



Meander Valley Council
Working Together

ORDINARY MINUTES

COUNCIL MEETING

Tuesday 19 January 2021

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Minutes of the Ordinary Meeting of the Meander Valley Council held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 19 January 2021 at 3.00pm.

PRESENT

Mayor Wayne Johnston, Deputy Mayor Michael Kelly, Councillors Susie Bower, Stephanie Cameron, Tanya King, Frank Nott, Andrew Sherriff, Rodney Synfield and John Temple.

APOLOGIES

Nil

IN ATTENDANCE

John Jordan, General Manager
Merrilyn Young, Executive Assistant
Jacqui Parker, Governance Coordinator
Dino De Paoli, Director Infrastructure Services
Krista Palfreyman, Director Development & Regulatory Services
Narelle Beer, Acting Director Corporate Services
Jo Oliver, Senior Strategic Planner
Leanne Rabjohns, Town Planner
Laura Small, Town Planner
Justin Marshall, Senior Accountant
Nate Austen, Community & Lifestyle Officer
Patrick Bessell, Sport Facility Officer

2/2021 CONFIRMATION OF MINUTES

Councillor Nott moved and Councillor Sherriff seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 8 December 2020, be received and confirmed.”***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

Councillor Sherriff moved and Councillor Kelly seconded, ***“that the minutes of the Special Meeting of Council held on Friday 15 January 2020, be received and confirmed.”***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

Update from General Manager, John Jordan:

The General Manager revisited a concern expressed by Councillors after the Special Meeting on 15 January 2021 that some of the representations made by members of the public at the Special Meeting were of a highly personal nature and not relevant to the planning decision of Council. Given the personal nature of comments, there was a concern that the public release of personal information may be to the detriment of the parties concerned. These matters were not considered to have influenced the planning decisions of Council and the General Manager suggested that the public interest would not be served by releasing personal information. On that basis, a decision has been made to release the recording of the meeting with those representations involving the expression of private matters to be redacted from the recording.

3/2021 COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

Date	Items discussed:
15 December 2020	<ul style="list-style-type: none"> • Mayor & Councillors Discussion • Councillors & General Manager Discussion • Presentation – TasNetworks • Hadspen Hills Subdivision Application • Reps to Draft Amendment 3/2020 • Prospect Vale/Blackstone Heights Strategic Planning and Regional Issus • Waste Management Strategy – Waste Facility Management • Policy No. 94 – Facility Sponsorship • Deloraine Cemetery Planning • Communications Calendar • General Manager Performance Agreement • Items for Noting: <ul style="list-style-type: none"> a) Stormwater System Action Plan b) Club Forums for Sport & Recreation Organisations c) Review of 2020-21 Capital Works Program Project Budgets d) Internal Project Steering Committee

4/2021 ANNOUNCEMENTS BY THE MAYOR

8 December 2020

Citizenship Ceremony
Council Meeting

15 December 2020

Special Council Meeting
Council Workshop

23 December 2020

Outside Workforce Breakup

12 January 2021

Community Consultation Session – Bracknell Hall

5/2021 ANNOUNCEMENTS BY COUNCILLORS

Nil

6/2021 DECLARATIONS OF INTEREST

INFRA 2 (17/2021) Mayor Wayne Johnston – Proposed Road Name – Iona Homestead Lane
PA 2 (12/2021) Cr Susie Bower – Village Green, Westbury

Comment from General Manager, John Jordan:

I note the declarations of interest above and advise as follows:

Mayor Johnston has declared an interest in Infrastructure 2 which arises from him being a landowner of property on Iona Homestead Lane Meander. I have assessed the declaration and don't believe there is a material conflict of interest and clear you to participate in the voting on that item. (17/2021).

The second declaration is from Councillor Bower in relation to Planning Authority 2. Councillor Bower has declared that she helped the Rotary Club to progress the application through cooperation with the Director of Works. I have also assessed this declaration and do not believe there is a material conflict of interest that would prevent the Councillor from participating in the assessment of voting for that planning matter. (217/2020).

7/2021 TABLING AND ACTION ON PETITIONS

Nil

8/2021 PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – DECEMBER 2020

Nil

2. PUBLIC QUESTIONS WITH NOTICE – JANUARY 2021

2.1 *Peter Wileman, Westbury*

My follow up question from the previous meeting. Question asked 'on notice' at the December 8 meeting of the Meander Valley Council. The question was not about ownership. I am aware that the government bought the property with federal funding to hold as a nature reserve in perpetuity. The government's interpretation of 'in perpetuity' is obviously 'fluid'. My question to the council remains: Has the council done anything to protect the Meander Valley's natural assets at Brushy Rivulet from the wrecking that the government is currently involved in in order to build their 19th century style prison?

Response by John Jordan, General Manager:

As advised, the land is owned by the Tasmanian Government and is not regulated by Council and is therefore not subject to any action by Council.

3. PUBLIC QUESTIONS WITHOUT NOTICE – JANUARY 2021

3.1 *Harry Schrepher, Deloraine*

What is the current thinking about the location of the Pump Track Precinct, is the council considering an alternative location to Alveston Drive and is the council seeking community input about the location?

Response by John Jordan, General Manager:

Council has received the design of the pump track for Alveston Drive but is yet to consider the final location for the pump track with both Alveston Drive and the former race track precinct at Deloraine being possibilities. As designed,

the pump track will be more expensive than Council anticipated. A construction budget has yet to be allocated and will be considered as a possible project in the budget for 2021-22. Consultation with the community about the design and location is likely to occur after funding is secured.

9/2021 COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – DECEMBER 2020

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – JANUARY 2021

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JANUARY 2021

3.1 Cr Tanya King, Westbury

After a particularly abundant growing season, rabbit numbers and burrows are causing serious issues for many rural residents of the Meander Valley, particularly on the outskirts of Westbury. Ratepayers are receiving individual responses if they call DPIPW's Invasive Species Branch, but Council has an opportunity to advocate for a greater level of engagement.

Will Meander Valley Council write to the Invasive Species Branch of DPIPW and press for a collective response to the growing rabbit problem affecting Westbury and surrounds?

Response by John Jordan, General Manager:

Yes we will write and express Council's concern and support of action within Westbury and surrounds for engagement with the residents about the growth in population of rabbits, and clarification as to what action can be taken directly by the residents as landowners - but also by DPIPW.

We will also extend an offer of holding a public information evening in Council facilities so that transfer of skill and understanding can happen face to face rather than through correspondence.

3.2 Cr John Temple, Westbury.

Has there been any developments regarding the proposed prison in the Westbury area?

Response by John Jordan, General Manager:

No.

10/2021 DEPUTATIONS BY MEMBERS OF THE PUBLIC

Nil

PLANNING AUTHORITY ITEMS

For the purposes of considering the following Planning Authority items, Council is acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993.

The following are applicable to all Planning Authority reports:

Strategic/Annual Plan Conformance

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

Policy Implications

Not applicable.

Legislation

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

Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

Financial Consideration

If the application is subject to an appeal to the Resource Management Planning and Appeal Tribunal, Council may be subject to the cost associated with defending its decision.

Alternative Recommendations

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

Voting Requirements

Simple Majority

11/2021 145 HABERLES ROAD WESTERN CREEK VIA ACCESS OVER ROAD RESERVE

The Mayor invited Roderick Dowling and Lyn Dowling to address Council regarding this agenda item.

Planning Application: PA\20\0189

Proposal: Single dwelling

Author: Leanne Rabjohns & Justin Simons
Town Planners

1) Recommendation

It is recommended that the application for Use and Development for a Single dwelling on land located at 145 Haberles Road WESTERN CREEK (CT:170333/1) with access via Crown Land (PID: 6272146) by N Brandsema, be APPROVED, generally in accordance with the endorsed plans:

- a) N+B – Project No. P19038, Rev B- Sheets A100-A105
- b) Macquarie Franklin – Agricultural Assessment and Planning Scheme Compliance Report – dated November 2020.

Notes:

1. **An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for the on-site wastewater system servicing the development. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application.**
2. **Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Development and Regulatory Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
3. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**

- a) **Building approval**
- b) **Plumbing approval**

All enquiries should be directed to Council's Permit Authority on (03) 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.

4. 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.**

5. 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.

6. 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.

7. 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.

8. 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.

9. 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:

Cr Cameron moved and Cr Nott seconded ***“that the application for Use and Development for a Single dwelling on land located at 145 Haberles Road WESTERN CREEK (CT:170333/1) with access via Crown Land (PID: 6272146) by N Brandsema, be APPROVED, generally in accordance with the endorsed plans:***

- a) **N+B – Project No. P19038, Rev B- Sheets A100-A105**
- b) **Macquarie Franklin – Agricultural Assessment and Planning Scheme Compliance Report – dated November 2020.**

Notes:

1. **An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for the on-site wastewater system servicing the development. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application.**
2. **Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council’s Development and Regulatory Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
3. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**
 - a) **Building approval**
 - b) **Plumbing approval**

All enquiries should be directed to Council’s Permit Authority on (03) 6393 5320 or Council’s Plumbing Surveyor on 0419 510 770.

- 4. 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.**
5. 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.
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7. 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.
8. 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.
9. 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.

As an amendment Cr Temple moved and Cr Synfield seconded ***“that adequate vegetation screening outside the bushfire zone be provided at the direction of neighbouring visitor accommodation at 145 Haberles Road, Western Creek, so as to obscure the new development from the said visitor accommodation.”***

The amendment was declared LOST with Councillors Synfield and Temple voting for the amendment and Councillors Bower, Cameron, Johnston, Kelly, King, Nott and Sherriff voting against the amendment.

As a procedural motion Cr Kelly moved and Cr Cameron seconded ***“that the motion be now put.”***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

The original motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff and Synfield voting for the motion and Cr Temple voting against the motion.

**12/2021 VILLAGE GREEN, LONSDALE PROMENADE
WESTBURY**

The Mayor invited Mr Harvey Nicholls to address Council regarding this agenda item.

Planning Application: PA\21\0155

Proposal: Passive Recreation (BBQ Shelter)

Author: Leanne Rabjohns
Town Planner

1) Recommendation

It is recommended that the application for Use and Development for Passive Recreation (BBQ Shelter), on land located at the Village Green, Lonsdale Promenade, Westbury (PID 1622557), by Rotary Club of Westbury Inc, be APPROVED, generally in accordance with the endorsed plans:

- a) Meander Valley Council – Locality Plan, Sections and Details, Plan and Elevations;**

and subject to the following conditions:

- 1. The development must be in accordance with the Notice of Heritage Decision issued by the Tasmanian Heritage Council (File Number: 10-63-83THC attached).**

Note:

1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Development and Regulatory Services on (03) 6393 5320 or via email: mail@mvc.tas.gov.au.
2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
 - a) Building approval
 - b) Plumbing approval

All enquiries should be directed to Council's Permit Authority on (03) 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.

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; and
 - 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:

Cr Cameron moved and Cr Bower seconded ***“that the application for Use and Development for Passive Recreation (BBQ Shelter), on land located at the Village Green, Lonsdale Promenade, Westbury (PID 1622557), by Rotary Club of Westbury Inc, be APPROVED, generally in accordance with the endorsed plans:***

- b) Meander Valley Council – Locality Plan, Sections and Details, Plan and Elevations;**

and subject to the following conditions:

- 1. The development must be in accordance with the Notice of Heritage Decision issued by the Tasmanian Heritage Council (File Number: 10-63-83THC attached).**

Note:

1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council’s Development and Regulatory Services on (03) 6393 5320 or via email: mail@mvc.tas.gov.au.
2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
 - a) Building approval
 - b) Plumbing approval

All enquiries should be directed to Council’s Permit Authority on (03) 6393 5320 or Council’s Plumbing Surveyor on 0419 510 770.

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.
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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; and
 - 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.

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff and Temple voting for the motion and Councillor Synfield voting against the motion.

Councillor Synfield abstained from the vote.

13/2021 DRAFT AMENDMENT 3/2020 – 12 NEPTUNE DRIVE, BLACKSTONE HEIGHTS - REPORT ON REPRESENTATIONS RECEIVED

The Mayor invited Ross Harrison and George and Amanda Pitt to address Council regarding this matter.

AUTHOR: Jo Oliver
Senior Strategic Planner

1) Recommendation

It is recommended that Council:

- 1. Endorse *Attachment 1: Consideration of Representations to Draft Amendment 3/2020* as its report in response to the representations in accordance with Section 39(2) of the former provisions of the *Land Use Planning and Approvals Act 1993*.**
- 2. Recommend to the Tasmanian Planning Commission the following modifications to Draft Amendment 3/2020 - Neptune Drive Specific Area Plan as detailed in Attachment 1:**
 - a) Include a new standard at *F8.5.2 Visitor Accommodation Use* to prohibit visitor accommodation from accessing Canopus Drive;**
 - b) Modify standard *F8.5.3 Scale of Residential Use* to reduce the cap on the number of dwellings from 650 to 600;**
 - c) Modify standard *F8.6.1 Building Height* to include a mandatory requirement for a maximum building height of 5.5 metres if located within 40 metres of the Panorama Road frontage;**
 - d) Modify standard *F8.6.2 Setbacks* to include a mandatory requirement for a 15 metre setback to Panorama Road that is landscaped with trees and shrubs;**
 - e) Include a new standard *8.6.10 – Public Open Space* to require the contribution of an area of land to be added to Council’s Dalrymple Creek Reserve to enable the extension of the public walking trail to a useable area at the edge of the South Esk River;**
 - f) Include a new standard *8.6.11 – Priority Vegetation Area* to apply the State Planning Provisions for the Priority Vegetation Area;**
 - g) Modify the Specific Area Plan Precinct Plan to:**
 - i) include Open Space over the prominent hill top and ridgeline in the northern section of the site as shown in Attachment 1**

(Page 22);

- ii) include the 'Existing Farm', as shown in the Site Master Plan, in the Residential Precinct;
- iii) remove the steep embankment within the 'Future Residential' area, as shown in the Site Master Plan, from the Residential Precinct and designate as Open Space Precinct;
- iv) include a new area designated as Public Open Space for the area of land to be added to the Dalrymple Creek Reserve as recommended above, as detailed in Attachment 1 (Page 22).

DECISION:

Cr Sherriff moved and Cr Cameron seconded *"that Council:*

1. **Endorse Attachment 1: Consideration of Representations to Draft Amendment 3/2020** as its report in response to the representations in accordance with Section 39(2) of the former provisions of the *Land Use Planning and Approvals Act 1993*.
2. **Recommend to the Tasmanian Planning Commission the following modifications to Draft Amendment 3/2020 - Neptune Drive Specific Area Plan as detailed in Attachment 1:**
 - a) **Include a new standard at F8.5.2 Visitor Accommodation Use to prohibit visitor accommodation from accessing Canopus Drive;**
 - b) **Modify standard F8.5.3 Scale of Residential Use to reduce the cap on the number of dwellings from 650 to 600;**
 - c) **Modify standard F8.6.1 Building Height to include a mandatory requirement for a maximum building height of 5.5 metres if located within 40 metres of the Panorama Road frontage;**
 - d) **Modify standard F8.6.2 Setbacks to include a mandatory requirement for a 15 metre setback to Panorama Road that is landscaped with trees and shrubs;**
 - e) **Include a new standard 8.6.10 – Public Open Space to require the contribution of an area of land to be added to Council's Dalrymple Creek Reserve to enable the extension of the public walking trail to a useable area at the edge of the South Esk River;**
 - f) **Include a new standard 8.6.11 – Priority Vegetation Area to apply the State Planning Provisions for the Priority Vegetation Area;**
 - g) **Modify the Specific Area Plan Precinct Plan to:**

- i) include Open Space over the prominent hill top and ridgeline in the northern section of the site as shown in Attachment 1 (Page 22);**
- ii) include the 'Existing Farm', as shown in the Site Master Plan, in the Residential Precinct;**
- iii) remove the steep embankment within the 'Future Residential' area, as shown in the Site Master Plan, from the Residential Precinct and designate as Open Space Precinct;**
- iv) include a new area designated as Public Open Space for the area of land to be added to the Dalrymple Creek Reserve as recommended above, as detailed in Attachment 1 (Page 22).**

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King and Sherriff voting for the motion and Councillors Nott, Synfield and Temple voting against the motion.

The Council meeting adjourned at 4.40pm

The Council meeting resumed at 4.50pm

Attachment 1

Consideration of Representations to Draft Amendment 3/2020 – 12 Neptune Drive, Blackstone Heights

Planning Authority Report under Section 39 of the Land Use Planning & Approvals Act 1993

Representor	Representation Issue	Statement of Merit
M Brown C Brydon M Bures J & K Davies M & J Ellery C Elliot K & C Farmer Z Frerk V & K Garratt P Gekus J Harvey G & C Houghton G Kaltsis M & C Smith D Mallinson N Marquis R & H McCauley A Munn J Oakley-Lohm P Parker D & S Perry S Peters G & A Pitt	Traffic Concerns <ul style="list-style-type: none"> • Capacity of Casino Rise and impacts on existing residents. • Potential for future link through to Mt Leslie Road; • One road access to Blackstone Heights is not adequate for additional traffic, bottleneck; • Safety of roads with additional traffic, particularly for pedestrians, road standard needs to be improved if considering additional load; • Amenity impacts of increased traffic; • Query TIA conclusions – timing of traffic counts; • When will road and junctions upgrades be carried out?; 	<p>Richard Burk of Traffic and Civil Services has undertaken a Traffic Impact Assessment (TIA) that considers the safety and capacity of the local road network and junctions to accommodate the proposed residential growth, in the context of overall potential for growth at Blackstone Heights and Prospect Vale over time through infill development. Mr Burk has provided a further summary of traffic thresholds and road and junction standards to assist consideration of the local road network. (See attached document)</p> <p>Ultimately, in consideration of national road standards, the TIA concludes that the local road network has capacity to accommodate additional traffic generated by the proposed development, together with incremental growth in other parts of Blackstone Heights. Mr Burk advises that variations in dwellings numbers in the order of 100 dwellings does not make a consequential difference to the capacity of the roads, but affects the timing and thresholds for when numerous junction and carriageway improvements need to be made. Despite the timing of the traffic count for Blackstone Road being during a non-typical school holiday period, Mr Burk has confirmed that the road capacity is such that substantive increases in current movements would not affect the TIA conclusions.</p> <p>However, the TIA identifies that improvements to junctions at Neptune Drive, Panorama Road, Blackstone Road and Casino Rise/Country Club Avenue will be required. In particular, the existing junction of Casino Rise/Country Club Avenue is deficient under current circumstances and requires attention.</p> <p>The attached TCS document recommends that a 'tributary' type network is pursued for the locality that disperses traffic more effectively, in consideration of future</p>

<p>M Slade A & J Smith T Trezise T Triffit G Ward D & B Wild I & A Wright</p>	<ul style="list-style-type: none"> • Impacts on Canopus Drive, not of a standard to accommodate additional traffic, impacts on amenity of additional road use; • Congestion at junctions, additional delays with more traffic; • Alternate connections from Neptune Drive to West Launceston as a second access; 	<p>development. Whilst the road network is capable of accommodating additional traffic loads in accordance with the national standards (subject to some physical improvements to junctions), it is clear that current and anticipated demand warrants more detailed investigation, planning and scheduling of improved linkages and interventions in the network, such as a connection to Mt Leslie Road and potentially through to Travellers Rest to the south, as well as roundabouts.</p> <p>To this end, in the first quarter of 2021, Council will be preparing a 'Traffic and Development Plan' for the locality to plan the components of the network to achieve the best outcomes for a 'tributary network' as well as physical interventions such as roundabouts, junction improvements, traffic calming and pedestrian paths, which will also serve to alleviate issues associated with higher vehicle speeds and accessing properties along Casino Rise. This plan will determine the development thresholds for when they are to be constructed.</p> <p>Canopus Drive:</p> <p>Several residents of Canopus Drive have submitted concerns regarding the use of Canopus Drive to access future visitor accommodation development and the suitability of the road and access to accommodate additional traffic associated with a commercial operation. Canopus Drive is a lower order road and residential cul-de-sac, with comparatively few properties taking access. The subject land includes two titles over 5.3 hectares that take access from the end of Canopus Drive, over an access strip of 127 metres length and on a steep gradient of 1:4.8. The adjoining dwelling to the north is situated close to the access strip boundary at a setback of 3 metres. Whilst this type of access is not unusual throughout the developed terrain of Blackstone Heights, they are normally associated with single dwellings on larger lots, which was expected to be the development outcome for these two lots. The proposed SAP provides for this outcome, however proposes to add visitor accommodation development. In the context of the scale of the overall development of the residential estate, it is a reasonable proposition to include visitor accommodation for an environment of high amenity. The economic benefits of visitor accommodation development are supported in local and regional</p>
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		<p>strategies.</p> <p>However, given the physical circumstances of the longer, steep access to Canopus Drive, adjoining dwellings and the lower order, residential nature of the road, it is not considered appropriate for commercial visitor accommodation to take access through Canopus Drive. It is recommended that the SAP be modified to require visitor accommodation in the 'Eco-Cabin' precinct to be accessed through the main development area to the south, to the Glover Avenue or Neptune Drive entrances and that only two dwellings, as originally anticipated, will take access from Canopus Drive.</p>
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Need for Modification

It is considered that the draft amendment should be modified in response to the representations relating to Canopus Drive.

Impact of Representation on Draft Amendment as a Whole

The concerns in the representations in regard to increased traffic impacts do not directly relate to the limited effect of the proposed amendment, which is confined to an ownership model and configuration of development. However, road junction improvements are identified, which would also be the case for a standard subdivision and will be implemented at the appropriate thresholds. Representations on general traffic matters are addressed and do not affect the draft amendment as a whole. Recommended modifications relating to Canopus Drive access do not affect the draft amendment as a whole.

Recommendation

It is recommended that **F8 Neptune Drive Specific Area Plan** be modified to include a new standard at A2 and P2 of F8.5.2 Visitor Accommodation Use as follows:

Acceptable Solutions	Performance Criteria
<p>A2</p> <p>Visitor accommodation must not take access from Canopus Drive.</p>	<p>P2</p> <p>No Performance Criterion.</p>

Representor	Representation Issue	Statement of Merit
C Brydon M Bures M & J Ellery C Elliot K & C Farmer V & K Garratt P Geskus J Harvey G & C Houghton G Kaltsis M & C Smith D Mallinson N Marquis R & H McCauley A Munn J Oakley-Lohm P Parker D & S Perry S Peters G & A Pitt M Slade A & J Smith T Trezise D & B Wild	<p>Character of Blackstone Heights</p> <ul style="list-style-type: none"> • 650 lots will change the low density character ; • Small block sizes should not be allowed; • Live in the area for visual amenity, scenic vistas, bush views, rural-residential aspect; • Character is large blocks with open views, not cluster developments; • Why allow 600m² lots when the minimum lot size is 1600m²? • Density of development is incongruous to the area; • Will more than double the population; • Dwelling yield is too high for this area, lower yield would be more appropriate; • Contravenes the Meander Valley Interim Planning Scheme. 	<p>In the context of Blackstone Heights as a suburb, the site is viewed from a limited number of vantage points within the area. The primary public viewing opportunity is when travelling along Panorama Rd, where there are currently open views through the gully toward the Cataract Gorge and to the hill in the northern area of the site.</p> <p>The residential character of Blackstone Heights varies from large lots with single dwellings ranging from 4000m² to two hectares, through to medium density lot sizes of 1000m² to 1500m². Typically frontages are in the range of 30 metres to 50 metres width, which is a distinctly urban arrangement, with lots generally being longer in depth as a response to topography.</p> <p>The Glover Avenue area adjoining the subject site is a cluster of 30, higher density lots with areas of approximately 1000m², seven of which are developed with two or three multiple dwellings. The Glover Avenue area is distinctly suburban in appearance with frontages of 20 metres width. Notably, despite this higher density, the cluster is not conspicuous in the broader Blackstone Heights context due to the developed nature of the surrounding environment and topography.</p>



Photo 1: View north along Glover Avenue

The character of the area can be largely attributed to the fact that there is a mixture of lots sizes in groupings, in combination with retained and established mature vegetation in gardens and public open space over an undulating topography. The perception of a high degree of openness or 'rural' character is compounded by the fact that there remain large tracts of undeveloped land within the locality, despite being zoned for residential development.

The proposed clustering approach to development actually serves to complement this character

		<p>when compared to the current subdivision entitlement, which can create approximately 600 lots of between 1500m² and 1200m² under the current Interim Planning Scheme and the future Tasmanian Planning Scheme. The land has been zoned for additional residential development for many years and the stated strategic aim in local strategy and the Norther Tasmanian Regional Land Use Strategy is to make efficient and appropriate use of the land for residential purposes.</p> <p>The proposed SAP provides for a cap of 650 dwellings. Discounting very steep land with slopes having gradients greater than 1:4 which are unlikely to be useable for residential purposes and a nominal 30% land area given over to roads and bushfire hazard management areas, it is considered that approximately 66 hectares would be developable for a standard subdivision. This would enable 550-600 lots to be created and it is considered appropriate to reduce the cap on dwellings to reflect this outcome and a recommendation for modification is included to this effect. A key justification of this approach to development is that it provides for the same dwelling yield through a more considered approach in response to its environment.</p> <p>The proposed SAP provides for a significant swathe of private open space that follows the gully from Panorama Road toward the Cataract Gorge. This view-scape can be largely maintained whilst still providing for the intended higher density, independent living node by including additional standards in the SAP to require a larger, landscaped setback to Panorama Road and a single storey height limit for a prescribed distance.</p> <p>The drawing in Figure 1 below shows how making use of the topography and setback can provide for optimal visual outcomes whilst still enabling the development. It is a slightly more refined approach in consideration of the surrounding residential context. It is recommended that the SAP be modified to require a mandatory 15 metre setback to Panorama Road that is landscaped and that the area between the 15 metre setback and 40 metre distance from the Panorama Road boundary is only developed for single storey dwellings at a height not greater than 5.5 metres above the existing natural ground level. A 15 metre setback is also consistent with the dwellings opposite the site on Panorama Road.</p>
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The proposed lots backing onto the existing dwellings at Glover Avenue are not considered to be substantially different in character to the existing residential environment (particularly given that there are a number of unit sites), such that any measures are considered necessary. The impact is very close to standard permissible development by normal subdivision.

Meander Valley Interim Planning Scheme:

A draft amendment is not required to comply with the operational planning scheme as it is, in effect, an application to deviate from the planning scheme. In doing so, it must demonstrate a better, or preferred outcome, that is strategically supported in consideration of a specific site.

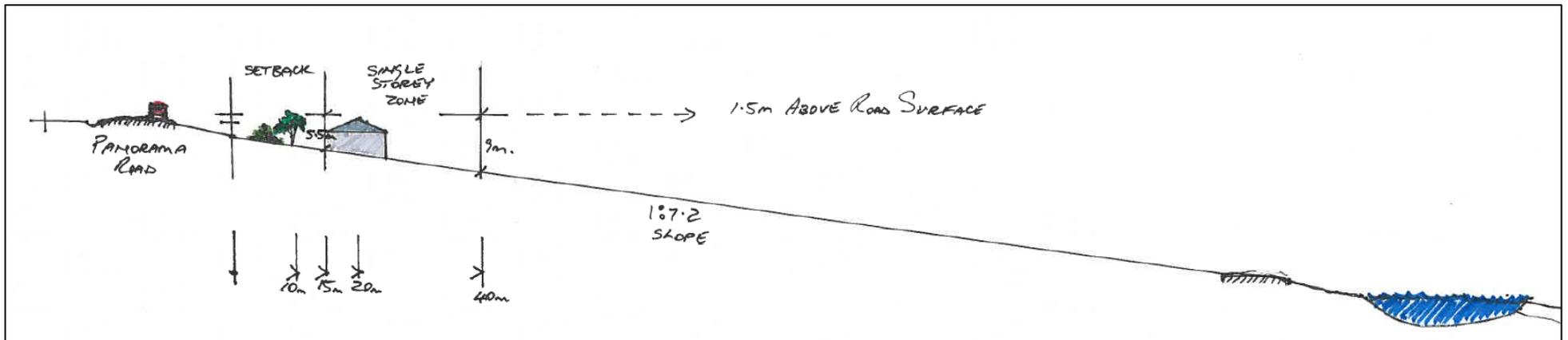


Figure 1: Site section from Panorama Road, through proposed *Lifestyle Living* precinct, showing heights and setbacks relative to Panorama Road level.

Need for Modification

It is considered that the draft amendment should be modified in response to the representations relating to the character of Blackstone Heights.

Impact of Representation on Draft Amendment as a Whole

The concerns in the representations in regard to the character of the area are not generally supported, however modifications are recommended to address specific aspects which do not impact on the draft amendment as a whole.

Recommendation

It is recommended that **F8 Neptune Drive Specific Area Plan** be modified to:

1. Reduce the dwelling cap in standard F8.5.3 to 600m² as follows:

F8.5.3 Scale of Residential Use

Objective:	To maintain the low density character of Blackstone Heights	
Acceptable Solutions	Performance Criteria	
A1 The total number of dwelling units, including any dwelling unit equivalents temporarily or permanently used for visitor accommodation, within the plan area must not exceed 650 600.	P1 No Performance Criterion.	

2. Provide for a building height limit within 40 metres of the frontage of Panorama Road as follows:

F8.6.1 Building Height

Objective:	That the height of buildings is: (a) compatible with the streetscape (b) consistent across each precinct (c) respectful of residential amenity
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height is not more than:</p> <ul style="list-style-type: none"> (a) 7.5m if residential, or (b) 8.5m if non-residential; and (c) 5.5m above existing ground level at the effective date, if setback less than 40m from Panorama Road. 	<p>A2</p> <p>Building height must be compatible with the streetscape or landscape, whichever is applicable, and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of adjoining buildings; (c) the bulk and form of the proposed building relative to adjoining buildings; and (d) sunlight to habitable rooms and private open space, and is not more than 5.5m if setback less than 40m from Panorama Road.

3. Provide for a mandatory, landscaped building setback of 15 metres from the frontage of Panorama Road as follows:

F8.6.2 Setbacks

Objective:	That the siting of buildings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Buildings within the residential precinct must have a setback from a strata boundary, or future strata boundary, of not less than:</p> <ul style="list-style-type: none"> (a) 3m from the frontage of any private road within the plan area; (b) 15m from the frontage to Panorama Road; (c) 6m from the frontage of any other road outside the plan area; (d) 1.5m from side boundary; and (e) 4m from rear boundary. 		<p>P1</p> <p>Buildings not¹ within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the appearance when viewed from public roads and adjoining land; and (c) sunlight to private open space and windows of habitable rooms on adjoining properties, <p>and must be setback not less than 15 to Panorama Road.</p>

¹ Note: Correction of a typographical error in the certification document.

A2

Buildings not within a residential precinct must have a setback of not less than 10m.

P2

Buildings not within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to:

- (a) the topography of the site;
- (b) the appearance when viewed from public roads and adjoining land;
- (c) sunlight to private open space and windows of habitable rooms on adjoining properties.

Representor	Representation Issue	Statement of Merit
C Brydon M Bures C Elliot Z Frerk V & K Garratt P Geskus J Oakley-Lohm D & S Perry M Slade A & J Smith T Triffit D & B Wild	<ul style="list-style-type: none"> • Lack of notification and consultation • Limited time for submissions; • Consultation was limited to adjoining residents, and although was legally correct, should have gone further and consulted more broadly; • Council has not considered the existing population of Blackstone Heights; • MVC should have 	<p>An applicant may lodge an application at any time which activates the statutory timeframe. Council undertook the statutory public notification in the newspaper and additionally notified adjoining and opposite landowners and placed a public notice on the notice board at the Prospect Vale Market Place.</p> <p>The notification timeframe is set in the legislation. 30 days was considered sufficient to understand and make representation on the proposal. It is not within Council's jurisdiction to delay statutory process on a third party application unless it requires additional information.</p> <p>In initiating and certifying the amendment Council has considered whether the proposal is consistent with Council's strategic documents which have been previously publicly consulted, particularly the Prospect Vale - Blackstone Heights (PVBH) Structure Plan. The PVBH Structure Plan identifies the site for 'cluster' type development and the proposal is generally consistent with expectations arising from that process and the endorsed document. However, recommendations are made for some refinements or improvements, in response to representations submitted.</p>

	organised information sessions.	The TPC process of assessment continues to provide for the input of representors in regard to their concerns.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representations in regard to consultation are not supported, the representation does not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
M Bures K & C Farmer P Geskus P Parker G & A Pitt T Trezise D & B Wild	Construction impacts: Noise impacts of rock blasting over a number of years as development progresses.	In regard to the impacts of construction on nearby residents, future permits for development can be conditioned to restrict construction hours to protect amenity. In addition, the Tasmanian Noise Regulations restrict hours for operating machinery in proximity to residential uses.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		

As the concerns in the representation can be addressed at the development permit stage, the representation does not affect the draft amendment as a whole.

Recommendation

The draft amendment is progressed as proposed, subject to Council's recommended modifications.

Representor	Representation Issue	Statement of Merit
M Bures M & J Ellery C Elliot Z Frerk P Geskus M & C Smith D Mallinson R & H McCauley A Munn J Oakley-Lohm P Parker G & A Pitt M Slade A & J Smith T Trezise T Triffit D & B Wild	<p>Impacts on wildlife and natural values</p> <ul style="list-style-type: none"> • Dislocation of wildlife due to development; • Query quality of natural values assessment, survey techniques; • Development will put further pressure on native fauna; • Impacts on water quality, slope and erosion from urban development due to increased runoff; • Query suitability of an olive grove and impacts of wilding escape. 	<p>An assessment of natural values on the site has been undertaken by Scott Livingstone of Livingstone Natural Resources, who is qualified to assess and report on natural values. The assessment reviews existing State datasets together with on-site inspection, however it is noted that the assessment has been primarily undertaken on the western part of the site, with inspection of the Wedge Tail Eagle recorded sites (found to be abandoned) only in the north-eastern part of the site.</p> <p>The report provides a revised map that map that more accurately reflects the Tasmanian Vegetation Communities on the ground, which shows that the western half of the site is pasture land and wattle regrowth. The eastern half is mapped under Tasveg 4.0 as a combination of modified agricultural land and Eucalyptus amygdalina forest and woodland with a narrow patch of the Threatened Native Vegetation Community of Riparian Scrub along the edge of the South Esk River. Refer Figure 2 below.</p> <p>The report concludes that there is foraging habitat for wide ranging threatened species such as devils, quolls and Eastern barred Bandicoots are recorded in the broader area. It is noted that the report states that is potentially suitable denning habitat for these species in the eastern half of the site, which has not been inspected in detail.</p> <p>With a large swathe of green space and the retention of the dam and open watercourse , the layout of the development provides a far better habitat and foraging arrangement for wildlife that the standard subdivision arrangement of 1500m² lots with public roads. The open space network</p>

		<p>throughout the development area provides connective corridors to the South Esk River reserve and the Dalrymple Creek Reserve that would not be possible through a standard subdivision layout with urban scale lots and the associated fencing of each individual title. It is noted that many of the Easter Barred Bandicoot records relate to roadkill. The proposed clustering approach, by developing smaller residential allotments, allows for much larger open space areas between that, when enhanced by additional vegetation planting, will provide a higher quality and safer fauna habitat and connection to the reserves than currently exists, or would exist under a standard subdivision with public roads.</p> <p>Given there is potential denning habitat in the eastern half of the site, future detailed consideration of the layout of development is warranted, consistent with the requirements that would apply under the Natural Assets Code if a standard subdivision were being proposed. Under the Tasmanian Planning Scheme (TPS), the Priority Vegetation Area overlay would apply in the Low Density Residential Zone, only if the development were for subdivision. In this instance, future development would be classified as multiple dwellings due to the ownership model and the native vegetation provisions of the Natural Assets Code would not apply, despite the potential impacts being the same. As such, it is recommended that an additional standard be included in the SAP that imports the Priority Vegetation Area (PVA) provisions of the Tasmanian Planning Scheme which would apply to the area mapped as PVA. Refer Figure 3 below.</p> <p>It is noted that the future TPS provisions apply to the removal of native vegetation and the impacts on the denning habitat of threatened species are only considered in so far as they relate to the removal of native vegetation with the overlay. This is also the case if an application were made for a standard subdivision. However, irrespective of any provisions of a planning scheme, the <i>Threatened Species Protection Act</i> applies to works that threaten den sites and that would disrupt the breeding cycle of Wedge Tail Eagles within 1 kilometre of the site, with an additional assessment process under that Act if these circumstances exist.</p> <p>The Planning Scheme does not regulate the species of plants that residents choose to plant in domestic gardens. It is not considered appropriate to regulate vegetation species for this proposal when any resident of Blackstone Heights may choose to establish Olive trees.</p>
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		<p>Water quality is readily managed through stormwater treatment measures that can be both natural and constructed, before discharge to the internal watercourses and the South Esk River. The internal water courses are subject to the waterway protection area provisions of the Natural Assets Code in the TPS as well as the <i>Urban Drainage Act 2013</i>. Impacts can be managed through conditions on a permit.</p> <p>Similarly, the TPS provides for the management of potential erosion and sediment impacts from construction and development hardstand, through conditions on any development permit.</p>
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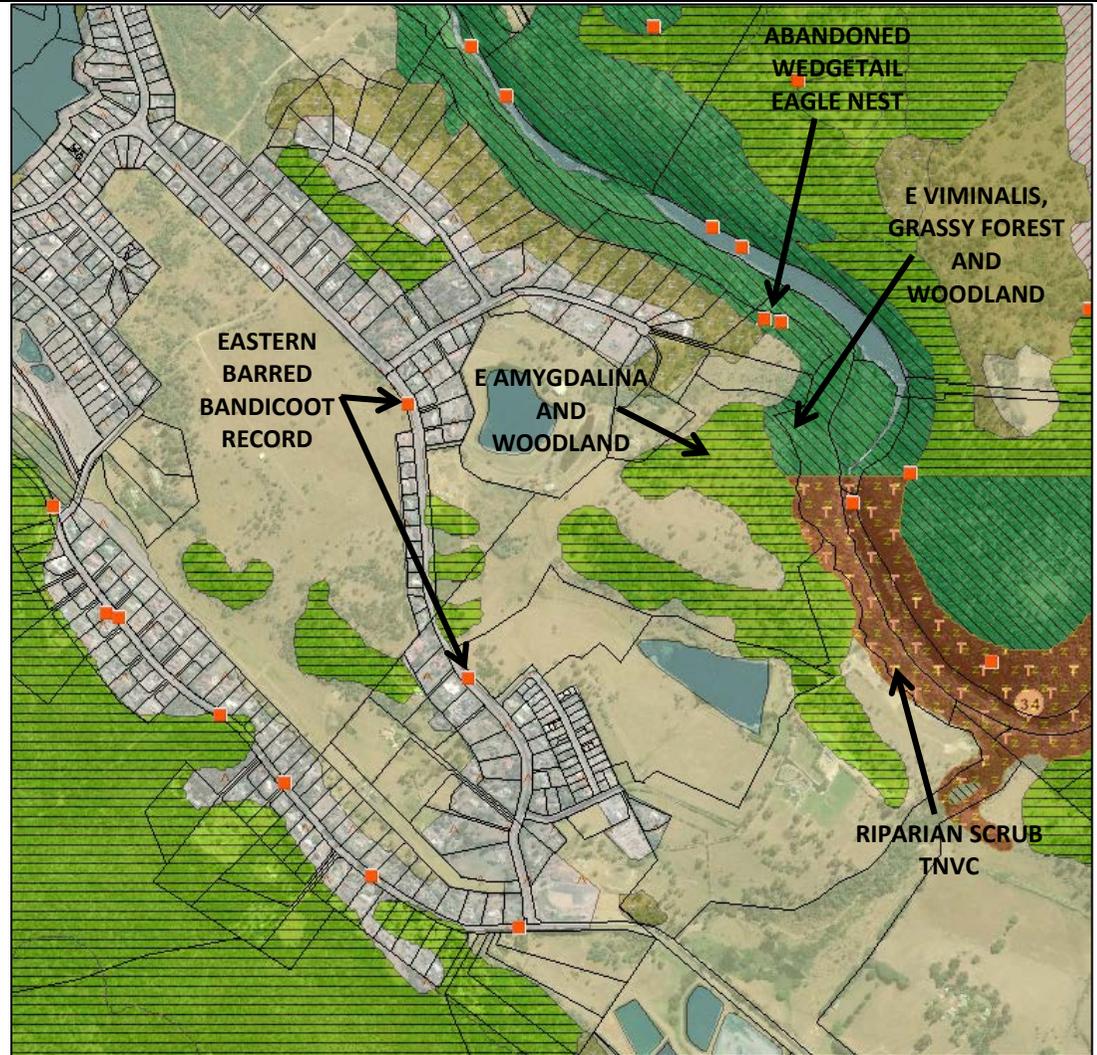


Figure 2: Tasveg 4.0 Vegetation Communities



Figure 3: Priority Vegetation Area overlay - 

Need for Modification

It is considered that the draft amendment should be modified in response to the representations relating to impacts on natural values.

Impact of Representation on Draft Amendment as a Whole

As the concerns in the representations in regard to impacts on wildlife and natural values are addressed, the representations do not affect the draft amendment as a whole.

Recommendation

It is recommended that **F8 Neptune Drive Specific Area Plan** be modified to Include a new standard *8.6.11 – Priority Vegetation Area* to apply the State Planning Provisions for the Priority Vegetation Area as follows:

8.6.11 – Priority Vegetation Area

Objective:	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme</p>	<p>P1</p> <p>Clearance of native vegetation within a priority vegetation area must be for:</p> <p>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;</p> <p>(b) buildings and works associated with the construction of a single dwelling or an</p>

	<p>associated outbuilding;</p> <ul style="list-style-type: none"> (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through 	
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	<p>siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>	
Representor	Representation Issue	Statement of Merit
M Bures M & J Ellery C Elliot K & C Farmer Z Frerk M & C Smith D Mallinson N Marquis R & H McCauley J Oakley-Lohm P Parker S Peters G & A Pitt M Slade A & J Smith T Trezise T Triffit	<p>Natural Hazards and Fire risk:</p> <ul style="list-style-type: none"> • Higher density will compromise access for emergency services; • Safety concerns regarding one road in and out; • Need multiple evacuation points; • Query bushfire assessment quality; • All of Blackstone Heights is a landslip area. 	<ul style="list-style-type: none"> • The application included a bushfire risk assessment by a State Accredited Bushfire Practitioner and Richard Burk of TCS and Tasfire have previously provided Council with comment on this matter, in response to queries relating to a large subdivision further along Panorama Road in 2020. <p>The Tasfire advice noted there is no clear planning policy or metrics to inform an assessment of the issue of the single access along Pitcher Parade. Tasfire note however, that the nature of risk assessment and warnings to evacuate would generally provide sufficient time to leave the area. Tasfire also highlight that with additional development within Blackstone Heights, the bushfire risk reduces due to the increase area of managed land. Tasfire support any improvements to the road network to provide for alternate routes.</p> <p>As discussed in response to the representations relating to traffic above, the Traffic and Development Plan that is to be undertaken by Council will specifically be looking at routes for a more dispersed network, which will assist emergency scenarios.</p> <ul style="list-style-type: none"> • The development will be required to provide full access for emergency services in the final

D & B Wild		<p>design. There is nothing in the proposal that indicates that this cannot be achieved.</p> <ul style="list-style-type: none"> As described in the application report, part of the site is subject to low and medium landslip risk in the Tasmanian Government Landslide Hazard mapping, which functions as an overlay in the Tasmanian Planning Scheme. Blackstone Heights is not mapped as a landslip area, with the State mapping reflecting potential for landslip as a result of inappropriate development and not active landslides. Most of the mapped area is contained within the Open Space Precinct, however the areas that are proposed for residential development will be required to demonstrate compliance with the future Landslip Hazard Code and avoid, or mitigate, any risk of landslip. This would also be the case for a standard subdivision.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
The concerns in the representations in regard to access and increased fire risk or landslip risk, do not directly relate to the limited effect of the proposed amendment, which is confined to an ownership model and configuration of development. However, road junction improvements are identified, which would also be the case for a standard subdivision and will be implemented at the appropriate thresholds. Similarly, the Landslip Hazard Code will apply to future development. Representations on access and fire risk and landslip are addressed and do not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		

Representor	Representation Issue	Statement of Merit
M Bures M & J Ellery K & C Farmer Z Frerk D Mallinson R & H McCauley A Munn J Oakley-Lohm P Parker D & S Perry G & A Pitt M Slade A & J Smith T Trezise T Triffit	<ul style="list-style-type: none"> • Sewer, water stormwater services capacity • Power and communications utilities. • Queries as to whether the number of dwellings can be accommodated with services. 	<p>Taswater have been consulted by the applicant early in the development concept phase and have provided a referral response that indicates that water supply is achievable and that sewer can be connected in the future.</p> <p>The application proposes package treatment of sewerage on the site which is technically achievable with modern treatment technology. In the event that this is not possible, the network is being designed to Taswater standards to enable connection in the future if necessary. The Submission to Planning Authority Notice is attached.</p> <p>The layout of the development, which gravitates to the watercourse through the open space across centre of the site, provides ample area to treat stormwater in an effective manner to manage stormwater velocity and water quality. The TPS provides for any permit to be conditioned to manage stormwater volume and water quality.</p> <p>The development is proposed to be independent in power generation, however Tasnetworks have been aware that the land has been zoned for development for many years. It is reasonably expected that the development can be serviced if required reliance on the State network. Any upgrades to facilitate supply at the appropriate standard will be borne by the developer.</p> <p>Similarly, Telstra and the NBN Co. have been aware of intended future development and have been planning for upgraded service through the new transmission tower at Zenith Court to ensure that service levels do not reduce.</p>
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representations in regard to sewer, water and stormwater services are addressed, the representations do not affect the draft amendment as a whole.		

Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
K & C Farmer P Geskus M & C Smith P Parker G & A Pitt M Slade A & J Smith T Trezise T Triffit D & B Wild	<p>Impact on the amenity and outlook of adjoining and nearby properties:</p> <ul style="list-style-type: none"> • Adverse impacts on amenity of existing dwellings. • Live in the area for rural outlook. • Impacts of construction • Impacts on privacy; • Proximity of access to existing dwellings; • Amenity and number of dwellings at the interface of lots; • Noise impacts as a result of increased density. 	<p>Inevitably, residential growth will alter the outlook and environment of existing dwellings that are located in adjacent areas and will affect the perceived amenity that accompanies an area that has remained visibly unchanged for a long period. Irrespective, it must be acknowledged that the area has been zoned Low Density Residential for many years with an expectation that development would occur at some stage. As discussed above in regard to character, the perception of a high degree of openness or 'rural' character is compounded by the fact that there remain large tracts of undeveloped land within the locality, despite being zoned for residential development. It is not reasonable to expect private land owners to maintain current circumstances when the land is zoned for residential development.</p> <p>The proposed cluster layout interfaces with two existing residential properties on large lots at the end of Canopus Drive and along the rear of existing, urban sale lots along Glover Avenue. The dwellings at 24 and 26 Canopus Drive are set back from the common boundary at a distance of 31 and 24 metres respectively. There is established vegetation on No.24 within the setback to the common boundary and the dwelling at No.26 overlooks a waterhole and gully that drains to the South Esk River. (Refer Figure 4 below)</p> <p>The vacant lots at the end of Canopus Drive will be utilised for two single dwellings as originally envisaged, noting the recommendation above to prohibit the use of Canopus Drive for commercial visitor accommodation.</p> <p>The proposed clustering approach with an open space trail at the boundary with the Canopus Drive residences, being a minimum width of 17 metres on the SAP Precinct Plan, provides for a lower impact interface at the boundary with existing development, with greater setbacks to future development guaranteed and tree plantings likely. Alternatively, under the current and future TPS</p>

		<p>subdivision provisions, 1200m² lots, which would have a likely width of approximately 25 metres, would result in potentially 11 lots along the boundary of No.24 and 3 along the boundary of No. 26. The proposed layout results in 13 lots parallel to the boundary with No.24 and 4 lots parallel to the boundary with No. 26, however at a substantial setback of 70 metres to No.26, due to the retention of the waterhole as part of the open space network.</p> <p>Residential development on lots approximating 1200m² - 1500m² in size, typically includes outbuildings/sheds located toward the rear boundary. The rear boundary setback standard under the TPS is 5 metres, with discretion to be reduced depending upon the impacts on adjoining land. A standard subdivision would likely result in views of multiple outbuildings across a similar number of lots, rather than the buffering effect of the proposed open space corridor, which if planted with trees, or the retention of existing trees, would mitigate views to development beyond. It is considered that the proposed layout is an outcome that is more sensitive to the impacts on adjoining properties than that which is currently permissible under the planning scheme.</p> <p>Normal noise associated with a residential environment will occur irrespective of whether the land is developed for standard subdivision or in the proposed configuration. The degree of impact between lots that may be 1200m² in size, compared to the proposed nominal 800m² lots shown in proximity to the larger properties off Canopus Drive, is considered to be negligible.</p>
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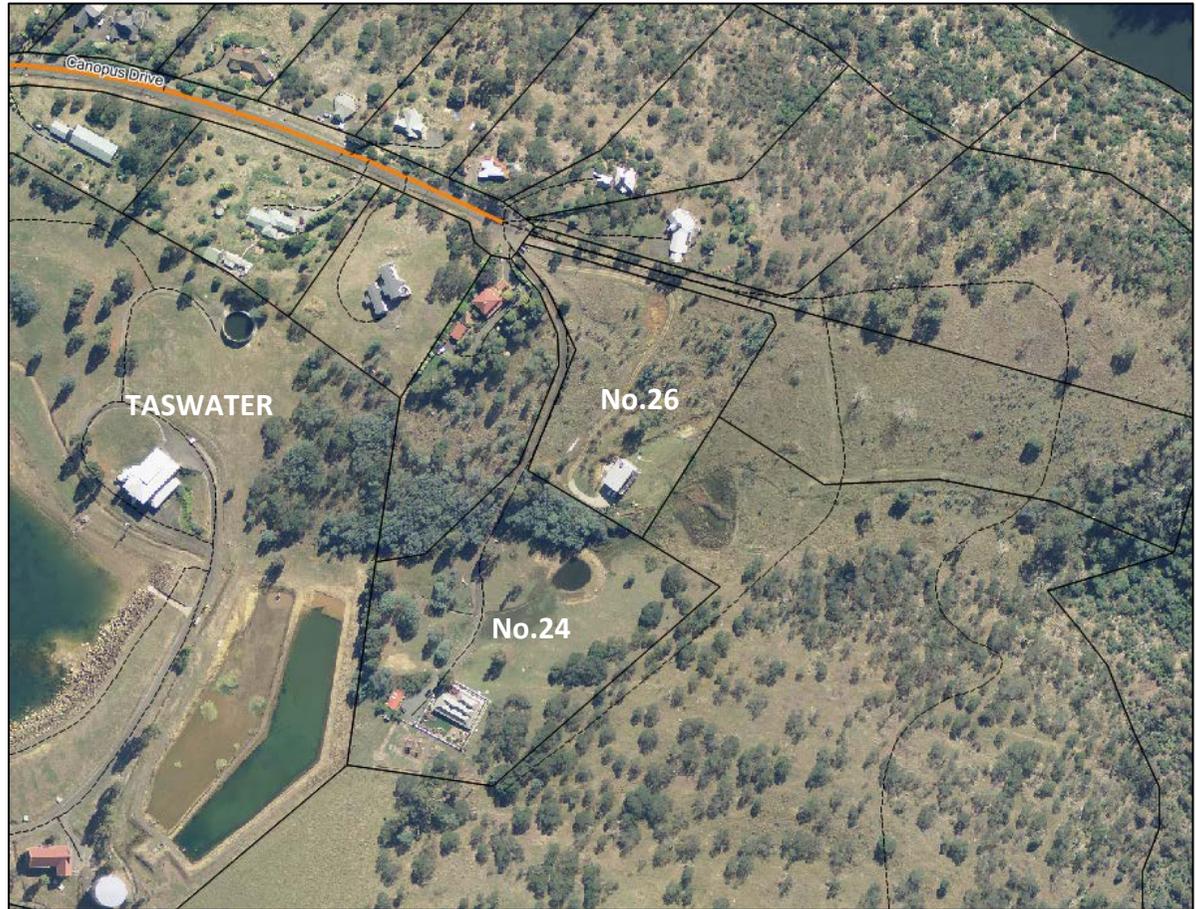


Figure 4: Interface with Canopus Drive properties

As discussed above, there is a recommendation to prohibit commercial visitor accommodation access to Canopus Drive, limiting the use of the access trips to two single dwellings, consistent with standard development of existing lots. Future visitor accommodation will be setback at substantive distances to the existing dwellings, in excess of 200 metres.

		<p>The impacts of residential development adjoining existing, very similar development along Glover Avenue, are not considered to be unreasonable. The perception of amenity and privacy is based on the fact that the adjoining land has remained undeveloped, despite being zoned for residential development. It is reasonable to provide for development that is virtually identical to that which is adjoining, when the land is zoned for the same purpose.</p> <p>Managing the impacts of construction is discussed above.</p>
<p>Need for Modification</p>		
<p>It is considered that there is no need for modification of the draft amendment in response to the representations, other than the recommendation to prohibit commercial visitor accommodation access to Canopus Drive as discussed above.</p>		
<p>Impact of Representation on Draft Amendment as a Whole</p>		
<p>As the concerns in the representations in regard to outlook and amenity are not generally supported, the representations do not affect the draft amendment as a whole.</p>		
<p>Recommendation</p>		
<p>The draft amendment is progressed as proposed, subject to Council's recommended modifications.</p>		

Representor	Representation Issue	Statement of Merit
C Elliot D & S Perry	Basis for the amendment <ul style="list-style-type: none"> • No basis to support the proposal other than commercial gain above that which could be achieved under the current planning scheme standards; • Claims in the application are not founded on evidence; • Open space should not act as an offset to permit additional lots, 600+ lots could not realistically be developed due to land suitability. 	<p>The applicant is applying for an amendment for a type of ownership model that facilitates a well-planned precinct with a high degree of amenity. Subject to the recommendation relating to the dwelling number cap, it is considered that gains related to lot supply are equivalent.</p> <p>Development across Blackstone Heights demonstrates that there is demand for a range of sites, many of which are steep and awkward. As discussed above, allowing for realistic development outcomes under the subdivision standards of the planning scheme, it considered that the proposed 650 dwelling cap is little higher than could realistically be achieved. There is a recommendation to reduce the cap to 600 dwellings.</p> <p>The open space is not an offset, yet provides for maximum efficiency of land use through clusters of development. Achieving land use efficiency is an aim of both Council's Structure Plan and the Northern Tasmania Regional Land Use Strategy and the proposed arrangement provides for better environmental outcomes than could be achieved through standard subdivision under the current zone provisions.</p>
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representations in regard to the basis for the amendment are not generally supported, the representations do not affect the draft amendment as a whole.		

Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
R & H McCauley P Parker G & A Pitt T Trezise T Triffit	Concerns regarding lower land values.	Potential effect on land values is not a matter that can be considered under the LUPAA. There is no evidence that residential development in a residential zone lowers existing land values.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representation in regard to the potential impacts on land values are not supported, the representations do not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		

Representor	Representation Issue	Statement of Merit
M Bures M & J Ellery C Elliot K & C Farmer V & K Garratt M & C Smith N Marquis R & H McCauley A Munn P Parker S Peters G & A Pitt M Slade A & J Smith T Trezise D & B Wild	Council strategy <ul style="list-style-type: none"> • Inconsistent with Council’s Prospect Pale Blackstone Heights (PVBH) Structure Plan; • ‘Gated community’ has no benefit to the existing community; • Developments of this scale should provide a benefit to local residents. 	Cluster residential development on the site is specifically shown in the PVBH Structure Plan in the Urban Growth Framework Plan on page 17 (Refer Figure 5 below) and is described at pages 14, 18 and 31 of the Structure Plan.



Figure 5: Extract from Prospect Vale – Blackstone Heights Structure Plan 2015

The submitted draft amendment is generally in accordance with expectations arising from the endorsed Structure Plan, however there are some components of the Structure Plan that warrant further consideration.

Table 2: Further Investigations and Advocacy at page 31 of the Structure Plan contains

		<p>specific actions relating to this site:</p> <p><i>Develop a Specific Area Plan for the area identified for future cluster residential development in Blackstone Heights, in partnership with land holders. The Specific Area Plan should reflect the following principles:</i></p> <ul style="list-style-type: none"> ▪ <i>Housing densities should respond to the character of the local area, giving consideration to the interface with existing residential areas of Blackstone Heights.</i> ▪ <i>Medium density housing should only be promoted within proximity to services such as public transport and the proposed activity centre. Lower density housing should be promoted further away from services.</i> ▪ <i>Development should respond to the natural environment in the area, including topography and landscape values.</i> ▪ <i>Development will promote public access to the South Esk River and Gorge, including connections with the wider open space and pathway network in Blackstone Heights and Prospect Vale.</i> <p>The housing densities (subject to the above cap on dwelling numbers) respond to the character of the local area, in the context of current entitlement to develop the land for residential purposes. The development entitlement under the TPS allows for urban density lots at 1500m², with discretion to reduce this to 1200m², subject to consideration of the physical characteristics of the land. The intent of the Structure Plan in requiring a Specific Area Plan to be applied, was not to diminish the current development potential, but is to facilitate an arrangement on the site that responds to the natural environment, topography and landscape values.</p> <p>Medium density housing is described in the Structure Plan as being in the order of 500m² lots and is promoted in proximity to services. The most northern precinct of dwellings is located approximately 1 kilometre from the proposed resident service centre, with the neighbourhood business activity centre adjacent. Neighbourhoods with local services for basic groceries and hospitality gathering points are considered to be well serviced within a kilometre range, which in this case, are all connected by off-road pathways through an</p>
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		<p>open space environment.</p> <p>The layout generally responds to topography, the provision of a large area of open space around the dam and along the watercourse and areas of native vegetation. Larger lots shown in the Site Master Plan typically respond to aspects of the topography and to fit with the open space. Locating a cluster of lots adjacent to the higher density area of Glover Avenue is consistent with the character of that part of Blackstone Heights.</p> <p>However, there are some aspects of the SAP that warrant refinement and modification, in response to the stated aims of the Structure Plan and the action cited above.</p> <p>Medium Density Housing:</p> <p>The Structure Plan promotes medium density housing in proximity to services and the business activity centre. It is noted that the proposed SAP allocates a large area of readily developable land around the existing homestead as part of the Open Space precinct. This may reflect the intentions of the current landowner, however is not an efficient or practical response to the site topography and strategies to locate medium density housing closer to services. It is noted that that the landowner would not be compelled to develop the area should the draft amendment be approved, however it is important that in the longer term, the aims of the Structure Plan are respected. As such, it is recommended that the SAP is modified to include the 'existing farm' area shown in the Site Master Plan in the Residential Precinct.</p> <p>The 'Future Residential' area designated on the Site Master Plan includes land with a very steep slope of 1:3.6. It is likely this portion of the designated land would not be developed and it is considered an appropriate response to the topography to include the embankment as part of the Open Space precinct and utilise it as a landscape feature to separate the area from the existing, large outbuildings that will continue to serve the residential estate in some capacity. The SAP should reflect the land area for development that appropriately responds to topography and it is recommended that the SAP is</p>
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modified to include the steep embankment in the Open Space precinct as shown in Figure 6 below.

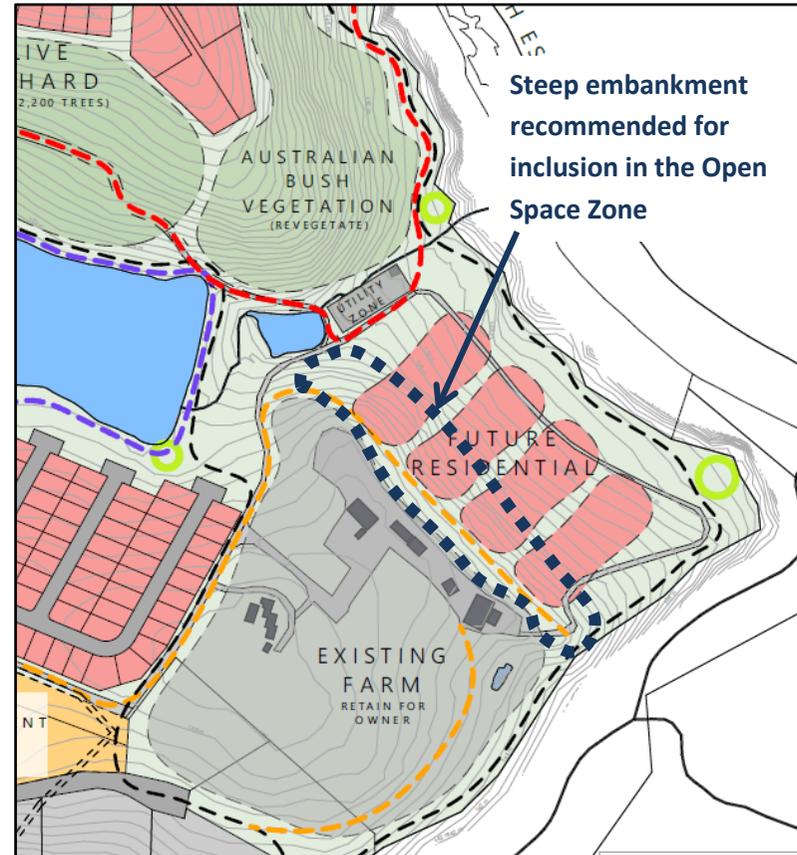


Figure 6: Recommended modification to Future Residential area.

Landscape and Visual Impact:

The northern section of the site contains a prominent hill and although it is clear that the land has been previously cleared of trees and sown to pasture, apart from a few remnant trees and Wattle regrowth, the hill is a prominent ridgeline in the landscape. (Refer Photos

		<p>2 and 3 below).</p> <p>The Planning Strategies at Page 12 include:</p> <ul style="list-style-type: none">• <i>Maximise vistas to natural assets such as waterways and hills; and</i>• <i>Consider the prominence, profile and vegetation values when exploring potential development on hills in the area.</i> <p>The location of the ridgeline is shown over the Site Master Plan in Figure 7 below.</p>
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Photo 2: View to the hill in the northern part of the site looking north-west from Panorama Road, showing the adjoining Taswater water treatment plant buildings.



Photo 3: View to the hill in the northern part of the site looking south-east from Panorama Road, showing the gully to the dam, to be utilised for open space.

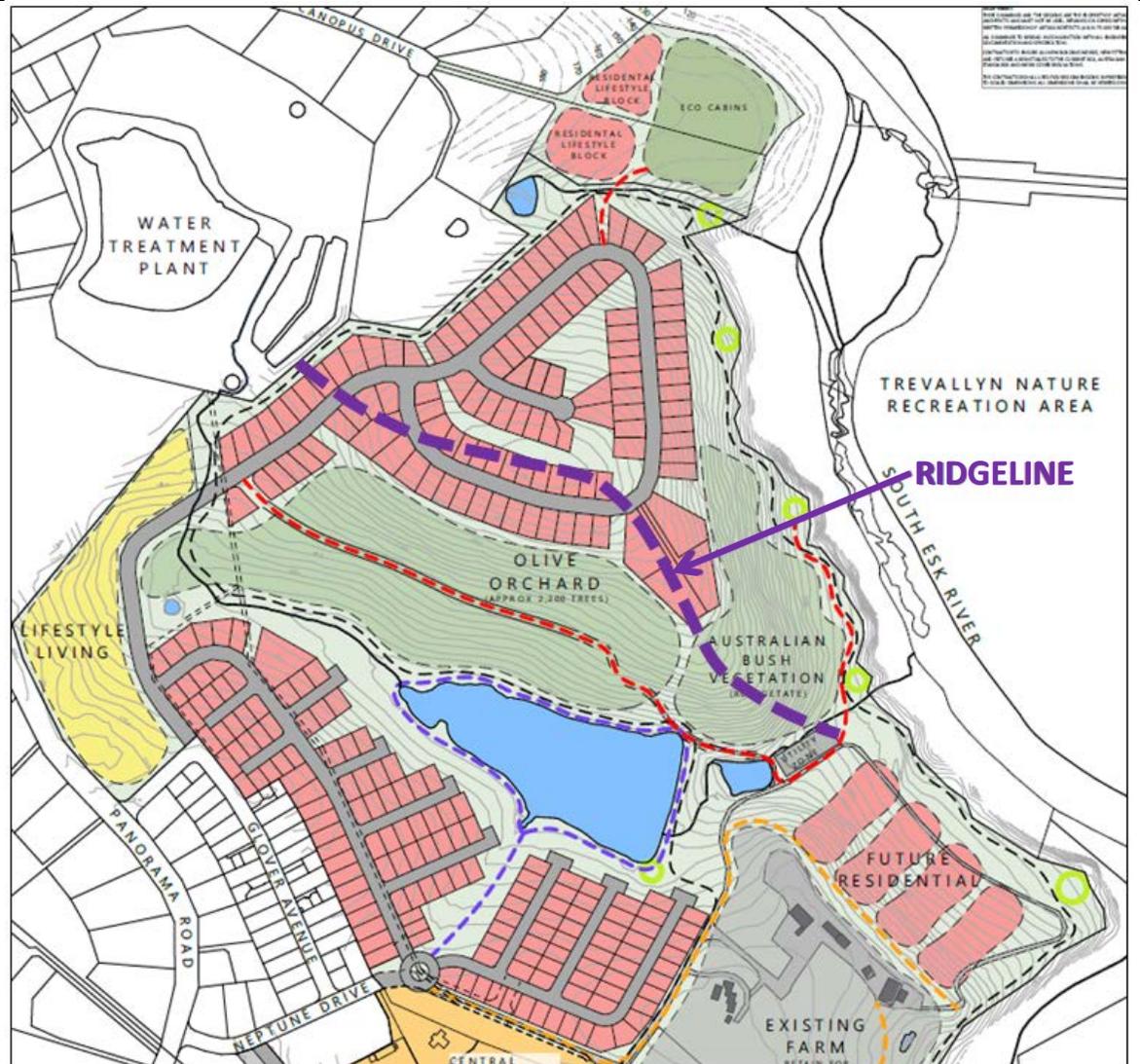


Figure 7: Northern ridgeline shown over Site Master Plan.

		<p>The Site Master Plan proposes to locate a cluster of development over the ridgeline. Even though this occurs in other parts of Blackstone Heights such Zenith Court, the density of development in those locations is far lower. Considering the prominence of the topography and the planning strategies, it is an appropriate response for cluster development to locate below the ridgeline and adjust the proposed open space to incorporate the ridgeline and to plant with vegetation, as per other areas of the site that are intended to be regenerated bushland. It is noted that establishing vegetation would need to be undertaken in manner that complies with bushfire hazard standards and would need to be maintained, as is the case for the balance of the open space area. However, aesthetic treatment of the ridgeline with trees and landscaping will provide for a development arrangement that better responds to landscape values of the area, as described in the Structure Plan. The SAP precincts can be adjusted to accommodate the same amount of dwellings with a modified open space area in the order of 20 metres width, across the ridgeline.</p> <p>Public Benefit:</p> <p>The representations raise the issue of the public benefit resulting from a gated community. Typically, public benefit from standard subdivision for residential development is drawn from the economic influence of population growth, in that a greater population supports improved services. Public benefit is also derived through public open space contribution, either through the transfer of land to the Council for public recreation purposes or in a monetary form as cash-in-lieu of the provision of land, which is then expended on the improvement of public open space in the locality.</p> <p>Whilst this proposal provides good quality open space for the residents of the estate, it does not contribute directly to the public asset as it would under standard subdivision. It is also likely that the residents of this estate will make some use of other public recreation assets in the locality.</p> <p>The Structure plan includes strategies relating to the provision of public open space and</p>
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		<p>improved access to the South Esk River via Dalrymple Creek. The indicative pedestrian and open space network on Page 22 of the Structure Plan includes a large area of land allocated along the eastern edge of the subject land and extending for a substantial distance of 1.8 kilometres to the northern part of Blackstone Heights.</p> <p>It is noted that not all of the recommendations of the Structure Plan were adopted by Council in regard to future public open space, with the area shown being adjacent to existing developed properties and on extraordinarily steep edges of the South Esk River gorge, making implementation infeasible. However, the Structure Plan actions listed above still requires development to <i>'promote public access to the South Esk River'</i>. Within the range of feasibility, there is scope for this proposal to incorporate modest access to the South Esk River edge in association with the Dalrymple Creek Reserve, so that other residents of Blackstone Heights may enjoy the amenity that is being afforded more broadly to the residents of this estate.</p> <p>It is considered reasonable to require a relatively small area of land in the order of 5000m², to be given as a public open space contribution to facilitate public access from the existing Dalrymple Creek Reserve pathway to a river edge platform that has been constructed by the land owner (partially over Council land). This platform is identified as a focal point in the Site Master Plan and can be readily shared with the public. (Refer to Figures 8, 9 and 10 below)</p> <p>It is recommended that the SAP Precinct Plan is modified to include a new designation of land for Public Open Space adjoining the Dalrymple Creek Reserve and that a new standard is included at 8.6.10 for Public Open Space.</p>
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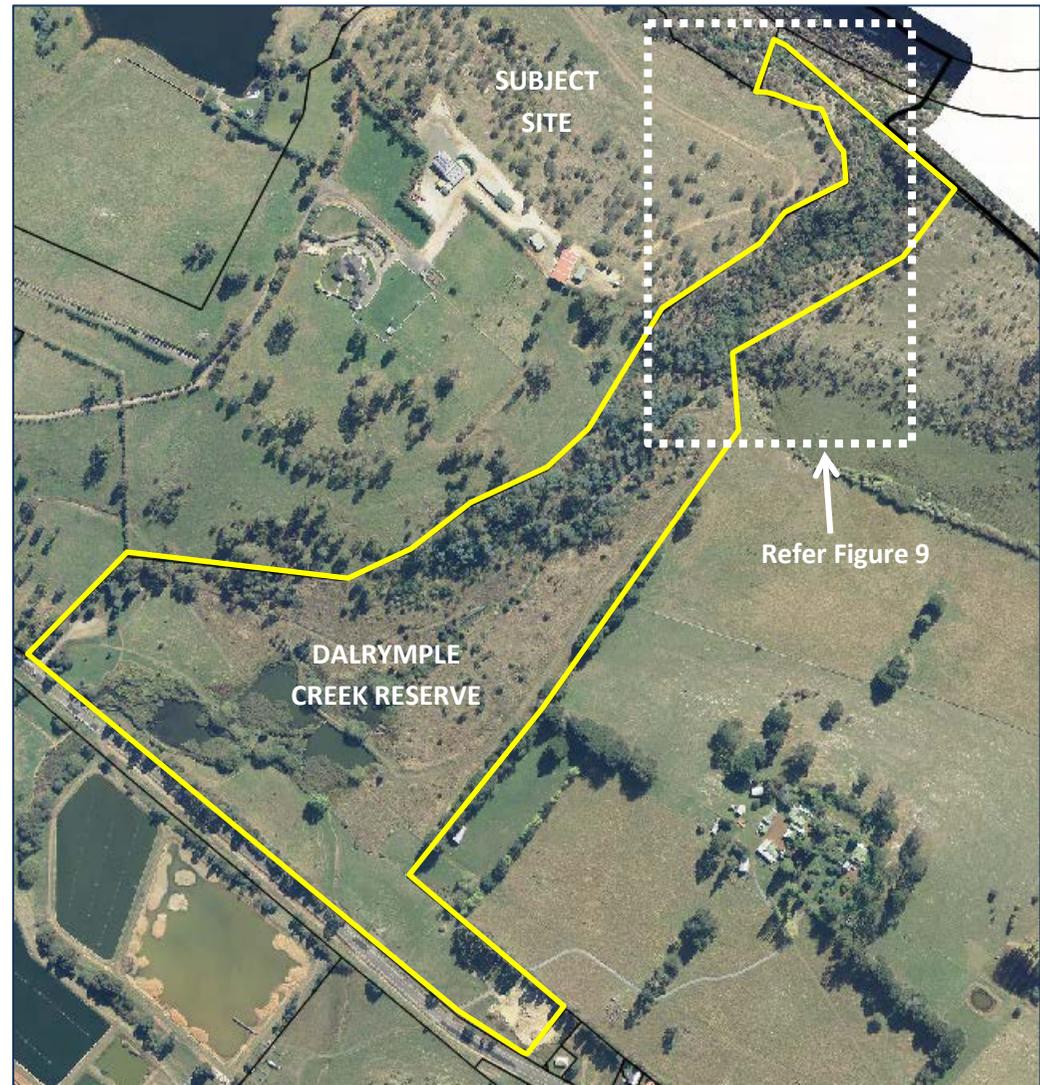


Figure 8: Aerial photo of Dalrymple Creek Reserve and platform at edge of South Esk River, recommended for public open space contribution.

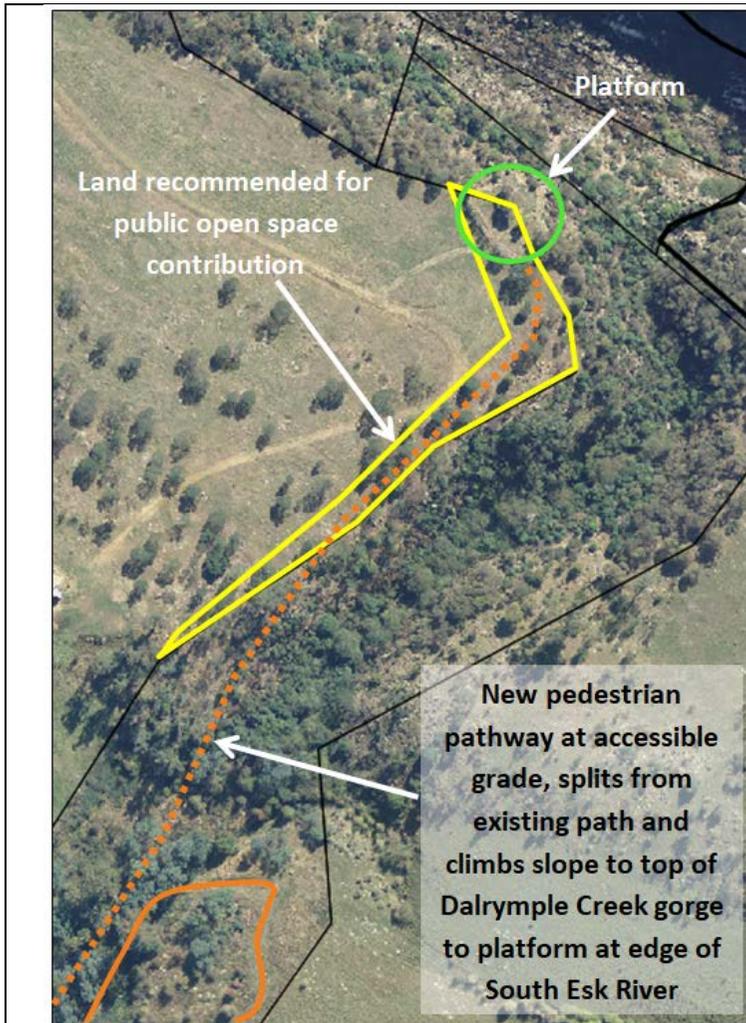


Figure 9: Land recommended for public open space contribution.

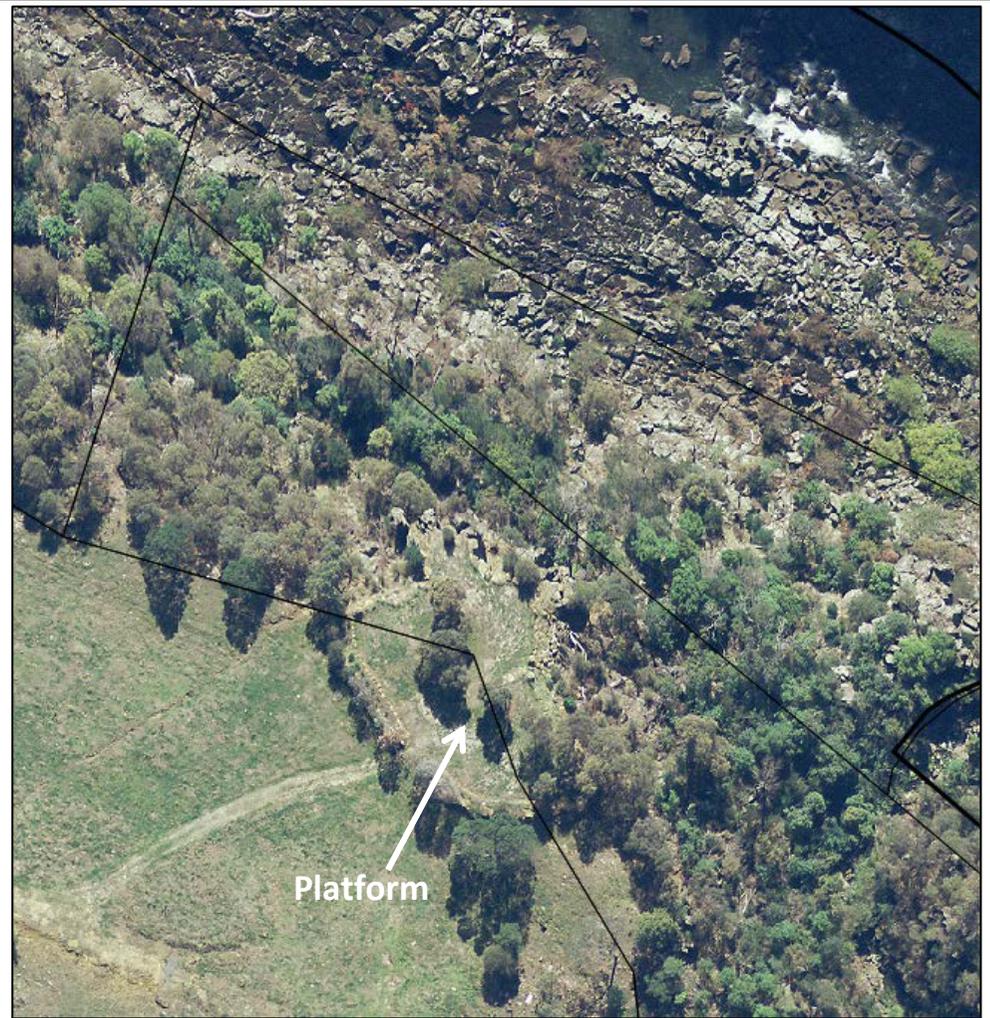


Figure 10: Aerial photo of river edge platform.

Need for Modification

It is considered that the SAP should be modified in response to the representations.

Impact of Representation on Draft Amendment as a Whole

As the concerns in the representations in regard to compliance with the Prospect Vale – Blackstone Heights Structure Plan are addressed, the representations do not affect the draft amendment as a whole.

Recommendation

The draft amendment is modified as follows:

1. The SAP Precinct Plan is modified to:
 - a) include the 'existing farm' area shown in the Site Master Plan in the Residential Precinct;
 - b) include the embankment shown in Figure 6 in the in the Open Space precinct;
 - c) include the ridgeline shown in Figure 7 in the Open Space precinct to a minimum width such that adjoining development will not project above the skyline;
 - d) include a new designation showing an area of 'Public Open Space' adjoining the Dalrymple Creek Reserve in accordance with Figure 9.
2. Include a new standard at 8.6.10 for public open space as follows:

F8.6.10 Public Open Space

Objective:	That public open space is provided in association with additional residential development.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development of the Residential precinct for additional dwellings must provide for an area of public open space to be added to the Dalrymple Creek Reserve in accordance with the Precinct Plan.</p>	<p>P1</p> <p>No Performance Criterion</p>

Representor	Representation Issue	Statement of Merit
<p>M Bures M & J Ellery C Elliot K & C Farmer D Mallinson P Parker S Peters G & A Pitt M Slade A & J Smith T Trezise D & B Wild</p>	<ul style="list-style-type: none"> • Impacts on scenic values from the Trevallyn Nature recreation Area • Impacts on skyline and views outward to mountains; 	<p>The development will be visible from the Trevallyn Reserve, however this is consistent with many other parts of Blackstone Heights. Standard subdivision would also be visible from the reserve.</p> <p>The visual impacts of the development on the prominent ridgeline are discussed above in regard to the planning strategies of Prospect Vale-Blackstone Heights Structure Plan and it is recommended that modifications are made to the Specific Area Plan to incorporate the ridgeline as Open Space to mitigate skyline impacts.</p> <p>Views through the site toward the South Esk River and beyond are maintained from Panorama Road through modifications to the height and setback standards as discussed above. The large area of intervening open space will mitigate the density of development when viewed from surrounding areas.</p>

Need for Modification

It is considered that the draft amendment should be modified in response to representations on skyline and visual impacts. These are outlined above in response to the Prospect Vale-Blackstone Heights Structure Plan.

Impact of Representation on Draft Amendment as a Whole

As the concerns in the representation relating to visual impacts of the proposal are addressed, the representations do not affect the draft amendment as a whole.

Recommendation

The draft amendment is progressed as proposed, subject to Council's recommended modifications.

Representor	Representation Issue	Statement of Merit
M Bures K & C Farmer M & C Smith D Mallinson D & S Perry G & A Pitt M Slade T Trezise	Prior expectations of development outcomes	<p>Representors submit that the proposal is a significant variation from the expectations they held for future development of Blackstone Heights and the reasons they purchased their properties in the area.</p> <p>It is noted that many properties in Blackstone heights have, for some time, enjoyed an outlook over undeveloped land, with an appreciation of landscape openness. However, the land has been zoned for urban-scale residential development for many years and was always subject to market demand for development, which could occur at any time.</p> <p>The allowable development entitlement for subdivision in Blackstone heights at 1500m² – 1200m² lot sizes is distinctly urban in nature and appearance, which would also substantially affect the visual appearance of the area.</p> <p>It is noted that recommendations relating to building height and setback from Panorama Road provide for the maintenance of view lines through the site across the large area of open space to the South Esk River, which assists in mitigating the appearance of residential development. The ability to achieve this broad open view line would not be possible under the standard provisions for subdivision.</p>

Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations, other than the recommendations above.		
Impact of Representation on Draft Amendment as a Whole		
The concerns in the representations regarding development expectations are addressed and do not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
M & J Ellery N Marquis J Oakley-Lohm P Parker G & A Pitt M Slade A & J Smith T Trezise D & B Wild	<p>Community Services Capacity & Provision:</p> <ul style="list-style-type: none"> Concerns in regard to increased pressure on community facilities such as schools, public transport, medical facilities. No public or community space 	<p>The area has been zoned for additional residential development for many years, over which State agencies responsible for education and public transport have had a reasonable expectation of forthcoming demands on these services. Additional school capacity is typically driven by increased school aged population statistics and expectations of growth. Decisions on educational facility investment are not made until the growth predictions are manifest, which means populations must first achieve a certain catchment threshold through development.</p> <p>Services such as public transport and medical facilities are driven by market demand, which means they are more likely to increase the level of service with a higher catchment population.</p> <p>Community space for the estate is provided privately within the development. Public benefit and public open space is discussed above in regard to the Prospect Vale-Blackstone Heights Structure Plan with a recommendation for the provision of public open space to be added to the Dalrymple Creek Reserve.</p>

Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation, other than for public open space which is recommended for modification above.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to community services are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
G & C Houghton	Representor Queries: <ol style="list-style-type: none"> 1. How many dwellings are proposed overall?; 2. Where is the road to the fifth node? 3. Where will wastewater treatment plant be located? 4. Green circled item on map? 5. Will the walking tracks be accessible to the general public? 	<ol style="list-style-type: none"> 1. The application proposes a maximum of 650 dwellings. This includes independent living units. The recommendation proposes to lower the dwelling cap to 600 dwellings. 2. All private roads are shown on the Site Master Plan. 3. & 4. The treatment plant will be located in the 'Utility Zone' shown on the Site Master Plan, which is the component circled in green. 5. Council understands that the walking tracks will be private for the residents and not available to the public. The recommendation proposes to include public open space to be added to the Dalrymple Creek Reserve to enable public access to the South Esk River edge.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation.		

Impact of Representation on Draft Amendment as a Whole		
As the representations relate to queries, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
N Marquis G & A Pitt	Concerns that this proposal sets a precedent for the whole of Blackstone Heights.	The proposal only relates to the extent of the subject site and must be strategically justified in regard to why the outcomes provided for by the amendment are preferred. This is a site specific exercise and does not set a precedent for the balance of Blackstone Heights which will be subject to the standard provisions of the low Density Residential Zone under the Tasmanian planning Scheme.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to precedent are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
PDA obo landowner	Support for the representation	Support for the draft amendment is noted and is represented in the application documents.

Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation.		
Impact of Representation on Draft Amendment as a Whole		
The representation does not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
D & S Perry G & A Pitt M Slade A & J Smith T Trezise D & B Wild	<ul style="list-style-type: none"> Conflicts with the Interim Planning Scheme and Tasmanian Planning Scheme – Low Density Residential Zone Impacts associated with change in allowable uses 	<p>The representations cite the purpose and standards of the Low Density Residential Zone and submit that the proposal does not comply with these requirements.</p> <p>As stated above, the purpose of an amendment to the planning scheme is to deviate from the normal requirements where it is demonstrated that the outcome is strategically preferred.</p> <p>In this instance, the draft amendment proposes a layout that generally equates to the lot yield that would be expected under the TPS Low Density Residential Zone, however the SAP proposes a ownership model and configuration that better responds to the environment. This outcome is generally consistent with expectations resulting from the Prospect Vale - Blackstone Heights Structure Plan process, however it is noted that several recommendations have been made that modify the SAP to refine the response.</p> <p>Submissions that a range of uses are being allowed that would ordinarily be prohibited are not quite correct. The Low Density Residential Zone in the Tasmanian Planning Scheme (TPS) allows for a number of non-residential uses as either discretionary or permitted</p>

		<p>status, dependent upon meeting certain thresholds. Visitor accommodation is a permitted use if it is located in existing buildings of less than 300m² floor area. This is the case across many zones in the TPS. Council's decision to initiate the draft amendment, modified the draft amendment to remove Resource Processing, Research and Development, Transport Depot and Distribution and General Retail and Hire use from the Specific Area Plan.</p> <p>The draft amendment is required to facilitate a 'multi-dwelling' model at a size that is smaller than that provided for under the TPS. The strategic benefits of the configuration are discussed above and in Council's October Ordinary Meeting report when the draft amendment was initiated.</p>
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to compatibility with the Interim Planning Scheme and the Tasmanian Planning Scheme are not supported, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
P Parker G & A Pitt T Trezise D & B Wild	<p>LUPA Act:</p> <ul style="list-style-type: none"> Proposal is in conflict with the objectives of the Act as it does not provide for the social, economic and 	The consideration of the proposal and matters raised in the representations has recommended numerous modifications to the SAP that address the strategic objectives of the Prospect Vale-Blackstone Heights Structure Plan. The objectives of the LUPA Act are high level and are considered in context, generally deferring to more detailed local strategic planning as demonstration of the compliance with the Act. The land has been

	<p>cultural well-being or health and safety of the community;</p> <ul style="list-style-type: none"> • Impact on use and development in the region as an entity in environmental, social and economic terms. 	<p>strategically allocated for residential development for many years with a lot size set at 1600m², which is distinctly urban in scale.</p> <p>Changes to development outcomes are not regarded as a conflict due to being substantive. The Act provides a process for considering change at any point in time. Development entitlements cannot be revoked or wound back at the point of change without good reason. The measure of appropriateness in determining whether a proposal is in conflict with the Act objectives is the degree of difference in outcomes on the ground between what can be reasonably expected through the current planning scheme provisions and what is being proposed. More secure outcomes for future development can be achieved through the implementation of Specific Area Plans. Part of the consideration is whether the proposal should be modified to provide greater achievement of strategic objectives at the local, regional and State levels.</p> <p>In this instance, further consideration of the proposal as part of the statutory process has determined that the draft amendment should be modified to provide a more refined response. This improves not only the application being considered, but also improves the outcomes on the ground when compared to the alternatives available under current planning scheme provisions.</p> <p>Ultimately, this proposal relates to a model of ownership and configuration of development, noting that improvements to configuration do need to be made. The broader impacts have been considered in that this land has long had an expectation of substantive development. The fact that it has not occurred to date does not mean that it has not been planned for, noting that the area is located within the Greater Launceston Growth Corridor identified in the Northern Tasmania Regional Land Use Strategy and in the Prospect Vale – Blackstone Heights Structure plan for ‘cluster development’. Both of these documents were subject to community consultation processes, as was the recent Draft Meander Valley Local Provisions Schedule for the Tasmanian Planning Scheme, which will set common development standards for the future.</p> <p>The proposal is considered to be consistent with documented strategic objectives, subject to the recommendations above.</p>
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Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to compliance with the LUPAA Act are not supported, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
G & A Pitt T Trezise	Compliance with restrictive Covenants	Restrictive covenants are not a consideration under the LUPA Act or enforceable by a planning authority. Only those that are a party to the sealed plan have standing to take an action against breach of a covenant. In this instance, all title s within the sealed plan are owned by the developer.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to restrictive covenants are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		

Representor	Representation Issue	Statement of Merit
D & B Wild	Northern Tasmania Regional Land Use Strategy (NTRLUS): Proposal does not comply with the NTRLUS.	<p>The representation does not agree with the assessment provided in the application documents and draws from NTRLUS objectives, policies and actions relating to Rural and Rural Residential Areas. The land is identified as being within the Greater Launceston Urban Area and as such is not subject to the policies relating to Rural or Rural Residential Areas.</p> <p>Submissions in regard to public benefit and public open space provision are noted and the recommendations above include a requirement to provide for an additional area of public open space to be added to the Dalrymple Creek Reserve.</p> <p>Other points relating to community services, natural values, landscape, scenic amenity and consultation are addressed above, including in response to the strategic objectives of the Prospect Vale-Blackstone Heights Structure Plan.</p>
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation, other than modifications recommended above.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to the NTRLUS are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
P Parker	Aboriginal Heritage	Representor cites the standard note that is included in all development permits, highlighting developer obligations under the Aboriginal Heritage Act 1975 if any relics are

		<p>discovered during development works.</p> <p>The same obligations will apply to any future development on this site irrespective of land tenure or planning scheme provisions.</p>
<p>Need for Modification</p>		
<p>It is considered that there is no need for modification of the draft amendment in response to the representation.</p>		
<p>Impact of Representation on Draft Amendment as a Whole</p>		
<p>As the representation concerns in regard to Aboriginal Heritage are addressed, the draft amendment as a whole is not affected.</p>		
<p>Recommendation</p>		
<p>The draft amendment is progressed as proposed, subject to Council's recommended modifications.</p>		

14/2021 COUNCIL AUDIT PANEL: RECEIPT OF MEETING MINUTES

AUTHOR: Jonathan Harmey
Director Corporate Services

1) Recommendation

It is recommended that Council receive the minutes of the Audit Panel meeting held on 15 December 2020.

DECISION:

Cr Kelly moved and Cr Bower seconded ***“that Council receive the minutes of the Audit Panel meeting held on 15 December 2020.***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

15/2021 FINANCIAL REPORT TO 31 DECEMBER 2020

AUTHOR: Justin Marshall
 Senior Accountant

1) Recommendation

It is recommended that Council receive the attached financial report for the period ended 31 December 2020.

DECISION:

Cr Kelly moved and Cr Cameron seconded ***“that that Council receive the attached financial report for the period ended 31 December 2020.”***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.



Meander Valley Council

Working Together

FINANCIAL REPORT TO 31 DECEMBER 2020

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1. Introduction

Council's Financial Report provides an overview of our financial performance for the current financial year. The report compares revenue and expenditure areas actual results against the set budget estimates. The report provides an overview of Council's financial position as at 31 December 2020.

The Operating Statement for the first six months of the financial year is within management's forecasts. Grants & Subsidies revenue is below budget to December, due to the timing of the Financial Assistance Grants allocation and also some Grants anticipated in the Recreation & Culture functional area. Operating Expenditure is slightly below budget to December, primarily due to the timing of expenditure on contract services and consultants in the Infrastructure Department. There are other exceptions from Council's budget adopted in July 2020 which are discussed further in the Exception and Trends report.

The following information is contained in the Financial Report:

- Consolidated Operating Statement – This report provides a summary of operational revenue and expenditure for the period to date compared to the annual budget estimates.
- Exceptions and Trends Report – This report contains explanation for material revenue and expenditure variations to budget, as well as an analysis of revenue and expenditure by Council in a number of functional areas.
- Capital Expenditure Reports – These reports provide a list of all approved capital projects with their allocated budget, expenditure carried forward from the previous financial year and current year to date expenditure.
- Rates Revenue Report – This report provides a summary of rates raised for the financial year, interest charged on overdue rates and total rates outstanding as at 31 December 2020.
- Cash & Investment Reconciliation – This report shows Council's total cash balance as at 31 December 2020, including funds held in At Call accounts and Term Deposits. Also included is an adjusted cash balance, taking into account estimated future revenue, expenditure and liabilities.



2. Consolidated Operating Statement - 31 December 2020

	Actual 2021	Budget 2021	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	13,037,933	13,046,800	99.93%
Fees & User Charges	648,144	1,148,600	56.43%
Contributions & Donations	38,174	395,000	9.66%
Interest	308,856	645,800	47.83%
Grants & Subsidies	2,332,533	9,762,000	23.89%
Sale of Assets	-	-	
Other Revenue	100,971	186,800	54.05%
Total Operating Revenue	\$ 16,466,610	\$ 25,185,000	65.38%
Operating Expenditure			
Departments			
Governance	972,642	2,041,100	47.65%
Corporate Services	1,118,429	2,227,200	50.22%
Infrastructure Services	1,270,565	3,932,800	32.31%
Works	1,778,739	3,904,400	45.56%
Development & Regulatory Services	1,312,640	2,937,500	44.69%
Maintenance & Working Expenses	\$ 6,453,015	\$ 15,043,000	42.90%
Interest	105,660	271,600	38.90%
Depreciation	2,566,100	5,132,200	50.00%
Payments to Government Authorities	632,424	1,264,900	50.00%
Administration Allocated	-	-	
Other Payments	73,627	276,500	26.63%
Total Operating Expenditure	\$ 9,830,826	\$ 21,988,200	44.71%
Operating Surplus/(Deficit)	\$ 6,635,784	\$ 3,196,800	



3. Exception & Trends Report

This report contains explanations for any material income and expenditure variations to budget for the financial year to date, as well as an analysis of income and expenditure by Council functional area.

REVENUE

Rate Revenue – All Rate Revenue is recognised for the year with only additional rates received on supplementary valuations between now and the financial year end to be included. The rate debtor balances outstanding at 31 December 2020 appears in the Rates Revenue Reconciliation report.

Fees & User Charges – Is slightly above budget primarily due to development and building approval fees being above expectations.

Contributions & Donations – Is well below budget however when new subdivision assets taken over by Council are recognised at financial year end, is expected to be within budget.

Interest – Is within budget but may be slightly below budget at year end. Interest rates have declined during the financial year to be below the anticipated rate of return.

Grants & Subsidies – Is below budget expectations, due primarily to the timing of grant receipts and the prepayment of 50% of the 2020-21 Financial Assistance Grants allocation in 2019-20. This is expected to be within budget by year end.

Other Revenue – Relates primarily to plumbing surveying services provided to Northern Midlands Council and commissions received from Visitor Centre sales. This is expected to be within budget by year end.

EXPENSES

Departments

Governance	within budget expectations
Corporate Services	within budget expectations
Infrastructure Services	below budget expectations
Works	within budget expectations
Development & Regulatory Services	slightly below budget expectations

Interest – Two of the four annual Tascorp loan interest instalments have been incurred. The annual recognition for unwinding of the Westbury and Deloraine tip rehabilitation provisions will be accounted for at year end which has caused this item to be slightly under budget.

Depreciation – Is accurately calculated and accounted for at year end however a proportionate amount (50%) of the budget has been allocated for the purposes of the Operating Statement.

Payments to Government Authorities – Two of the four annual instalments for the Fire Levy have been incurred to December.



Other Payments – Is below budget. This item is largely notional accounting values of infrastructure assets written off upon reconstruction or disposal, this is accounted for as part of the year end procedures. The Tasmanian Audit Office fees and Community Grants are also recognised in Other Payments. This item is expected to be within budget at year end.

ANALYSIS BY FUNCTION

Administration

Revenue	\$ 108,435	56.13 %
Expenses	\$ 1,902,583	44.26 %

Revenue is slightly above budget to December, primarily due to the level of property sales related activities including the 337 property certificate fees income in Fees & User Charges.

Administration expenditure is slightly below budget expectations to this point of the year. Expenses for *Development & Regulatory Services* include employee expenses required to prepare the 337 certificates. Expenses for *Governance* include annual LGAT subscription, contribution to Northern Tasmania Development Corporation and HR Consultancy services in relation to the organisational restructure. Expenses for *Corporate Services* include annual support fees for Technology One and annual insurance premiums.

Roads, Streets and Bridges

Revenue	\$ 1,451,446	31.89 %
Expenses	\$ 2,560,622	46.14 %

Grants & Subsidies is under budget primarily due to the prepayment of 50% of the 2020-21 Grants Commission allocation in 2019-20. Contributions & Donations budget includes subdivision road assets taken over from developers and is expected to be in line with expectations when accounted for at year end.

Roads & Streets maintenance expenditure is within budget to December and expected to remain within budget by year end. Bridge maintenance expenditure is below budget expectations for the year but expected to be within budget by year end. Other Payments are budgeted amounts for road and bridge infrastructure that is written off upon reconstruction or disposal, this will be accounted for at financial year end.

Health, Community and Welfare

Revenue	\$ 3,303,267	88.65 %
Expenses	\$ 3,496,784	43.21 %

Revenue is well above budget to date, due to the full recognition of all Waste Management Service Charges and Fire Levies for the year. Contributions & Donations income will increase to be within budget once stormwater infrastructure assets from new subdivisions are recognised and contributions from community cars are accounted for at year end. Interest income includes two quarterly interest payments received from Aged Care Deloraine. A corresponding expense is shown in interest expenses for Council's funds on paid to Tascorp. Grants & Subsidies revenue is funding received for a new bus stop constructed on Meander Valley Road, Westbury.



ANALYSIS BY FUNCTION

Expenditure is slightly below budget expectations to this point of the year. *Governance* is above budget due to expenditure on COVID-19 response management. *Infrastructure* is below budget, primarily due to the timing of tip management fees, street lighting charges and expenditure on the redesign of Meander Valley Road at Hadspen.

Payments to Government Authorities is the State Fire Levy, two of the four instalments have been paid up to December. Interest Expense is payments to Tascorp as described above however also includes a budget for the accounting transactions of unwinding the liability for Council to rehabilitate tip sites at Cluan and Deloraine, which will be calculated at year end.

Land Use Planning & Building

Revenue	\$ 369,221	75.66 %
Expenses	\$ 692,746	48.23 %

Fees & User Charges are development approval and building approval fees which have exceeded expectations to date. Other Revenue includes plumbing surveying services provided to Northern Midlands Council, which are within budget expectations.

Development & Regulatory Services expenditure is within budget and expected to remain within budget by year end.

Recreation and Culture

Revenue	\$ 426,273	12.06 %
Expenses	\$ 1,165,459	44.89 %

Revenue is well below budget to December, primarily due to the timing of Grants not yet received. Grants received to date include \$315,000 for the ground upgrades at Prospect Vale Park. Significant grants are yet to be received for the Deloraine Squash Courts, Hadspen Bull Run and Bracknell Hall capital projects.

Overall expenditure is slightly below budget. *Infrastructure* expenditure is below budget to December, primarily due to the timing of Swimming Pool management fees and expenditure on Public Halls and Parks & Reserves being less than expected to date.

Unallocated & Unclassified

Revenue	\$ 10,807,966	85.15 %
Expenses	\$ 12,631	81.49 %

Rate Revenue is the general rates component of the rates raised for the year. Interest income is within budget expectations. The first two instalments of Financial Assistance Grants from the State Grants Commission have been received; however this is significantly below budget due to the prepayment of 50% of the 2020-21 Grants allocation in 2019-20.

Departmental expenditure is principally accounting entries to balance depreciation across the functions of Council and gravel inventory allocations. This expenditure will trend closer to budget at year end.



4. Capital Project Report

2021 Financial Year

06-Jan-2021 03:00:15

	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
Administration						
100 - Administration						
5043 Council Chambers - Office Expansion & Foyer Refurbishmen	\$289,033	\$171,515	\$460,548	\$450,000	\$10,548	102.34%
5101 Workstations and Peripherals	\$0	\$21,170	\$21,170	\$30,000	-\$8,830	70.57%
5102 Network Infrastructure	\$0	\$122,025	\$122,025	\$162,700	-\$40,675	75.00%
5109 Networked Copiers and Printers	\$0	\$0	\$0	\$17,000	-\$17,000	0.00%
5111 Software and Upgrades	\$0	\$0	\$0	\$35,000	-\$35,000	0.00%
5132 Key Infrastructure Project Design Allocation	\$0	\$0	\$0	\$200,000	-\$200,000	0.00%
100 - Administration Sub Total	\$289,033	\$314,710	\$603,743	\$894,700	-\$290,957	67.48%
100 - Administration Sub Total	\$289,033	\$314,710	\$603,743	\$894,700	-\$290,957	67.48%

Roads Streets and Bridges

201 - Roads and Streets

5576 Hill St, Elizabeth Town	\$0	\$0	\$0	\$25,000	-\$25,000	0.00%
5620 Whiteleys Rd - Meander 18/19	\$19,127	\$2,336	\$21,464	\$30,500	-\$9,036	70.37%
5810 Elizabeth St - Bracknell	\$0	\$0	\$0	\$9,200	-\$9,200	0.00%
5822 East St - Carrick	\$0	\$5,348	\$5,348	\$0	\$5,348	0.00%
5827 Barrack St East - Deloraine 19/20	\$821	\$50,562	\$51,382	\$75,000	-\$23,618	68.51%
5829 Morrison St - Deloraine 17/18	\$0	\$0	\$0	\$45,600	-\$45,600	0.00%
5856 Tower Hill St - Deloraine	\$0	\$123,051	\$123,051	\$120,000	\$3,051	102.54%
5863 West Goderich St - Deloraine	\$0	\$4,710	\$4,710	\$15,000	-\$10,290	31.40%
5877 Rutherglen Rd - Hadspen	\$0	\$0	\$0	\$15,000	-\$15,000	0.00%
5894 Country Club Av - Prospect Vale 18/19	\$18,157	\$172,858	\$191,014	\$195,000	-\$3,986	97.96%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
5983 Old Bass Highway, Westbury	\$0	\$22,309	\$22,309	\$30,000	-\$7,691	74.36%
5984 R2R 2021 Old Bass Highway - Carrick	\$0	\$31,210	\$31,210	\$200,000	-\$168,790	15.61%
5986 Old Bass Highway - Exton	\$0	\$0	\$0	\$90,000	-\$90,000	0.00%
6102 Blackstone Rd - Blackstone Heights 16/17	\$15,962	\$316	\$16,278	\$110,000	-\$93,722	14.80%
6110 LRCI Grant Bridgenorth Rd - Bridgenorth	\$0	\$760,376	\$760,376	\$750,000	\$10,376	101.38%
6138 Lansdowne Pl - Deloraine	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
6176 LRCI Grant Meander Main Rd - Meander	\$0	\$2,567	\$2,567	\$60,000	-\$57,433	4.28%
6198 Osmaston Rd - Osmaston	\$0	\$337,504	\$337,504	\$345,000	-\$7,496	97.83%
6213 R2R 2021 Roseburn Rd - Rosevale	\$0	\$161,395	\$161,395	\$200,000	-\$38,605	80.70%
6246 R2R 2021 Whitmore Rd Carrick To Whitmore - Whit	\$0	\$19,856	\$19,856	\$320,000	-\$300,144	6.20%
6272 East Barrack St - Deloraine	\$0	\$542	\$542	\$80,000	-\$79,458	0.68%
6276 Westbury Rd - Prospect: Transport Study Projects	\$0	\$0	\$0	\$459,500	-\$459,500	0.00%
6284 New Footpath Developments - Westbury 15/16	\$0	\$0	\$0	\$30,700	-\$30,700	0.00%
6285 New Footpath Developments - Blackstone 17/18	\$0	\$0	\$0	\$7,000	-\$7,000	0.00%
6288 Westbury Rd - PVP Entrance Roundabout 15/16	\$0	\$8,360	\$8,360	\$0	\$8,360	0.00%
6694 Footpath Renewals - Bracknell & Exton	\$0	\$0	\$0	\$120,000	-\$120,000	0.00%
201 - Roads and Streets Sub Total	\$54,067	\$1,703,300	\$1,757,367	\$3,352,500	-\$1,595,133	52.42%
210 - Bridges						
5258 LRCI Grant Coiler Creek Railton Road	\$2,625	\$81,695	\$84,319	\$550,000	-\$465,681	15.33%
5286 LRCI Grant Liffey River Liffey Falls Road	\$728	\$214,328	\$215,056	\$280,000	-\$64,944	76.81%
5359 R2R 2021 Black Sugarloaf Creek Allens Road	\$592	\$159,112	\$159,704	\$215,000	-\$55,296	74.28%
210 - Bridges Sub Total	\$3,945	\$455,134	\$459,080	\$1,045,000	-\$585,920	43.93%
200 - Roads Streets and Bridges Sub Total	\$58,012	\$2,158,434	\$2,216,446	\$4,397,500	-\$2,181,054	50.40%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
Health and Community Welfare						
315 - Cemeteries						
6305 Deloraine Lawn Cemetery Irrigation & Landscaping	\$0	\$12,647	\$12,647	\$22,600	-\$9,953	55.96%
6309 Mole Creek Lawn Cemetery Feature Wall	\$0	\$6,996	\$6,996	\$10,000	-\$3,004	69.96%
6310 Deloraine Lawn Cemetery Land Purchase	\$0	\$600	\$600	\$100,000	-\$99,400	0.60%
315 - Cemeteries Sub Total	\$0	\$20,242	\$20,242	\$132,600	-\$112,358	15.27%
316 - Community Amenities						
6526 Hagley Rec Ground - Replace Septic Tank & Pump 19/20	\$3,904	\$34,804	\$38,708	\$45,000	-\$6,292	86.02%
6527 Emu Bay Rd, Deloraine - Bus Shelter	\$0	\$0	\$0	\$15,000	-\$15,000	0.00%
6528 Meander Valley Rd, Westbury - Bus Shelter	\$0	\$36,683	\$36,683	\$40,000	-\$3,317	91.71%
316 - Community Amenities Sub Total	\$3,904	\$71,487	\$75,391	\$100,000	-\$24,609	75.39%
335 - Household Waste						
6602 Westbury Land fill Site - Cell Expansion	\$91,146	\$42,278	\$133,424	\$190,800	-\$57,376	69.93%
6605 Mobile Garbage Bins	\$0	\$0	\$0	\$26,000	-\$26,000	0.00%
6611 Mobile Organics Bins 19/20	\$0	\$0	\$0	\$270,000	-\$270,000	0.00%
6616 Landfill Sites Capacity Expansion	\$0	\$0	\$0	\$40,000	-\$40,000	0.00%
335 - Household Waste Sub Total	\$91,146	\$42,278	\$133,424	\$526,800	-\$393,376	25.33%
351 - Storm Water Drainage						
6400 Various Locations - Stormwater Improvement Program	\$0	\$6,410	\$6,410	\$83,500	-\$77,090	7.68%
6437 Meander Valley Rd Carrick Stormwater	\$0	\$41,284	\$41,284	\$25,000	\$16,284	165.14%
6460 Henrietta St Bracknell Stormwater	\$0	\$2,774	\$2,774	\$0	\$2,774	0.00%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
6470 William St Westbury - Stormwater 19/20	\$3,908	\$1,250	\$5,158	\$120,000	-\$114,842	4.30%
6483 Taylor St, Westbury Stormwater 18/19	\$63,320	\$67,654	\$130,974	\$130,000	\$974	100.75%
6496 Open Drain Program, Blackstone Heights 15/16	\$0	\$0	\$0	\$34,000	-\$34,000	0.00%
6498 Open Drain Program, Westbury	\$0	\$65,375	\$65,375	\$183,500	-\$118,125	35.63%
6499 Open Drain Program, Bracknell	\$0	\$0	\$0	\$80,000	-\$80,000	0.00%
6856 Mary St, Westbury - Stormwater 18/19	\$390	\$24,500	\$24,890	\$70,000	-\$45,110	35.56%
6862 Emma St, Bracknell - Stormwater 19/20	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
6864 Bishopsbourne Rd, Carrick - Stormwater	\$0	\$37,472	\$37,472	\$25,000	\$12,472	149.89%
6865 Webster St, Westbury - Stormwater	\$0	\$7,675	\$7,675	\$30,000	-\$22,325	25.58%
351 - Storm Water Drainage Sub Total	\$67,617	\$254,394	\$322,011	\$811,000	-\$488,989	39.71%
300 - Health and Community Welfare Sub Total	\$162,668	\$388,402	\$551,069	\$1,570,400	-\$1,019,331	35.09%

Recreation and Culture

505 - Public Halls

7428 Bracknell Hall - Bracing Building Structure 16/17	\$37,622	\$53,841	\$91,462	\$835,000	-\$743,538	10.95%
7446 Carrick Hall - Carpark Improvements	\$0	\$36,412	\$36,412	\$45,000	-\$8,588	80.92%
7448 Mole Creek Hall - Roof Replacement	\$0	\$501	\$501	\$50,000	-\$49,499	1.00%
7449 Birrale Hall - Floor Replacement	\$0	\$392	\$392	\$50,000	-\$49,608	0.78%
505 - Public Halls Sub Total	\$37,622	\$91,145	\$128,767	\$980,000	-\$851,233	13.14%

515 - Swimming Pools and Other

7506 Deloraine Pool - Replace Pool Cover	\$0	\$19,646	\$19,646	\$25,000	-\$5,354	78.58%
515 - Swimming Pools and Other Sub Total	\$0	\$19,646	\$19,646	\$25,000	-\$5,354	78.58%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
525 - Recreation Grounds & Sports Facilities						
7616 Deloraine Rec Ground - Drainage 19/20	\$301	\$11,933	\$12,235	\$25,000	-\$12,765	48.94%
7665 Hadspen Memorial Centre Extension	\$13	\$66	\$79	\$180,000	-\$179,921	0.04%
7670 PVP - Clubroom Toilet Upgrades	\$65	\$48,550	\$48,614	\$80,000	-\$31,386	60.77%
7671 PVP Development Plan - Future Projects	\$0	\$0	\$0	\$326,500	-\$326,500	0.00%
7688 Deloraine Community Complex - Female Changeroom Refur	\$20,541	\$47,867	\$68,408	\$103,400	-\$34,992	66.16%
7692 PVP Upgrade Grounds 2, 3 & 4	\$2,548	\$276,872	\$279,420	\$500,000	-\$220,580	55.88%
7694 DCC & Deloraine Football Club - Grease Trap Installation 19	\$1,351	\$9,864	\$11,215	\$35,000	-\$23,785	32.04%
7695 Deloraine Community Complex - Squash Courts	\$17,571	\$16,352	\$33,923	\$2,000,000	-\$1,966,077	1.70%
7696 Deloraine Pump Track 19/20	\$18,139	\$10,318	\$28,457	\$20,000	\$8,457	142.29%
525 - Recreation Grounds & Sports Facilities Sub Total	\$60,528	\$421,822	\$482,351	\$3,269,900	-\$2,787,549	14.75%
545 - Sundry Cultural Activities						
7909 MVPAC Foyer Improvements 18/19	\$152,862	\$24,346	\$177,208	\$182,500	-\$5,292	97.10%
7910 MVPAC Little Theatre Heating	\$0	\$1,095	\$1,095	\$75,000	-\$73,905	1.46%
545 - Sundry Cultural Activities Sub Total	\$152,862	\$25,441	\$178,303	\$257,500	-\$79,197	69.24%
565 - Parks and Reserves						
8018 Chudleigh Hall Reserve - BBQ Renewal	\$0	\$3,106	\$3,106	\$7,000	-\$3,894	44.38%
8044 Blackstone Park - Playground Equipment 18/19	\$0	\$8,988	\$8,988	\$8,100	\$888	110.96%
8053 Blackstone Park - Sale of Public Land 16/17	\$6,190	\$4,663	\$10,852	\$0	\$10,852	0.00%
8097 Kimberley Township Improvements 18/19	\$2,345	\$861	\$3,206	\$10,000	-\$6,795	32.06%
8099 Poets Place Reserve, Hadspen - Divest Land 18/19	\$190	\$0	\$190	\$5,000	-\$4,810	3.79%
8101 Chris St Reserve, Prospect - Divest Land 18/19	\$59	\$0	\$59	\$5,000	-\$4,941	1.18%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
8103 Hadspen Bull Run - Play Area & Public Toilets	\$197	\$15,148	\$15,345	\$300,000	-\$284,655	5.12%
8104 Various Locations Dog Area Improvements	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
8105 Pioneer Drive, Mole Creek - Playground Equipment	\$0	\$1,077	\$1,077	\$55,000	-\$53,923	1.96%
565 - Parks and Reserves Sub Total	\$8,980	\$33,842	\$42,822	\$490,100	-\$447,278	8.74%
500 - Recreation and Culture Sub Total	\$259,992	\$591,897	\$851,888	\$5,022,500	-\$4,170,612	16.96%

Unallocated and Unclassified

625 - Management and Indirect O/Heads

8803 Minor Plant Purchases	\$0	\$24,942	\$24,942	\$30,000	-\$5,058	83.14%
8818 Works Depot Land Purchase 19/20	\$48,400	\$458,151	\$506,551	\$750,000	-\$243,449	67.54%
8819 New Works Depot Design & Construction	\$0	\$5,000	\$5,000	\$1,300,000	-\$1,295,000	0.38%
8820 PVP Works Depot - Storage Shed	\$0	\$18,554	\$18,554	\$120,000	-\$101,446	15.46%
8821 PVP Works Depot - Shed, Wash Down Bay & Roller Door	\$0	\$1,889	\$1,889	\$50,000	-\$48,111	3.78%
625 - Management and Indirect O/Heads Sub Total	\$48,400	\$508,536	\$556,936	\$2,250,000	-\$1,693,064	24.75%

655 - Plant Working

8711 Mower 2 Replacement (Plant 605)	\$0	\$34,455	\$34,455	\$30,000	\$4,455	114.85%
8719 Medium Truck (No. 900)	\$0	\$0	\$0	\$120,000	-\$120,000	0.00%
8728 Light Truck (No.977)	\$0	\$0	\$0	\$70,000	-\$70,000	0.00%
8762 Tip Truck (No. 910) 19/20	\$0	\$113,405	\$113,405	\$115,000	-\$1,595	98.61%
8766 Mower (No. 600)	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
655 - Plant Working Sub Total	\$0	\$147,859	\$147,859	\$365,000	-\$217,141	40.51%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
675 - Other Unallocated Transactions						
8707 Fleet Vehicle Purchases	\$0	-\$27,521	-\$27,521	\$167,800	-\$195,321	-16.40%
8764 6-8 Emu Bay Road, Deloraine - Divest Property	\$1,295	\$560	\$1,856	\$0	\$1,856	0.00%
675 - Other Unallocated Transactions Sub Total	\$1,295	-\$26,960	-\$25,665	\$167,800	-\$193,465	-15.29%
600 - Unallocated and Unclassified Sub Total	\$49,695	\$629,435	\$679,130	\$2,782,800	-\$2,103,670	24.40%
Total Capital Project Expenditure	\$819,400	\$4,082,877	\$4,902,277	\$14,667,900	-\$9,765,623	33.42%



5. Capital Resealing Report

2021 Financial Year

06-Jan-2021 20:09:16

	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5559 Christmas Hills - Elizabeth Town	\$953	\$0	\$953	0.00%
5626 Scotts - Mole Creek	\$14,878	\$0	\$14,878	0.00%
5757 Bonney St - Elizabeth Town	\$5,541	\$0	\$5,541	0.00%
5802 Louisa St - Bracknell	\$1,723	\$0	\$1,723	0.00%
5804 Florence St - Bracknell	\$1,554	\$0	\$1,554	0.00%
5807 Field St - Bracknell	\$571	\$0	\$571	0.00%
5809 Amelia St - Bracknell	\$502	\$0	\$502	0.00%
5811 Emma St - Bracknell	\$2,903	\$0	\$2,903	0.00%
5812 Henrietta St - Bracknell	\$2,515	\$0	\$2,515	0.00%
5813 Jane St - Bracknell	\$542	\$0	\$542	0.00%
5823 Glover Av - Blackstone Heights	\$451	\$0	\$451	0.00%
5884 Bowdens Rd - Hadspen	\$55,496	\$0	\$55,496	0.00%
5894 Country Club Av - Prospect Vale 18/19	\$290	\$0	\$290	0.00%
5901 Las Vegas Dr - Prospect Vale	\$104,258	\$0	\$104,258	0.00%
5913 Atlantic Pl - Prospect Vale	\$2,049	\$0	\$2,049	0.00%
5924 Vale St - Prospect Vale	\$129	\$0	\$129	0.00%
5929 Harley Pd - Prospect Vale	\$60,667	\$0	\$60,667	0.00%
5940 Monte Carlo Ct - Prospect Vale	\$26,653	\$0	\$26,653	0.00%
5949 Burswood Tce - Prospect Vale	\$41,035	\$0	\$41,035	0.00%
5954 Sherwood Cl - Prospect Vale	\$155	\$0	\$155	0.00%
5983 Old Bass Highway, Westbury	\$8,003	\$0	\$8,003	0.00%
6110 LRCl Grant Bridgenorth Rd - Bridgenorth	\$19,995	\$0	\$19,995	0.00%
6143 North St - Elizabeth Town	\$2,516	\$0	\$2,516	0.00%
6145 Samuel St - Elizabeth Town	\$4,475	\$0	\$4,475	0.00%
6213 R2R 2021 Roseburn Rd - Rosevale	\$13,137	\$0	\$13,137	0.00%
6246 R2R 2021 Whitmore Rd Carrick To Whiter	\$33,370	\$0	\$33,370	0.00%
6299 Reseals General Budget Allocation	\$0	\$1,340,300	-\$1,340,300	0.00%
6351 Christmas Hills - Elizabeth Town	\$2,805	\$0	\$2,805	0.00%
6352 Long Ridge Rd - Montana	\$736	\$0	\$736	0.00%
201 - Roads and Streets Sub Total	\$407,901	\$1,340,300	-\$932,399	30.43%
Capital Resealing Projects Total	\$407,901	\$1,340,300	-\$932,399	30.43%



6. Capital Gravelling Report

2021 Financial Year

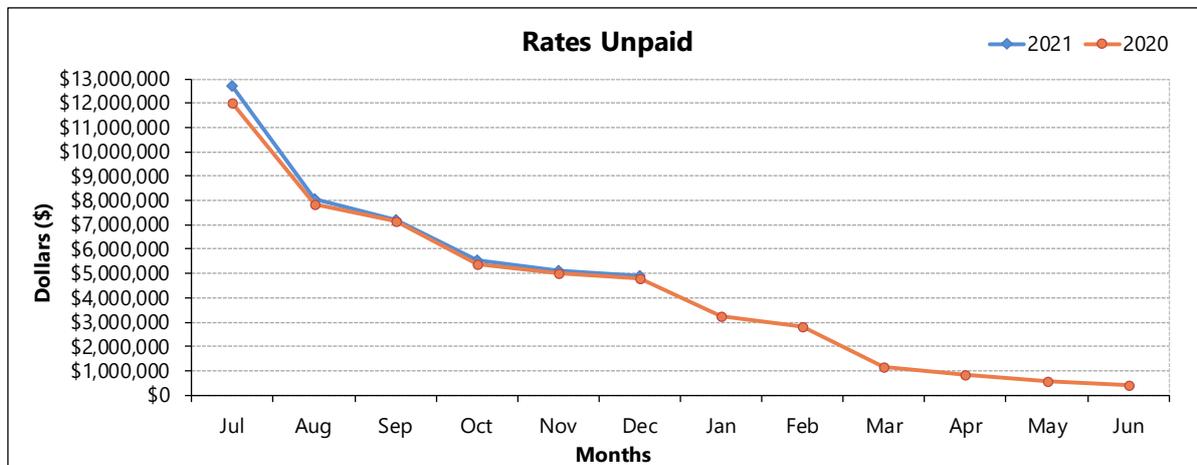
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	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5547 King St (Near Cemetery) - Deloraine	\$538	\$0	\$538	0.00%
5549 Pumicestone Rd - Deloraine	\$18,128	\$0	\$18,128	0.00%
5590 Hilders Rd - Kimberley	\$3,288	\$0	\$3,288	0.00%
5592 Fields - Kimberley	\$10,332	\$0	\$10,332	0.00%
5595 Taylors - Lemana	\$13,829	\$0	\$13,829	0.00%
5645 Stephens - Moltema	\$11,891	\$0	\$11,891	0.00%
5646 Harveys - Moltema	\$5,744	\$0	\$5,744	0.00%
5647 Gaffneys - Moltema	\$10,915	\$0	\$10,915	0.00%
5658 Wattle Drive - Reedy Marsh	\$4,793	\$0	\$4,793	0.00%
5668 Maloneys Rd - Parkham	\$26,556	\$0	\$26,556	0.00%
5683 Johns Rd - Reedy Marsh	\$21,564	\$0	\$21,564	0.00%
5691 Selby Rd - Selbourne	\$4,994	\$0	\$4,994	0.00%
5701 Grundys - Weegen	\$2,807	\$0	\$2,807	0.00%
5703 Kellys Cage Rd - Weegen	\$23,061	\$0	\$23,061	0.00%
5716 Arthur St - Westbury	\$3,534	\$0	\$3,534	0.00%
5718 Smith St - Westbury	\$4,452	\$0	\$4,452	0.00%
5722 Franklin St - Westbury	\$1,270	\$0	\$1,270	0.00%
5723 Five Acre Row - Westbury	\$426	\$0	\$426	0.00%
5725 Pensioners Row - Westbury	\$1,844	\$0	\$1,844	0.00%
5729 Colonisation Row - Westbury	\$8,032	\$0	\$8,032	0.00%
5731 Reid St - Westbury	\$4,679	\$0	\$4,679	0.00%
5734 Veterans Row - Westbury	\$2,818	\$0	\$2,818	0.00%
5737 Ita Mara - Western Creek	\$1,533	\$0	\$1,533	0.00%
5778 Badcocks Lane	\$7,989	\$0	\$7,989	0.00%
5799 Gravel Resheeting General Budget Alloc	\$0	\$324,500	-\$324,500	0.00%
5858 Gleadow St - Deloraine	\$382	\$0	\$382	0.00%
6699 Harts Lane - Weegen	\$2,758	\$0	\$2,758	0.00%
201 - Roads and Streets Sub Total	\$198,157	\$324,500	-\$126,343	61.07%
Capital Gravelling Expenditure Total	\$198,157	\$324,500	-\$126,343	61.07%



7. Rates Revenue Reconciliation - 31 December 2020

	2021	2020
Rate Balance Carried Forward from previous Year	\$ 380,117	\$ 418,300
2020/21 Rates Raised	\$ 13,041,575	\$ 12,956,229
Interest	\$ 22,554	\$ 27,539
Plus Adjustments	\$ 11,774	\$ 18,339
Payments Received	\$ (8,528,892)	\$ (8,390,121)
Rates Control Account Balance	\$ 4,927,128	\$ 5,030,285
% of Rates Unpaid	36.65%	37.53%





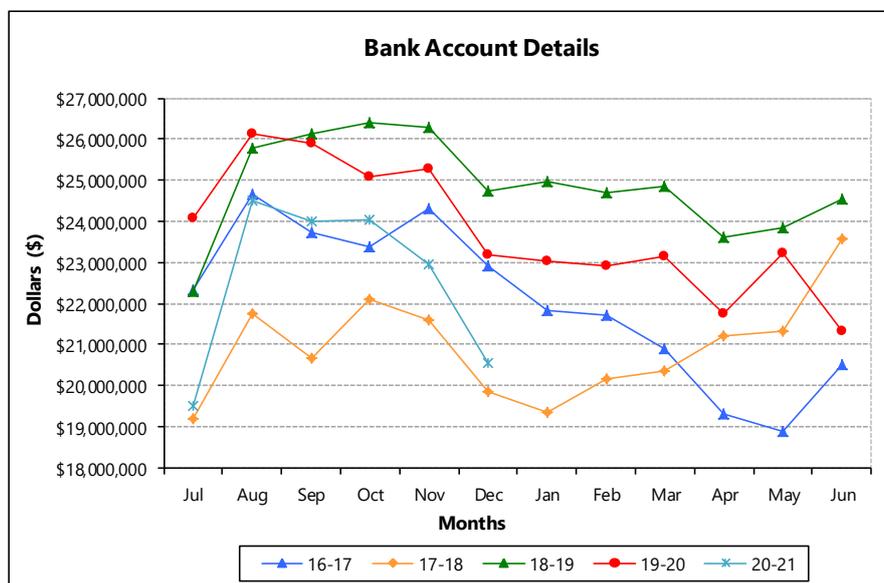
8. Cash & Investment Reconciliation - 31 December 2020

	2020-21	2019-20
Balance Carried Forward from previous Year	\$ 21,341,304	\$ 24,549,378
Add Deposits	\$ 12,517,002	\$ 13,154,122
Less Payments	-\$ 13,291,936	-\$ 14,520,752
Balance as per Bank Account	\$ 20,566,370	\$ 23,182,748

Made up of:	Amount	Interest Rate
Cash at Bank	73,628	0.00%
Westpac Bank Cash Management Account	2,106	0.05%
Commonwealth Bank at Call Account	1,000,542	0.20%
National Australia Bank	4,020,961	0.90-1.75%
Macquarie Bank	3,010,021	1.60-1.70%
MyState Financial	6,459,112	0.85-1.55%
Bendigo Bank	3,000,000	0.65-1.05%
Bank of Us	2,000,000	1.85-2.00%
Judo Bank	1,000,000	0.75%
	\$ 20,566,370	

Less expenditure commitments:	
2021 Operating expenditure outstanding	-9,591,274
2021 Capital expenditure outstanding	-10,824,365
Add assets:	
2021 Operating income outstanding	8,718,390
2021 Estimated rate debtors outstanding	4,927,128
Part 5 agreement amounts receivable	865,021
2020 Loans receivable	3,762,000
Less liabilities:	
2020 Tip rehabilitation	-4,177,766
2020 Employee leave provisions	-1,762,021
2020 Loans payable	-3,600,000

Adjusted Cash Balance \$ 8,883,482



16/2021 NEW POLICY NO. 94 – FACILITY SPONSORSHIP

AUTHOR: Patrick Bessell
Sport Facility Officer

1) Recommendation

It is recommended that Council approves Policy No. 94 Facility Sponsorship and Advertising Policy as follows:

POLICY MANUAL

Policy Number: 94

Facility Sponsorship and Advertising Policy

Purpose:

To define factors to be considered when determining a request from sporting, recreational and community groups for Council consent to enter into a naming rights sponsorship agreement for Council owned facilities.

Department:

Infrastructure Services

Author:

Patrick Bessell, Sport Facility Officer

Council Meeting Date:

19 January 2021

Minute Number:

16/2021

Next Review Date:

January 2025

POLICY

1. Definitions

Community Group: Any group that is a user of a Council Facility under the terms and conditions of an ongoing hire agreement or lease.

Council Facility: Any building, playing field, associated infrastructure or any specified part of a facility owned by Meander Valley Council.

Naming Rights: The exclusive right for a Sponsor to name or brand a Council Facility or part of a Council Facility with signage for a specified period.

Sponsor: Any form of private organisation seeking a Sponsorship arrangement.

Sponsorship: The exchange of money, goods, services or "in-kind" support from a Sponsor to a Community Group where there are specific obligations on the Community Group for a return to the Sponsor.

2. Objective

To define factors to be considered when determining a request from sporting, recreational and community groups for Council consent to enter into a Naming Rights Sponsorship agreement for Council owned facilities.

3. Scope

This Policy applies to a proposal to assign Naming Rights to a Council Facility or part of a Council Facility.

4. Policy

4.1 Council acknowledges that Sponsorship can provide significant benefits to community groups, sponsors and the wider community. In considering an application to approve a Sponsorship agreement, including naming and related advertising rights, Council will consider the following:

- 4.1.1 Facility Naming Rights may be permitted on Council owned sports grounds, pavilions or public buildings, or a specific area within a sporting precinct or reserve.
- 4.1.2 A Sponsorship proposal must be made by a Community Group operating under the terms and conditions of an ongoing hire agreement or lease arrangement unless the Sponsorship request relates to a facility directly controlled and managed by Council.
- 4.1.3 A written Sponsorship agreement must be executed between the Community Group and Sponsor. Any such agreement must be consistent with Council policy and the terms of any hire or lease agreement.
- 4.1.4 Where use of a Council Facility is shared then other users of the facility must be consulted by the applying Community Group. Any identified issues and proposed solutions must be raised in the proposal.
- 4.1.5 A Sponsorship and/or Naming Rights proposal must be consistent with community and Council values and be cognisant of history relating to the facility and its location. Without limiting its discretion, Council is to consider the reputation and brand of a proposed Sponsor, the nature of the business of the Sponsor, restrictions on the general amenity or operation of the facility, and risks to the reputation of Council or the community.

- 4.1.6 Sponsorship proposals that promote tobacco, alcohol, gambling, adult services, any activity prohibited by law, or otherwise deemed inappropriate by Council, will not be accepted.
- 4.1.7 Any Sponsorship and related promotion through Naming Rights or other activity must not imply Council endorsement of a brand, product or organisation.
- 4.2 A sponsored Council Facility with assigned Naming Rights may be referred to by its sponsored name in Community Group communications, competitions, promotions and marketing. Council will continue to use the existing building or reserve name in official or public documents.
- 4.3 Sponsor signage must be in accordance with the conditions stated in Council's hire agreement or lease documentation. Any new signage structure will be subject to relevant planning requirements and approval in advance by Council.
- 4.4 A Naming Rights proposal will be considered on a case by case basis and approved by Council. Any proposed Sponsorship agreement which affects a Council Facility is to be provided to Council for review before execution by the General Manager
- 4.5 No actions (i.e. installation of signage) will be undertaken until formal approval is provided by the General Manager or as required by Council.

5. Legislation

Local Government Act 1993

6. Responsibility

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

DECISION:

Cr Kelly moved and Cr Cameron seconded ***“that that Council approves Policy No. 94 Facility Sponsorship and Advertising Policy as follows:***

POLICY MANUAL

Policy Number: 94

Facility Sponsorship and Advertising Policy

Purpose:

To define factors to be considered when determining a request from sporting, recreational and community groups for Council consent to enter into a naming rights sponsorship agreement for Council owned facilities.

Department: Infrastructure Services
Author: Patrick Bessell, Sport Facility Officer
Council Meeting Date: 19 January 2021
Minute Number: 15/2021
Next Review Date: *January 2025*

POLICY

1. Definitions

Community Group: Any group that is a user of a Council Facility under the terms and conditions of an ongoing hire agreement or lease.

Council Facility: Any building, playing field, associated infrastructure or any specified part of a facility owned by Meander Valley Council.

Naming Rights: The exclusive right for a Sponsor to name or brand a Council Facility or part of a Council Facility with signage for a specified period.

Sponsor: Any form of private organisation seeking a Sponsorship arrangement.

Sponsorship: The exchange of money, goods, services or “in-kind” support from a Sponsor to a Community Group where there are specific obligations on the Community Group for a return to the Sponsor.

2. Objective

To define factors to be considered when determining a request from sporting, recreational and community groups for Council consent to enter into a Naming Rights Sponsorship agreement for Council owned facilities.

3. Scope

This Policy applies to a proposal to assign Naming Rights to a Council Facility or part of a Council Facility.

4. Policy

4.1 Council acknowledges that Sponsorship can provide significant benefits to community groups, sponsors and the wider community. In considering an application to approve a Sponsorship agreement, including naming and related advertising rights, Council will consider the following:

- 4.1.1 Facility Naming Rights may be permitted on Council owned sports grounds, pavilions or public buildings, or a specific area within a sporting precinct or reserve.
 - 4.1.2 A Sponsorship proposal must be made by a Community Group operating under the terms and conditions of an ongoing hire agreement or lease arrangement unless the Sponsorship request relates to a facility directly controlled and managed by Council.
 - 4.1.3 A written Sponsorship agreement must be executed between the Community Group and Sponsor. Any such agreement must be consistent with Council policy and the terms of any hire or lease agreement.
 - 4.1.4 Where use of a Council Facility is shared then other users of the facility must be consulted by the applying Community Group. Any identified issues and proposed solutions must be raised in the proposal.
 - 4.1.5 A Sponsorship and/or Naming Rights proposal must be consistent with community and Council values and be cognisant of history relating to the facility and its location. Without limiting its discretion, Council is to consider the reputation and brand of a proposed Sponsor, the nature of the business of the Sponsor, restrictions on the general amenity or operation of the facility, and risks to the reputation of Council or the community.
 - 4.1.6 Sponsorship proposals that promote tobacco, alcohol, gambling, adult services, any activity prohibited by law, or otherwise deemed inappropriate by Council, will not be accepted.
 - 4.1.7 Any Sponsorship and related promotion through Naming Rights or other activity must not imply Council endorsement of a brand, product or organisation.
- 4.2 A sponsored Council Facility with assigned Naming Rights may be referred to by its sponsored name in Community Group communications, competitions, promotions and marketing. Council will continue to use the existing building or reserve name in official or public documents.
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 - 4.4 A Naming Rights proposal will be considered on a case by case basis by Council. Any proposed Sponsorship agreement which affects a Council Facility is to be provided to Council for review before execution by the General Manager.
 - 4.5 No actions (i.e. installation of signage) will be undertaken until formal approval is provided by the General Manager or as required by Council.

5. Legislation

Local Government Act 1993

6. Responsibility

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

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

**17/2021 PROPOSED ROAD NAME – IONA HOMESTEAD
LANE, MEANDER**

AUTHOR: Jarred Allen
 Team Leader - Engineering

1) Recommendation

It is recommended that Council, pursuant to the provisions of Section 11 of the Place Names Act 2020, approve Iona Homestead Lane as the name for the existing unnamed section of road off Barbers Road, Meander.

DECISION:

Cr Cameron moved and Cr King seconded ***“that Council, pursuant to the provisions of Section 11 of the Place Names Act 2020, approve Iona Homestead Lane as the name for the existing unnamed section of road off Barbers Road, Meander.***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

18/2021 EMERGENCY MANAGEMENT COORDINATOR NOMINATIONS

AUTHOR: Jacqui Parker
Governance Coordinator

1) Recommendation

It is recommended that:

- 1. Council nominates its Municipal Emergency Management Coordinator and Deputy for a five-year term as follows:***
 - a) Municipal Emergency Management Coordinator: Director Infrastructure Services (Dino De Paoli); and***
 - b) Deputy Municipal Emergency Management Coordinator: Director Works (Matthew Millwood).***
- 2. Council delegates its responsibility for making the above nomination to the General Manager, pursuant to its discretion under s22 of the Local Government Act 1993.***

DECISION:

Cr Kelly moved and Cr Cameron seconded ***“that:***

- 1. Council nominates its Municipal Emergency Management Coordinator and Deputy for a five-year term as follows:***
 - a) Municipal Emergency Management Coordinator: Director Infrastructure Services (Dino De Paoli); and***
 - b) Deputy Municipal Emergency Management Coordinator: Director Works (Matthew Millwood).***
- 2. Council delegates its responsibility for making the above nomination to the General Manager, pursuant to its discretion under s22 of the Local Government Act 1993.***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff and Temple voting for the motion and Councillor Synfield voting against the motion.

19/2021 2020-21 COMMUNITY GRANTS AND
SPONSORSHIP FUND APPLICATION
ASSESSMENTS ROUND 3 – DECEMBER 2020

AUTHOR: Nate Austen
 Community and Lifestyle Officer

1) Recommendation

It is recommended that Council:

- 1. Notes the recommendations of the Community Grants Committee; and***
- 2. Approves Community Grants for Round 3 – October 2020, in accordance with Policy No. 82 Community Grants and Sponsorship Fund, as follows:***

Community Grants		
Organisation	Project	Grant Recommended
Carrick Community Committee	Dishwasher	\$1,254
Deloraine Agriculture and Pastoral Society Inc	Gas Installation	\$3,000
Deloraine Creative Studio	Pottery Wheels for Classes of all Abilities	\$2,973
Haemochromatosis Australia	Overload Art Exhibition	\$500
Mole Creek Progress Association	Repair to Cenotaph	\$3,000
Mole Creek Swimming Pool Centre Association	Upgrade Pool Signs	\$2,047
Northern Tasmanian Darts Association	Dart Stand Replacement	\$3,000
Prospect Park Sports Club	Storage Equipment at Prospect Vale Park	\$2,440
Rural Alive and Well	Tool box talks	\$3,000*
Sub-total		\$21,214*

*Subject to satisfactory attendance numbers (5 at each session).

- 3. Notes the following School Sponsorship amounts approved by the General Manager on 20 November 2020, following recommendation by***

the Grants Committee:

School Sponsorship	
School	Sponsorship
Deloraine High School	\$150
Prospect High School	\$150
Westbury Primary School	\$100
Bracknell Primary School	\$100
Hagley Primary School	\$100
Deloraine Primary School	\$100
Total	\$700

4. Notes the following Recovery Event Sponsorships approved by the General Manager between 29 October and 24 December 2020, following recommendations by the Grants Committee:

Recovery Event Sponsorship		
Organisation	Event	Sponsorship Recommended
Blackstone Heights Community News Association	Free Sausage Sizzle and Lolly Hunt	\$1,390 (Plus in-kind; waive reserve hire administration fee).
Forest Folk MBME (Music Entertainment)	Something in the Valley	\$2,250 (Plus in-kind; waive fee for extra Council bin collection)
Meander Hall Committee and Meander Progress Association	Community Cricket Match	\$600
Westbury Garden Club	Flower Show	\$700 (Plus in-kind; provide professional cleaning after event)
Hazelbrae Hazelnuts	Meander Valley Hazelnut Festival	\$3,070
Sub-total		\$8,010

DECISION:

Cr Cameron moved and Cr King seconded ***“that Council:***

- 1. Notes the recommendations of the Community Grants Committee; and***
- 2. Approves Community Grants for Round 3 – October 2020, in accordance with Policy No. 82 Community Grants and Sponsorship Fund, as follows:***

Community Grants		
Organisation	Project	Grant Recommended
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*Subject to satisfactory attendance numbers (5 at each session).

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Westbury Garden Club	Flower Show	\$700 (Plus in-kind; provide professional cleaning after event)
Hazelbrae Hazelnuts	Meander Valley Hazelnut Festival	\$3,070
Sub-total		\$8,010

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

**20/2021 2020-21 ANNUAL PLAN – DECEMBER QUARTERLY
REVIEW**

AUTHOR: Jacqui Parker
 Governance Coordinator

1) Recommendation

It is recommended that Council receives and notes the Annual Plan report for the December 2020 quarter, as attached.

DECISION:

Cr King moved and Cr Nott seconded ***“that Council receives and notes the Annual Plan report for the December 2020 quarter, as attached.***

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

Strategic Plan Future Direction 1

A sustainable natural and built environment

1.1 Contemporary planning supports and guides growth and development across Meander Valley.

1.2 Liveable townships, urban and rural areas across the local government area with individual character.

1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.

1.4 Meander Valley is environmentally sustainable.

1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.

1.6 Participate and support programs that improve water quality in our waterways.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Renew NRM Strategy.	1.3, 1.4, 1.6	Community & Development Services	Nil.	NRM review scheduled.	NRM strategy draft.	NRM strategy endorsed by Council.	NRM strategy renewed within timeframes.
2	Monitor and assess implementation of the Westbury Town Common Management Plan.	1.3, 1.4, 1.6	Community & Development Services	No breaches of permit conditions and condition of common maintained.	No breaches of permit conditions and condition of common maintained.	No breaches of permit conditions and condition of common maintained.	DPIPWE permit renewed and management plan requirements confirmed.	Practices consistent with management plan and condition of Common is stable or improved.
3	Design and implement initiatives from the NRM Strategy.	1.3, 1.4, 1.6	Community & Development Services	Nil.	Actions from current NRM strategy progressed and reported.	2017 NRM strategy close out report finalised.	New NRM strategy initiatives planed and costed for budget.	Completed within timeframes.
4	Westbury residential rezoning.	1.1	Governance	Progress rezoning.	Progress rezoning.	Progress rezoning.	Progress rezoning and report to Council.	Complete rezoning submission to the TPC and report to Council Workshop.
5	Undertake projects to support implementation of the Prospect Vale - Blackstone Heights Structure Plan including the Regional Land Use Strategy and planning scheme amendments.	1.1	Governance	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Report to Council workshop at key stages of RLUS and planning scheme amendment work.
6	Assess individual planning scheme amendment applications as they arise.	1.1	Governance	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Assess individual planning scheme amendment applications within statutory timeframes.
7	Process development applications in accordance with delegated authority.	1.1, 1.2, 1.3	Community & Development Services	100% of applications completed on time.	100% of applications completed on time.	100% of applications completed on time.	100% of applications completed on time.	Completed within statutory timeframes with 100% conformance.
8	Permit Authority –issue permits for Building Works (Category 4).	1.1, 1.2, 1.3 (primary) 4.3 (secondary)	Community & Development Services	100% of applications completed within 7 days.	100% of applications completed within 7 days.	100% of applications completed within 7 days.	100% of applications completed within 7 days.	Issue building permits within 7 days from the date all other permits and documents are received as required by the Building Act.
9	Permit Authority – process Notifiable Building Works (Category 3).	1.1, 1.2, 1.3	Community & Development Services	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	Notifiable Building Works processed in a timely manner.

Strategic Plan Future Direction 1

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Permit Authority – manage outstanding building completions and illegal works.	1.1, 1.2, 1.3	Community & Development Services	Baseline determined and reduction of numbers.	Outstanding building completions reduced by 10%.			
11	Permit Authority – issue permits for Plumbing Works (Category 4).	1.4	Community & Development Services	100% of applications completed within 21 days.	Process plumbing permit applications within 21 days of receipt of all information.			
12	Waste Management Strategy review and implementation.	1.5 (primary) 6.6 (secondary)	Infrastructure	Undertake options analysis and feasibility.	Strategy presented to Council.	Council approval of waste strategy.	Budget and implementation planning in place.	Present strategy to Council at December workshop.
13	Permit Authority – issue Notifiable Plumbing Works (Category 3).	1.4	Community & Development Services	100% of applications completed within 14 days.	Process Notifiable Plumbing Works within 14 days of receipt of all information.			
14	Manage Land Information Certificates.	1.1,1.2,1.3	Community & Development Services	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	Issue certificates within 10 working days.

Strategic Plan Future Direction 2

A thriving local economy

2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.

2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.

2.3 People are attracted to live in the townships, rural and urban areas of Meander Valley.

2.4 A high level of recognition and demand for Great Western Tiers products and experiences.

2.5 Current and emerging technology is available to benefit both business and the community.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Promote investment in Meander Valley to support the growth of identified industry sectors.	2.2	Governance	Identify opportunities and report on progress.	Brand strategy developed and approved by Council.	Prospectus developed and marketing for specific industry sectors in place.	Brand strategy and prospectus approved and budget submitted.	Meander Valley 'Brand' and regional prospectus developed.
2	Develop economic recovery pathways and establish industry-specific priority actions.	2.1, 2.3, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Industry support for at least two action plans.	Industry support for at least two action plans.	Industry support for at least two action plans.	Economic recovery action plans in place for key industries/sectors.
3	Establish economic development structure plans for each population centre.	2.1, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Deloraine economic and placemaking plan ready for consultation.	Deloraine economic and placemaking plan in place.	Westbury economic and placemaking plan ready for consultation.	Plans and community consultation in place.
4	Establish a structured list of investment vehicles and investment attraction policies.	2.1, 2.2, 2.3, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Investment support package policy approved by Council.	Nil	Nil	Investment vehicles assessed and policies in place.
5	Establish a business media and communications plan.	2.1, 2.3, 2.4, 2.5	Governance	Nil.	Nil.	Draft plan and costing ready.	Plan approved by Council.	Plan in place.
6	Support the progress of land developments including Valley Central and the Hadspen Urban Growth Area.	2.2	Governance	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly review, actions and reports.
7	Monitor and report monthly visitation statistics.	2.4	Corporate	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Reports produced.

Strategic Plan Future Direction 3 Vibrant and engaged communities

3.1 Creativity and learning are part of daily life across the communities of Meander Valley.

3.2 Successful local events enhance community life.

3.3 Education and training opportunities are available to everyone across the local government area.

3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.

3.5 Young people have the opportunity to be engaged in community life.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Facilitate the operation of Council pop up meetings.	3.4 (primary) 4.1 (secondary)	Community & Development Services	Nil, due to COVID-19.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Pop up meetings held and documented.
2	Deliver the Community Grants Program.	3.1, 3.2, 3.4 (primary) 4.1 (secondary)	Community & Development Services	Grants policy updated and approved by Council. Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Number and range of grant applications.
3	Renew the Community Strategic Plan.	3.4 (primary) 4.1 (secondary)	Community & Development Services	Nil, due to COVID-19.	Strategy to engage and renew the CSP in place.	Progress report to Council complete.	Progress report to Council complete.	Complete within timeframes.
4	Renew the events program responsive to COVID-19.	3.1, 3.2	Community & Development Services	Nil, due to COVID-19.	Events sponsorship opportunity promoted.	Events strategy developed. Events scheduled for quarter delivered.	Events scheduled for quarter delivered.	Events program approved and implemented.
5	Conduct GWTA Exhibition.	3.1, 3.2	Community & Development Services	Nil.	Exhibition promoted.	Exhibition delivered.	Nil.	Number of artists participating.
6	Conduct a Festival of Small Halls concert.	3.1, 3.2	Community & Development Services	Nil.	Nil.	Nil.	Festival of Small Halls delivered within budget.	Audience number and event finances.
7	Produce a user-friendly Event Management Guide.	3.2 (primary) 4.1, 4.3 (secondary)	Community & Development Services	Nil.	Nil.	Nil.	Guide drafted.	Guide approved.

Strategic Plan Future Direction 3

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
8	Coordinate major event applications.	3.2	Community & Development Services	100% of event applications responded to in 10 days.	100% of events applications responded to in 10 days.	100% of events applications responded to in 10 days.	100% of events applications responded to in 10 days.	Respond to applications within 10 days.
9	Conduct youth liaison workshop with Council.	3.4, 3.5	Community & Development Services	Nil.	Nil	Nil	Youth liaison workshop conducted.	Workshop conducted and evaluated.
10	Prepare Volunteer Management Policy and Procedures.	3.1, 3.2, 3.3, 3.4 & 3.5 (primary) 4.1, 4.2 (secondary)	Community & Development Services	Nil.	Nil	Policy and procedures approved.	Percentage of volunteer groups provided with training on policy and procedures.	Policy and procedures adopted. Number of volunteers trained.

Strategic Plan Future Direction 4

A healthy and safe community

4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.

4.2 Infrastructure, facilities and programs encourage increased participation in all forms of active and passive recreation.

4.3 Public health and safety standards are regulated, managed and maintained.

4.4 Prepare and maintain emergency management plans and documents and work with our communities to educate and plan for emergencies.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Coordinate the Municipal Emergency Management & Recovery Committee (MEMRC).	4.4	Infrastructure	Nil.	Chair six-monthly meeting.	Nil.	Chair six-monthly meeting.	Meetings held.
2	Support the operation of the Meander Valley SES unit through ongoing management of the Memorandum of Understanding (MOU).	4.4	Infrastructure	Annual report received from SES.	Six month report on activities reported in briefing report.	Nil.	Six month report on activities reported in briefing report.	Obtain activities report from Deloraine SES and provide information to Council on a six monthly basis in briefing report.
3	Conduct emergency management training exercise for Council staff, facilitated by Red Cross.	4.4	Infrastructure	Conduct training.	Nil.	Nil.	Nil.	Training for Council staff completed.
4	Develop and action a plan to promote indoor recreational facilities to current and prospective users to increase patronage and participation.	4.2	Infrastructure	Draft the plan.	Finalise plan and present to Workshop. Benchmark current usage.	Promote facilities. Report on usage trends.	Promote facilities. Report on usage trends.	Present plan to Council Workshop. Review promotion outcomes and report to management team.
5	Manage public health risk through monitoring and sampling of recreational water.	4.1 (primary) 1.5 (secondary)	Community & Development Services	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Quarterly monitoring and testing completed for all sample sites. Non-conformances responded to within 48 hours.
6	Undertake annual/periodic inspections of food premises consistent with Food Act Requirements.	4.1, 4.3	Community & Development Services	Issue annual registration for all premises. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Conduct inspections as per program and report on results each quarter.
7	Coordinate immunisation clinics for Meander Valley Schools.	4.1, 4.3	Community & Development Services	Nil.	Complete annual immunisation program.	Nil.	Nil.	Provide school based immunisations as per program (usually March and September) and provide quarterly report.
8	Audit microchipping of registered dogs.	4.3	Community & Development Services	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Audit conducted and reported each quarter.
9	Prepare and implement annual Fire Abatement Management Program.	4.3	Community & Development Services	Nil.	Inspect and issue notices and arrange work as required.	Inspect and issue notices and arrange work as required.	Inspect and issue notices and arrange work as required.	Program in place by December. All previous properties inspected. All additional identified properties inspected. Notices issued as required and relevant follow up work arranged.

Strategic Plan Future Direction 4

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Investigate incidents and complaints regarding animal control.	4.3	Community & Development Services	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	Investigate all cases and complaints within 10 days and provide quarterly reports.

Strategic Plan Future Direction 5

Innovative leadership and community governance

5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan.

5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley.

5.3 Evidence based decision-making engages the community and is honest, open and transparent.

5.4 Meander Valley councillors and employees have the knowledge, skills and attitude to responsibly undertake community governance and operational responsibilities.

5.5 Councils in the region collaborate and share resources for the collective good of their communities.

5.6 Meander Valley Council is recognised as a responsibly managed organisation.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Deliver Annual Plan.	5.1	Governance	Prepare quarterly review.	Prepare quarterly review.	Prepare quarterly review.	Prepare quarterly review. Prepare 2021-22 Annual Plan.	Plan adopted by Council, compliant with statutory requirements.
2	Prepare Annual Report and conduct Annual General Meeting (AGM).	5.6	Governance	Complete draft for printing.	Complete report and present at AGM. Advertise and conduct AGM	Nil.	Nil.	AGM held and Annual Report adopted by Council.
3	Review the Community Strategic Plan 2014-2024.	5.1	Community & Development Services	Nil.	Project established.	Consultation with stakeholders.	Community Strategic Plan drafted.	Community Strategic Plan reviewed and updated.
4	Develop community consultation policy.	5.1	Governance	Nil.	Workshop with Council.	Nil.	Adopted by Council.	Council decision on development of policy.
5	Update risk management framework.	5.6	Governance	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risk review completed, updated and endorsed by Audit Panel. Actions progressed and reported on quarterly.
6	Deliver the Internal Audit Program.	5.4	Governance	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	Audit recommendations implemented and audits conducted.
7	Health & Safety Committee.	5.6	Governance	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct meetings, implement improvement initiatives and produce quarterly reports.
8	Raise rates and sundry debtor (other Council debts) accounts.	5.2	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Reconcile rates debtor, sundry debtor and creditors control accounts within 10 days of the working month.
9	Reconcile financial control accounts.	5.2	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Reconcile payroll clearing account within 5 days of processing fortnightly pay.

Strategic Plan Future Direction 5

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Complete State Government Authority returns.	5.6	Corporate	Submit initial State Fire and Treasury pensioner claims, and Annual State Fire Levy data return.	Nil.	Nil.	Submit final State Fire and Treasury pensioner claims.	Submit State Fire and Treasury pensioner claims.
11	Complete Section 132 Certificates (property rates).	5.6	Corporate	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of certificates within 3 working days.
12	Complete annual insurance renewals.	5.6	Corporate	Nil.	Complete crime insurance renewal.	Nil.	Insurance policies completed.	Insurance policies completed.
13	Update Long Term Financial Plan (LTFP).	5.2	Corporate	Nil.	Nil.	Nil.	Nil.	Review and adopt LTFP.
14	Develop budget estimates and rating recommendations in accordance with statutory timeframes.	5.2	Corporate	Nil.	Determine budget estimates preparation plan.	Nil.	Review and adopt annual budget estimates.	Review and adopt annual budget estimates.
15	Annual external financial reporting.	5.6	Corporate	Submit financial statements to Tasmanian Audit Office.	Submit key performance indicator (KPI) consolidated data sheets.	Present budget estimates, fees and charges to Council Workshop.	Prepare financial statements and State government financial reporting.	Prepare financial statements and State Government financial reporting.
16	Submit Business Activity Statement (BAS), Fringe Benefits Tax (FBT) and payroll tax returns.	5.6	Corporate	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Complete statutory reporting.
17	Review and submit internal financial management reports.	5.3	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Produce and distribute monthly management reports. Produce and distribute monthly project expenditure reports. Provide financial reports for September, December and March quarters to Council in October, January and April respectively.
18	Review structure of internal financial management reports.	5.3	Corporate	Nil.	Provide recommended revised format.	Implement changes to financial management reports.	Complete review of report structure.	Complete review of report structure.
19	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment Policy.	5.2	Corporate	Review cash flow at least weekly.	Review cash flow at least weekly.	Review cash flow at least weekly.	Review cash flow at least weekly.	Weekly monitoring of cash flow.
20	Facilitate Council Audit Panel meetings.	5.6	Governance	Meetings conducted as per work plan.	Conduct meeting as per work Plan.	Conduct meeting as per work plan.	Conduct meeting as per work plan.	Meetings conducted as per work plan.
21	Maintain efficient desktop IT equipment.	5.6	Corporate	Commence rolling replacement of computers.	Complete rolling replacement of computers.	Nil.	Nil.	Rolling replacement of computer equipment.

Strategic Plan Future Direction 5

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
22	Review server structure and system requirements to ensure a stable IT architecture.	5.6	Corporate	Nil.	Nil.	Nil.	Review server structure and associated software replacement.	Review server structure and associated software replacement.
23	Maintain cemetery records in accordance with the Cemeteries Act.	5.6	Corporate	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Maintain new and existing burial information.
24	Maintain records management processes in line with requirements of the Archives Act.	5.6	Corporate	Induct new system users Arrange for removal of documents due for disposal.	Induct new system users. Conduct audit of user security rights.	Induct new system users.	Induct new system users.	Induct new users and maintain information management system.
25	Comply with requirements of 2019 Enterprise Agreement.	5.6	Corporate	Apply required salary increase changes to pay and allowance rates.	Nil.	Nil.	Review required salary increase and advise employees.	Maintain salary, allowances and clause application.
26	Employee performance reviews.	5.4	Corporate	Coordinate office employee performance review completion.	Nil.	Coordinate office employee mini review & salary review completion.	Performance reviews completed for works staff.	Performance and salary reviews completed for all employees.
27	Review employee information manual.	5.6	Corporate	Nil.	Nil.	Review and update draft employee information manual.	Adopt revised employee information manual.	Review and update manual.
28	Review Business Continuity Plan and conduct training scenario.	5.6	Infrastructure	Review and update plan.	Prepare training scenario.	Conduct training.	Report on improvement opportunities.	Review and update plan for management team approval. Complete training for MVC officers and report on improvement opportunities.
29	Engage with community sport and recreation organisations to ascertain future needs and venue planning.	5.3	Infrastructure	Nil.	Present forum information to Council Workshop.	Conduct forums and report on participation and feedback from clubs.	Conduct forums and report on participation and feedback from clubs.	Quarterly report presented to Council Workshop.

Strategic Plan Future Direction 6 Planned Infrastructure Services

6.1 The future of Meander Valley's infrastructure assets is assured through affordable, planned maintenance and renewal strategies.

6.2 Regional infrastructure and transport is collaboratively planned and managed by all levels of government.

6.3 The Meander Valley transport network meets the present and future needs of the community and business.

6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.

6.5 Stormwater and flooding cause no adverse impacts.

6.6 Infrastructure services are affordable and meet the community's needs into the future.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Undertake maintenance works to ensure safe and fit for purpose assets.	6.1, 6.3, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review	Report to Annual Plan review	Provide Customer Service Request statistics and budget updates in briefing reports.
2	Plan and deliver capital work projects.	6.3, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Provide program, project and budget updates in briefing report.
3	Manage plant to achieve effective and efficient use that minimises ownership costs.	6.1, 6.6	Works	Nil.	Nil.	Complete major plant review	Nil.	Review plant utilisation and hire rates and update 10 year Plant Replacement Program.
4	Undertake plant purchases in accordance with approved budget.	6.1, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan Review	Report to Annual Plan Review	Provide program, project and budget updates in briefing report.
5	Co-ordinate Asset Management Group and Strategic Asset Management Plan Improvement Plan actions. Review Strategic Asset Management Plan and Review Asset Management Plans.	6.1 (primary) 5.2 (secondary)	Infrastructure	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Meetings held. Strategic Asset Management Plan and Asset Management Plans updated.
6	Prepare 2021-22 Capital Works Program and Forward Works Program.	6.1, 6.6	Infrastructure	Nil.	Update Proposed Projects list.	Prioritise and undertake further design and cost estimation.	Annual program prepared for approval by Council.	Prepare annual Capital Works Program for approval in June quarter.
7	Design, procurement and contract management for projects listed in the 2020-21 Capital Works Program.	6.1	Infrastructure	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Undertake projects in line with project plan requirements and completion of all non-provisional projects.
8	Update asset information including capitalisation of assets in Conquest and undertake bridge asset revaluation.	6.1	Infrastructure	Capitalisation of assets and recording in Conquest and GIS, prior to finalisation of 2019-20 statutory reporting.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets prior to finalisation of 2019-20 statutory reporting.
9	Undertake required proactive footpath defect inspections, parks and recreation asset inspections and condition assessments.	6.1	Infrastructure	Undertake required inspections.	Undertake required inspections and comprehensive inspection of playgrounds.	Undertake required inspections.	Undertake required inspections and comprehensive inspection of playgrounds for 2021-22 maintenance schedule.	Meet timeframes set out by Conquest. Annual comprehensive inspection of playgrounds completed by December 31.

Strategic Plan Future Direction 6

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Development of stormwater system improvement plan and present to Council.	6.1	Infrastructure	Review Flood and Risk Study documents.	Stormwater improvement plan presented to Council Workshop.	Stormwater improvement plan endorsed by Council. Prepare project budget items for 2021-22 Capital Works Program.	Nil	Workshop presentation to Council in December quarter.
11	Coordinate reactive and programmed maintenance of building assets.	6.1	Infrastructure	Undertake required maintenance.	Undertake required maintenance and fire equipment testing.	Undertake required maintenance.	Undertake required maintenance, fire equipment testing and annual testing and tagging.	Meet timeframes set out by Conquest.
12	Deliver the bridge inspection and maintenance program.	6.1, 6.3	Infrastructure	Nil.	Quarterly performance review outcomes reported. Contractors engaged for maintenance works, and for inspection program.	Quarterly performance review outcomes reported and prepare maintenance budget items for 2021-22.	Quarterly performance review outcomes reported Maintenance works completed.	Review and document contractor compliance with the contract.
13	Operate Deloraine Swimming Pool and provide support to community swimming pool at Caveside.	6.4, 6.6	Infrastructure	Commence review and extension of existing contract.	Contract executed. Undertake pre-opening inspection and required maintenance. Open pool 1 December.	Operate pool to 1 March.	Report on contract performance.	Document contract extension and contractor performance.
14	Provision of kerbside collection contracts to existing urban areas for waste, recyclables and organics.	6.6	Infrastructure	Manage contract.	Manage contract.	Manage contract.	Manage contract.	Supervise and review contract.
15	Provision of landfill, waste transfer stations and resource recovery operations contract.	6.6	Infrastructure	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Supervise and review contract.
16	Provision of hard waste collection.	6.6	Infrastructure	Nil.	Undertake collection.	Report to Council in Annual Plan review.	Nil.	Report to Council by March 31 on collection results.
17	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites.	6.6	Infrastructure	Undertake ground and surface water monitoring. Annual Report submission to EPA.	Nil.	Undertake ground and surface water monitoring.	Nil.	Complete reporting requirements for EPA in line with license requirements.
18	Review and update User Guides for indoor facilities.	6.4	Infrastructure	Nil.	Review and update guides.			Complete review and distribute guides to user groups.

ITEMS FOR CLOSED SECTION OF THE MEETING:

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

The motion was declared CARRIED with Councillors Bower, Cameron, Johnston, Kelly, King, Nott, Sherriff, Synfield and Temple voting for the motion.

Deputy Mayor Michael Kelly left the meeting at 5.03pm.

Council moved to Closed Session at 5.04pm.

21/2021 CONFIRMATION OF MINUTES

(Reference Part 2 Regulation 34(2) Local Government (Meeting Procedures) Regulations 2015)

22/2021 LEAVE OF ABSENCE

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

23/2021 PURCHASE OF LAND

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

Council returned to Open Session at 5.10 pm.

The meeting closed at 5.11pm.

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Wayne Johnston

Mayor