



Meander Valley Council  
Working Together

# **ORDINARY MINUTES**

**COUNCIL MEETING**

**Tuesday 8 March 2022**

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Minutes for the Ordinary Meeting of the Meander Valley Council held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 8 March 2022 at 3.00pm.

**PRESENT**

Chairperson Mayor Wayne Johnston, Deputy Mayor Michael Kelly (Via ZOOM), Councillors Stephanie Cameron, Michal Frydrych, Tanya King, Andrew Sherriff, Rodney Synfield, John Temple and Deborah White.

**APOLOGIES**

Nil

**IN ATTENDANCE**

John Jordan, General Manager  
Chloe Durack, Executive Assistant  
Krista Palfreyman, Director Development & Regulatory Services  
Dino De Paoli, Director Infrastructure Services  
Jonathan Harmey, Director Corporate Services  
Matthew Millwood, Director Works  
Jacqui Parker, Manager, Governance and Performance  
Natasha Whiteley, Team Leader Town Planning  
Heidi Goess, Consultant Town Planner  
Jarred Allen, Team Leader Engineering

**37/2022      ACKNOWLEDGMENT OF COUNTRY**

Mayor Wayne Johnston gave the following acknowledgment of country:

“We acknowledge the Pallitore and Panninher past peoples and the Traditional Owners and Custodians of the land on which we gather today, and pay our respects to Elders past and present. I extend that respect to all Aboriginal and Torres Strait Island peoples here today.”

**38/2022      CONFIRMATION OF MINUTES**

Councillor White moved and Councillor King seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 8 February 2022, be received and confirmed.”***

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

## 39/2022 COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

Date	Items discussed:
Tuesday 22 February 2022	<ul style="list-style-type: none"><li>• Presentation from Deloraine Football Club</li><li>• Deloraine Recreation Precinct – CDG Funding, Project Priorities &amp; Consultation Strategy</li><li>• Former Meander Primary EOI Process</li><li>• Young Farmer of the Year Sponsorship Request</li><li>• Review of Policy No. 43 – Dog Management</li><li>• Carrick Planning Survey – Results</li><li>• Review of Sale of Land – Portion of Blackstone Park</li><li>• Local Roads and Community Infrastructure Grant Funding – Phase 3 Projects</li><li>• Our Approach to Climate Change</li><li>• Signage Strategy</li><li>• Australian Local Government Association – Call for Motions</li><li>• Voting on Motions – Local Government Association of Tasmania – General Meeting</li><li>• Governance Software and Meeting Papers Update</li><li>• Update on Strategic Planning Projects</li><li>• Valley Central Bioenergy Plant</li><li>• Bracknell Hall and Deloraine Squash Courts – Projects Update</li></ul>

## 40/2022 ANNOUNCEMENTS BY THE MAYOR

**11 February 2022**

NTDC Mayors meeting

**1 March 2022**

NTDC quarterly meeting

**2 March 2022**

Artist in Residence Trail Tasmania (AIRTT) launch

**3 March 2022**

Annual Mayoral Croquet Challenge

**41/2022 ANNOUNCEMENTS BY COUNCILLORS**

Nil

**42/2022 DECLARATIONS OF INTEREST**

Nil

**43/2022 TABLING AND ACTION ON PETITIONS**

Nil

## 44/2022 PUBLIC QUESTION TIME

### 1. PUBLIC QUESTIONS TAKEN ON NOTICE – FEBRUARY 2022

Nil

### 2. PUBLIC QUESTIONS WITH NOTICE – MARCH 2022

Nil

### 3. PUBLIC QUESTIONS WITHOUT NOTICE – MARCH 2022

#### 3.1 *Harvey Gee, Exton*

- a) We've got nine concerned farmers here today with land surrounding or adjacent to the prison and we have major concerns. The first, and I'll ask the Council to answer these as I put them very quickly, this proposed site lies on a major tourist route and people getting off the ferry at 5.30pm at night come down the hill into the Meander Valley the first thing they see is the prison lit up like a beacon. This sends very bad messages to our proposed clients for medicinal cannabis with Tas Alkaloids, it's a very bad look overseas. I'm sure the Council can do a lot better than put a prison there, the stigma and everything else that attaches to it. I'll ask for Council's views on that?

#### ***Response from Mayor Wayne Johnston:***

***I can open it up for the Councillors to give their views but I imagine it will be taken on notice. I'll ask the Councillors if they want to make comment on that.***

#### ***Response from Councillor Stephanie Cameron:***

***Thanks for your question Mr Gee. I'll first say, Council is not putting a prison at the Ashley Youth Detention Centre Site and I think we're all aware of that. I think you know there are a lot of questions you're probably going to ask that we don't know the answer to. There is a process at the moment for a consultation, there are a couple more sessions to go and I'm sure a lot of people here have been to them. If not that's a good opportunity to go and raise some of these concerns and from that a lot of your questions will probably be answered.***

#### ***Response from Councillor Rodney Synfield:***

***I hear what you're saying, I have lots of concerns about the prominence of that site and we may well have to assess that as a planning authority in some way going***

***forward. Is it the best place that you can have a prison I guess at the moment is the question. Can you deal with matters that the State Government see as important in a way that gives you a good outcome all round? In that, we will need to do a lot more work and hopefully have an open discussion at a municipal and a state level as to the way forward. Hopefully that will happen and not just announcements that this is where you're going to get something. As I say, a lot more water under the bridge but if we're going to have a northern prison let's get it right it will be there for decades to come let it be a really good outcome and not just ticking a box.***

***Response from Councillor Deborah White:***

***Just further to Councillor Cameron's reply to you Mr Gee, it's not the Council putting the prison there the State Government is. It's a State Government proposal not a Council proposal.***

- b) With the greatest respect Councillor, the Council voted on it without consultation with the rate payers and the so called consultations came later. If you go to the consultations you will get two different opinions from two different officers in charge of the consultation. It's just most unsatisfactory. You don't get any real answers. Now I'll ask you, there is 1000 acres at Rocherlea being offered for the purpose in the bush out of site of the tourist corridor, close to the inhabitants. 250 detainees in Risdon from Rocherlea of the 600. This site would not be in any tourist corridor. Mr McGorger also has 250 acres in that vicinity. it's just an absolute nonsense to put it in this tourist corridor with all the stigma attached to it. I ask you, has anyone really thought this out?
- c) The distances for relatives visiting the prison is nonsense. On the mainland they have seven times the distance, this is just nonsense to bring unwelcomed class of people into the district and this is a great concern to farmer's security. Most farms these days have half a million dollars' worth of machinery lying about, they've got children waiting to go to school at lonely bus stops, the whole thing is just a very bad fit for this community.
- d) In the public meeting in Deloraine, which I think Council thought might be more expedient to have at Deloraine than Westbury, we had a show of hands which revealed 180 persons against the prison and 22 for. What would be your thoughts on that?

***Response from Mayor Wayne Johnston:***

***The question was asked and there was a show of hands, that was the number that was put.***

e) Doesn't that indicate to council that it might not be a good fit for this municipality?

**Response from Mayor Wayne Johnston:**

***From those that were at that meeting, absolutely Harvey.***

3.2 Julie Gee, Exton

This Council I read in the minutes some years ago, Deborah White was one of the people, voted for a prison at Ashley. I have read in the notes more than two years ago that this Council voted for a prison at Ashley, a prison not a youth detention centre they voted for a prison. Then they went to a council election without even letting the people know. Nobody asked this Meander Valley community whether they wanted a prison or not. They voted for a prison at Ashley, Councillor White was one of the people who voted for the prison, and then you went to a Council election knowing full well that the community did not know about it. Due process hasn't been adhered to. That's all I've got to say, it's shameful of this council not to include the community in the decision making. You only get good communities if you do the right thing by your community and ask if they want a prison in the area.

**Response from Mayor Wayne Johnston:**

***Thank you Mrs Gee. I'll respond to some of that in a sense that yes, the previous Council did write to the State Government and identified Ashley as a potential site for the prison. This current Council has not voted one way or the other on a prison site in the Meander Valley at all and therefore we did go to election as Councillors representing and putting ourselves up there but a prison wasn't something that was, I'm sure, in our minds at the time we went to election.***

**Response from Councillor John Temple:**

***I was one of the people that did vote in favour of the expression of interest going to the then Premier. In my mind's eye I was imagining a couple of huts reminiscent of Hayes Prison Farm probably without a fence around them. They were just going to be for people who were obliged to be in prison but were of no harm to anybody and it would make it easier for those people that had families in the north. The furthest thing from my mind at that stage was the word maximum security or big fences or bright lights or anything else. It was in my mind. I still cannot understand why Hayes Prison Farm was closed, a simple basic accommodation with minimal fences that would in some way replace Hayes Prison Farm for northern people. Again I'll say maximum security was the furthest thing from my mind when we voted for that expression of interest.***



**Response from John Jordan, General Manager:**

**Just a couple of points of clarification around Council's consideration of the matter. The 2017 motion in which Council adopted a favourable position to recommend AYDC was set aside last year, by motion of this current Council. That motion, in essence, I'd have to look at the detail of the wording, but my recollection of that motion was that it determined the 2017 motion was no longer relevant to the current considerations on the table in terms of prison proposals.**

3.3 Mr Badcock, Exton

- a) I live in the Exton area but more importantly I live about 400m from the Eastern boundary of Ashley. We've had a lot to do with Ashley over the years and I'll just give a little bit of background here because as I look around I see some of the Councillors are not as old as what I am and may not be aware of some of the doings of Ashley in the early days. Back in the late 90s Ashley which had morphed into a detention centre from its previous years of wards for the state prior to that its first construction back after the First World War. We had lots of incidences where the detainees thought it was more fun to be outside then what it was inside. As a consequence of that we had trespassers from escapes and it actually used to be in the Examiner amongst other news media on more than a regular basis to the point where the then labour government decided that they probably need to do something because we were fed up with it and told them they should bulldoze the damn place. We were politely told that was never going to happen. So about 2000 the neighbours of Ashley, which is a group that I was a part of, we actually worked with the state government and the architects and we ended up with the Ashley redevelopment which I believe cost about 5-7million dollars, I would need to check those figures. My question to Council is, there seems to be a lot of chat about a prison and they seem to think that Ashley has passed its use by date. We've just spent 7 million dollars there of tax payers money, your money, my money and everybody else's money and all of a sudden the premier said we're going to close it in three years. My thoughts would be that Ashley needs to be redeveloped for fit for purpose, for a therapeutic model which everybody is talking about nowadays. Why would you want to knock that site down and put a prison there?

**Response from Mayor Wayne Johnston:**

**Taken on notice.**

- b) I run a small business and I run a small farming operation, waste is not one of the things that sits well with me. Surely Ashley would be far better? The meander valley community and especially Deloraine have learned to live with Ashley over

the years. Ashley has morphed into something that it is now it is not where it started from but the community has gotten used to it. Why wouldn't we redesign fit for purpose and support that development and have Ashley as the northern detention centre for juveniles, a prison that's built somewhere else and then a purpose built youth detention centre in the South. You won't get a better area for rehabilitation of young offenders than what you've actually got there, especially if the farm was in more use. So my question to council is, will council support the redevelopment of the Ashley site to remain as a youth detention centre?

Just very quickly on the information sessions, information sessions all of a sudden as of last Saturday have become quite useful because there has been some information. Prior to that two members of my family attended the information sessions on separate occasions and came home with nothing. The questions that they wanted answered they couldn't get a thing. It upset my wife so much, she came home and did a two hour brain dump and I've got 26 questions here that she actually wrote out and went back to another session and presented them to them and said we would like these questions answered. We actually got answers to those questions and I'm happy to share these with all Councillors by email if they would like to actually get some other information because if you've been to the information sessions prior to last Saturday you would have got nothing.

***Response from Mayor Wayne Johnston:***

***Taken on notice.***

## **45/2022 COUNCILLOR QUESTION TIME**

### **1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – FEBRUARY 2021**

Nil

### **2. COUNCILLOR QUESTIONS WITH NOTICE – MARCH 2021**

Nil

### 3. COUNCILLOR QUESTIONS WITHOUT NOTICE – MARCH 2021

#### 3.1 Councillor John Temple

Is there any update on the proposed prison since the last Council meeting?

***Response from Mayor Wayne Johnston: No there are no updates, thank you.***

### 46/2022 DEPUTATIONS BY MEMBERS OF THE PUBLIC

Nil

Mayor Johnston declared the meeting had transitioned to act as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993.

## **47/2022 74 WEST BARRACK STREET, DELORAINE**

**Planning Application:** PA\22\0161  
**Proposal:** Multiple dwellings (7 units)  
**Author:** Heidi Goess  
Consultant Town Planner

### **1) Recommendation**

***It is recommended that the application for Use and Development for Multiple dwellings (7 units), on land located at 74 West Barrack Street DELORAINE (CT:181296/10), by Prime Design, be APPROVED, generally in accordance with the endorsed plans:***

- a) Prime Design, 1 December 2021, Drawing No.: PD21275 Sheets 01 to 07, Revision 2;
- b) Prime Design, 1 December 2021, Drawing No.: PD21275-U1 Sheets 01 to 05;
- c) Prime Design, 1 December 2021, Drawing No.: PD21275-U2 Sheets 01 to 05;
- d) Prime Design, 1 December 2021, Drawing No.: PD21275-U3 Sheets 01 to 05;
- e) Prime Design, 1 December 2021, Drawing No.: PD21275-U4 Sheets 01 to 05;
- f) Prime Design, 1 December 2021, Drawing No.: PD21275-U5 Sheets 01 to 05;
- g) Prime Design, 1 December 2021, Drawing No.: PD21275-U6 Sheets 01 to 05;
- h) Prime Design, 1 December 2021, Drawing No.: PD21275-U7 Sheets 01 to 05;
- i) Midson Traffic Pty Ltd, Dated: December 2021, 74 West Barrack St, Deloraine, Traffic Impact Assessment; and
- j) IPD consulting, Dated 2<sup>nd</sup> November 2021, Lot 8 & 10 West Barrack Street, Deloraine – Floodway Crossing.

***and subject to the following conditions:***

1. Prior to the commencement of the use, the following must be completed to the satisfaction of Council's Town Planner:
  - a) a minimum of two signs are erected on the site:

- (i) One located at the access from West Barrack Street where it is clearly visible at the entry to the site; and
- (ii) One located adjacent with Unit 1 that is visible to vehicles exiting the site.

Each sign must indicate to all users of the access way that it is a shared pedestrian and vehicle environment and there is a speed limit of 10km/hr.

- b) All visitor parking spaces and turning spaces are to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.
  - c) The parking areas and internal driveways shown on the endorsed plans must be constructed in accordance with LGAT Tasmanian Standard Drawings and to the satisfaction of Council's Director Infrastructure Services.
  - d) The new culvert over the existing drainage swale is to be installed to the satisfaction of Council's Director Infrastructure Services.
2. Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:
- a) The location of signage in accordance with condition 1.
3. Obstruction of the open swale within the drainage easement is not permitted. Fences are to be suspended above the swale to prevent obstruction. Refer to Note 2.
4. The new culvert over the existing drainage swale is to be sized such that the 1% AEP stormwater flows are not restricted.
5. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2021/02252 attached).

**Notes:**

- 1. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of Council acting as the Stormwater Authority in accordance with the *Urban Drainage Act 2013*.

2. **Swinging gates, hanging from the bottom of fences or similar are an acceptable solution, refer to Council's Infrastructure Services team on 6393 5312 for further clarification.**
3. **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 & Regulatory Services on 6393 5320 or via email: [mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au)**
4. **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; and**
  - 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.**

5. **This permit takes effect after:**
  - a) **The 14 day appeal period expires; or**
  - b) **Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or**
  - c) **Any other required approvals under this or any other Act are granted.**
6. A planning appeal may be instituted by lodging a Notice of Appeal with the Registry of the Tasmanian Civil and Administrative Tribunal. An 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 and Planning Stream of Tasmanian Civil and Administrative Tribunal website [www.tascat.tas.gov.au/resource-and-planning/home](http://www.tascat.tas.gov.au/resource-and-planning/home).
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) or Email: [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au); and
- c) The relevant approval processes will apply with state and federal government agencies.

## DECISION:

Cr Sherriff moved and Cr Cameron seconded ***“that the application for Use and Development for Multiple dwellings (7 units), on land located at 74 West Barrack Street DELORAINE (CT:181296/10), by Prime Design, be APPROVED, generally in accordance with the endorsed plans:***

- a) **Prime Design, 1 December 2021, Drawing No.: PD21275 Sheets 01 to 07, Revision 2;**
- b) **Prime Design, 1 December 2021, Drawing No.: PD21275-U1 Sheets 01 to 05;**
- c) **Prime Design, 1 December 2021, Drawing No.: PD21275-U2 Sheets 01 to 05;**
- d) **Prime Design, 1 December 2021, Drawing No.: PD21275-U3 Sheets 01 to 05;**
- e) **Prime Design, 1 December 2021, Drawing No.: PD21275-U4 Sheets 01 to 05;**
- f) **Prime Design, 1 December 2021, Drawing No.: PD21275-U5 Sheets 01 to 05;**
- g) **Prime Design, 1 December 2021, Drawing No.: PD21275-U6 Sheets 01 to 05;**
- h) **Prime Design, 1 December 2021, Drawing No.: PD21275-U7 Sheets 01 to 05;**
- i) **Midson Traffic Pty Ltd, Dated: December 2021, 74 West Barrack St, Deloraine, Traffic Impact Assessment; and**
- j) **IPD consulting, Dated 2<sup>nd</sup> November 2021, Lot 8 & 10 West Barrack Street, Deloraine – Floodway Crossing.**

***and subject to the following conditions:***

1. **Prior to the commencement of the use, the following must be completed to the satisfaction of Council's Town Planner:**
  - a) **a minimum of two signs are erected on the site:**
    - (i) **One located at the access from West Barrack Street where it is clearly visible at the entry to the site; and**
    - (ii) **One located adjacent with Unit 1 that is visible to vehicles exiting the site.**

**Each sign must indicate to all users of the access way that it is a shared pedestrian and vehicle environment and there is a speed limit of 10km/hr.**
  - b) **All visitor parking spaces and turning spaces are to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.**
  - c) **The parking areas and internal driveways shown on the endorsed plans must be constructed in accordance with LGAT Tasmanian Standard Drawings and to the satisfaction of Council's Director Infrastructure Services.**
  - d) **The new culvert over the existing drainage swale is to be installed to the satisfaction of Council's Director Infrastructure Services.**
2. **Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:**
  - b) **The location of signage in accordance with condition 1.**
3. **Obstruction of the open swale within the drainage easement is not permitted. Fences are to be suspended above the swale to prevent obstruction. Refer to Note 2.**
4. **The new culvert over the existing drainage swale is to be sized such that the 1% AEP stormwater flows are not restricted.**
5. **The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2021/02252 attached).**

**Notes:**

1. **Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of Council**



**acting as the Stormwater Authority in accordance with the *Urban Drainage Act 2013*.**

- 2. Swinging gates, hanging from the bottom of fences or similar are an acceptable solution, refer to Council's Infrastructure Services team on 6393 5312 for further clarification.**
- 3. 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 & Regulatory Services on 6393 5320 or via email: [mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au)**
- 4. 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; and**
  - 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.**

- 5. This permit takes effect after:**
  - a) The 14 day appeal period expires; or**
  - b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or**
  - c) Any other required approvals under this or any other Act are granted.**
6. A planning appeal may be instituted by lodging a Notice of Appeal with the Registry of the Tasmanian Civil and Administrative Tribunal. An 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 and Planning Stream of Tasmanian Civil and Administrative Tribunal website [www.tascat.tas.gov.au/resource-and-planning/home](http://www.tascat.tas.gov.au/resource-and-planning/home).
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) or Email: [aboriginal@heritage.tas.gov.au](mailto: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 Cameron, Frydrych, Johnston, Kelly, Sherriff and White voting for the motion and Councillor King and Temple voting against the motion.***

***Councillor Synfield abstained from the vote.***

Pursuant to section 28(3) of the *Local Government (Meeting Procedures) Regulations 2015*, to abstain is to vote in the negative.

## **48/2022 70 WEST BARRACK STREET, DELORAINE**

**Planning Application:** PA\22\0162  
**Proposal:** Multiple dwellings (7 units)  
**Author:** Heidi Goess  
Consultant Town Planning

### **1) Recommendation**

***It is recommended that the application for Use and Development for Multiple dwellings (7 units), on land located at 70 West Barrack Street DELORAINE (CT:181296/8), by Prime Design, be APPROVED, generally in accordance with the endorsed plans:***

- (a) Prime Design, 1 December 2021, Drawing No.: PD21197 Sheets 01 to 07, Revision 3;**
- (b) Prime Design, 1 December 2021, Drawing No.: PD21197-U1 Sheets 01 to 05;**
- (c) Prime Design, 1 December 2021, Drawing No.: PD21197-U2 Sheets 01 to 05;**
- (d) Prime Design, 1 December 2021, Drawing No.: PD21197-U3 Sheets 01 to 05;**
- (e) Prime Design, 1 December 2021, Drawing No.: PD21197-U4 Sheets 01 to 05;**
- (f) Prime Design, 1 December 2021, Drawing No.: PD21197-U5 Sheets 01 to 05;**
- (g) Prime Design, 1 December 2021, Drawing No.: PD21197-U6 Sheets 01 to 05;**
- (h) Prime Design, 1 December 2021, Drawing No.: PD21197-U7 Sheets 01 to 05;**
- (i) Midson Traffic Pty Ltd, Dated December 2021, Traffic Impact Assessment 70 West Barrack Street, Deloraine; and**
- (j) Ipd consulting, Dated 2<sup>nd</sup> November 2021, Lot 8 & 10 West Barrack Street, Deloraine – Floodway Crossing.**

***and subject to the following conditions:***

- 1. Prior to the commencement of the use, the following must be completed to the satisfaction of Council's Town Planner:**
  - a) a minimum of two signs are erected on the site:**
    - (i) One located at the access from West Barrack Street where it is clearly visible at the entry to the site; and**
    - (ii) One located adjacent to Unit 7 that is visible to vehicles exiting the site.**

**Each sign must indicate to all users of the access way that it is a shared pedestrian and vehicle environment and there is a speed limit of 10km/hr.**
  - b) All visitor parking spaces and turning spaces are to be line marked or**

otherwise physically delineated to the satisfaction of Council's Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.

- c) The parking areas and internal driveways shown on the endorsed plans must be constructed in accordance with LGAT Tasmanian Standard Drawings and to the satisfaction of Council's Director Infrastructure Services.
  - d) The new culvert over the existing drainage swale is to be installed to the satisfaction of Council's Director Infrastructure Services.
2. Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:
- a) The location of signage in accordance with condition 1.
3. Obstruction of the open swale within the drainage easement is not permitted. Fences are to be suspended above the swale to prevent obstruction. Refer to Note 2.
4. The new culvert over the existing drainage swale is to be sized such that the 1% AEP stormwater flows are not restricted.
5. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2021/02259 attached).

**Note:**

- 1. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of Council acting as the Stormwater Authority in accordance with the *Urban Drainage Act 2013*.
- 2. Swinging gates, hanging from the bottom of fences or similar are an acceptable solution, refer to Council's Infrastructure Services team on 6393 5312 for further clarification.
- 3. 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 & Regulatory Services on 6393 5320 or via email:

[mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au).

**4. 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; and**
- b) Plumbing approval**

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

**5. This permit takes effect after:**

- a) The 14 day appeal period expires; or**
- b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or**
- c) Any other required approvals under this or any other Act are granted.**

6. A planning appeal may be instituted by lodging a Notice of Appeal with the Registry of the Tasmanian Civil and Administrative Tribunal. An 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 and Planning Stream of Tasmanian Civil and Administrative Tribunal website [www.tascat.tas.gov.au/resource-and-planning/home](http://www.tascat.tas.gov.au/resource-and-planning/home).

7. This permit is valid for two 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) or Email: [aboriginal@heritage.tas.gov.au](mailto: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 Sherriff seconded ***“that the application for Use and Development for Multiple dwellings (7 units), on land located at 70 West Barrack Street DELORAINE (CT:181296/8), by Prime Design, be APPROVED, generally in accordance with the endorsed plans:***

- (a) Prime Design, 1 December 2021, Drawing No.: PD21197 Sheets 01 to 07, Revision 3;**
- (b) Prime Design, 1 December 2021, Drawing No.: PD21197-U1 Sheets 01 to 05;**
- (c) Prime Design, 1 December 2021, Drawing No.: PD21197-U2 Sheets 01 to 05;**
- (d) Prime Design, 1 December 2021, Drawing No.: PD21197-U3 Sheets 01 to 05;**
- (e) Prime Design, 1 December 2021, Drawing No.: PD21197-U4 Sheets 01 to 05;**
- (f) Prime Design, 1 December 2021, Drawing No.: PD21197-U5 Sheets 01 to 05;**
- (g) Prime Design, 1 December 2021, Drawing No.: PD21197-U6 Sheets 01 to 05;**
- (h) Prime Design, 1 December 2021, Drawing No.: PD21197-U7 Sheets 01 to 05;**
- (i) Midson Traffic Pty Ltd, Dated December 2021, Traffic Impact Assessment 70 West Barrack Street, Deloraine; and**
- (j) Ipd consulting, Dated 2<sup>nd</sup> November 2021, Lot 8 & 10 West Barrack Street, Deloraine – Floodway Crossing.**

***and subject to the following conditions:***

- 1. Prior to the commencement of the use, the following must be completed to the satisfaction of Council’s Town Planner:**
  - a) a minimum of two signs are erected on the site:**
    - (i) One located at the access from West Barrack Street where it is clearly visible at the entry to the site; and**
    - (ii) One located adjacent to Unit 7 that is visible to vehicles exiting the site. Each sign must indicate to all users of the access way that it is a shared pedestrian and vehicle environment and there is a speed limit of 10km/hr.**
  - b) All visitor parking spaces and turning spaces are to be line marked or otherwise physically delineated to the satisfaction of Council’s Town Planner. Spaces must be clearly dedicated, through line marking or incidental signage.**
  - c) The parking areas and internal driveways shown on the endorsed plans must be constructed in accordance with LGAT Tasmanian Standard Drawings and to the satisfaction of Council’s Director Infrastructure Services.**



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

**5. This permit takes effect after:**

- a) The 14 day appeal period expires; or**
- b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or**
- c) Any other required approvals under this or any other Act are granted.**

6. A planning appeal may be instituted by lodging a Notice of Appeal with the Registry of the Tasmanian Civil and Administrative Tribunal. An 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 and Planning Stream of Tasmanian Civil and Administrative Tribunal website [www.tascat.tas.gov.au/resource-and-planning/home](http://www.tascat.tas.gov.au/resource-and-planning/home).

7. This permit is valid for two 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) or Email: [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au); and

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

***The motion was declared CARRIED with Councillors Cameron, Frydrych, Johnston, Kelly, Sherriff and White voting for the motion and Councillor King and Temple voting against the motion.***

***Councillor Synfield abstained from the vote.***

Pursuant to section 28(3) of the *Local Government (Meeting Procedures) Regulations 2015*, to abstain is to vote in the negative.



## **49/2022 MUNICIPAL BOUNDARY ADJUSTMENT – 101 PATEENA ROAD, TRAVELLERS REST**

**AUTHOR:** Krista Palfreyman  
Director, Development & Regulatory Services

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### **1) Recommendation**

***It is recommended that Council resolve to request the Director of Local Government to initiate a minor municipal boundary adjustment, in accordance with section 16(4A) of the Local Government Act 1993, for the property 101 Pateena Road, Travellers Rest (CT:122299/6) to be entirely within the Municipality of Meander Valley.***

### **DECISION:**

Cr Cameron moved and Cr King seconded ***“that Council resolve to request the Director of Local Government to initiate a minor municipal boundary adjustment, in accordance with section 16(4A) of the Local Government Act 1993, for the property 101 Pateena Road, Travellers Rest (CT:122299/6) to be entirely within the Municipality of Meander Valley.***

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

## 50/2022 PROPOSED ROAD NAMES – HUNTINGTON STREET, HADSPEN & FAIRWEATHER STREET, HADSPEN

**AUTHOR:** Jarred Allen  
Team Leader Engineering

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### 1) Recommendation

***It is recommended that, pursuant to Section 11 of the Place Names Act 2020, Council approves the names of Huntington Street and Fairweather Street, for new roads within the Hadspen Hills Estate subdivision off Bushfield Rise, Hadspen as represented in Figure 1.***

### DECISION:

Cr White moved and Cr Cameron seconded ***“that, pursuant to Section 11 of the Place Names Act 2020, Council approves the names of Huntington Street and Fairweather Street, for new roads within the Hadspen Hills Estate subdivision off Bushfield Rise, Hadspen as represented in Figure 1.***

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

## **ITEMS FOR CLOSED SECTION OF THE MEETING:**

### **Motion to close the meeting**

Councillor White moved and Councillor King seconded ***“that pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2015, the meeting is closed to the public to discussed matters that fall within the circumstances prescribed in regulation 15(2) .”***

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

### **Voting Requirements**

Absolute Majority

### **Actions and Statement from the Chairperson**

1. In line with Regulation 15(6), members of the public are asked by the Chairperson to leave the closed session of the meeting.
2. All attending the Closed Session are reminded of the confidential nature of discussions in Closed Session and the restrictions on disclosure under section 338A of the *Local Government Act 1993*, and also provisions relating to the misuse of information under section 339 of the *Local Government Act 1993*.

Council moved to Closed Session at 3.59pm

## **51/2022 CONFIRMATION OF MINUTES**

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

## **52/2022 LEAVE OF ABSENCE**

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

**53/2022 APPEAL 162/21P TO PLANNING APPLICATION REFUSAL  
PA\22\0079 – 9 BUCKINGHAM PLACE, PROSPECT VALE –  
MULTIPLE DWELLINGS (1 UNIT)**

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

**54/2022 ROAD RESERVE ACQUISITION CARRICK**

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

Council returned to Open Session at 4.29pm.

The meeting closed at 4.29pm.

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Wayne Johnston

**Mayor**