.

Tasmania has a unique situation in this regard. We are free of many pests and diseases and still have species, which are now extinct on the mainland. Meander Valley still has environments with high biophysical naturalness on private land and such land has a higher life support capacity. That is a higher life support capacity for all species including humans. The activity of the protection of such life support capacity absolutely deserves Council's support.

Without incentives, not only to create secure protective instruments such as conservation covenants but also to support their retention and also the costs associated with private retention, then it is highly likely we will simply fail to stem the losses in the natural world caused by economic growth and development.

Finally it should be recognised by Council that managing land for conservation is a valid land-use activity requiring time, energy and private resources and yet generally for most rate paying covenant owners their conservation reserves do not provide an income which offsets that loss, which may have been avoided through development. Meander Valley Council's Conservation Covenant Incentive Scheme is an example of such recognition and Council is to be congratulated for introducing and maintaining the scheme.

Please consider: If it is your view (and it is not mine) that a private property owner should have unfettered rights to develop and if in doing so the burden of protecting species from

extinction then falls to others with the consequence that the developer gains the short term economic benefit from the process of extinction, then surely it is still wise to have Schemes such as Meander Valley Council's Conservation Covenant Incentive Scheme where cautious long term propositions are supported.

Finally, recently I received a letter from Norma Bennett notifying me of the 2016/17 rebate amount. However it made no mention of a review of the Policy No 74. You may find that other covenant holders have a view over or an appreciation of Council's Conservation Covenant Incentive Scheme that may indeed assist Councillors in their review.

Conclusion

The continuation of Council's Policy 74 should be beyond contention, if Council actually has an interest in Sustainability. Please do not go backwards.

In reality your decision should consider whether it is a Public Interest for private land owners to be involved in conserving important elements of nature. Whether such a public interest formula should have Council support in the form of the Conservation Covenant Incentive Scheme.

I wish to contend Meander Valley Council's Conservation Covenant Incentive Scheme is clearly an example of Working Together for the public interest good. It is an initiative showing leadership quality.

For all of the above reasons, I am thus writing to strongly urge the retention of Meander Valley Council's Conservation Covenant Incentive Scheme and the associated Council Policy No 74.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Ricketts', with a stylized, cursive script.

Andrew Ricketts



Re – Conservation Covenant Incentive Scheme – MVC Policy 74

To the Meander Valley Mayor and Councillors

The [Tasmanian Land Conservancy](#) (TLC) is a private, not-for-profit organisation that conserves nature on private land in Tasmania. Our vision is for Tasmania to be a global leader in nature conservation.

TLC employs three main mechanisms to protect natural assets or conservation values on private land:

1. The purchase of land to be kept and managed by the TLC as permanent reserves, with conservation covenants registered on the reserve titles;
2. The operation of a Revolving Fund, where properties are purchased, protected by conservation covenants on the titles and on-sold; and
3. Working in partnership with private landholders and the Tasmanian and Australian governments, corporate sponsors and philanthropists to promote and facilitate nature conservation on private land, sometimes involving the establishment of conservation covenants.

In the fifteen years since inception, the TLC has grown rapidly to become one of the largest private landholders in Tasmania. Our sixteen permanent reserves across the state total around 13,099 hectares, protecting a range of important habitats from coastal wetlands to alpine meadows. We manage a further approximately 22,000 hectares for nature and have facilitated nature conservation over around 2% of the private land in Tasmania.

Conservation on private land is significant in Tasmania. In total (as at 30 June, 2016) there were 807 Conservation Covenants in the state, protecting 98,582 hectares of natural assets. In many cases covenants or property purchases have been aided by State or Federal government investment.

The Department of Primary Industries, Parks, Water and Environment (DPIPWE) along with the agricultural sector, regional Natural Resource Management (NRM) committees and some Tasmanian councils, acknowledge the significant role of private landowners in conserving Tasmania's natural capital and the public and private benefits that flow from this approach. 'Capable land stewardship conserves the natural environment, providing benefits for future Tasmanians and visitors while enabling landowners to maintain market access and capitalise on new opportunities' ([DPIPWE's Private Land Conservation Program](#)).

Covenants are legally binding under the *Nature Conservation Act (2002)* and are registered on the land title. They may apply to some or all of the land. Usually established in perpetuity, covenants give peace of mind that natural values, such as native flora and fauna, natural wetlands and geo-conservation assets, will persist for generations. Nature conservation on private land makes an enormous contribution to the [National Reserve System](#), Australia's network of protected areas.

The TLC applauds Tasmanian councils that recognise the public benefit of conservation covenants through rates rebates and landowner grants. The Meander Valley Council is one of sixteen Tasmanian councils, providing an annual rates rebate. Other councils that recognise the value of private land conservation include Glamorgan Spring Bay Council, Break O'Day Council, Burnie City Council, Clarence City Council, Devonport City Council, Dorset Council, George Town Council, Hobart City Council, Huon Valley Council, Kentish Council, Kingborough Council, Latrobe Council, Launceston City Council, Waratah-Wynyard Council and West Tamar Council.

As a property owner in the municipality, the TLC has been a grateful beneficiary of financial support through this scheme. Councillors and staff will be well aware of the cost of managing land, and covenanted properties may have special requirements regarding weed management, feral species control or recommended fire regimes to optimise conditions for significant species. The rate rebate provides a small contribution to landholders for the cost of managing important natural values. While a relatively small contribution of the total council budget, the rates rebate is noteworthy for landowners and strongly demonstrates the Council's commitment to the sustainable management of natural resources.

The commitment to the existing scheme is a credit to the Meander Valley Council as it has provided welcome support for the management of key environmental values in the area. While the rates rebate contributes towards the costs directly incurred by the landowners, the true benefits of healthy landscapes can be seen throughout the catchment. Testimony to the environmental benefits that flow from covenanting, a past State of the Environment Report for Tasmania recommended that all councils provide rate incentives to encourage private land conservation.

The TLC congratulates Meander Valley Council on the implementation of the Conservation Covenant Incentive Scheme in years' passed, and we implore you to continue the initiative in the future.

With regards



James Hattam

Acting CEO

Tasmanian Land Conservancy
PO Box 2112
Lower Sandy Bay TAS 7005
Ph 03 6225 1399
E info@tasland.org.au
www.tasland.org.au

From: Leigh Walters
Sent: 12 Dec 2016 01:40:39 +0000
To: Meander Valley Council Email
Cc: Martin Gill
Subject: Rate Rebates for Conservation Covenants
Attachments: Meander Valley Council Rate Rebate Scheme.docx

Dear Martin,

I understand there has or will be at some time a discussion about rate rebates for conservation covenant landowners, please see my attached letter supporting the continuation of the scheme.

To the Mayor, Councilors and General Manager.

Please see my attached letter regarding land managed for conservation.

Regards, Leigh



Leigh Walters
Operations Manager
Reserves and Conservation Programmes



Tasmanian Land Conservancy

PO Box 392, Launceston, TAS 7250

72 Tamar Street, Launceston, TAS 7250

Tel: 03 6331 9295 Mobile: 0407 891 025

E-mail: lwalters@tasland.org.au

www.tasland.org.au

[@Tas_Land](#)

facebook.com/taslandconservancy

instagram.com/tasland

"CONFIDENTIALITY NOTICE AND DISCLAIMER"

Warning: This message may contain confidential information intended for the use of the recipient named above. If you are not the intended recipient of this message you are requested not to use, copy, distribute or reproduce this message. If you have received this message in error, please notify the sender and destroy the original message.

Views and opinions expressed in this message may be those personally held by the sender and do not necessarily represent the position of the Tasmanian Land Conservancy.

Meander Valley Council

PO Box 102

Westbury, 7303

The Mayor and Councilors

I am writing in support of your program to provide rate re-bates for land holders that have conservation covenants on their land for which they receive a small rebate on their council rates.

The benefits in supporting land holders willing to manage all or part of their land for conservation purposes are many, not only to the land holder themselves but also to the region its inhabitants and Tasmanians in general. These benefits include the aesthetic values for which your area is famous, the maintenance of water quality and erosion control. Importantly these areas also provide habitat and refuge for a wide range of threatened flora and fauna. Areas protected under a conservation covenant form part of Australia's National Reserve System and therefore also contribute to Australia's international obligations such as the Convention on Biological Diversity.

Should you have any questions, please feel free to contact me.

Kind Regards,

A handwritten signature in dark ink, appearing to read 'L Walters', followed by a long horizontal flourish.

Leigh Walters

Operations Manager

Tasmanian Land Conservancy

lwalters@tasland.org.au

Annemaree Woodward
Aeolia
700 Larcombes Rd
Reedy Marsh
Tasmania 7304
Email: yanga@antmail.com.au

24 July 2016

To the Mayor and all Councillors -
Craig Perkins, Michael Kelly, Bob Richardson, Andrew Connor, Deborah White, Tanya King, Rodney Synfield, Ian Mackenzie and John Temple.

CC NRM Officer, Stuart Brownlea

Conservation Covenant Incentive Scheme - MVC Policy 74

Dear Mesdames and Sirs,

I understand Meander Valley Councillors are attending a workshop on 26 July 2016, and will consider the Conservation Covenant Incentive Scheme - MVC Policy 74. I write to support the retention of Policy 74 and wish to point out the reasons for so doing.

I decided to conserve my block of land because it is located in a forested area where both the public and private land has high natural values. I considered it was an advantage to both nature and the public interest that I largely forgo development of my land.

My land is in an area of high biodiversity: it contains priority vegetation communities and is habitat for endangered species.

My block of land is small - 30.35 hectare of which 28.82 are conserved in perpetuity through the Private Forest Reserve Program. The balance is set aside as a homestead site. My land is now zoned Environmental Living.

At the time I was advised by the assessor from DPIPW of the benefits that would accrue to me through conserving my land. Apart from a feeling of well-being, these were an incentive payment from the State Government and a rates' rebate from MVC.

The incentive payment was a modest 'one-off'. It was by no means compensation for the loss of development potential caused by the covenant – it was never considered as compensation by either the state government or myself.

I applied for inclusion in the Conservation Covenant Incentive Scheme in 2007 and have had the benefit of a reduction in my rates since that time. I am grateful for this benefit.

I understand that there are about 80 conservation covenants in the Meander Valley Municipality. Accordingly it would seem that the amount of revenue foregone by the

Conservation Covenant Incentive Scheme is not great. Nevertheless it is significant to the beneficiaries as recognition for their contribution to the conservation of nature.

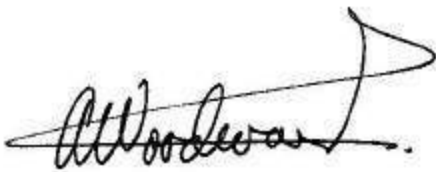
I am unaware of any other schemes the Meander Valley Council has to support biodiversity in our municipality. I do know that there is still ongoing removal of forest and it seems that the Council is unable to prevent the loss of priority habitat through the planning scheme.

This being the case I think it is important that the Conservation Covenant Incentive Scheme continues. Currently it appears to be the only way that Council can demonstrate its support for biodiversity conservation and sustainable development.

Accordingly I think Council should consider that the Conservation Covenant Incentive Scheme is an inexpensive, easy to manage benefit to our municipality that helps protect natural values whilst at the same time enhances the Meander Valley Council's standing in the national arena in the sphere of biodiversity conservation.

For these reasons I consider that Meander Valley Council should retain its Conservation Covenant Incentive Scheme. I hope you agree and would appreciate a reply with your opinion and any comment on the content of my letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Annemaree Woodward', with a large, stylized flourish extending from the end of the signature.

Annemaree Woodward

Kali & Erik Bierens
1012 Bogan Road
Golden Valley
Tasmania 7304
(03) 6369 5217

22nd August 2016

Meander Valley Council
26 Lyall Street
Westbury Tas 7303

Attention: Stuart Brownlea

**Review of Meander Valley Council Policy 74,
Conservation Covenant Incentive Scheme**

Dear Sir,

Thank you for the invitation to comment on the review of the Conservation Covenant Incentive Scheme, Council Policy 74.

We support the objectives of this policy in its current form. The objectives being: "To formally encourage, recognise and reward voluntary conservation of high priority natural values", by offering a small financial rate rebate, through the implementation of the Conservation Covenant Incentive Scheme. We believe that the policy should be retained unchanged.

The policy states that the Council recognises that conservation covenants have flow on benefits for the tourism sector. It is true that land protected for its natural assets in perpetuity, enhances the scenic landscape and adds value to the visitor experience. Tourism has the potential to stimulate the local economy, attract visitors, retain residents through employment opportunities and sustain a local ratepayer base.

The conservation covenants are the outcome of an extensive formal process between private landholders and the state government, who together have identified significant areas of bio-diversity and ensured formal recognition and protection for these areas. Protecting significant habitat provides connectivity for threatened, endangered and endemic species of both flora and fauna. This adds outstanding value to our region.

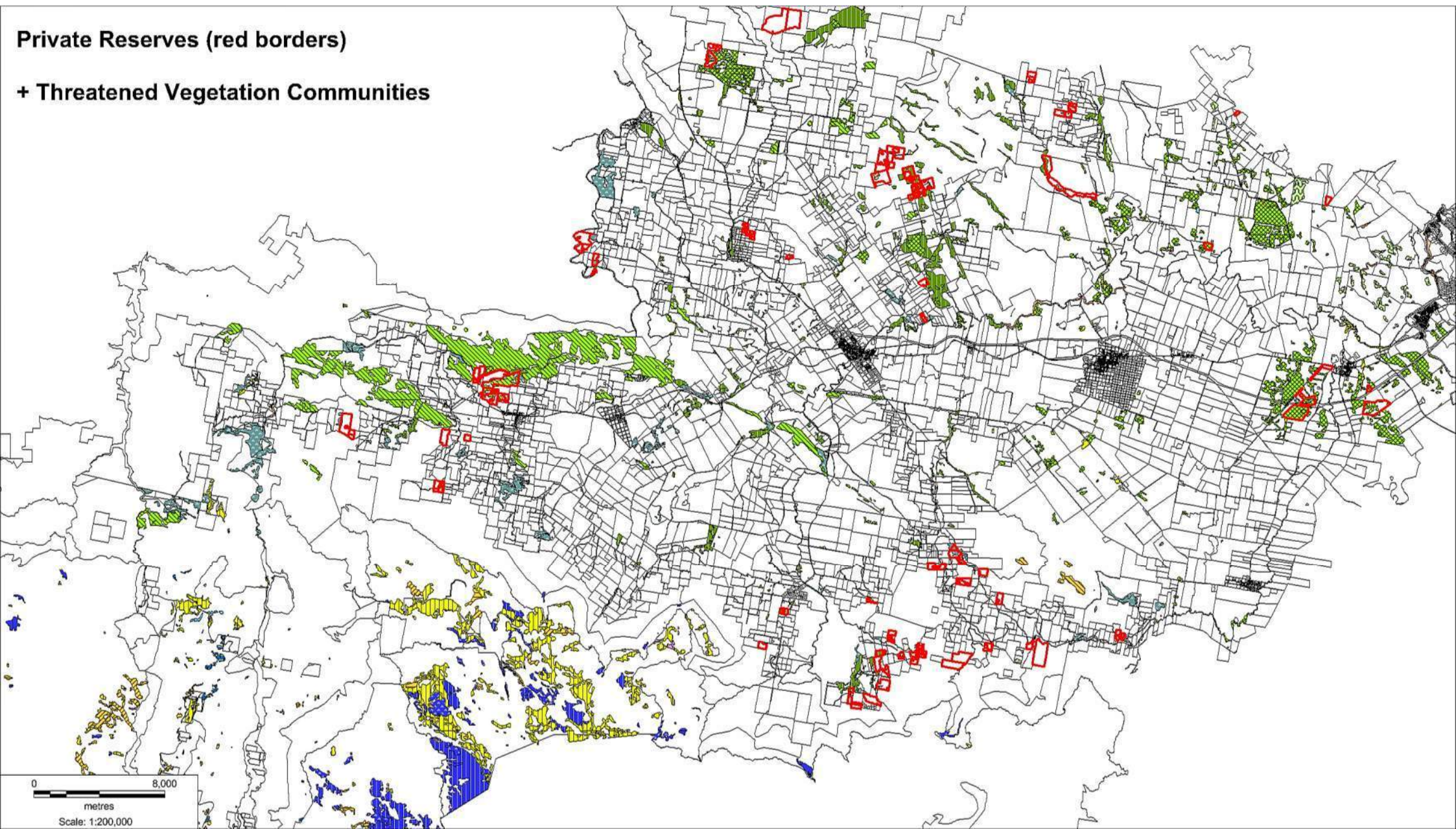
We believe that residents taking part in the conservation covenant program should continue to be rewarded for their long term commitment to local conservation.

Yours sincerely,

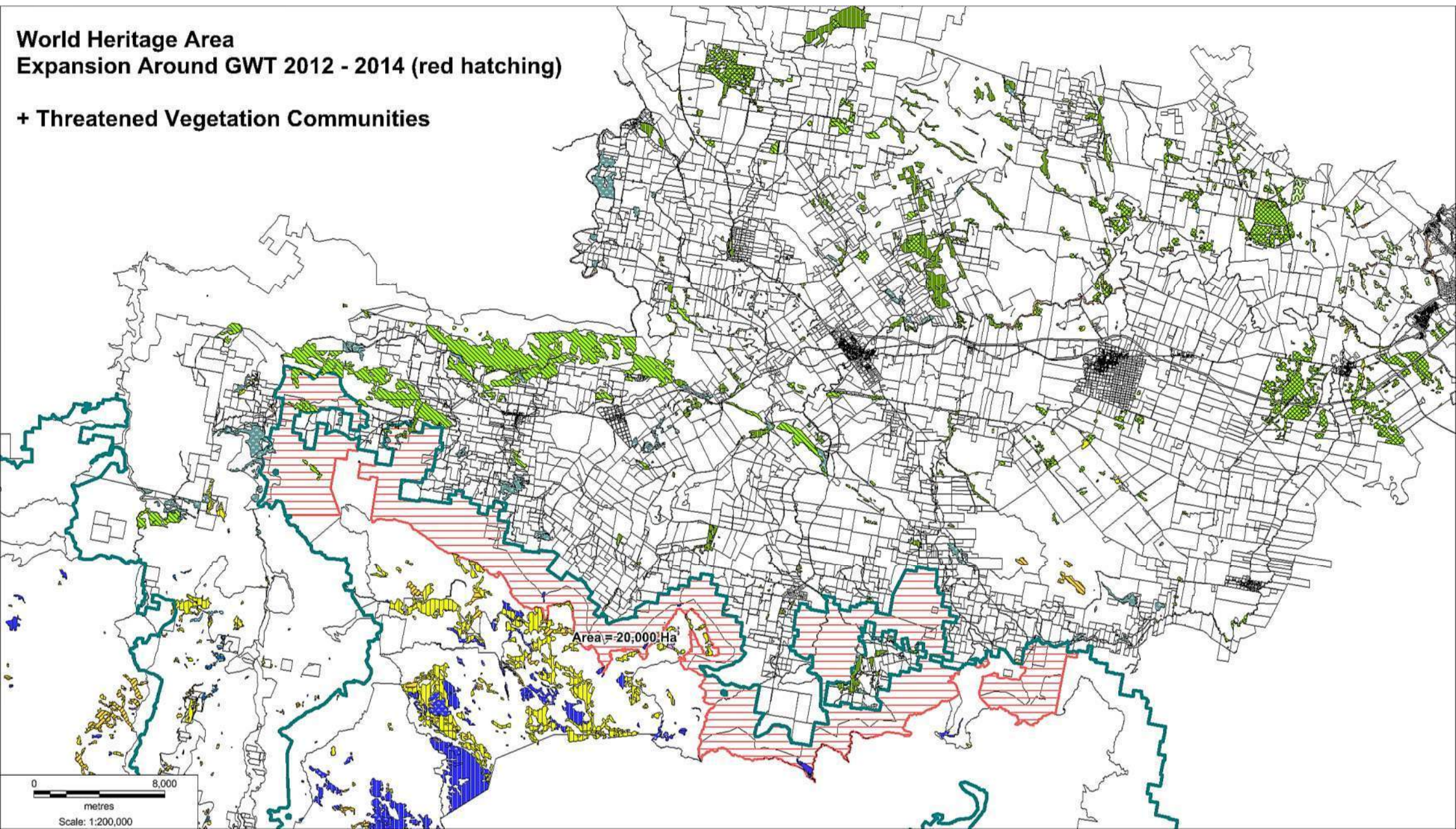
Kali and Erik Bierens.

Private Reserves (red borders)

+ Threatened Vegetation Communities



**World Heritage Area
Expansion Around GWT 2012 - 2014 (red hatching)**
+ Threatened Vegetation Communities



C&DS 3 DOG REGISTRATION FEES 2018–2019

1) Introduction

The purpose of this report is for Council to adopt dog registration fees for 2018–2019.

2) Background

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

The fees for the 2017–18 financial year were:

Registration	Regular Fee	If paid by 31 July
Domestic Dog not Desexed	\$61.50	\$45
Domestic Dog Desexed	\$21	\$13
Working Dog	\$21	\$13
Greyhound	\$21	\$13
Purebred (<i>for breeding</i>)	\$21	\$13
Pensioners Dog (<i>one per pension card</i>)	\$21	\$13
Guide Dog/Hearing Dog (<i>on production of suitable evidence by applicant</i>)	Nil	Nil
Dangerous Dog	\$550	Not Applicable
Guard Dog	\$61.50	\$45
Other		
Renewal of Kennel Licence	\$31.50	Not Applicable
New Kennel Licence	\$116.50	
Fee to make a nuisance dog complaint	\$21	
Dangerous Dog Collars	Cost+10%+GST	
Impounding Fee	\$32	
Impounding Fee - Second Time	\$53	
Daily Maintenance Fee	\$21 + GST	

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

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

5) Statutory Requirements

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

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

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

In the 2017-2018 financial year Council will collect approximately:

- \$73,000 in dog registration fees and Kennel Licenses
- \$12,000 from infringement notices and poundage fees

In the 2017-2018 financial year the operating cost of providing all animal control functions of Council is anticipated to be \$189,700.

10) Alternative Options

Council can elect to amend the proposed fee structure.

11) Officers Comments

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

It is recommended that the fee increase reflects the Council Cost Index (CCI) released in April 2018 by LGAT. 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 Council Cost Index (CCI) is 2.42%.

It is recommended that the fees are increased by 2.42% and rounded to the nearest 50 cents except for Dangerous Dog Registration which is already sufficiently high relative to domestic dog registration.

AUTHOR: Lynette While
DIRECTOR COMMUNITY & DEVELOPMENT SERVICES

12) Recommendation

It is recommended that Council adopt the following dog registration and dog management fees for the 2018-2019 financial year:

Registration	Regular Fee	If paid by 31 July
Domestic Dog not Desexed	\$63	\$46
Domestic Dog Desexed	\$21.50	\$13.50
Working Dog	\$21.50	\$13.50
Greyhound	\$21.50	\$13.50
Purebred (<i>for breeding</i>)	\$21.50	\$13.50
Pensioners Dog (<i>one per pension card</i>)	\$21.50	\$13.50
Guide Dog/Hearing Dog (<i>on production of suitable evidence by applicant</i>)	Nil	Nil
Dangerous Dog	\$550	Not Applicable
Guard Dog	\$63	\$46
Other		
Renewal of Kennel Licence	\$32.50	Not Applicable
New Kennel Licence	\$119.50	

Fee to make a nuisance dog complaint	\$21.50	
Dangerous Dog Collars	Cost+10%+GST	
Impounding Fee	\$33	
Impounding Fee - Second Time	\$54.50	
Daily Maintenance Fee	\$21.50 + GST	

DECISION:

C&DS 4 ENVIRONMENTAL HEALTH FEES 2018-2019

1) Introduction

The purpose of this report is for Council to adopt environmental health fees and charges for 2018-2019.

2) Background

Council fees and charges are set in conjunction with the annual budget process and include setting the price for Council activities and services including planning, health, engineering, waste management, cemeteries, building and plumbing.

The environmental health fees and charges are determined at the May Council meeting so the 2018-2019 fees can be published by the end of May to cater for the timing of the Food Registration renewals in June.

The fees set by Council for the 2017-2018 financial year are set out in the table below:

Food Premises: (Except for bona fide not for profit organisations)	Fees and Charges
Annual renewal of Registration	
• Low risk	\$55.00
• Other premises	\$163.50
• State wide Mobile Food Business	\$163.50
Temporary Food Stall Registration (Except for bona fide not for profit organisations)	
One-off event	\$33.50
0 – 6 months	\$55.00
6 – 12 months	\$81.00
Late fee if not received before event	\$38.50
Public Health	
Place of Assembly Licence – Public events, 1 day	\$71.00
Place of Assembly Licence – Public events, greater than 1 day	\$222.50
Registration of Private Water Supplier	\$92.50
Other premises requiring licensing under Public Health Act 1997	\$92.50

Request for inspection and written reports on food premises for prospective purchasers	\$110.00 incl. GST
--	--------------------

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

Not applicable.

5) Statutory Requirements

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

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Environmental health fees and charges are estimated to generate approximately \$29,000 in revenue in 2017-2018. The operating cost of providing all environmental health functions of Council is anticipated to be \$179,700 in the 2017-2018 financial year.

10) Alternative Options

Council can elect to amend the proposed fee structure.

11) Officers Comments

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

The costs associated with conducting the environmental health program have increased, for example, laboratory testing prices have increased again in 2017-18 and one of the two laboratories based in Launceston is closing in May 2018. The likely impact of this is increased cost to Council if samples need to be sent to Hobart or interstate for analysis when they are not able to be analysed at the remaining laboratory. The potential cost increases will affect both the food and water sampling programs.

In order for the program to continue to provide the same level of service to our community, it is recommended that the environmental health fees are increased. It is recommended that the fee increase reflects the Council Cost Index (CCI) for 2018. 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 2018 is 2.42%.

It is recommended that fees are increased by CCI and rounded to the nearest 50 cents.

The fee for a Vendor's Permit issued under the Vehicle and Traffic Act 1999 has been included in the environmental health fees and charges following the adoption of Policy 89 - Mobile Food Vehicles at the Council meeting in March 2018.

The introduction of a late fee for failing to renew a Registration of a Food Business by 31 July each year has been recommended due to the increasing number of businesses that do not register within the specified timeframe, creating additional work for Environmental Health Officers. A late fee is currently applicable for applications for Registration of a Temporary Food Business which are not received prior to the event they are attending but not annual renewals. It is considered that a late fee will serve as a deterrent for failing to renew an annual Registration. Council also has the option to issue Infringement Notices under the Food Act 2003 for failing to comply with registration requirements.

A fee is also recommended for additional inspections of food businesses that are required to follow-up on non-compliances, including matters associated with notices or orders issued under the Food Act 2003. These matters are time consuming for Council staff and there is currently no mechanism for cost recovery. Fees for additional inspections associated with Building and Plumbing Permits are already included in Council's Fees and Charges, and numerous other Councils in Tasmania apply fees for re-inspection of food premises for non-compliance and/or the issuing of notices or orders under the Food Act 2003.

AUTHOR: Katie Proctor
ENVIRONMENTAL HEALTH OFFICER

12) Recommendation

It is recommended that Council adopt the proposed fees and charges as set out in the table below for the 2018-2019 financial year:

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

DECISION:

GOV 1 NORTHERN TASMANIA DEVELOPMENT

CORPORATION – QUARTERLY REPORT

1) Introduction

The purpose of this report is for Council to receive the Northern Tasmania Development Corporation Limited (NTDC) Quarterly Organisation Progress Report.

2) Background

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

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

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

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

3) Strategic/Annual Plan Conformance

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

- Future direction (2) – A thriving local economy
- Future direction (5) - Innovative leadership and community governance

4) Policy Implications

Not applicable.

5) Statutory Requirements

Section 21 of the Act.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Not applicable.

10) Alternative Options

Not applicable.

11) Officers Comments

NTDC continue to drive the Regional Economic Development Plan (REDP). A key milestone for this project was the launch of the Regional Economic Modelling tool which provides common data sets for the region. The tool has capacity to project the social and economic impacts of development and activities across the region and within Meander Valley.

The tool can be found at <https://economy.id.com.au/northern-tasmania>

It is worth noting that NTDC were able to negotiate a deal for the regional provision of the modelling tool. Council was previously accessing the same localised data through another company. NTDC were about to secure a price that has enabled Meander Valley Council to save \$12,000 annually and get access to data for the whole region.

The quarterly report also discusses the findings of the draft key direction report which is a key background document of the REDP. It identifies one of the critical challenges for our region; the decline in our working population. In response, NTDC has proposed that a Population Taskforce is established to concentrate on the task of attracting 6,000 skilled workers to the region within the next 10 years.

The quarterly report is provided as an attachment.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council receives the Northern Tasmania Development Corporation Quarterly Organisation Progress Report March 2018.

DECISION:

NTDC LTD Quarterly Organisation Progress Report to Council Members – March 2018

2018 has started off busy and the year ahead looks to be exciting, positive and productive. The NTDC has been progressing several key projects, since the last report, on behalf of the northern Tasmanian region, namely:

1. Update on the Regional Economic Development Plan (REDP)

a. Regional Modeling

As part of the REDP and agreement by Council Members to fund and support a Regional Model, NTDC launched the Regional Economic Modeling tool as one of the sub-projects to the REDP. It ensures all Council Member officers and the regional communities use one set of data to determine the economic impacts of projects and activities in the North and North East. It also provides economic and social data at the individual LGA level – so it will be useful for us all! To check out this great new tool go to this link: <https://economy.id.com.au/northern-tasmania>

NTDC were excited to launch the Regional Economic Modelling Tool on the 21st of March through a workshop with Ryan James of .id with our councils' members. The roll-out of the Model will continue at the end of April with a second round of workshops for our members announced. [See video](#) on our Facebook page to hear Bruce Williams, City of Launceston and Ryan James .id discuss the benefits of this tool following the recent launch.

b. Website Redevelopment

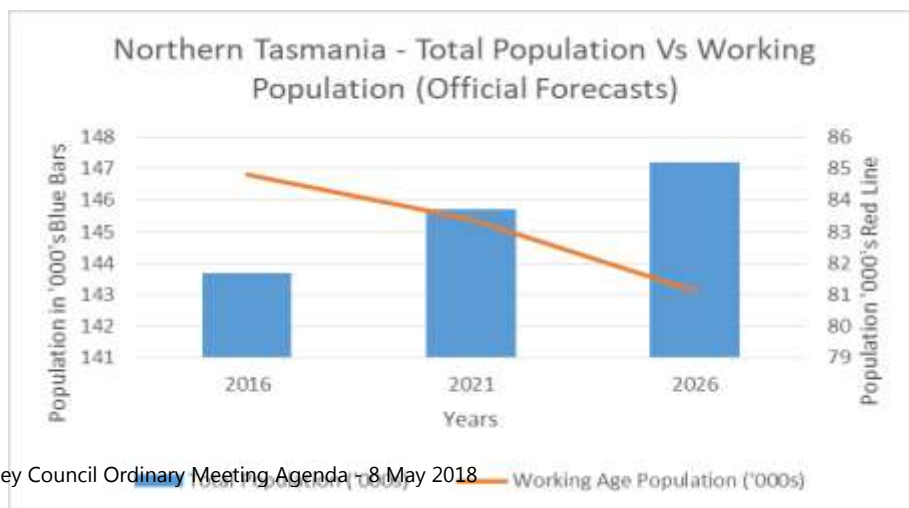
NTDC's website is currently undergoing a revamp to assist in providing more efficient communication and engagement with key stakeholders and the northern region community. The new website will include a separate REDP component that allows any interested parties to provide feedback to NTDC during the consultation phase of this project. The updated website is due to be completed around mid-April and the address will be www.ntdc.org.au

c. Draft Key Directions Report

A major update of REDP project to date has been the drafted Key Directions Report (KDR) in December and further revisions and updates in February and March 2018.

To achieve the regional economic growth targets for the next decade set by our Council Members (50% GRP growth, 8000 net jobs growth and \$100/week increase in average take home pay) the KDR indicate the following changes need to be delivered over the decade:

- Increase net exports by between \$1B-\$1.75B per annum (an increase of at least 25%) from our Business as Usual case (which includes all the projects we know that are currently planned).
- Increase our working population by at least 6,000 (our current population trend is a decline in our working population – see the table below):



- Increasing annual investment in business plant and equipment and public infrastructure by between \$150M-\$250M per annum above current levels
- Increasing the focus on place making outcomes to ensure that the region attracts and retains the entrepreneurs and skilled working age population required to grow our economy.

Whilst challenging, the National Institute of Economics and Industry Research (NIEIR) have indicated these changes are not insurmountable - but will require unified, dynamic regional leadership and governance.

The final component of the KDR involves further defining our industry sectors of the future - considering the sectors where we are nationally competitive, and in what year we are likely to grow our economy by 5%per annum (assuming we can leverage all the opportunities that have been detailed previously).

d. Next Steps

- 1) Investment Attraction Taskforce - a Terms of Reference (TOR) have been development for an Investment Attraction Taskforce to be chaired by ex-banker, NTDC Deputy Chair, Greg Bott. Other members with a background in investment attraction and different types of financing have been invited to join the voluntary taskforce.

The key purpose of the taskforce will be to work with State Government agencies like the Office of the Coordinator General to facilitate projects and business expansion looking for funding with potential investors. These projects may be smaller than the type of projects usually managed by State Government agencies.




- 2) Population Taskforce – a Terms of Reference (TOR) has been completed and the City of Launceston has indicated they will lead this taskforce and potentially invest in it along with the NTDC. Other members are still to be considered – but a smaller Northern LGA to be included. This leverages the work that City of Launceston and the Launceston Chamber of Commerce have already started. It takes into account that Launceston will be the gateway for Northern Tasmania for any initial promotion targeting skilled entrepreneurs and work-age migrants – but once Launceston and the North are on the ‘radar’ (or consideration set) of the target audience, they will then select their residence and potential business location from various LGAs in the region based on their tailored requirements. As previously highlighted we will need to attract at least 6,000 skilled workers within the next 10 years and link with all council members around place-making and infrastructure priorities. Specific work will also be undertaken to determine the skill sets the region will require to grow the economy in line with the NTDC targets.




2. Regional Prioritisation of Projects



NTDC continues to encourage investment initiatives in all sectors of the region. In particular, NTDC have engaged strongly with the high growth sectors to understand what is required to boost business and workforce concentration to increase a competitive advantage relative to other regions.

An important reason of NTDC’s existence is to present a united voice on Regional Priorities. In the lead up to the March State Election, NTDC were able to present an updated list of the Regional Priority Projects, which were endorsed by member councils following the recommendation of the November 2017 Members’ Meeting.

An update on the progress of the Regional Priority Project and the level of support achieved by Council Members and NTDC to date is as follows (over page):

<p>2.1 Launceston Sewerage Improvement program - \$200-\$300M capital project (3 Options currently under study). Impacts future of seven sewerage treatment plants located in West Tamar, Launceston and Meander Valley. The short and long term economic benefits are yet to be quantified – however, clearly a Tier 1 project. Project economics and economic impact will be demonstrated in due course as funding will have to pass the Infrastructure Australia hurdles. (Assume Capital Value-Add of approx. \$600M for region).</p> <p>Update: Cleanup of the Tamar Estuary. The projects will include system and catchment upgrades and other measures to improve the river's health. The Federal Government and Liberal Party will commit more than \$47 million each. Total \$95million committed in Feb 2018.</p>	 Partially Funded_ \$95M Federal and State Funding Committed to date.
<p>2.2 Flinders Island Safe Harbour</p> <p>Flinders Island Safe Harbour Project at Lady Barron – requires a \$4.8M capex with approx. \$10M/year economic growth based on the data provided. The project has ramifications for the North and North East maritime sectors as a safe harbour. This project has good economic configuration and is a good model for all project assessments.</p>	 Partially Funded \$900,000 commitment by State Government
<p>2.3 Blue Derby Stage 2 (incl. St Helens Stacked Loops) – The 4.6M capex has an economic benefit of between \$18M - \$32M per annum on the new infrastructure based on the additional visitors it will bring to northern Tasmania, and the creation of and approximately 154 new jobs for the region. This is a low capital intensity/ high economic impact project that is clearly aligned with the state and regional visitor economy strategies and infrastructure priorities. The opportunity cost to the local economy of not proceeding is estimated to be at least \$20M/year.</p>	 Fully Funded

<p>2.4 Launceston Gateway Precinct – NTDC is supportive of the Gateway Precinct based on the project providing the following considerations:</p> <ul style="list-style-type: none"> a). Encourages investment in infrastructure, and attract businesses, which would enable an increase in air freight through the Gateway Precinct – in partnership with Launceston Airport. Greater competitive tension between sea and air freight, and increased modal choice for exporters, is unarguably positive for the region. b). Engaged with the State Roads Burnie to Hobart Freight Corridor Strategy team to determine whether an intermodal rail or road facility at Western Junction makes sense. The focus of this conversation was if rail freight services between Western Junction and Bell Bay, Burnie and Brighton cheaper than the corresponding road freight competitor. c). Attracting additional clean processing businesses to be located at the Gateway Precinct, particularly where this provides them with competitive advantage, such as the proximity of the airport to the northern Tasmania region. 	 <p>Roadwork improvements – committed by State Government (Double carriage-way between Breadalbane and the Airport valued at \$5.5M)</p>
<p>2.5 City Heart Project Stage 2 – The City of Launceston has undertaken an economic analysis for this project that indicates a total capital expenditure of \$20M for works focused on pedestrian access and safety: social and physical connectivity improvements; traffic calming enhancements; and streetscape beautification. A very conservative economic impact currently indicates an additional value-add of over \$21M during the construction phase, and an additional value-add of \$39M per annum after three years. It has been calculated that the construction phase of this project will add an additional 184 FTE's; and a further 500 FTE's based on the operations after a three-year period.</p>	 <p>\$5.5m tied commitment by State – if C'wealth commit \$9M and \$5.5M from Council. Not confirmed.</p>
<p>2.6 Bioenergy Plant at Valley Central - NTDC supports this project at this early prefeasibility stage. The successful delivery of a \$20-\$50 Million (depending on demand) could deliver industrial development clustering at Valley Central worth hundreds of millions to the region.</p>	 <p>Already funded by the State for the Prefeasibility Stage @ \$100,000 and work underway to firm up business case. Funding request for C'wealth Regional Growth underway.</p>

<p>2.7 Industry Cluster Project – Support for NTDC to manage industry-led clusters that focus on growing our tradable sectors through: Food, Forestry and Community and Health Services. NTDC has proposed \$3.4M over 4 years split between all levels of government and industry participants to make this project viable.</p>	 Supported by Council Members but was a late request to State Govt. More socializing and lobbying required.
<p>2.8 George Town Mountain Bike Trails – NTDC has supported the George Town Council to secure the \$2 million for their proposed Mountain Bike Trail development. The trail will offer a range of mountain bike trail opportunities throughout Tasmania, and will be essential in maximising the potential from the Derby and St Helens Mountain Bike Trails. This plan is the logical next step for Northern Tasmania to leverage the mountain 4 trail traveler's experience and support locals with more activity options in the region. The required \$2million construction cost should be supported based on a successful business case. The feasibility of mountain bike trails to date in Tasmania have indicated relatively low capital outlay for good return in visitor attraction and stays, as well as an opportunity to encourage more local options for an active lifestyle.</p>	 Feasibility funded by: Council, grant and BBA. On an 'Approved State Government Trail List'

3. NTDC Board and Staff

The Board of Northern Tasmania Development Corporation (NTDC) is pleased to announce the appointment of two new board members following the resignation of Adam Mostogl from the role of Director of Entrepreneurism and Innovation. The two successful candidates are:



Karina Dambergs, Director – Small Business: Karina has significant experience business development roles throughout Australia in a range of business from small, family-owned businesses through to large multinational organisations. Karina's current roles include the Director of Operations of the Van Diemen Project and Director/cofounder of three regional based businesses in the craft fermenting industry.

Karina has a strong focus on growing and building businesses through innovation, collaboration and investment. She believes that regional economic development is not just the responsibility of government and requires active engagement across the local business eco-system and community to achieve common goals.



Adam Poulton, Director – Digital Transformation: Adam is a Businessperson and Entrepreneur with a particular interest in digital futures and how communities can benefit from disruptive technologies. He is an experienced board director who has served with numerous industry and local government organisations, such as Bitcoin Association of Australia, Blockchain, The Future Group and TasICT.

Furthermore, the NTDC board acknowledges the contribution Adam Mostogl has made to the organisation in the role of Director – Digital Transformation. Adam's business, Illuminate Education & Consulting, is growing from strength to strength and now requires him to spend a substantial amount of time interstate. He departs with our thanks and best wishes.

In late January, Ellie Pardoe stepped down from the Project Officer role with NTDC due to illness. The role is now job-shared between Georgina Brown and Sally Murfet: Georgina has taken on the role of progressing and monitoring the key outputs of the project, and Sally is primarily managing the stakeholder engagement and communication aspects of the REDP.

New Contact Details:

Office address: Level 1, 93 York Street (above Foot Care between St John and Charles St) Launceston

Postal Address: PO Box 603, Launceston TAS 7250 (remains unchanged)

Office Phone: 0400 338 410

Maree Tetlow	CEO	0408 825060	maree@northerntasmania.org.au
Georgina Brown	Projects Manager	0418 172 606	projects@northerntasmania.org.au
Sally Murfet	Projects, Communications	0409 196 861	sally@inspire-ag.com.au
Rikki-lee Ross	Executive Support and Communications Officer	Office number	rikki-lee@northerntasmania.org.au
John Pitt	NTDC Chair	0417 310 490	jpitt@uhuru.com.au

INFRA 1 CAPITAL WORKS PROGRAM 2018-2019

1) Introduction

The purpose of this report is for Council to approve the Capital Works Program (CWP) for the 2018-2019 financial year.

2) Background

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

Council officers maintain a register of potential projects and the development of the CWP commences with a review of this list. Projects for consideration are provided through input from Councillors, the community, Council officers, Special Committees and Council's Asset Management Plans (AMPs).

Project costs are informed by tendered amounts for specific projects, have been estimated by Council officers by either preparing a detailed breakdown of project cost items or using empirical information from other similar and recent projects. In some instances, project cost estimates will need to be reviewed subject to detailed design and prior to the commencement of construction work on the project.

Council's Long Term Financial Plan (LTFP) was used as a basis for determining the overall extent of funding available for the CWP. This is an important aspect to setting Council's CWP to ensure Council continues to deliver sustainable, affordable and quality services for our community.

Council discussed the draft CWP at the April workshop and bus tour. Councillors were also provided with a copy of the 2018-2019 CWP Project Information Document containing a summary of background details on each project. This document uses a unique item number to identify each project. Projects in the draft 2018-19 CWP are numbered in this same manner to allow Council to refer to the Project Information Document if further detail is required.

3) Strategic/Annual Plan Conformance

The Annual Plan requires the CWP to be compiled and adopted in the June quarter.

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

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

4) Policy Implications

Not applicable.

5) Statutory Requirements

Not applicable.

6) Risk Management

An objective of the CWP is to maintain Council's assets and facilities in a safe and serviceable condition. This mitigates Council's risk as accelerated deterioration of assets can increase the risk to users.

There is also a financial risk with the addition of new and increased levels of service which will result in an increase in operational costs. Council will need to consider how additional operating costs are funded. The asset management and long term financial planning that Council is undertaking will allow it to better understand the financial implications of this action.

7) Consultation with State Government and other Authorities

A number of capital projects rely on funding contributions from the Federal and State Government.

8) Community Consultation

Throughout the year, Councillors and Council officers receive requests, comments, complaints and queries from members of the community regarding the need for new or improved infrastructure.

9) Financial Impact

The total value of the draft CWP is approximately \$8.18 million which is in line with the LTFP budget for the 2018-19 financial year.

Federal and State project grants and developer funding contributions for projects listed in the 2018-19 CWP are anticipated for the following projects:

- Subdivision contribution for Whiteleys Road, Meander
- Subdivision contribution for Simmons Street, Carrick
- Blackspot funding for River Road, Deloraine
- Blackspot funding for Country Club Avenue, Prospect Vale
- Grant funding for ground lighting at Prospect Vale Park
- Grant funding for netball courts at the Deloraine Community Complex
- Grant funding for land improvements at the Hadspen Bull Run Reserve
- Grant funding for land improvements at Blackstone Park
- Sale proceeds from the sale of land at Poets Place, Hadspen and Chris Street, Prospect Vale

Of the \$8.18 million, \$2.32 million is allocated to new or upgraded assets. This is expected to result in an ongoing increase (each and every year) in depreciation, operation and maintenance and opportunity costs (lifecycle costs) estimated at \$164,000 per annum.

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

The estimated write-off of assets to be disposed of in the 2018-19 CWP is \$245,000. There are three projects that contribute approximately \$147,000 to this cost, these are:

- Renewal of bridge 5327 Bankton Road
- Bracknell Hall renewal and upgrade
- Prospect Vale Park Lighting

This is not a direct project expense but is an additional operational cost that Council will need to incur.

10) Alternative Options

Council can amend or not approve the recommendation.

11) Officers Comments

An objective of the CWP is to maintain existing infrastructure in an adequate and serviceable condition as well as providing new assets to meet the demand from our community. Asset construction is a long term investment by Council and will become the responsibility of future generations. As such, Council's assets should be managed through the adoption of sustainable principles.

Council's LTFP details budgeted amounts for both renewal and new works projects and is the key to the sustainable provision of services to the community.

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

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

The documents detailed below assisted in the preparation of the 2018-19 CWP and provide background details for Council on projects.

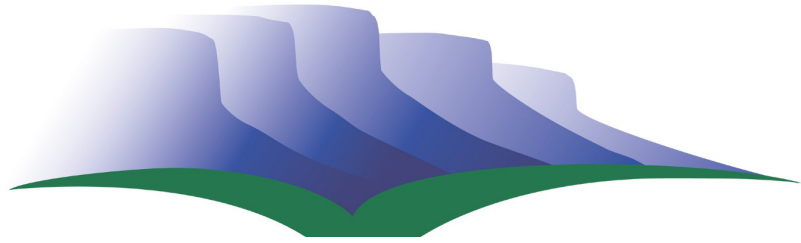
- Strategic objectives of Council (Community Strategic Plan 2014-2024, Outline Development Plans and Structure Plans)
- Asset Management Plans
- Long Term Financial Plan
- Financial Management Strategy
- 2018/19 CWP Project Information Document

It is recommended to Council that the Capital Works Program attached to this report is adopted for the 2018-19 financial year.

AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

That Council approves the following Capital Works Program for the 2018-2019 financial year:



Capital Works Program **2018/19**

DRAFT



SUMMARY - RECOMMENDED PROJECTS

		Renewal	New / Upgrade	Total Estimate
1.0	GENERAL ADMINISTRATION			
	100.1 BUILDINGS	\$20,000	\$0	\$20,000
	100.2 INFORMATION TECHNOLOGY	\$284,000	\$0	\$284,000
		\$304,000	\$0	\$304,000
2.0	ROADS, STREETS & BRIDGES			
	201.1 FOOTPATHS	\$10,000	\$105,000	\$115,000
	201.2 ROAD RECONSTRUCTION & UPGRADE	\$975,000	\$493,500	\$1,468,500
	Asphalt	\$400,000	\$0	\$400,000
	Reseals	\$765,000	\$0	\$765,000
	Gravel Resheeting	\$210,000	\$0	\$210,000
	210 BRIDGE RECONSTRUCTION	\$2,150,000	\$0	\$2,150,000
		\$4,510,000	\$598,500	\$5,108,500
3.0	HEALTH, COMMUNITY & WELFARE			
	316 COMMUNITY AMENITIES	\$0	\$10,000	\$10,000
	321 TOURISM & AREA PROMOTION	\$15,000	\$0	\$15,000
	335 HOUSEHOLD WASTE DISPOSAL	\$30,000	\$50,000	\$80,000
	351 URBAN STORMWATER DRAINAGE	\$30,000	\$445,000	\$475,000
		\$75,000	\$505,000	\$580,000
5.0	RECREATION & CULTURE			
	505 PUBLIC HALLS	\$395,000	\$100,000	\$495,000
	525.1 SPORTSGROUNDS IMPROVEMENTS	\$80,000	\$970,000	\$1,050,000
	525.2 RECREATION GROUNDS & SPORTS FACILITIES BUILDINGS	\$35,000	\$0	\$35,000
	545 SUNDRY CULTURAL ACTIVITIES	\$30,000	\$0	\$30,000
	PARK IMPROVEMENTS/PLAYGROUNDS/OUTDOOR GYMS/SKATE			
	565.1 PARKS/BMX	\$55,000	\$145,000	\$200,000
		\$595,000	\$1,215,000	\$1,810,000
6.0	UNALLOCATED & UNCLASSIFIED			
	625 MANAGEMENT & INDIRECT OVERHEADS	\$42,000	\$0	\$42,000
	655 MAJOR PLANT REPLACEMENT	\$240,000	\$0	\$240,000
	675 LIGHT VEHICLE REPLACEMENT	\$97,000	\$0	\$97,000
		\$379,000	\$0	\$379,000
	TOTALS	\$5,863,000	\$2,318,500	\$8,181,500

1.0 GENERAL ADMINISTRATION

100.1 BUILDINGS

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.010	Buildings - Council Chambers	Small meeting room security upgrade	\$20,000	\$0	\$20,000

TOTAL BUILDINGS	\$20,000	\$0	\$20,000
------------------------	-----------------	------------	-----------------

100.2 INFORMATION TECHNOLOGY

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.008	P&E - Computer Hardware	PC and laptop replacements	\$27,000	\$0	\$27,000
19.009	Valuation	Valuation services - municipal revaluation	\$200,000	\$0	\$200,000
19.011	Intangible - Website update	Great Western Tiers websites	\$15,000	\$0	\$15,000
19.012	P&E - Software	Shoretel telephone system support licence renewal	\$10,000	\$0	\$10,000
19.013	P&E - Software	Records management and property system integration	\$10,000	\$0	\$10,000
19.014	P&E - Hardware	Projector screen for Council Chambers	\$12,000	\$0	\$12,000
19.015	P&E - Computer Hardware	Great Western Tiers Visitor Information Centre server renewal	\$10,000	\$0	\$10,000

TOTAL INFORMATION TECHNOLOGY	\$284,000	\$0	\$284,000
-------------------------------------	------------------	------------	------------------

TOTAL GENERAL ADMINISTRATION	\$304,000	\$0	\$304,000
-------------------------------------	------------------	------------	------------------

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.033	Hadspen, Winifred Jane Crescent	Extend footpath and new handrail, adjacent to IGA	\$0	\$10,000	\$10,000
19.034	Deloraine, West Parade	New footpath, retaining wall, vehicle stops and linemarking. Emu Bay Rd to Bonney St - 120m	\$0	\$65,000	\$65,000
19.035	Deloraine, Parsonage Street	New handrail, 33 Parsonage St - Emu Bay Rd (RHS)	\$0	\$10,000	\$10,000
19.036	Deloraine, Emu Bay Road	Footpath renewal (partial) - West Parade to East Church St	\$10,000	\$0	\$10,000
19.037	Meander, Main Road	Reconstruct and seal footpath, east of Whiteleys Rd - 140m	\$0	\$20,000	\$20,000
TOTAL FOOTPATHS			\$10,000	\$105,000	\$115,000

2.0 ROADS, STREETS & BRIDGES

201.2 ROAD RECONSTRUCTION & UPGRADE

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.106	Union Bridge Road	Bridge embankment stabilisation	\$0	\$25,000	\$25,000
19.107	Meander, Whiteleys Road	Reconstruct and seal 300m, from Main Rd (pending developer contribution)	\$0	\$30,500	\$30,500
19.108	Carrick, Simmons Street	Reconstruct and seal from Meander Valley Rd (pending developer contribution)	\$0	\$36,000	\$36,000
19.109	Deloraine, East Church Street	Car parking – angle parking at Trade Training Centre (TTC) - 65m	\$0	\$15,000	\$15,000
19.110	Dunorlan Road	Road rehabilitation CH0 to CH230 - 230m	\$35,000	\$5,000	\$40,000
19.111	Railton Road	Road Rehabilitation - Segment 1 CH0 to CH2714 - 600m, Segment 2 CH2714 to CH3407 - 650m	\$300,000	\$50,000	\$350,000
19.112	Jackeys Marsh Road	Reconstruct and seal road at bridge, 100m	\$0	\$30,000	\$30,000
19.113	Glenore, Glenore Road	Road rehabilitation CH450 to Adelphi Rd – 1,500m	\$300,000	\$50,000	\$350,000
19.114	River Road	Safety improvements (subject to Black Spot funding)	\$0	\$45,000	\$45,000
19.115	Black Hills Road	Road rehabilitation CH1900 to CH1500 - 600m	\$150,000	\$20,000	\$170,000
19.116	Carrick, Meander Valley Road	Design of new kerb, road widening (including stormwater), southern side of Meander Valley Rd - 260m	\$0	\$30,000	\$30,000
19.117	Deloraine, Weston Street	New kerb and road widening, Westbury Place to 2 Weston St - 50m	\$0	\$15,000	\$15,000
19.118	Deloraine, West Church Street	Renew kerb and footpath, near RSL - kerb 100m, footpath 250m.	\$50,000	\$0	\$50,000
19.119	Weegeana Road	Install guard rail CH1,720 from Railton Rd - 50m	\$0	\$15,000	\$15,000
19.120	Liena, Rowlands Road	Reinstallation guard rail	\$0	\$30,000	\$30,000
19.121	Scotts Lane	Road surface to be returned to gravel. Cyclist numbers and cost for rehabilitation	\$100,000	\$0	\$100,000
19.122	Prospect Vale, Country Club Avenue	Road safety improvements, Las Vegas Dr intersection (subject to Black Spot funding)	\$40,000	\$40,000	\$80,000
19.566	Deloraine, Beefeater Street	Road rehabilitation and upgrade	\$0	\$57,000	\$57,000
TOTAL ROAD RECONSTRUCTION & UPGRADE			\$975,000	\$493,500	\$1,468,500

2.0 ROADS, STREETS & BRIDGES

201.3 ROAD RESURFACING

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.246	General	Asphalt	\$400,000	\$0	\$400,000
19.247	General	Reseals	\$765,000	\$0	\$765,000
19.248	General	Gravel Resheeting	\$210,000	\$0	\$210,000

TOTAL ROAD RESURFACING	\$1,375,000	\$0	\$1,375,000
-------------------------------	--------------------	------------	--------------------

210 BRIDGE RECONSTRUCTION

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.278	Unnamed Creek, Rosevale Road	Reconstruction of bridge 2146 (List No - 266)	\$200,000	\$0	\$200,000
19.279	Limestone Creek, Walters Road	Reconstruction of bridge 4274 (List no 322)	\$200,000	\$0	\$200,000
19.280	Allsops Creek, Bankton Road	Reconstruction of bridge 5325 (List No - 363)	\$200,000	\$0	\$200,000
19.564	Cubits Creek, Western Creek Road	Reconstruction of bridge 4826 (List No - 348)	\$100,000	\$0	\$100,000
19.281	Myrtle Creek, Myrtle Creek Road	Reconstruction of bridge 5505 (List No - 369)	\$160,000	\$0	\$160,000
19.282	Bluff Creek, Bogan Road	Reconstruction of bridge 3015 (List No 283)	\$195,000	\$0	\$195,000
19.283	Leiths Creek, Barbers Road	Reconstruction of bridge 3585 (List No 297)	\$160,000	\$0	\$160,000
19.284	Liffey River, Bennetts Road	Reconstruction of bridge 4905 (List No 440)	\$240,000	\$0	\$240,000
19.285	Ritchies Creek, Botts Road	Reconstruction of bridge 5069 (List No 352)	\$160,000	\$0	\$160,000
19.286	Dalebrook River, Bankton Road	Reconstruction of bridge 5326 (List No - 364)	\$260,000	\$0	\$260,000
19.287	Western Creek, Bankton Road	Reconstruction of bridge 5327 (List No - 365)	\$275,000	\$0	\$275,000

TOTAL BRIDGE RECONSTRUCTION	\$2,150,000	\$0	\$2,150,000
------------------------------------	--------------------	------------	--------------------

TOTAL ROADS, STREETS & BRIDGES	\$4,510,000	\$598,500	\$5,108,500
---	--------------------	------------------	--------------------

3.0 HEALTH, COMMUNITY & WELFARE

316 COMMUNITY AMENITIES

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.318	Westbury, Village Green	Planning for new public toilet	\$0	\$10,000	\$10,000

TOTAL COMMUNITY AMENITIES	\$0	\$10,000	\$10,000
----------------------------------	------------	-----------------	-----------------

321 TOURISM & AREA PROMOTION

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.325	Great Western Tiers Visitor Information Centre	Landscaping	\$15,000	\$0	\$15,000

TOTAL TOURISM & AREA PROMOTION	\$15,000	\$0	\$15,000
---	-----------------	------------	-----------------

335 HOUSEHOLD WASTE DISPOSAL

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.329	Household Waste	Replacement bins	\$30,000	\$0	\$30,000
19.330	Household Waste	Cluan cell expansion	\$0	\$50,000	\$50,000

TOTAL HOUSEHOLD WASTE DISPOSAL	\$30,000	\$50,000	\$80,000
---------------------------------------	-----------------	-----------------	-----------------

351 URBAN STORMWATER DRAINAGE

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.343	Bracknell, Open Drains	Continuation of open drain program	\$0	\$20,000	\$20,000
19.345	Blackstone Heights, Panorama Road	Pipe open drain from Neptune Drive - 200m	\$0	\$150,000	\$150,000
19.346	Various locations	Infrastructure constraints	\$30,000	\$30,000	\$60,000
19.347	Carrick, Arthur Street Reserve	Piping Open Drain	\$0	\$15,000	\$15,000
19.348	Westbury, King Street	Piping Open Drain, Jones to Taylor St	\$0	\$80,000	\$80,000
19.349	Kimberley	Stormwater improvements	\$0	\$60,000	\$60,000
19.350	Bracknell, Henrietta Street	Pipe open drain, Henrietta Street	\$0	\$60,000	\$60,000
19.351	Westbury, Taylor Street	Taylor St catchment improvements	\$0	\$30,000	\$30,000

TOTAL URBAN STORMWATER DRAINAGE	\$30,000	\$445,000	\$475,000
--	-----------------	------------------	------------------

TOTAL HEALTH, COMMUNITY & WELFARE	\$75,000	\$505,000	\$580,000
--	-----------------	------------------	------------------

5.0 RECREATION & CULTURE

505 PUBLIC HALLS

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.389	Caveside Hall	Roof replacement	\$20,000	\$20,000	\$40,000
19.390	Westbury Town Hall	Reseal carpark	\$15,000	\$0	\$15,000
19.391	Chudleigh Hall	Reseal carpark	\$10,000	\$0	\$10,000
19.392	Bracknell Hall	Building refurbishment	\$350,000	\$80,000	\$430,000

TOTAL PUBLIC HALLS	\$395,000	\$100,000	\$495,000
---------------------------	------------------	------------------	------------------

525 RECREATION GROUNDS & SPORTS FACILITIES

525.1 SPORTSGROUNDS IMPROVEMENTS

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.409	Prospect Vale Park	Ground lighting improvements (subject to grant funding)	\$80,000	\$390,000	\$470,000
19.410	Hadspen Recreation Ground	New footpath, Mens Shed to Clare St	\$0	\$40,000	\$40,000
19.411	Bracknell Recreation Ground	Improvements to Recreation Ground	\$0	\$30,000	\$30,000
19.412	Deloraine Community Complex	New netball courts (subject to grant funding)	\$0	\$510,000	\$510,000

TOTAL SPORTSGROUNDS IMPROVEMENTS	\$80,000	\$970,000	\$1,050,000
---	-----------------	------------------	--------------------

525.2 RECREATION GROUNDS & SPORTS FACILITIES BUILDINGS

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.440	Deloraine Community Complex	Design and preliminary works - refurbishment down stairs female toilets and changerooms	\$35,000	\$0	\$35,000

TOTAL RECREATION GROUNDS & SPORTS FACILITIES BUILDINGS	\$35,000	\$0	\$35,000
---	-----------------	------------	-----------------

5.0 RECREATION & CULTURE

545 SUNDRY CULTURAL ACTIVITIES

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.458	Deloraine, MVPAC	Foyer improvements - Stage 1	\$30,000	\$0	\$30,000

TOTAL SUNDRY CULTURAL ACTIVITIES	\$30,000	\$0	\$30,000
---	-----------------	------------	-----------------

565 PARKS & RESERVES

565.1 PARK IMPROVEMENTS/PLAYGROUNDS/OUTDOOR GYMS/SKATE PARKS/BMX

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.468	Blackstone Heights, Blackstone Park	New playground (subject to grant funding)	\$0	\$100,000	\$100,000
19.469	Kimberley	Township improvements	\$0	\$10,000	\$10,000
19.498	Hadspen, Winifred Jane Crescent Reserve	Additional playground equipment	\$10,000	\$0	\$10,000
19.499	Hadspen, Coronea Court Reserve	Renew playground	\$35,000	\$0	\$35,000
19.500	Hadspen, Poets Place Reserve	Remove playground & divest of land	\$5,000	\$0	\$5,000
19.501	Prospect Vale, Bordin Street Reserve	Additional playground equipment	\$0	\$10,000	\$10,000
19.502	Hadspen, Bull Run Reserve	Seating and shade at Skate Park - (subject to grant funding)	\$0	\$25,000	\$25,000
19.508	Prospect Vale, Chris Street Reserve	Divest of land	\$5,000	\$0	\$5,000

TOTAL PARK IMPROVEMENTS/PLAYGROUNDS/OUTDOOR GYMS/SKATE PARKS/BMX	\$55,000	\$145,000	\$200,000
---	-----------------	------------------	------------------

TOTAL RECREATION & CULTURE	\$595,000	\$1,215,000	\$1,810,000
---------------------------------------	------------------	--------------------	--------------------

6.0 UNALLOCATED & UNCLASSIFIED

625 MANAGEMENT & INDIRECT OVERHEADS

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.554	Minor Plant Replacement	Replacement of works minor plant	\$30,000	\$0	\$30,000
19.555	Minor Plant Replacement	Replacement traffic count units	\$12,000	\$0	\$12,000

TOTAL MANAGEMENT & INDIRECT OVERHEADS	\$42,000	\$0	\$42,000
--	-----------------	------------	-----------------

655 MAJOR PLANT REPLACEMENT

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.547	P&E, Major Plant	Major Plant replacements	\$240,000	\$0	\$240,000

TOTAL MAJOR PLANT REPLACEMENT	\$240,000	\$0	\$240,000
--------------------------------------	------------------	------------	------------------

675 LIGHT VEHICLE REPLACEMENT

Item No	Location	Description	Renewal	New/Upgrade	Total Estimate
19.550	P&E, Light vehicles	Fleet Changeovers	\$97,000	\$0	\$97,000

TOTAL LIGHT VEHICLE REPLACEMENT	\$97,000	\$0	\$97,000
--	-----------------	------------	-----------------

TOTAL UNALLOCATED & UNCLASSIFIED	\$379,000	\$0	\$379,000
---	------------------	------------	------------------

TOTAL FOR 2018/19 CAPITAL WORKS	\$5,863,000	\$2,318,500	\$8,181,500
--	--------------------	--------------------	--------------------

DECISION:

ITEMS FOR CLOSED SECTION OF THE MEETING:

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

GOV 2 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 10 April 2018.

GOV 3 LEAVE OF ABSENCE

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

The meeting moved into Closed Session at x.xxpm

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

The meeting closed at

.....
CRAIG PERKINS (MAYOR)