

# AGENDA ORDINARY COUNCIL MEETING

# Tuesday, 8 April 2025

**Time** 3.00pm

**Location** Council Chambers

26 Lyall Street

Westbury, Tasmania

**Telephone** (03) 6393 5300

# The Way We Work Together Our Agreed Behaviours

- 1. We work as a team, value each other's contribution and are accountable for our work.
- 2. We support each other's roles to deliver the best outcomes for our customers and community.
- 3. We are supported, trusted and empowered to do our work.
- 4. We value open and transparent communication to keep each other well informed.
- 5. We operate in an environment where people feel connected.

# Council Chambers Seating Plan

General Manager Mayor Jonathan Harmey Wayne Johnston Minute Taker Anthea Rooney **Deputy Mayor** Stephanie Cameron Councillor Kevin House Councillor **Christine Cronshaw** Councillor Councillor Anne-Marie Loader Ben Dudman Councillor John Temple Councillor Daniel Smedley Councillor Rodney Synfield Council Officers **Public Gallery** 

# Going to a Council Meeting

Members of the community are encouraged to engage with Council's monthly meetings. You can submit questions online or attend in person.

The Council's website offers handy fact sheets with information about what to expect at a Council Meeting, including how to participate in Public Question Time.

In accordance with Policy No. 98: Council Meeting Administration, this Meeting will be recorded and live streamed to the general public. By attending the Meeting in person, you are consenting to personal information being recorded and published.

No unauthorized filming or recording of the Meeting is allowed.

Hard copies of Agendas and Minutes are also available to view at the Council's office.

### **Learn More**

**Click here** to find fact sheets about attending a Council Meeting, or to submit a question online for a future Meeting.

A copy of the latest Agenda and Minutes are available to view at the Council's office in Westbury. *Click here* to view Agendas and Minutes online or listen to audio of Meetings.

After the Meeting, you will find Minutes, Audio and Live Stream Recordings online. The recordings will remain available to the public for six months.

You can also contact the Office of the General Manager by telephone on (03) 6393 5317, or email ogm@mvc.tas.gov.au to ask any questions, to submit a question or learn more about opportunities to speak at a Council Meeting.

# **Public Access to Chambers**

Where there is a need to manage demand, seating will be prioritised as follows:

**For Planning Decisions:** Applicants and representors have first priority. A representor is a community member who writes to the Council to object to or support a planning application (statutory timeframes apply for becoming a representor during the planning process).

For All Decisions: Members of the media are welcome to take up any seats not in use by the public or email ogm@mvc.tas.gov.au to request specific information about a Council decision.

Attendees are requested to consider the health and wellbeing of others in attendance.

If you are symptomatic or in an infectious state, then you are requested to stay away from the Meeting or follow good practices to minimise risk to others. This includes measures such as social distancing, wearing of face-masks and the use of hand sanitisers.

# **Conduct at Council Meetings**

Visitors are reminded that Council Meetings are a place of work for staff and Councillors.

The Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct.

It is a condition of entry to the Council Chambers that you cooperate with any directions or requests from the Chairperson or the Council's Officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave the Council's premises following any behaviour that falls short of these expectations. It is an offence to hinder or disrupt a Council Meeting.

# **Access and Inclusion**

The Council supports and accommodates inclusion for all who seek participation in Council Meetings, as far as is practicable.

Any person with a disability or other specific needs is encouraged to contact the Council prior to the Meeting on (03) 6393 5317 or via email to <code>ogm@mvc.tas.gov.au</code> to discuss how the Council can best assist you with access.

# **Council Meeting Processes**

During Council Meetings, the following, processes occur:

All motions are passed by simple majority unless otherwise stated in the Agenda Item.

Councillors abstaining from voting at a Council Meeting are recorded as a negative vote (Local Government (Meeting Procedures) Regulations 2015).

Councillors are able to move amended, alternate or procedural motions during debate.

Councillors' Questions Without Notice will not be recorded in the Minutes unless they are Taken on Notice.

Members of the Public are able to ask two questions during Questions Without Notice.

# **Certificate of Qualified Advice**

The General Manager must ensure any advice, information or recommendation is given to Council by a person with the necessary qualifications or experience: section 65, *Local Government Act* 1993.

Council must not decide on any matter without receiving qualified advice or a certification from the General Manager.

Accordingly, I certify that, where required:

- (i) the advice of a qualified person was obtained in preparation of this Agenda; and
- (ii) this advice was taken into account in providing general advice to the Meander Valley Council; and
- (iii) A copy of any such advice (or a written transcript or summary of oral advice) is included with the Agenda item.

Jonathan Harmey General Manager

Meander Valley Council - Ordinary Meeting Agenda: 8 April 2025

# **Table of Contents**

1.	Ope	ning of Meeting and Apologies	8
2.	Ackr	nowledgment of Country	8
3.	Cont	firmation of Minutes	8
4.	Decl	arations of Interest	8
5.	Cou	ncil Workshop Report	9
6.	May	or and Councillors' Reports	11
7.	Petit	ions	13
	7.1.	Petition Requesting the Rejection of the Proposed DL130 Bauxite Project - PA\24\0052	231
8.	Com	munity Representations	19
9.	Publ	ic Question Time	20
10.	Cou	ncillor Question Time	22
11.	Cou	ncillor Notices of Motion	23
	11.1.	Councillor Notice of Motion - Councillor Anne-Marie Loader - Community Meeting Against the Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025	23
12.	Plan	ning Authority Reports	27
	12.1.	PA\25\0085 - 310 Sugarloaf Road, Jackeys Marsh	27
13.	Deve	elopment and Regulatory Services	137
	13.1.	Submission on Draft Land Use Planning and Approvals Amendment (Development Assessment Panel) Bill 2025	137
14.	Corp	porate Services	201
	14.1.	Financial Report to 31 March 2025	201
15.	Infra	structure Services	222
	15.1.	Lease - Bracknell District Boys and Girls Club Inc.	222
	15.2.	Lease - Bracknell Football Club Inc	225
	15.3	Lease - Deloraine Football Club Inc	228

16. Governance and Community Wellbeing	231
16.1. Annual Plan 2024-25 - Quarter 3 Performance	231
16.2. Community Grants and Sponsorship Fund 2024-25 - Round 4	245
16.3. Economic Development Forum Report	249
16.4. Appointment of Councillor Cronshaw - Australia Day Awards Commi	ttee283
16.5. Review of Policy No. 82: Community Grants and Sponsorship Fund	285
17. Motion to Close Meeting	326
19. Close of Meeting	326

# 1. Opening of Meeting and Apologies

# 2. Acknowledgment of Country

I begin today by acknowledging the Pallitore and Panninher past peoples, the Traditional Owners and Custodians of the land on which we gather today and I pay my respects to Elders past and present. I extend that respect to all Aboriginal and Torres Strait Islander peoples here today.

# 3. Confirmation of Minutes

Local Government (Meeting Procedures) Regulations 2015 – Regulation 35(1)(b)

# Recommendation

That Council receives and confirms the Minutes of the last Ordinary Council Meeting held on 11 March 2025.

# 4. Declarations of Interest

Local Government Act 1993 – section 48

(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences).

# 5. Council Workshop Report

Local Government (Meeting Procedure) Regulations 2015 – Regulation 8(2)

Topics Discussed – 25 March 2025

# **Planning Applications for April Council Meeting**

Councillors received a review of Planning Applications to be presented to the April Council Meeting.

# Tasmania Police Central Inspector – Craig Fox

Councillors engaged with Inspector Fox to discuss service levels in the Meander Valley Municipality.

# Draft LUPA Amendment (Development Panels) Bill 2025

Councillors received an overview of the proposed Draft LUPA (Development Panels) Bill 2025 and considered Council's intended position.

# Review of Policy No. 82: Community Grants and Sponsorship Fund, Associated Guidelines

Councillors provided input into the review process for Policy No. 82: Community Grants and Sponsorship Fund and Associated Guidelines by reviewing proposed changes.

# **Volunteer Awards Committee Representative**

Councillors discsussed the new Committee member.

# **Economic Development Forum Report**

Councillors received a summary of outcomes from the Meander Valley Economic Development Forum held on 5 February 2025.

# Meander Transfer Station – Continued Financial Support for Meander Progress Association

Councillors discussed future financial support for the Meander Transfer Station.

# Public Land Divestment – Rezoning and Subdivision

Councillors provided feedback and direction re potential subdivision of public land that has been approved for sale by Council.

# Proposed Amendments to Local Government (General) Regulations 2015 and Local Government (Meeting Procedures) Regulations 2015

Councillors discussed the proposed amendments.

# Proposed Reforms for Future of Local Government Election Bill and Regulations Councillors provided feedback on proposed amendments.

# **Dorset Board of Inquiry Report**

Councillors noted the recommendations from the Dorset Council Board of Inquiry to identify any potential learnings for the Council.

# **Christmas Decorations in Meander Valley 2025**

Councillors considered the introduction on Christmas decorations to be displayed in Meander Valley towns in December 2025.

### Memorial Statue of Malua – Transfer to Council

Councillors received an update and provided feedback on a request from The Malua Memorial Committee to transfer ownership to the Council.

# **Items for Noting**

# Hard Waste 2025 - Report

Councillors noted the report and the great work undertaken by Officers to offer the service.

# **Enterprise Resource Planning System Update**

Councillors received an update on the Enterprise Resource Planning Project.

# 6. Mayor and Councillors' Reports

# Councillors' Official Activities and Engagements Since Last Meeting

# **Mayor Wayne Johnston**

Attended the following events:

- 26 March 2025 Northern Tasmania Development Corporation (NTDC) Meeting
- 26 March 2025 TasWater Meeting
- 30 March 2025 Western Tiers Cycle Challenge
- 31 March 2025 Northern Tasmania Development Corporation Media Event
- 2 April 2025 Local Government Association of Tasmania General Meeting
- 3 April 2025 Local Government Association of Tasmania Mayor Training
- 4 April 2025 Westbury Shamrocks Cricket Club Dinner

# **Deputy Mayor Stephanie Cameron**

*Attended the following event:* 

25 March 2025 – Meander Valley Community Forum – Carrick

### **Councillor Ben Dudman**

Attended the following event:

• 25 March 2025 – Audit Panel Meeting

### **Councillor Kevin House**

Attended the following events:

- 11 March 2025 Carrick Hall Committee Meeting
- 12 March 2025 Launceston City Football Club Season launch
- 18 March 2025 Community Grants and Sponsorship Committee Meeting
- 21 March 2025 Meander Valley Harmony Day Celebrations
- 25 March 2025 Meander Valley Community Forum Carrick

# **Councillor Anne-Marie Loader**

Attended the following events:

- 12 March 2025 Great Western Tiers Tourism Association Meeting
- 13 March 2025 Westbury St Patricks Festival Committee Meeting
- 15 March 2025 Westbury St Patricks Festival
- 18 March 2025 Community Grants and Sponsorship Committee Meeting
- 21 March 2025 Meander Valley Harmony Day Celebrations
- 25 March 2025 Meander Valley Community Forum Carrick
- 26 March 2025 LGAT Campaign Pre-Launch Briefing *Lift the Tone*
- 27 March 2025 Presented at the Planning Matters Alliance Development Assessment Panel Public Meeting
- 30 March 2025 Westbury Rotary Club Car Show
- 30 March 2025 Yarns Artworks in Silk 30<sup>th</sup> Birthday Celebrations
- 1 April 2025 Great Western Tiers Tourism Association Networking Event

# **Councillor Rodney Synfield**

Attended the following event:

• 25 March 2025 – Meander Valley Community Forum – Carrick

# **Councillor John Temple**

*Attended the following event:* 

• 25 March 2025 – Meander Valley Community Forum – Carrick

# **Councillor Daniel Smedley**

Attended the following event:

• 25 March 2025 – Meander Valley Community Forum – Carrick

# **Councillor Christine Cronshaw**

Attended the following event:

• 25 March 2025 – Meander Valley Community Forum – Carrick

Councillors' Announcements and Acknowledgements

# 7. Petitions

For further information about Petitions, refer to the Local Government Act 1993: sections 57-60A

7.1. Petition Requesting the Rejection of the Proposed DL130 Bauxite Project - PA\24\0052

File Reference S13-09-007

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Receipt of a petition lodged by Linda Wasserfall, regarding a

request to reject the proposed DL130 Bauxite Project Planning

Application - PA\24\0052.

**Vote** Simple majority

### Recommendation

That Council:

- 1. notes that pursuant to section 57(1) of the *Local Government Act 1993*, Linda Wasserfall lodged a petition requesting the rejection of the proposed DL130 Bauxite Project planning application PA\24\0052;
- 2. notes that the petition is compliant with section 57(2) of the *Local Government Act* 1993 and is therefore tabled by the General Manager; and
- 3. determines the action that Council will not agree to reject Planning Application PA\24\0052 as requested and instead will form a legally compliant decision when PA\24\0052 is presented to Council, in accordance with applicable planning legislation, taking into account all relevant information and expert advice received regarding the application.

# Report

A paper petition containing 681 signatures was received from Linda Wasserfall at the Meander Valley Council Meeting held on 11 March 2025. Upon review, this petition meets the general requirements of submission for section 57(2) of the *Local Government Act* 1993 (Tas) (the Act).

# The petition states:

The signatories to this petition request that the Meander Valley Council reject the proposed DL130 Bauxite Project planning application PA\24\0052 submitted by the Abx Group Limited. We object to the unsustainable proposition of extractive mining proposed to be conducted over prime agricultural land, which is mapped by the Tasmanian Government as Class 3 land. The community of Meander Valley are concerned about: Our Health – dust (potentially toxic) from this mine can travel kilometers; Our Environment – potential runoff, dust, noise, increased traffic and toxins would infiltrate every part of our beautiful environment; Our Economy – Deloraine and Westbury are not mining towns and this venture would not benefit the local community and mining would ruin the tourism potential for the Meander Valley; Our Families and Community – from our health and livelihoods to our quality of life, this mine would negatively impact every aspect of our community; And importantly Our Safety – our roads would be less safe, heavy vehicle traffic volumes would substantially increase above required standards as set out in the Tasmanian Planning Scheme (C3.0 Road and Railway Assets Code) putting at risk the safety of communities, visitors, tourists, bicycle riders, walkers and other road users.

Under section 60(2) of the Act, the General Manager has provided reasonable notice to Linda Wasserfall that Council will consider the petition at this Meeting.

Under section 60(2)(b) of the Act, Council is to determine whether any action will be taken in respect of this petition. It is recommended that the petition's requested action will not be taken and instead an alternative action will be determined by the Council. The Planning Application will be assessed in accordance with Council's role as a Planning Authority under the Land Use Planning and Approvals Act 1993.

### **Attachments**

1. Petition - Linda Wasserfall - Requesting the Rejection of the Proposed DL130 Bauxite Project P A 2 [16.5.1 - 3 pages]

# Strategy

Supports the objectives of Council's strategic future direction

5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

### **Policy**

Local Government Act 1993: sections 57(2) and 60(2)(b)

# Consultation

Not applicable

# **Budget and Finance**

Not applicable

# **Risk Management**

Not applicable

# **Alternate Motion**

Not applicable

Petition requesting the rejection of the proposed DL130 bauxite project PA\24\0052

As presented to the Mayor and Councillors on Tuesday 11 March 2025

Statement specifying number of signatories.

	10000
Reedy Marsh residents	01 69
Meander Valley municipality other than Reedy Marsh	404 Has
Tourists and visitors	206
Total	189 5629

# **PETITION** Addressed to 'The Mayor and Councillors of the Meander Valley Council'

We object to the unsustainable proposition of extractive mining proposed to be conducted over Prime Agricultural Land, which is mapped by the Tasmanian Government as Class 3 Land. The signatories to this petition request that the Meander Valley Council reject the proposed DL130 Bauxite Project planning application PA\24\0052 submitted by the ABx Group Limited.

The community of Meander Valley are concerned about:

Our Environment - Potential runoff, dust, noise, increased traffic and toxins would infiltrate every part of our beautiful environment Our Health - Dust (potentially toxic) from this mine can travel kilometres

Our Economy - Deloraine and Westbury are not mining towns. This venture would not benefit the local community and mining would ruin the tourism potential for the Meander valley Our Families and Community - From our health and livelihoods to our quality of life, this mine would negatively impact every aspect of our community

And importantly Our Safety - Our roads would be less safe. Heavy vehicle traffic volumes would substantially increase above required standards as set out in the Tasmanian Planning scheme (C3.0 Road and Railway Assets Code) putting at risk the safety of communities, visitors, tourists, bicycle riders, waikers and other road users.

DATE NAME	FULL ADDRESS	Signature
1-3-25 Ann Chickshank		(Chunk)
8-3-25 Kery Miller		K. mille
8.3.23 Roby Miller		18 Medie
8/3/25 Keith Brown		(Month or
DS.03.25 MARCARET GRAHAW		Mid Ceahan
08-03-25 PAUL GRAHAM		
8.3.75 Joy Delany		May -
8.5 25 Jay Delgan		
83-35 Can Rivel		A Server
8375 C. Landel Signatories is	of total	
The state of the s	- Andrew - A	

Petition requesting the rejection of the proposed DL130 bauxite project PA\24\0052

As presented to the Mayor and Councillors on Tuesday 11 March 2025

Name, address and signature of person lodging the petition

Linda Wasserfall

210 Wadleys Rd

Reedy Marsh TAS 7304

Monostan

# 8. Community Representations

Community representations are an opportunity for community members or groups to request up to three minutes to address Council on a topic of particular interest.

Requests received at least 14 days prior to a Council Meeting will be considered by the Chairperson. For further information, contact the Office of the General Manage on 6393 5317 or email ogm@mvc.tas.gov.au.

# Leigh Wasserfall – Porters Bridge Road, Reedy Marsh

Leigh Wasserfall will present a community representation to Council regarding Porters Bridge Road, Reedy Marsh and the associated Pitt and Sherry Traffic Impact Assessment with particular reference to the report's safe system assessment and the resultant areas of concern.

# 9. Public Question Time

Members of the public may ask questions in person or using the form available on the Council's website.

During the Meeting, a minimum of 15 minutes is available and is set aside for members of the public to ask Questions With or Without Notice. Council will accept up to two Questions With Notice and two Questions Without Notice per person, per Meeting.

**Click here** to submit an online question for a future Meeting.

Refer to pages 3 and 4 of this Agenda for more information about attending a Council Meeting.

# 9.1. Public Questions With Notice

Local Government (Meeting Procedures) Regulations 2015 – Regulation 31(1)

(Questions With Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting).

### **Ouestion**

Robin Badcock, Deloraine – Ashley Youth Detention Centre – asked at the Council Meeting on 11 March 2025

- 1. Will the Council undertake to investigate Ashley use alternatives other than custodial like facilities and make available planned workshops as a conduit for participation by the Community of the Meander Valley to have input as part of the Council's Community Strategic 10 year Plan part 5?
  - Craig Davies (Director Corporate Services) advised that the Council will continue to engage with State Government representatives to understand any proposed changes for use of the Ashley Youth Detention Centre (AYDC) site. The Council has no plans to undertake community engagement on the future of AYDC as this is a State Government property and the future direction will be determined by them.
- 2. As all Councillors are voted in by the people for the people, will all Councillors undertake to communicate and openly discuss and consider, without prejudice, as is allowed by the State Government's Good Governance Guidelines, all and any suggestions or offerings that may be put forward by the community or others in relation to the future and potential use of the Ashley site to foster positive outcomes for Question 1.

Craig Davies (Director Corporate Services) advised that individual Councillors at the Meander Valley Council will continue to represent their constituents and consider all matters in relation to the future of Ashley Youth Detention Centre as they arise, noting that the Mayor is the spokesperson of Council.

# 9.2. Public Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 – Regulation 31(2)(b)

(Members of the public who ask Questions Without Notice at a Meeting will have both the question and any answer provided recorded in the Minutes. If the Council's Officers are unable to answer the question asked at the Meeting, the question and a response will be provided in the next Council Meeting Agenda).

# 10. Councillor Question Time

# 10.1. Councillors' Questions With Notice

Local Government (Meeting Procedures) Regulations 2015 – Regulation 30

(Questions With Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting).

# 10.2. Councillors' Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 – Regulation 29

(Councillors who ask Questions Without Notice at a Meeting will have the question answered at the Meeting. Questions and responses will not be recorded in the Minutes of the Meeting. If the Council's Officers are unable to answer the question asked at the Meeting, the question and a response will be provided in the next Council Meeting Agenda).

# 11. Councillor Notices of Motion

11.1 Councillor Notice of Motion - Councillor Anne-Marie Loader - Community Meeting Against the Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025

File Reference \$13-07-011

**Proponent** Councillor Anne-Marie Loader

**Decision Sought** A decision is sought that Meander Valley Council formally notes

that this Meeting was held.

**Vote** Simple majority

# Recommendation (Councillor Anne-Marie Loader)

That Council notes:

- 1. a public meeting was held in Deloraine against the *Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025* with 65 people in attendance.
- 2. two motions were passed at the Meeting:
  - a. Motion 1: The Meeting calls upon the Meander Valley Council to reject any removal of third-party planning appeal rights.
  - b. Motion 2: The Meander Valley Council previously opposed the 2024 Development Assessment Panel (DAP) Bill. The Meeting calls on the Council to oppose the Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025 which is nearly identical to the previous Bill.

### Report

(Councillor Anne-Marie Loader)

On Thursday, 27 March 2025, a public meeting was held in Deloraine, organised by Planning Matters Alliance Tasmania. There were two motions passed at the Meeting. The Meeting requested that Meander Valley Council oppose the second *Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025.* 

Planning Matters Alliance Tasmania hosted a meeting regarding the *Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025.* Sixty-five people attended and two motions were passed unanimously by show of hands.

**Motion 1:** The meeting calls upon the Meander Valley Council to reject any removal of third-party planning appeal rights. Moved: Dr Annette Mallon, Seconded: Linda Poulton Unanimously carried. Motion passed through show of hands.

**Motion 2:** The Meander Valley Council previously opposed the *2024 Development Assessment Panel (DAP) Bill.* The Meeting calls on Council to oppose the *Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025* which is nearly identical to the previous Bill. Moved: Peter Mallon, Seconded: Harvey Gee Unanimously carried. Motion passed through show of hands.

Whilst three Meander Valley Councillors were in attendance at the Community Meeting, they abstained from voting.

# Officer's Report

(General Manager Jonathan Harmey)

A public meeting was held in Deloraine on the issue of the Tasmanian Government's *Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025*, coordinated by private organisation, Planning Matters Alliance Tasmania (PMAT).

The Council has not received correspondence on motions from the PMAT Meeting, however, the details of the Meeting and motions of those attending are publicly available on the PMAT website, accessible via the following link, noting the motions are not endorsed by the Council: <a href="https://planningmatterstas.org.au/deloraine-scrapthedap-public-meeting/">https://planningmatterstas.org.au/deloraine-scrapthedap-public-meeting/</a>

Council will be forming its position on the Draft Bill at the 8 April 2025 Council Meeting in Agenda Item 13.1. The motions formed by the citizens attending the PMAT Meeting are the same as Council's proposed position.

### **Attachments**

Nil

# Strategy

Supports the objectives of Council's strategic future direction

- 1. Cultivating a diverse, unified and empowered community
- 3. Creating a well-designed, sustainable built environment
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2014-24. *Click here* or visit <a href="https://www.meander.tas.gov.au/plans-reports to view.">https://www.meander.tas.gov.au/plans-reports to view.</a>

### **Policy**

Not applicable

# Legislation

Land Use Planning and Approvals Act 1993

Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025

# Consultation

Sixty-five community members attended a public Meeting held on Thursday, 27 March 2025.

# **Budget and Finance**

Not applicable

# **Risk Management**

Not applicable

# **Alternate Motion**

Not applicable

# **Council as a Planning Authority**

In planning matters, Council acts as a Planning Authority under the *Land Use Planning and Approvals Act 1993*. The following applies to all Planning Authority reports:

Strategy The Council has an Annual Plan target to process Planning

Applications in accordance with delegated authority and statutory

timeframes.

Policy Not Applicable.

**Legislation** The Council must process and determine applications under the

Land Use Planning and Approvals Act 1993 (LUPA) and its Planning Scheme. Each application is made in accordance with LUPA,

section 57.

**Consultation** The Agency Consultation section of each Planning Authority report

outlines the external authorities consulted during the application

process.

Community consultation in planning matters is a legislated process. The Public Response – Summary of Representations section of each Planning Authority report outlines all complying submissions

received from the community in response to the application.

Budget and Finance Where a Planning Authority decision is subject to later appeal to

the Tasmanian Civil and Administrative Tribunal (Resource and Planning Stream), the Council may be liable for costs associated

with defending its decision.

Risk Management Risk is managed by all decision-makers carefully considering

qualified advice and inclusion of appropriate conditions on

planning permits as required.

Alternative Motions Council may approve an application with amended conditions or

Council may refuse an application.

Regardless of whether Council seeks to approve or refuse an application, a motion must be carried stating its decision and outlining reasons. A lost motion is not adequate for determination

of a planning matter.

# 12. Planning Authority Reports

# 12.1. PA\25\0085 - 310 Sugarloaf Road, Jackeys Marsh

**Proposal** Resource development (vegetation clearing)

**Report Author** Brenton Josey

Town Planner

**Authorised By** Krista Palfreyman

Director Development and Regulatory Services

**Decision Due** 9 April 2025

**Decision Sought** It is recommended that Council approves this application.

See section titled Planner's Recommendation for further details.

# **Applicant's Proposal**

**Applicant** S. Tredinnick

Property 310 Sugarloaf Road, Jackeys Marsh (CT 186583/1)

**Description** The applicant seeks planning permission for:

1. Removal of vegetation to establish a property access and removal of vegetation up to a height of 3m in a 0.2ha area.

Documents submitted by the Applicant are attached, titled Application

Documents.

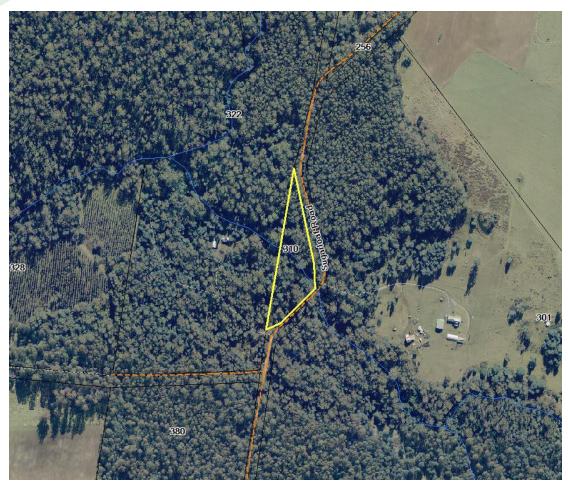


Figure 1: Aerial image of the subject title and adjoining land (source: Exponare)

# Planner's Report

Planning Scheme – Meander Valley (the Planning

Scheme)

**Zoning** Rural Living (D)

**Applicable Overlay** C7.0 Natural Assets Code – Waterway protection area

C7.0 Natural Assets Code – Priority vegetation area

MEA-S5.0 Karst Management Area Specific Area Plan – Low

Sensitivity

**Existing Land Use** Vacant

# Summary of Planner's Assessment

Generally, Resource Development is classed as Discretionary in this zone (Rural Living).

# **Discretions**

For this application, four discretions are triggered. This means Council has discretion to approve or refuse the application based on its assessment of:

Clause	Performance Criteria	Standard
C2.6.1	P1	Construction of parking areas
C7.7.2	P1	Clearance within a priority vegetation area
MEA-S5.7.1	P2 and P3	Sedimentation and pollution

Before exercising a discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

See Attachment titled Planner's Advice - Performance Criteria for further discussion.

# **Performance Criteria and Applicable Standards**

This proposal is assessed as satisfying the relevant Performance Criteria and compliant with all Applicable Standards of the Scheme.

See Attachments titled Planner's Advice – Performance Criteria and Planner's Advice – Applicable Standards for further discussion.

# **Public Response**

Two responses (representations) were received from the public. Both are objections.

See Attachment titled Public Response – Summary of Representations for further information, including the Planner's Advice given in response.

# **Agency Consultation**

Nil

### **Internal Referrals**

# Infrastructure Services

As the proposal nominates works in the Council's Road Reserve, the Meander Valley Council as the Road Authority, has provided consent to the lodgment of the planning permit application in accordance with section 52 of the *Land Use Planning and Approvals Act 1993*.

The Road Authority required a Traffic Impact Statement (TIS) be provided as part of the planning permit application. A TIS was prepared by traffic engineers from Pitt & Sherry who concluded that a safe and efficient access onto Sugarloaf Road can be achieved for the site, provided the access is located and that roadside vegetation clearing is undertaken as per the requirements in the TIS. The findings made by the TIS authors were informed by a review of the site including location of proposed vehicle access, road characteristics, usage and speed environment.

The Road Authority has independently undertaken an inspection of the site, reviewed the TIS and principally agrees with its findings. It is noted that sight distances required for the new vehicle access exceed those necessary for the speed environment established in the TIS.

The additional vehicle movements onto Sugarloaf Road associated with the vehicle access will have insignificant impact to Sugarloaf Road and the greater road network.

The risk to the Council's infrastructure associated with the proposal is considered to be low. Should the application be approved the developer will be required to undertake works to ensure that a suitability constructed and safe driveway access is provided (and maintained) and that supporting evidence is provided by the TIS authors to confirm compliance with the requirements.

Conditions and notes are provided for in the recommendation.

### Planner's Recommendation to Council

Council must note the qualified advice received before making any decision, then ensure that reasons for its decision are based on the Planning Scheme. Reasons for the decision are also published in the Minutes.

For further information, see Local Government Act 1993, section 65, Local Government (Meeting Procedures) Regulations 2015, section 25(2) and Land Use and Approvals Act 1993, section 57.

### Recommendation

This application by S. Tredinnick, for Resource development (vegetation clearing), on land located at 310 Sugarloaf Road, Jackeys Marsh (CT 186583/1) is recommended for approval generally in accordance with the Endorsed Plans and recommended Permit Conditions and Permit Notes.

### **Endorsed Plan**

- a. S. Tredinnick; Dated: 10 February 2025; Description of works; 1 page;
- b. Livingston Natural Resources; Dated: 5 August 2024; Bushfire Hazard Management Report;
- c. Livingston Natural Resources; Dated: 5 August 2024; Natural Values Report; and
- d. Pitt & Sherry; Dated: 5 February 2025; Ref T-P.24.1236; Traffic Impact Statement.

# **Permit Conditions**

- 1. Prior to the commencement of use:
  - a. The new vehicle crossing must be constructed generally in accordance with the Tasmanian Standard Drawings TSD-R03 and R04 to the satisfaction of the Council's Director Infrastructure Services (Refer Note 1).
  - b. Required sight distances established in accordance with AS2890.1. Refer Note 2.
  - c. Written confirmation from the Traffic Impact Statement author(s) is submitted to the satisfaction of the Council's Town Planner stating that the new vehicle crossing is installed in accordance with the endorsed Traffic Impact Statement and that sight distances comply with the requirements of AS2890.1.
- 2. The sight distances for the vehicle access must be maintained for the life of the vehicle access in accordance with AS2890.1 to the satisfaction of the Council's Director Infrastructure Services.
- 3. The clearance of vegetation, other than for the vehicle access (including associated sight distances), is limited to, and as per the methods, described in the endorsed description of works and the endorsed Bushfire Hazard Management Plan, to the satisfaction of the Council's Town Planner. Refer to Note 2.

### **Permit Notes**

- 1. Works in the road reserve to construct the new access must be completed by a suitably qualified contractor using appropriate work health and safety and traffic management processes. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. It is strongly recommended that the property owner contact the Council to discuss the proposed property access before engaging a contractor for these works. All enquiries should be directed to the Council's Infrastructure Department on 6393 5312.
  - Note for this vehicle crossing, the culvert pipe and headwalls as shown in the Tasmanian Standard Drawings may not be required.
- 2. Where practical, vegetation should be removed to ground level rather than just trimmed. This is to minimise the risk of regrowth compromising sight distances.
- 3. The *Forest Practices Act 1985* provides exemptions from requiring a Forest Practices Plan. Further vegetation removal beyond that approved may require a Forest Practices Plan. Please contact the Forest Practices Authority if you have any further questions.
- 4. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact the Council.

- 5. This permit takes effect after:
  - a. The 14-day appeal period expires; or
  - b. Any appeal to the Tasmanian Civil and Administrative Tribunal (TASCAT) is determined or abandoned; or
  - c. Any other required approvals under this or any other Act are granted.
- 6. Planning appeals can be lodged with TASCAT Registrar within 14 days of the Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
- 7. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. The Council has discretion to grant an extension by request.
- 8. All permits issued by the permit authority are public documents. Members of the public may view this permit (including the endorsed documents) at the Council Offices on request.
- 9. If any Aboriginal relics are uncovered during works:
  - a. all works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
  - b. presence of a relic must be reported to Aboriginal Heritage Tasmania; and
  - c. relevant approval processes for State and Federal Government agencies will apply.

### **Attachments**

- 1. Public Response Summary of Representations [12.1.1 6 pages]
- 2. PA\25\0085 Representation 1 [12.1.2 3 pages]
- 3. PA\25\0085 Representation 2 [12.1.3 1 page]
- 4. Planner's Advice Applicable Standards [12.1.4 13 pages]
- 5. Planner's Advice Performance Criteria [12.1.5 13 pages]
- 6. Application Documents [12.1.6 68 pages]

# **Public Response**

# **Summary of Representations**

A summary of concerns raised by the public about this planning application is provided below. Two responses ("representations") were received during the advertised period.

This summary is an overview only, and should be read in conjunction with the full responses (see attached). In some instances, personal information may be redacted from individual responses.

Council offers any person who has submitted a formal representation the opportunity to speak about it before a decision is made at the Council Meeting.

# Name requested to be redacted

# Representation 1

	Concern	Planner's Response	
a)	Privacy Clearing in the shown location is inconsiderate to the adjoining property owner at 322 Sugarloaf Road. The dwelling will be too close to the dwelling on the adjoining property, separation is not consistent with the surrounding area. Sets a precedent for future subdivision and development of inappropriate parcels of land of this historically special location.	The setback standards apply only to buildings. No building is proposed in this application so there is no consideration of setbacks. There is no minimum setback from boundaries for vegetation clearing. This aside, the clearing is nominated as greater than 10m from the boundary shared with 322 Sugarloaf Road. The distance exceeds the 10m minimum setback required by the Acceptable Solution 11.4.2 A3 for any buildings.  The creation of this lot pre-dates the current Planning Scheme. Under the current scheme a new lot this size could not be achieved in the corresponding zone (Rural Living [D]). The Planning Scheme does not dictate a minimum lot size for development.	
b)	Access  The preferred location of the driveway is unsafe and not appropriate for the speed limit of 80km/hr.  A secondary option is the use of the neighbouring property's	The proposed vehicle access point is supported by a Traffic Impact Statement (TIS) prepared by a suitably qualified person. The TIS finds the proposed access point as suitable.  The TIS did propose an alternative access point, but the applicant has not elected to proceed with the alternative option that requires the use of the neighbouring property. This assessment	

# 12.1.1 Public Response Summary Of Representations

	land to access the block. This will definitely be opposed.	does not consider access over any other property.  The representor has not provided any arguments from a suitably qualified person to contest the findings of the TIS. Council as the Road Authority has independently undertaken an inspection of the site, reviewed the TIS and principally agrees with its findings.
c)	Recognised the area is regenerated forest, but this doesn't mean it isn't valuable for wildlife.  Wombat burrows on or near the planned site, Tasmanian Devils and Quoll scats regularly found along the creek line and on the road.  Many other species including birds, mammals and reptiles frequent the site.  The site is part of Wildlife corridor runs the length of Sugarloaf Road and contains conservation covenants and connects to forests to the Tasmanian Wilderness World Heritage Area.  Any further clearing should not be considered.	The area of works is mapped as priority vegetation area under in the Planning Scheme's overlay.  A Natural Values Report (NVR) prepared by a suitably qualified person has been submitted as part of the application.  The NVR included a site assessment which found the area of works does not meet the definition of priority vegetation. No significant impact on natural values is anticipated by the proposed development.  The site is not within a conservation covenant, nor is there any formal wildlife corridor arrangement in effect that applies to the site.
d)	Noise pollution / Power supply Jackeys Marsh is not connected to mains power. The site is in a low part of the valley, meaning sound will be amplified by the natural acoustics of the area.	The application does not propose any buildings or associated means of power generation. Should a person choose to have a generator as their means of power supply, the Planning Scheme does not prohibit this on this site.

# 12.1.1 Public Response Summary Of Representations

	A solar system would be largely ineffective due to the standing vegetation.  Hydro and wind would also not be suitable options due to site constraints.  Power generation likely to rely	Any person who has a generator on their property would be obliged to comply with the applicable noise regulations.
	on an onsite generator which would cause unacceptable noise pollution not only for the adjoining property but also have a negative effect on the local wildlife and local residents.	
e)	Cultural considerations	
	The part of Burnies Creek which	The concerns are noted.
	divides the property is extremely important cultural touchstone for the Jackeys Marsh community.	The proposed development is outside of the waterway protection area.
	The area serves as a recreational meeting place for residents and visitors.	
	Residents have been shocked to their core to learn that this area of vital local significance could now be under threat of development and exclusion for use.	
f)	Integrity and actions of the applicant  The applicant has previously advised that he was going to build on the site, but this application nominates clearing to assist with sale of the	An individual's motivations for an application are not a planning matter, that can be considered as part of the application.
	property.  Granted, circumstances may well have changed but the question needs to be	

# 12.1.1 Public Response Summary Of Representations

	investigated as to what is the owner's true objective?	
g)	do other residents that any	,

# Name requested to be redacted

# Representation 2

-		
Concern		Planner's Response
a)	Land clearing	
	With only one exception, all the dwellings in Jackeys Marsh, have been built on pre-existing cleared land.	The proposed works has been evaluated by a suitably qualified person via a Natural Values Report (NVR), submitted as part of the application.
	Developments both private and commercial have happened successfully for many years without further clearing of native forest.	The NVR included a site assessment which found the area of works does not meet the definition of priority vegetation. No significant impact on natural values is anticipated by the proposed development.
	Approval for clearing this site without a concrete building proposal is gratuitous and unnecessary and should be rejected as a stand alone proposal.	The proposal, whilst unusual, is not prohibited by the Planning Scheme and a planning permit can be sought. The planning application demonstrates it can satisfy all applicable standards by way of either meeting the Acceptable Solution or satisfying the Performance Criteria.
b)	Flora and Fauna	
	Residents both old and new, have recognised the importance of maintaining the integrity of the natural environment and have developed accordingly.	The site is not within a conservation covenant, nor is there any formal wildlife corridor arrangement in effect that applies to the site.

# 12.1.1 Public Response Summary Of Representations

	Jackeys Marsh has significant conservation value, bordering World Heritage Area.  The area proposed for clearing is part of a recognised wildlife corridor, running the length of Sugarloaf Road. It contains conservation covenants and connects the forests to The Tasmanian Wilderness World Heritage Area.	
c)	Burnies Creek The proposed site is not only very close to Burnies Creek, but a particular stretch of Burnies Creek which has cultural significance for the community well beyond Jackeys Marsh, being regularly visited and enjoyed by people from the wider community.	The concerns are noted.  The development is outside of the waterway protection area.
d)	Vehicle access The planned driveway is actually unsafe, being close to a significant bend in the road. Any car travelling at the legal speed would not have time to avoid a collision with a car emerging from the driveway. I would urge careful assessment of the planned driveway location with this in mind.	The proposed vehicle access point is supported by a Traffic Impact Statement (TIS) prepared by a suitably qualified person. The TIS finds the proposed access point as suitable.  The representor has not provided any arguments from a suitably qualified person to contest the findings of the TIS. Council as the Road Authority has independently undertaken an inspection of the site, reviewed the TIS and principally agrees with its findings.

**Note:** The planning application was advertised in the Examiner Newspaper and on Council's website for the statutory period from 15 February to 6 March 2025. A planning notice was also placed on the property.

The initial planning notice was posted on the wrong property on Friday 14 February 2025. This was corrected on Wednesday 19 February 2025 (day 3 of the advertising period). The advertising period was subsequently extended to achieve a 14 day period from Wednesday 19

# 12.1.1 Public Response Summary Of Representations

February 2025 to Thursday 6 March 2025. The extension to the advertising period was enabled by Section 57(5) of the *Land Use Planning Approvals Act 1993*, which allows the planning authority to extend the advertising period by up to 14 days.

As part of the corrective actions, the planning notice on the property was updated to show the 6 March 2025 date, updated adjoining owner letters sent, and the date updated on the application display both online and hardcopy at Council's office.

### 12.1.2 PA.25.0085 - Representation 1

From: Sent:

Mon, 3 Mar 2025 21:12:15 +1100

To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>

**Subject:** Application: PA\25\0085

Representation regarding development at 310 Sugarloaf Road, Jackeys Marsh, 7304. I am submitting this representation as a resident of Sugarloaf Road so as to voice a number of concerns regarding the inappropriate development of the property above.

### 1. PRIVACY

The property is exceedingly small in acreage, and the larger portion of the land is on the northern side of Burnies creek which is forest that is considered to be of high conservation value and overlays karst which can be evidenced by the limestone and fossil outcrops that occurs as the land descends towards Warners Creek.

This leaves only the southern side of the aforementioned waterway to be considered as a potential site for development. To consider clearing land here is extremely inconsiderate to the adjoining property owner at 322 Sugarloaf Road.

By clearing vegetation on the proposed site it will severely and negatively impact the privacy and aesthetic values of the owners land. Due to the proponents choice of site, the potential vegetation loss and planned building will be only a ridiculously short distance from the existing dwelling and will be in plain site of the current owner, and in essence will be destroying the very reason why people choose to live in a remote area like Jackeys Marsh.

If a future building application is permitted it will be the only building to be built so close to another dwelling in the entirety of this unique area. It will also set a precedent for future subdivision and development of inappropriate parcels of land of this historically special location. People do not live in such an area to be so close to others and it is appalling that such a proposal is even being considered.

### 2. ACCESS

As mentioned in the application, the proponent wishes to create a driveway between Burnies creek and the driveway at 322 Sugarloaf Road.

The speed limit for this area is 80km. Local residents know not to drive this fast but visitors and sightseers routinely do so, and so the preferred location of the planned driveway is unsafe as it is too close to a significant bend in the road from the southern approach. This will be an accident waiting to happen.

The proponent listed as his secondary option would be to use the neighboring property's land to access the block. To the best of my knowledge this was proposed without consent of the owner and will definitely be opposed.

### 3. FLORA AND FAUNA

Whilst it is recognized that the area proposed for development is regenerated forest, this dosen't mean it isn't valuable for wildlife.

There are a number of Wombat burrows on or near the planned site. It is crisscrossed with tracks from the indigenous protected species and scat markers are prevalent. It is vitally important to note that the Wombats of Jackeys Marsh are recovering from a devastating case of mange that swept through the valley in the last couple of decades. It has only been in the last four to five years that the areas population has been seen to be making a significant increase in healthy individuals.

Document Set ID: 2072945 Version: 1. Version Date: 04/03/2025 To disturb a known burrowing site is unethical and goes against its protected status.

The area is also frequented by the Tasmanian Devil and Spotted Tail Quoll whose scats are regularly to be found along the creekline and on the road.

Every spring and summer we also see the Spotted Pardalote nesting in and around the site as well as green rosellas, all four of Tasmanias Robin species, Tawny Frog mouths and Boo-books. Two of Tasmania's raptors, the Wedge Tailed Eagle and the Grey Goshawk also frequent the site.

The Blue Tongue lizard is also frequently seen in the sites suitable reptile habitat as well as generations of Echidnas.

Whilst many of these species are considered common, it is important to recognise the site is part of a wildlife corridor that runs the length of Sugarloaf Road and contains conservation covenants and which connects the forests to the Tasmanian Wilderness World Heritage Area. Any further clearing of this important eco-system should not be considered.

### 4. NOISE POLLUTION / POWER SUPPLY

Jackeys Marsh is not connected to mains power and all residents maintain stand alone power systems.

The proposed site is in a low part of the valley. This means sound is amplified significantly by the natural acoustics of the area.

Given that there is a 30 metre streamside protection buffer between the proposed site and Burnies Creek it is important to consider that setting up a solar system would be largely ineffective due to the tall trees of the northern aspect which cannot be cleared.

This would potentially mean power generation would consistently be reliant on a generator, which would cause unacceptable noise pollution not only for the adjoining property, but also have a negative effect on the local wildlife and local residents.

Hydro-electric power would not be an option due to the low gradient of the creek and the fact it would have to run for kilometres through neighboring properties on a waterway that routinely floods every Winter. Likewise a wind turbine would fail to generate enough power due to the surrounding topography.

### 5. CULTURAL CONSIDERATIONS

The part of Burnies Creek which divides the property in question is a extremely important cultural touchstone for the Jackeys Marsh community, and has been so for many generations. The area serves as a recreational meeting place for residents and visitors. Its natural values are critically important both for their beauty and aesthetic appeal, as well as being a place of spiritual sustenance and physical rejunevation.

Not a day goes by without people visiting the waterhole or just basking in the sandstone banks of the pristine waterway.

Residents have been shocked to their core to learn that this area of vital local significance could now be under threat of development and exclusion for use.

### 6. INTEGRITY

It is interesting to note that the proponent states in the application that he wants to make the sites potential visible for a 'future owner', yet he has verbally stated to other residents that he is intending to build on the site. Granted, circumstances may well have changed but the question needs to be investigated as to what is the owners true objective?

In conclusion I strongly feel, as do other residents that any vegetation clearing or development on this inappropriate site should be rejected due to the properties size, location, natural values and negative effect on neighbouring residents.

Document Set ID: 2072945 Version: 1. Version Date: 04/03/2025

# 12.1.2 PA.25.0085 - Representation 1

I would ask you to keep my name and contact details private and not publicly displayed. Thank you for your time and consideration.

Kind regards



Document Set ID: 2072945 Version: 1, Version Date: 04/03/2025

### 12.1.3 PA.25.0085 - Representation 2

From:

**Sent:** Thu, 6 Mar 2025 21:03:22 +1100

To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>

Subject: Submission re planning application PA\25\0085 at 310 Sugarloaf rd, Jackeys

Marsh

I would like to put forth some concerns regarding the proposed development of 310 Sugarloaf rd Jackeys Marsh.

Firstly I would like to point out, that with only one exception, all the dwellings in Jackeys Marsh, have been built on pre-existing cleared land. Developments both private and commercial have happened successfully for many years without further clearing of native forest. Residents both old and new, have recognised the importance of maintaining the integrity of the natural environment and have developed accordingly

Jackeys Marsh has significant conservation value, bordering World Heritage Area. The area proposed for clearing is part of a recognised wildlife corridor, running the length of Sugarloaf rd. It contains conservation covenants and connects the forests to The Tasmanian Wilderness World Heritage Area. Also, the proposed site is not only very close to Burnies Creek, but a particular stretch of Burnies Creek which has cultural significance for the community well beyond Jackeys Marsh, being regularly visited and enjoyed by people from the wider community. Approval for clearing this site without a concrete building proposal is gratuitous and unnecessary and should be rejected as a stand alone proposal.

In addition to conservation and cultural objections, there are also practical safety considerations. The planned driveway is actually unsafe, being close to a significant bend in the road. Any car travelling at the legal speed would not have time to avoid a collision with a car emerging from the driveway. I would urge careful assessment of the planned driveway location with this in mind.

I request that my name and contact details be kept private and not publicly displayed. Thankyou for taking the time to consider these objections. Regards,

Document Set ID: 2074926 Version: 1. Version Date: 07/03/2025

### Background

An application has been received for the use and development of land located at 310 Sugarloaf Road, Jackeys Marsh (CT: 186583/1) - the site (refer to Figure 1). Note this property had the previous street address of 215 Sugarloaf Road, however this was updated to number 310 to reflect the property's true position on Sugarloaf Road.

The application nominates the clearing of vegetation to facilitate a property access point and the selective clearing of vegetation up to 3m in height by cutting at ground level, in an area up to 0.2ha.

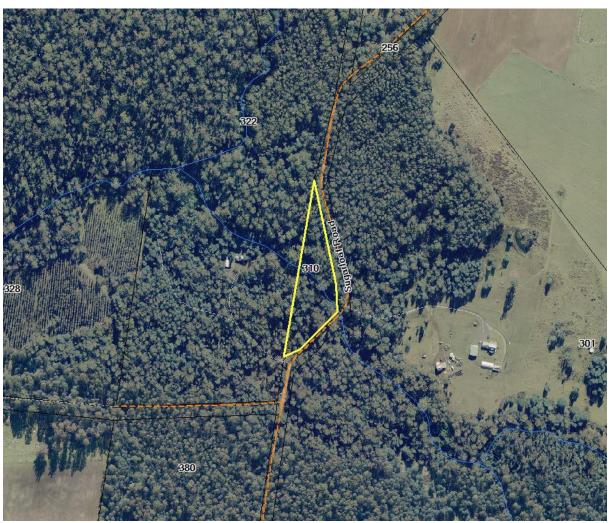


Figure 1: Aerial image showing the location and extent of the site outlined in yellow. (Source: Exponare).

The site has an area of 11,060m<sup>2</sup>. The site is irregular in shape, with dimensions of 285m maximum length (north-south) and 71m wide (east-west). Burnies Creek passes through (east-west) the centre of the site with the topography rising from the watercourse bed at an average gradient of 10-15%. On the southern side of the watercourse, the topography generally levels out after a distance of approximately 50m from the watercourse.

The site has frontage to Sugarloaf Road with no existing formed access. The site is vacant of any structures.

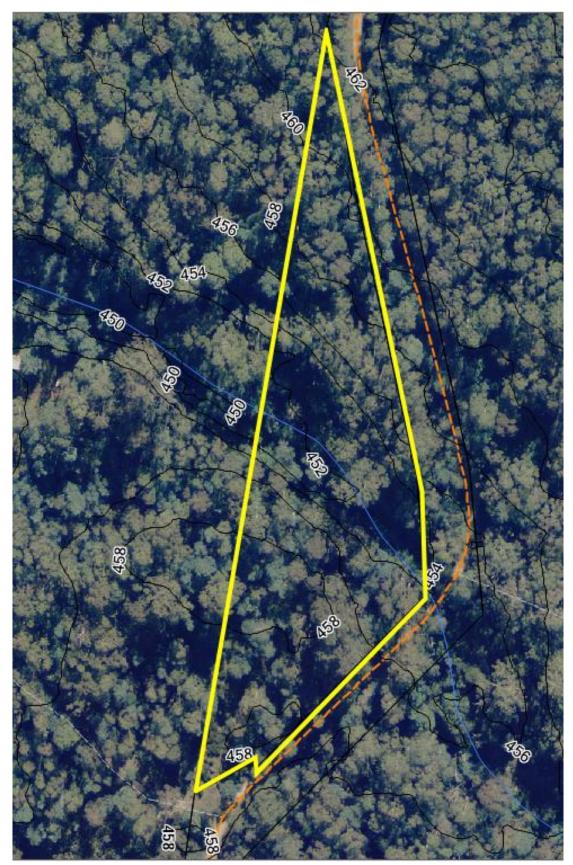


Figure 2: Aerial image of the site with 2m contours. (Source: Exponare).

The site and adjoining lots are in the Rural Living (D) Zone. Land further to the west includes the Rural Zone and Environmental Management Zone to the northwest.



Figure 3: Zone map illustrating the zoning of the site, adjoining lots and adjacent lots (source: Exponare).

The development on the adjoining land includes single dwellings with residential outbuildings or agricultural buildings.

### **Proposed Use and Development**

The proposed development includes the formation of the access point from Sugarloaf Road to the site, located approximately 50m from the southern corner. From this an internal driveway will lead to the area to be cleared. The internal driveway and cleared area will be created through the removal of vegetation up to 3m in height using hand machinery (chainsaw, brushcutter) cut at ground level, rather than uprooting. Taller trees and ground cover will be largely left undisturbed.

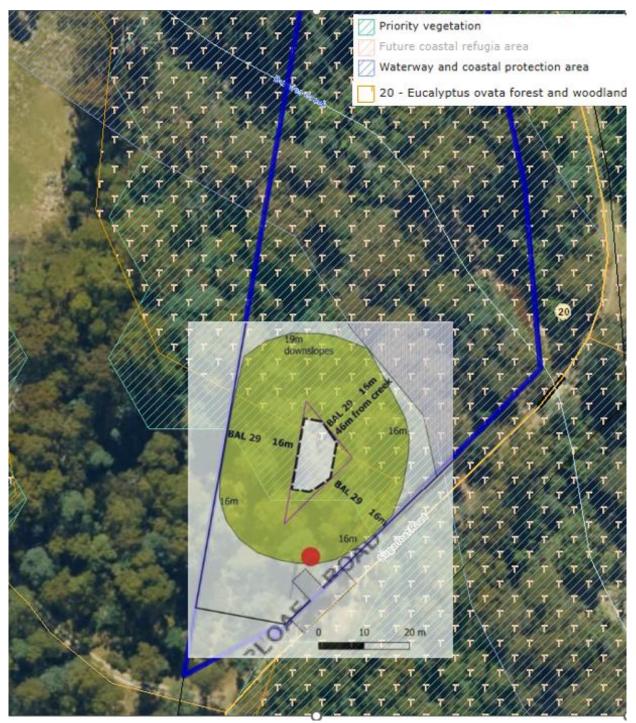


Figure 2: Aerial image showing the location and configuration of the proposed works on the site within the context of the overlays of waterway protection area, priority vegetation area and Threatened Native Vegetation Communities (source: ListMap).



Figure 5: Photo looking from Sugarloaf Road at the subject site.



Figure 6: Photo looking from Sugarloaf Road at the subject site.

# **Summary of Planner's Advice**

The proposed works do not qualify for any vegetation removal exemption in Table 4.4 of the Planning Scheme.

The proposed works are not considered to qualify as requiring a Forest Practices Plan (FPP) under the *Forest Practices Act 1985* as the area is less than 1ha and the quantity of vegetation to be removed is less than 100 tonnes.

The proposed works are not considered to be plantation forestry. The works are vegetation removal for purposes of accessing and using the land for personal use.

For the purposes of clause 6.2.1 of the Planning Scheme, the proposed use and development is categorised into the Resource Development Use Class. Use of land for Resource Development (other than grazing) is listed as a 'Discretionary' use within Table 11.2 of the Planning Scheme.

The use is classed as Resource Development (vegetation clearing) as this is deemed the use class of best fit.

While the vegetation clearing is done with a vision for a future dwelling being built on the site, the use class is not residential as the application does not generate a form of accommodation on the site. Note a separate approval will be required via a discretionary planning permit application for any dwelling to be built on the property. This is due to overlays that apply to the site and also the shape of the site.

Whilst an unusual proposal, there are no identifiable exemptions applicable to the proposal, nor are there any prohibitions for what the applicant seeks.

This application was assessed against the Applicable Standards for this Zone and any relevant Codes.

All Standards applied in this assessment are taken from the Planning Scheme.

This application is assessed as compliant with the relevant Acceptable Solutions, except where "Relies on Performance Criteria" is indicated (see tables below).

Council has discretion to approve or refuse the application based on its assessment of the Performance Criteria, where they apply. Before exercising discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

For a more detailed discussion of any aspects of this application reliant on Performance Criteria, see the attachment titled "Planner's Advice - Performance Criteria".

	11.0 Rural Living Zone (D)	
Scheme Standard	Planner's Assessment	Assessed Outcome
11.3.1	Discretionary uses	
A1	This standard is not applicable to Resource Development Use.	Not Applicable
A2	The application does not nominate the installation of any lighting as part of the works.	Complies with Acceptable Solution
А3	The application has not identified there will be any commercial vehicle movements. The use does not require commercial vehicle movements.	Complies with Acceptable Solution
11.3.2	Visitor Accommodation	
A1-A2	Use is not Visitor Accommodation.	Not Applicable
11.4.1	Site coverage	
A1	Site coverage means the proportion of a site, excluding any access strip, covered by roofed buildings.	Complies with Acceptable Solution
	The proposal does not include any roofed buildings.	
	Site coverage remains at 0m <sup>2</sup> .	
11.4.2	Building height, setback and siting	
A1-A4	The proposal does not nominate any buildings.	Not Applicable
·		

	C2.0 Parking and Sustainable Transport	Code
Scheme Standard	Planner's Assessment	Assessed Outcome
C2.5.1	Car parking numbers	
A1	Table C2.1 excludes all Resource Development uses, aside from aquaculture, from a car parking requirement. The use is not related to aquaculture.	Not Applicable
C2.5.2	Bicycle parking numbers	
A1	Table C2.1 excludes all Resource Development uses from a bicycle parking requirement	Not Applicable
C2.6.1	Construction of parking areas	
A1	The new vehicle access and internal driveway will have an unsealed surface.	Relies on Performance Criteria
C2.6.2	Design and layout of parking areas	
A1.1	<ul> <li>(i) Complies – Traffic Impact Statement (TIS) nominates works required to achieve compliant driveway gradient in accordance with the AS2890- Parking facilities, Parts 1-6. TIS to be conditioned through any approval.</li> <li>(ii) N/A – 0 parking spaces served.</li> <li>(iii) N/A – 0 parking spaces served, requirements only apply when there is 1 or more parking spaces served. Vehicle access will be a minimum of 3m width as per the Road Authority's requirements.</li> <li>(iv) N/A – 0 parking spaces.</li> <li>(v) N/A – 0 parking spaces.</li> <li>(vi) N/A – 0 parking spaces, vegetation removal up to a height of 3m, will provide 2.1m clearance.</li> </ul>	Complies with Acceptable Solution

C2.0 Parking and Sustainable Transport Code		
Scheme Standard	Planner's Assessment	Assessed Outcome
	(vii) Complies, delineated by clear physical means, contrasting surface, cleared path through vegetation.	
A1.2	No parking spaces nominated as accessible.	
C2.6.3	Number of accesses for vehicles	
A1	A single vehicle access onto Sugarloaf Road is proposed.	Complies with Acceptable Solution

	C3.0 Road and Railway Assets Code	
Scheme Standard	Planner's Assessment	Assessed Outcome
C3.5.1	Traffic generation at a vehicle crossing, level cro	ssing or new junction
A1.1	N/A – Sugarloaf Road is not a Category 1 or limited access road, it is a Council road.	Complies with Acceptable Solution
A1.2	Complies – The Road Authority is Council. The Road Authority have provided their consent to the new vehicle access.	
	The Road Authority is satisfied that the vehicle access constructed in accordance with the requirements of the Traffic Impact Statement prepared by Pitt & Sherry will be sufficient.	
A1.3	N/A – Rail network not present.	
A1.4	N/A – New vehicle access nominated, refer to A1.2.	
A1.5	N/A – Sugarloaf Road is not a major road.	

### **C7.0 Natural Assets Code**

# Scheme Standard Planner's Assessment Assessed Outcome C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area A1-A5 Nil works in the waterway protection area, no Complies with Acceptable concentrated discharge of stormwater into the waterway protection area.

# C7.6.2 Clearance within a priority vegetation area

A1 Application nominates clearance of native vegetation in an area mapped as priority vegetation area under the Planning Scheme.

Relies on Performance Criteria



Figure 7: Area of works overlaid onto extent of overlays including priority vegetation area (source: ListMap).

	MEA - S5.0 Karst Management Area Specific	Area Plan
Scheme Standard	Planner's Assessment	Assessed Outcome
MEA-5.6.1	Use	
A1	Use is not a plantation forestry.	Not Applicable
A2	No waste water disposal field proposed.	Not Applicable
A3	Proposal will not facilitate access to a cave.	Complies with Acceptable Solution
A4	Proposal does not include disposal of hard waste onsite.	Complies with Acceptable Solution
A5	Proposal does not include the abstraction of water.	Complies with Acceptable Solution
MEA-5.7.1	Sedimentation and pollution	
A1	Proposal is not for plantation forestry in accordance with a forest practices plan.	Not Applicable
A2	Development includes excavation and access works within 100m of a karst feature. The karst feature is a stream.	Relies on Performance Criteria
A3	Clause restricted to karst features of cave, sinkhole or sinking stream.	Relies on Performance Criteria
	Unknown if watercourse a sinking stream.  Conservative to call the watercourse a sinking stream.	
	Clearing area 46m from the watercourse. Watercourse is downslope of the clearing. Acceptable Solution's setback requirements determined by slope and distance between clearing and stream. 6m rise over the 46m distance. 6/46 = 13% = 7.4 degrees	
	Acceptable Solution requires where there is a 5-10 degree slope, a setback distance of 50m is required. 46m does not comply.	

# MEA - S5.0 Karst Management Area Specific Area Plan

# Scheme Standard

### Planner's Assessment

### **Assessed Outcome**

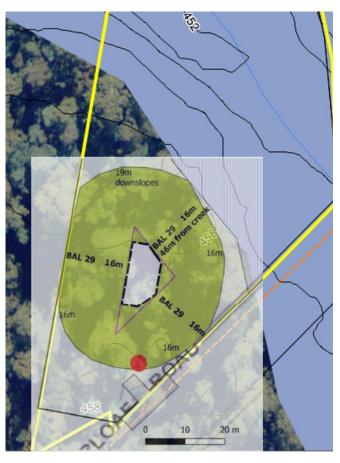


Figure 8: Area of works overlaid onto extent of waterway protection area and 2m contours (source: Exponare).

A4 Works does not fill a cave or sinkhole.

Complies with Acceptable Solution

# MEA-S5.7.2 High Sensitivity Karst Area

A1 Area is mapped as Low Sensitivity Karst.

Not Applicable

### C2.0 Parking and Sustainable Transport Code

# C2.6.1 Construction of parking areas Objective That parking areas are constructed to an appropriate standard. Performance Criteria P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: the nature of the use; (a) the topography of the land; (b) (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; the likelihood of generating dust; and (e)

# **Summary of Planner's Advice**

(f)

Planning Scheme Provision

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

the nature of the proposed surfacing.

Scheme Provision	Planner's Assessment
C2.6.1 Performance Criteria P1	The proposed new vehicle access and internal driveways will have an unsealed surface finish located in the Rural Living Zone. This is not compliant with the Acceptable Solution.
	The vehicle access will have a finished surface as per the requirements of the Road Authority. It is expected to be compacted gravel. This is commensurate with the road surface of Sugarloaf Road at the point where the vehicle access joins the road network.

Scheme Provision	Planner's Assessment
	Figure 1: Photo from position of proposed access location, looking south towards driveway of 322 Sugarloaf Road.
C2.6.1 Performance Criteria P1(a)	The vehicle access point will serve a Resource Development Use, which when compared to other uses, is a very low intensity use.
C2.6.1 Performance Criteria P1(b)	As per the advice of the Traffic Impact Statement (TIS), the vehicle access and the initial portion of the internal driveway, will require earthworks to achieve a grade, including transitions, that is compliant with the Australian Standard (AS2890.1).
C2.6.1 Performance Criteria P1(c)	Surface runoff from the vehicle access in the road reserve will be managed in the roadside stormwater drains. Runoff from internal vehicle accessways can be dissipated onsite in the areas adjoining the internal driveway.
C2.6.1 Performance Criteria P1(d)	The vehicle access will be required to be constructed to the required standard including achieving signoff by Council's Director Infrastructure Services and the author(s) of the TIS. A vehicle access constructed to the required standard will minimise the potential for any sediment and debris to be transported onto the road. Sugarloaf Road is an unsealed road with existing sediment and debris on the surface.

# 12.1.5 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	Due to the limited vehicle movements from the site associated with the use, there is a very low potential for sediment and debris to be transported onto the road network.
C2.6.1 Performance Criteria P1(e)	Vehicle speeds on the access will be limited, hence potential for dust generation will be less than that generated on the public road. The length of the internal driveway limits the potential for speeds and therefore dust. The existing vegetation to be retained will provide a buffer to dust migrating beyond the site's boundaries.
C2.6.1 Performance Criteria P1(f)	The vehicle access will be constructed of a compacted material to the requirements of Council. Internal driveways will be the existing ground surface, clear of shrubs and trees. It is considered in the context of the use, the driveway's surface will maintain functioning integrity in all weather conditions.
C2.6.1 Performance Criteria P1 Conclusion	The vehicle access will be required to be constructed to the required standard of Council and in accordance with the recommendations of the endorsed TIS. The vehicle access and internal driveway is associated with a very low intensity use. The proposed driveway will be readily identifiable and constructed so that it is useable in all weather conditions.
	The proposed development satisfies the Performance Criteria and is in keeping with the objective.

### **C7.0 Natural Assets Code**

### C7.6.2 Clearance within a 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.

### Performance Criteria P1.1

Clearance of native vegetation within a priority vegetation area must be for:

- (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 Tasmania Fire Service or an accredited person;
- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
- (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 preexisting 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.

### Performance Criteria P1.2

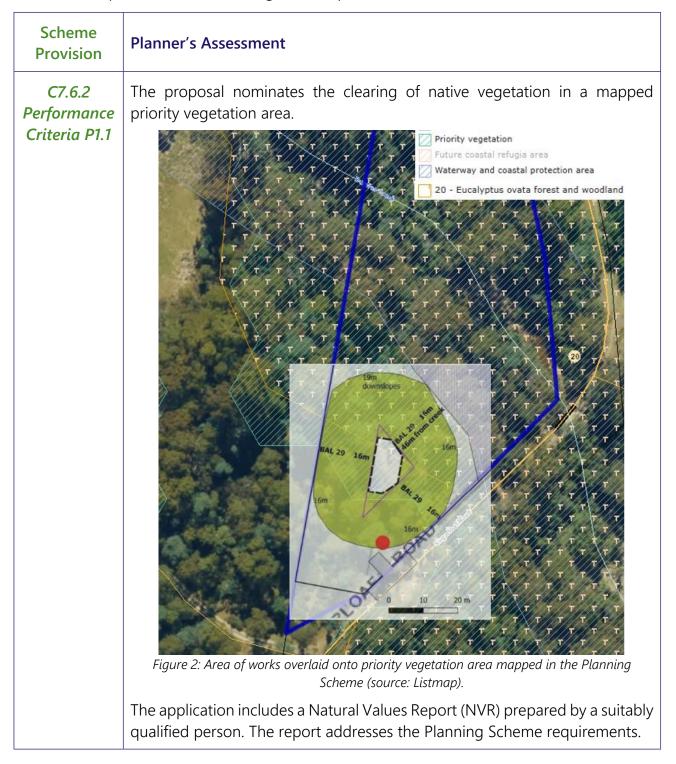
Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (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 siting and fire-resistant design of habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

### Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1.1 & P1.2, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.



# Scheme Provision

### Planner's Assessment

The NVR details that field surveys of the vegetation has found that the vegetation to be cleared, does not qualify as priority vegetation when applying the priority vegetation definition used in the Planning Scheme.

Areas of the site that contain the (DOV) Eucalyptus ovata forest and woodland community meet the Priority Vegetation definition, other portions of the site including the development area do not meet the priority vegetation definition.

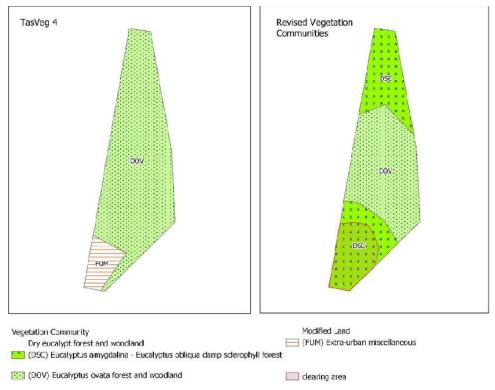


Figure 3: Figure 3 in the Natural Values Report identifying the field surveyed vegetation composition.

The proposal affects up to 0.2ha of vegetation with vegetation clearing limited to the use of handheld machinery and tools, to cut vegetation that is up to 3m height at the base of the stump. Vegetation will not be uprooted.

At the location of the vehicle access, some vegetation will be removed wholly (including base) to achieve the construction of the vehicle access, including to the required gradient, however this falls outside of the mapped priority vegetation area under the Planning Scheme.

For P1.1, the proposal must satisfy one of the sub-clauses below.

# 12.1.5 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
C7.6.2 Performance Criteria P1.1(a)	The vegetation removal is not required for bushfire protection for an existing use. Sub-clause (a) is not satisfied.
C7.6.2 Performance Criteria P1.1(b)	The vegetation removal is not for the construction of a single dwelling. Subclause (b) is not satisfied.
C7.6.2 Performance Criteria P1.1(c)	The proposal is not a subdivision in the General Residential or Low Density Residential Zones. Sub-clause (c) is not satisfied.
C7.6.2 Performance Criteria P1.1(d)	The proposed vegetation clearing is not for use or development that will result in in significant long term social and economic benefits and there is no feasible alternative location or design. Sub-clause (d) is not satisfied.
C7.6.2 Performance Criteria P1.1(e)	The proposed vegetation clearing is not 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. Sub-clause (e) is not satisfied.
C7.6.2 Performance Criteria P1.1(f)	The NVR determined that based on field surveys, the vegetation to be cleared is not priority vegetation as defined in the Planning Scheme. Hence the clearance of native vegetation is of a limited scale relative to the extent of priority vegetation on the site, as no priority vegetation will be cleared. Subclause (f) is satisfied.
C7.6.2 Performance Criteria P1.1 Conclusion	Performance Criteria P1.1 is satisfied as sub-clause (f) is satisfied.
C7.6.2 Performance Criteria P1.2	Performance Criteria P1.2 requires a determination that the clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation.

# 12.1.5 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	The field surveys completed by a suitably qualified person found that the vegetation to be cleared is not priority vegetation as per the definition used in the Planning Scheme.
C7.6.2 Performance Criteria P1.2(a)	No buildings are proposed as part of this application. The area of clearing is away from the watercourse and portions of the site that have more challenging topography such as that on the northern side of Burnies Creek.
C7.6.2 Performance Criteria P1.2(b)	To achieve compliance with the Australian Standard AS2890.1 for the vehicle access, vegetation clearing is required.
C7.6.2 Performance Criteria P1.2(c)	No habitable building is proposed as part of the application.
C7.6.2 Performance Criteria P1.2(d)	The method of vegetation removal is by cutting at ground level. This reduces the potential for residual impact on other vegetation that activities such as uprooting can cause.
C7.6.2 Performance Criteria P1.2(e)	The extent of works is up to 0.2ha, and is removal of lower vegetation up to a height of 3m, by cutting the vegetation at ground level. The area of vegetation removal for the vehicle access is negligible in the context of the overall area of priority vegetation in the area, noting this area appears to be outside of the mapped extent of priority vegetation area under the Planning Scheme. Biodiversity offsets are not deemed to be required.
C7.6.2 Performance Criteria P1.2(f)	NVR advises half of the required clearing is within previously partially cleared/disturbed area of the site.
C7.6.2 Performance Criteria P1.2 Conclusion	The NVR found the area of vegetation to be cleared is not priority vegetation as defined in the Planning Scheme. The method of clearing is cutting of vegetation, that is to a height of up to 3m, at ground level using chainsaw or brushcutter. Hence the vegetation removal within the priority vegetation area will minimise adverse impacts on areas of priority vegetation on the property.

Scheme Provision	Planner's Assessment
	The proposed development satisfies the Performance Criteria and is in keeping with the objective.

# MEA-S5.0 Karst Management Specific Area Plan

	MEA-S5.7.1 – Sedimentation and pollution		
	Obje	ective	
c	To manage the impacts of development to minimise erosion and to prevent sediment and pollution entering the karst system.		
visio	Performance Criteria P2		
Pro	Sediment and pollutant loss into the karst system is to be minimised through:		
Planning Scheme Provision	(a) (b)	the use of sediment control measures; the avoidance of karst features and subterranean cavities in the construction of subsurface infrastructure;	
anning	(c)	vegetation retention or permanent perennial ground cover between the development and karst features;	
Pla	(d)	improvement of vegetation cover in critical areas for soil conservation, such as steep slopes, unstable soils and riparian areas;	
	(e) (f)	directing on-site effluent disposal away from karst features; the use of specialised, lower impact on-site effluent disposal systems.	

# **Summary of Planner's Advice**

The development is assessed as satisfying Performance Criteria P2, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

Scheme Provision	Planner's Assessment
MEA-S5.7.1 Performance Criteria P2	The site is within the Karst Management Area – Low Sensitivity.  The proposed works are within 100m of a karst feature. A karst feature includes a stream. A stream is defined as a drainage depression. A watercourse qualifies as a stream.  The proposed works are 46m at the nearest point to the watercourse.

# Scheme Planner's Assessment **Provision** The works will include clearing of vegetation up to 3m in height in an area up to 0.2ha in size, as well as earthworks for the construction of a vehicle access point. 19m downslopes BAL 29 16m 6m 20 m Figure 4: Area of works overlaid onto waterway and water protection area mapped under the Planning Scheme (source: Listmap). MEA-S5.7.1 Due to the distance and topography between the areas of ground **Performance** disturbance and the watercourse it is considered a very low risk that sediment could migrate from the works to the watercourse. This is aided by the extent Criteria of area to be left undisturbed between the vehicle access works and the P2(a) watercourse. Standard civil works sediment and erosion control measures will also provide further assurance.

# 12.1.5 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	Vegetation will be cut at ground level and not uprooted aside from a small area at the new vehicle access. The method of vegetation removal minimises the risk of sediment loss to the watercourse.
MEA-S5.7.1 Performance Criteria P2(b)	The earthworks for the vehicle access will be over 50m from the watercourse. There are no indications that subsurface karst features will be encountered during the works. The vegetation clearing is over 46m from the watercourse. There will be no direct impacts to karst features and subterranean cavities.
MEA-S5.7.1 Performance Criteria P2(c)	There will be over 46m of undisturbed area between the works and the karst feature (watercourse). The works minimise the uprooting of vegetation and general ground disturbance, seeking to maintain ground cover where possible.
MEA-S5.7.1 Performance Criteria P2(d)	The improvement of vegetation cover is not deemed required. The area of the works are not steep slopes, unstable soils or riparian areas.
MEA-S5.7.1 Performance Criteria P2(e)	No onsite effluent disposal is proposed.
MEA-S5.7.1 Performance Criteria P2(f)	No onsite effluent disposal is proposed.
MEA-S5.7.1 Performance Criteria P2 Conclusion	The proposed development will be conducted in a manner which minimises the loss of sediments and pollutants into the karst system.  The proposed development satisfies the Performance Criteria and is in keeping with the objective.

# Planning Scheme Provision

### MEA-S5.7.1 – Sedimentation and pollution

# Objective

To manage the impacts of development to minimise erosion and to prevent sediment and pollution entering the karst system.

### Performance Criteria P3

Clearance of vegetation must not result in an increase of sediments entering the karst system or increased instability of a karst feature, having regard to:

- (a) the type of vegetation on the site;
- (b) the type of soil on the site;
- (c) the existing structure of the sinkhole
- (d) the proposed treatment of the cleared area including replacement vegetation.

# Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P3, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

Scheme Provision	Planner's Assessment
MEA-S5.7.1 Performance Criteria P3	The site is within the Karst Management Area – Low Sensitivity.  Clause restricted to karst features of cave, sinkhole or sinking stream.  Unknown if watercourse a sinking stream. Conservative to call the
	watercourse a sinking stream.  Clearing area 46m from the watercourse. Watercourse is downslope of the clearing. Acceptable Solution's setback requirements determined by slope and distance between clearing and stream. 6m rise over the 46m distance. 6/46 = 13% = 7.4 degrees
	Acceptable Solution requires where there is a 5-10 degree slope, a setback distance of 50m is required. 46m does not comply.
	The method of vegetation removal within 50m of the watercourse is cutting at ground level and not uprooting.
	The works will include clearing of vegetation up to 3m in height in an area up to 0.2ha as well as earthworks for the construction of a vehicle access point.

# 12.1.5 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
MEA-S5.7.1 Performance Criteria P3(a)	A Natural Values Report (NVR) prepared by a suitably qualified person found the vegetation to be removed was not priority vegetation.
MEA-S5.7.1 Performance Criteria P3(b)	The NVR advises the underlying geology is Late Carboniferous to Triassic sedimentary sequences. The ListMap lists the soil type as part of the Glen Association which the Quamby Soil Report describes as grey loamy soils with dolerite gravel over structured or massive clayey subsoils formed on dolerite fans adjacent to the Western Tiers escarpment.
MEA-S5.7.1 Performance Criteria P3(c)	No sinkholes were identified in the area of works or the surrounding area.
MEA-S5.7.1 Performance Criteria P3(d)	For the most part, cleared areas will not have any ground disturbance, with only vegetation up to a height of 3m to be cut at ground level using hand machinery. The area of the vehicle access will require vegetation to be removed. This will allow the creation of a vehicle access consisting of compacted material to provide long term stability.  Replacement vegetation is not deemed required to stabilise any areas.
MEA-S5.7.1 Performance Criteria P2 Conclusion	The clearance of vegetation will not result in an increase of sediments entering the karst system or increased instability of a karst feature.  The proposed development satisfies the Performance Criteria and is in keeping with the objective.

# **APPLICATION FORM**



# **PLANNING PERMIT**

Land Use Planning and Approvals Act 1993

- · Application form & details MUST be completed IN FULL.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

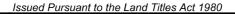
Property No:	Assessment No:	
DA\	PA\ PC\	
Have you alrea	on the result of an illegal building work?  ☐ Yes ☑ No Indicate by ✓  ly received a Planning Review for this proposal?  ☐ Yes ☑ No  access or crossover required?  ☐ Yes ☑ No	box
PROPERTY DE	TAILS:	
Address:	Sugarloaf Rd., Certificate of Title: - 104862 / I1	86583
Suburb:	Jackeys Marsh 7304 Lot No:	-11/25
Land area:	1.106 hectares m <sup>2</sup> / ha	
Present use of land/building:	vacant rural land (vacant, residential, rural, commercial or forestry)	industri
	ation involve Crown Land or Private access via a Crown Access Licence: Yes Vo	
Heritage Listed	Property: Yes No  SE OR DEVELOPMENT:	
Heritage Listed	Property: Yes No	ccess
Heritage Listed  DETAILS OF U  Indicate by ✓ box  Total cost of deve	Property: Yes No  SE OR DEVELOPMENT:  Building work Change of use Subdivision Demolition Forestry Other Vegetation clearance plus driveway a to make property habitable.	
Heritage Listed  DETAILS OF U  Indicate by ✓ box  Total cost of deverage of GST):  Description	Property: Yes No  SE OR DEVELOPMENT:  Building work Change of use Subdivision Demolition Forestry Other Vegetation clearance plus driveway a to make property habitable.	astructure
Heritage Listed  DETAILS OF U  Indicate by ✓ box  Total cost of deverage of GST):  Description of work:  Use of	Property: Yes No  SE OR DEVELOPMENT:  Building work Change of use Subdivision Demolition Forestry Other Vegetation clearance plus driveway a  to make property habitable.  Includes total cost of building work, landscaping, road works and infra	astructure
DETAILS OF Undicate by ✓ box  Total cost of deverage (inclusive of GST):  Description of work:  Use of building:	Property: Yes No  SE OR DEVELOPMENT:    Building work	astructure
Heritage Listed  DETAILS OF U	Property: Yes No  SE OR DEVELOPMENT:  Building work Change of use Subdivision Demolition Forestry Other Vegetation clearance plus driveway a  to make property habitable.  Opment \$ 5,000 Includes total cost of building work, landscaping, road works and infra  Vegetation clearance as outlined in Bushfire report. Driveway  outlined in TIS report. (main use of proposed building - dwelling, garage, farm factory, office, shop)	astructure

### 12.1.6 Application Documents



### **RESULT OF SEARCH**

RECORDER OF TITLES





### SEARCH OF TORRENS TITLE

VOLUME 186583	FOLIO 1
EDITION	DATE OF ISSUE
1	02-Jan-2025

SEARCH DATE : 11-Feb-2025 SEARCH TIME : 05.02 PM

### DESCRIPTION OF LAND

Parish of NOIA Land District of WESTMORLAND Lot 1 on Sealed Plan 186583 Derivation: Part of Lot 14806, 100A-2R-20P Gtd. to Robert Burnie and Whole of Lot 1000, 5073m2 The Crown Prior CTs 104862/1 and 186583/1000

### SCHEDULE 1

N237294 & N201621 TRANSFER to STEPHEN BRETT MARSHALL TREDINNICK Registered 02-Jan-2025 at 12.01 PM

### SCHEDULE 2

N201619 & N201621 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

N201621 FENCING PROVISION in Transfer

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



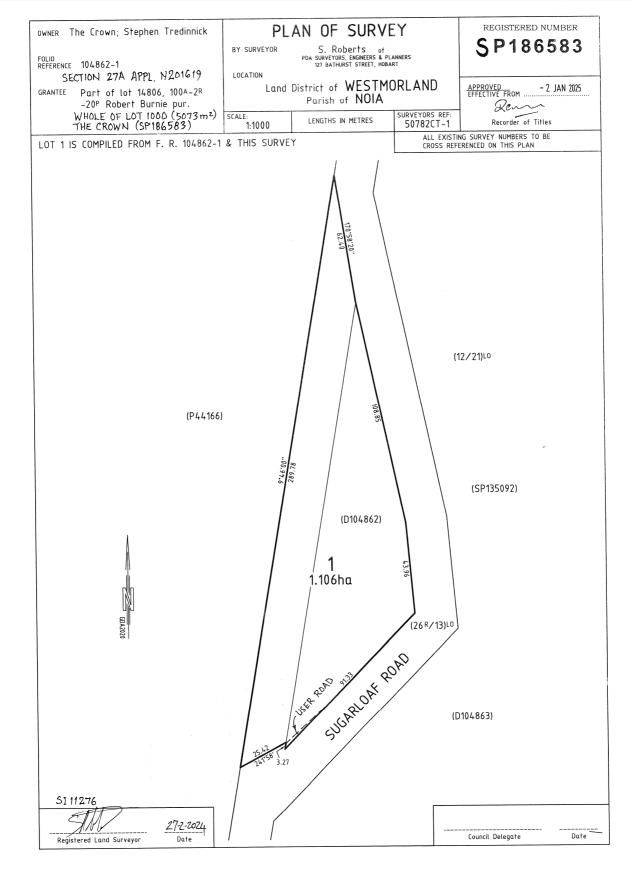


### **FOLIO PLAN**

### RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 11 Feb 2025

Search Time: 05:02 PM

Volume Number: 186583

Revision Number: 01

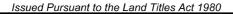
Page 1 of 1

# 12.1.6 Application Documents



# SCHEDULE OF EASEMENTS

RECORDER OF TITLES





### **SCHEDULE OF EASEMENTS**

NOTE:

THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

SP 186583

PAGE 1 OF 1 PAGE/S

### **EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements covenants or profits a prendre are intended to be created.

Signed by Julian David Gill ) being and as manager services ) and pursuant to an ) Instrument of Delegation ) dated 16 November 2023 ) in the presence of:	1
Signature of witness	Signature
SALLY COLLEEN BRUNKER  Name of witness (block letters) 7/134 MACQUARIC STREET  HOBART TAS 7000  Address of witness	

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown in Right of Tasmania	PLAN SEALED BY: THE CROWN	
FOLIO REF: 186583/1, 186583/1000	DATE:	
SOLICITOR & REFERENCE: Crown Solicitor (CLVF035627-23: IT)	REF NO. Council Delegate	

**NOTE**: The Council Delegate must sign the Certificate for the purposes of identification.

Search Date: 11 Feb 2025

Search Time: 05:02 PM

PROPERTY DIFFICER

Occupation

Volume Number: 186583

Revision Number: 01

Page 1 of 1

Sent: Mon, 18 Nov 2024 10:49:03 +1100

To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>

Subject: Planning Application Sugarloaf Rd., Jackeys Marsh

Attachments: 2021 - Planning-Application-Form.pdf, JM Bushfire Report.pdf, JM Natural

Assets.pdf, Jackeys Marsh TIS .pdf

Good morning Leanne,

Please find attached my application for an area of vegetation clearance and driveway construction for my property on Sugarloaf Road, Jackeys Marsh.

The area of vegetation I would like to clear follows Scott Livingston's scale drawing (Bushfire report

Western border .... boundary of property as marked by PDA survey January 2024

Eastern Boundary ..... 5-10 meter setback from Sugarloaf Rd to leave a vegetation screen

Northern Boundary ..... at least 30 meters from southern edge of Burnie's Creek Southern Boundary ..... 80 meters south of bridge over Burnie's Creek

Driveway access ..... 75 meters south along Sugarloaf Rd., from bridge over Burnie's Creek

I include documents as requested by you.

Please let me know if further clarification is required.

Thank you.

Regards,

Stephen Tredinnick

Document Set ID: 2022718 Version: 1, Version Date: 18/11/2024

From:

**Sent:** Mon, 10 Feb 2025 16:09:39 +1100

**To:** "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>

Subject: Re: PA\25\0085 - S54 RFI Planning Application - 215 Sugarloaf Rd., Jackeys

Marsh

### Hello Brenton.

My intention is to cut the lower vegetation (2-3 meters tall) near to the ground without uprooting them and disturbing the soil.

I do not intend to cut down trees. I do not wish to disturb the soil to any significant extent.

I do not wish to bring in machinery to the block at this stage. Brush cutters and a chainsaw will suffice

My intention is just to cut down the lower vegetation sufficiently so as to be able to visualise the area coinciding with the bushfire clearance plan.

My plan would then be to remove the cut vegetation by hand.

This is so that a future interested purchaser of the block can see the potential of the block ..... where a dwelling, if permitted, might be located.

A future interested purchaser of the block could then, if they so wished, apply to Meander Planning for the necessary permits.

I hope that makes my intentions clear ..... Improve visualisation with minimal impact at this stage

Regards,

Stephen Tredinnick

Document Set ID: 2062633 Version: 1, Version Date: 10/02/2025

# **Bushfire Hazard Management Report:**

**Report for:** Stephen Tredinnick

Property Location: 104862/1 Sugarloaf Road, Jackeys Marsh

**Prepared by:** Scott Livingston

**Livingston Natural Resource Services** 

**Date:** 5<sup>th</sup> August 2024



**Summary** 

Client: Stephen Tredinnick

Property CT 104862/1 identification: PID 2020160

Current Zoning; Rural Living D, Tasmanian Planning Scheme-Meander

Valley.

**Proposal:** Construction of a dwelling.

**Assessment** A field inspection of the site was conducted to determine the Bushfire

comments: Attack Level and Risk.

Assessment by:

Scott Livingston,

Master Environmental Management, Natural Resource Management Consultant.

A Lungst

Accredited Person under part 4A of the Fire Service Act

1979:

Accreditation # BFP-105 Scope 1,2, 3A, 3B, 3C.

### **Contents**

Introduction	3
SITE DESCRIPTION	3
BAL AND RISK ASSESSMENT	3
PROPERTY ACCESS	
FIREFIGHTING WATER SUPPLY	6
Conclusions	8
COMPLIANCE SCHEDULE	8
References	
Appendix 1 - Photos	
Appendix 2 - Maps	10
APPENDIX 2: BHMP	
Figure 1: BAL 29 Building Area	4
Figure 2Building Area & Hazard Management Area	
Figure 5: north along Sugarloaf Road, southern portion of lot	10
Figure 6:north along western boundary, southern portion of lot	10
Figure 3: Location	11
Figure 4: aerial image.	11

### **LIMITATIONS**

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

### **INTRODUCTION**

Construction of a dwelling is proposed at 104862/1 Sugarloaf Road Jackeys Marsh. The area is mapped as bushfire prone in planning scheme overlays.

### SITE DESCRIPTION

The lot fronts Sugarloaf Road and is currently all native vegetation and bisected by Burnies Creek. The area is not serviced by a reticulated water supply. Surrounding land is a mosaic of forest and cleared land.

See Appendix 1 for photos and Appendix 2 for maps.

### **BAL AND RISK ASSESSMENT**

The lot is mapped as Bushfire Prone Area in Planning Scheme overlays.

### VEGETATION AND SLOPE

### Vegetation & Slope from lot boundaries

	Northeast	Southeast	Southwest	Northwest
Vegetation within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
Slope (degrees, over 100m)	Flat/ Upslope	down slope 0-5°	Flat/ Upslope	down slope 0-5°
BAL Rating: existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
BAL rating with setbacks and HMA	BAL 29			

Setback distances for BAL Ratings with HMA have been calculated based on the vegetation that will exist after development and management of land within the property and have also considered slope gradients.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Report

3

# symbols | indicative dwelling | building area BAL 29 overlay | Waterway and coastal protection area

### The Fire Danger Index for Tasmania is 50

Figure 1: BAL 29 Building Area

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²

### **HAZARD MANAGEMENT AREAS**

All land within the distances shown must be maintained as low threat vegetation from the commencement of construction of the carport and maintained in perpetuity. Low threat vegetation includes maintained lawns (<100mm in height) gardens and orchards.

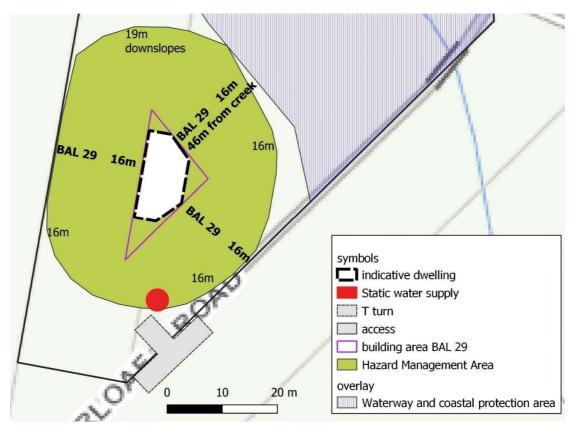


Figure 2Building Area & Hazard Management Area.

### **PROPERTY Access**

Access will be from council maintained Sugarloaf Road. Access to the water supply point must meet the requirements of Element B table 2

**Table 2 Requirements for Property Access** 

Element		Requirement
Α.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
В.	Property access length is 30 metres or	The following design and construction requirements apply to property access:  (a) All-weather construction;
greater; or access is for a fire appliance to		(b) Load capacity of at least 20 tonnes, including for bridges and culverts;

	a firefighting water	(c) Minimum carriageway width of 4 metres;
	point.	(d) Minimum vertical clearance of 4 metres;
		(e) Minimum horizontal clearance of 0.5 metres from
		the edge of the carriageway;
		(f) Cross falls of less than 3° (1:20 or 5%);
		(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
		(h) Curves with a minimum inner radius of 10 metres;
		(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
		(j) Terminate with a turning area for fire appliances provided by one of the following:
		(i) A turning circle with a minimum outer radius of 10 metres;
		(ii) A property access encircling the building; or
		(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
	Draparty aggregation of his	The following design and construction requirements apply to property access:
С	Property access length is 200 metres or greater.	(a) complies with requirements for B above; and
	200 motion of grouter.	(b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
	Property access length is	The following design and construction requirements apply to property access:
D.	greater than 30 metres, and access is provided to	(a) complies with requirements for B above; and
	3 or more properties.	(b) passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

### FIREFIGHTING WATER SUPPLY

The lot is not serviced by a reticulated supply. Static water supply(s) that meet the requirements table 3B must be installed prior to commencement of construction of a habitable building.

Table 3B Requirements for Static Water Supply for Fire fighting

	Element		Requirement		
	Α.	Distance	The following requirements apply:		
	between		<ul> <li>a) The building area to be protected must be located</li> </ul>		
building area to be		•	within 90 metres of the water connection point of a static water supply; and		
		protected and water supply	b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.		

Bushfire Report

Element	Requirement
<b>B.</b> Static Wa	
Supplies	<ul> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:  (i) metal;</li> </ul>
	(ii) non-combustible material; or
C. Fittings, pipework accessori (including stands an tank supports)	<ul><li>(a) Have a minimum nominal internal diameter of 50mm;</li><li>(b) Be fitted with a valve with a minimum nominal internal</li></ul>

Eleme	nt	Requirement		
D.	Signage for static water connections	The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must  (a) comply with: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or		
		<ul> <li>(b) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</li> <li>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</li> </ul>		
E.	Hardstand	A hardstand area for fire appliances must be provided:  (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);  (b) No closer than six metres from the building area to be protected;  (c) With a minimum width of three metres constructed to the same standard as the carriageway; and  (d) Connected to the property access by a		

### **C**ONCLUSIONS

Habitable buildings must be constructed to BAL 29. Hazard Management Areas, water supply and access must be compliant prior to commencement of construction. requirements apply.

### **COMPLIANCE SCHEDULE**

Deemed-to- Satisfy Requirement	Compliance
4.1 Construction	BAL 29 Standard (AS 3959)
4.2 Property Access	Compliant with Element B of Table 2
4.3 Water supply for firefighting	<ul><li>Compliant with Table 3</li><li>(static water supply</li></ul>

4.4 Hazard Management Area	Hazard Management Area to be maintained in perpetuity.	
4.5 Emergency Plan	NA unless used for tourist accommodation.	

### **REFERENCES**

Director of Building Control (2024) Director's Determination for Bushfire Hazard Areas v1.2 2024

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas* Tasmanian Planning Scheme-*Meander Valley* 

### **APPENDIX 1 - PHOTOS**



Figure 3: north along Sugarloaf Road, southern portion of lot



Figure 4:north along western boundary, southern portion of lot

### **APPENDIX 2 - MAPS**

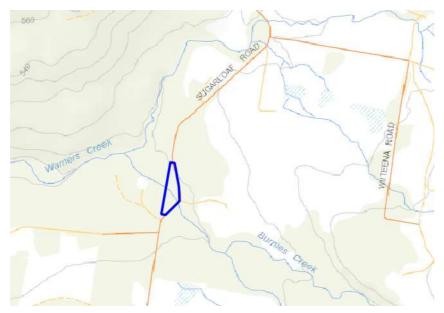


Figure 5: Location



Figure 6: aerial image.

# **Bushfire Hazard Management Plan:**



### Construction: BAL 29

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

# Hazard Management Areas (HMA)

All land within the lot and within the distances shown must be maintained as low threat, from commencement of construction and in perpetuity, including maintained lawns (<100mm in height) gardens and orchards.

## **Access & Water supply**

Access and water supply requirements must be in place prior to commencement of construction. See report for detail..

This BHMP has been prepared to satisfy the requirements of the Director's Determination for Bushfire Hazard Areas v1.2 2024

This plan should be read in conjunction with Bushfire Report 104862/1 Sugarloaf Road Jackeys Marsh. Livingston Natural Resource Services.

Scott Livingston Accreditation: BFP - 105: 1, 2, 3A, 3B, 3C Date 5/8/2024



Document Set ID: 2067408 Document Resident April 2025 VARSING TO A DEC 2001/20125 Ordinary Meeting Agenda: 8 April 2025

symbols

T turn access

20 m

indicative dwelling Static water supply

building area BAL 29 Hazard Management Area

Waterway and coastal protection area

BAL 29

To:	Stephen Tredinnick			Owner /Agent	
	12 Trevallyn Rd				Form <b>55</b>
	Trevallyn		7250	Suburb/postcode	
Qualified person	details:				
Qualified person:	Scott Livingston			]	
Address:	PO Box 178			Phone No:	0438 951 021
	Orford	] [	7190	Fax No:	
Licence No:	BFP-105 Email add	dress:	scottliv	ingston.lnrs@	gmail.com
Qualifications and Insurance details:	Accredited Bushfire Assessor		Direct	ption from Column 3 or of Building Contro nination)	
Speciality area of expertise:	Bushfire Assessment			iption from Column 4 lding Control's Deter	
Details of work:					
Address:	104862/1 Sugarloaf Road			]	Lot No: 1
	Jackeys Marsh		7304	Certificate of	title No: 104862
The assessable item related to this certificate:	ed to this    certified     Assessable item includes -			cludes – struction omponent, building system or tem	
Certificate detail	ls:				
Certificate type:	Bushfire Hazard		th	escription from Colu e Director of Buildin etermination)	mn 1 of Schedule 1 of g Control's
This certificate is in	relation to the above assessable item, at a building work, plumbing v	-			demolition work:
	or a build	ling,	temporary	structure or plum	abing installation:

Document Set ID: 2002408 Version: 1, Version Date: 28/02/2025

In issuing this certificate the following matters are relevant –

<b>D</b>	
Documents:	Bushfire Attack Level Assessment & Report
Relevant	
calculations:	
References:	Australian Standard 3959
	Building Amendment Regulations 2016
	Director's Determination for Bushfire Hazard Areas v1.2 2024
	Substance of Certificate: (what it is that is being certified)
1. Asses	sment of the site Bushfire Attack Level (BAL) to Australian Standards
3959	Sherit of the site bushine Attack Level (BAL) to Australian Standards
Bushfire Hazard N	Management Plan
Assessed as – BA	L 29–
Proposal is compl	iant with DTS requirements, tables 1, 2, 3A/3B & 4, Director's Determination
	rd Areas v1.2 2024

Scope a	nd/or	Limite	itions
---------	-------	--------	--------

### Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Director of Building Control, Determination- Bushfire Hazard Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

### Limitations:

The inspection has been undertaken and report provided on the understanding that;-

- 1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
- 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

agned:

Certificate No:

SRL24/41B

Date: 5/8/2024

# **Natural Values Report**

Report for: Stephen Tredinnick

**Property Location:** 104862/1 Sugarloaf Road, Jackeys Marsh,

Prepared by: Scott Livingston

**Livingston Natural Resource Services** 

**Date:** 5th August 2024

Version:



Client:	Stephen Tredinnick
Property identification	104862/1 Sugarloaf Road, Jackeys Marsh, CT 104862/1, PID 2020160. Current zoning: Rural Living D, Tasmanian Planning Scheme-Meander Valley.
Proposal:	Construction of a dwelling.
Assessment comments:	The site is mapped as Priority Vegetation Area and partially as Waterway and Coastal protection area in planning scheme overlays, consideration of the impact on natural assets is required.  A site inspection was conducted on the 20 <sup>th</sup> June 2024. This field assessment was used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	1.0

### Assessment by:

Scott Livingston,

Master Environmental Management, Bushfire Practitioner #105 Forest Practices Officer (Planning) Natural Resource Management Consultant.

Natural Assets Report

Livingston Natural Resource Services

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### **Contents**

INTRODUCTION	3
Methods	3
DESCRIPTION	3
PLANNING SCHEME OVERLAYS	3
Natural Values	4
Water Courses	4
GEOCONSERVATION SITES	5
ACID SULPHATE SOILS	5
Existing Disturbance	5
PROPOSED DEVELOPMENT- CLEARING OF VEGETATION	5
Conclusions	5
PLANNING SCHEME COMPLIANCE: NATURAL ASSETS CODE	5
References	7
APPENDIX 1 – MAPS	8
APPENDIX 2 – PHOTOS	10
APPENDIX 3 – NVA FLORA	11
APPENDIX 4 – NVA FAUNA	16
Figure 1: Location Map	8
Figure 2: Aerial image	8
Figure 3: Vegetation Communities	
Figure 4: north along Sugarloaf Road, southern portion of lot	
Figure 5:north along western boundary, southern portion of lot	10

Natural Assets Report

### Introduction

The owners of 104862/1 Sugarloaf Road, Jackeys Marsh propose construction of a dwelling, the site is mapped as Priority Vegetation Area and partially as Waterway and Coastal protection area in planning scheme overlays. An initial desktop assessment was undertaken following a field inspection on the 20<sup>th</sup> June 2024 to confirm or otherwise the desktop study findings.

### **METHODS**

A Natural Values report was accessed from the DNRE website on 1/8/2024. That report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 20/6/2024 was undertaken by Scott Livingston. The assessment covered the vicinity of the proposed development, no survey was undertaken within the stream side area or northern portion of the lot. The assessment of the site was inspected with a spaced wandering meander technique, with areas of variation within the site vegetation inspected.

The survey was conducted in June, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

### **DESCRIPTION**

The property is 1.2 ha with Burnies Creek crossing the southern portion from east to west. The area adjoining and north of the creek is forest with a mix of age classes. The southern portion appears to have been substantially cleared in the past and has regrowth eucalypts, wattles and scrub. The eastern boundary is Sugarloaf Road. The property slopes to the northwest and ranges in altitude from 440 -450 m ASL. Under lying geology is Late Carboniferous to Triassic sedimentary sequences. Surrounding land is a mosaic of pasture, forest and plantation.

### **PLANNING SCHEME OVERLAYS**

The Priority Vegetation Area overlay covers all of the study area. The Waterway and Coastal protection area is 30m either side of Burnies Creek.

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3

### **N**ATURAL **V**ALUES

### **VEGETATION**

TASVEG 4.0 mapping shows the northern portion of study area to be (DOV) *Eucalyptus ovata forest and woodland* and the southern portion to be (FUM) Urban miscellaneous. The community boundaries were remapped with the area adjoining the watercourse retained as DOV, while the drier banks were ascribed to (DSC) *Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest* due to co dominance of other eucalypt species. The previously cleared southern portion mapped as FUM was considered to be adequately regenerated to include as DSC.

		Are	ea (ha)
Vegetation Group	Vegetation Community	Tasveg 4	Revised
Dry eucalypt forest and	(DOV) Eucalyptus ovata forest and woodland	1.1	0.6
woodland	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest		0.6
Modified land	(FUM) Extra-urban miscellaneous	0.1	
		1.2	1.2

### **FLORA**

An assessment of the study area was undertaken, no threatened flora were identified. The Natural Values Atlas (Department of Primary Industries, (accessed 1/8/2024) has no records of threatened flora species within 500m of the property. 13 threatened flora species are known occur within 5km of the study area, which is at best marginal habitat for those threatened species, mainly associated with the watercourse.

### **FAUNA**

The Natural Values Atlas has a record of no threatened fauna species within 500m of the property, 9 species are known within 5km, the site is within the potential range of a further 17 threatened species. A significant portion of those is restricted to the Grate Lake. The site may provide foraging for wide ranging species such as devils, quolls, owls and eagles, but no denning/ nesting habitat occurs on site.

### **RAPTOR NESTS**

There are no known wedge tailed or sea eagle nests within 1km of the study area. The property has 0-1/10) probability for Wedge tailed eagle Nest (FPA Model). No suitable nest trees were located during the site inspection. No evidence of existing nests or suitably sized hollows for masked owl was found on site.

### **WATER COURSES**

Burnies Creek flows through the property. It is a Class 2 stream with a 30m Watercourse Protection Area mapped in planning scheme overlays.

Natural Assets Report

Livingston Natural Resource Services

4

CFEV ID	Name	Naturalness Category	Integrated Conservation Value	Integrated Conservation Value	Catchment Area (ha)
83914	Burnies Creek	Medium	High	Very High	1,140

### **GEOCONSERVATION SITES**

There are no mapped geoconservation sites within the study area.

### **ACID SULPHATE SOILS**

There are no mapped acid sulphate soils within the study area.

### **EXISTING DISTURBANCE**

The southern portion of the site where proposed development will occur has previously been cleared but has regenerated.

### **PROPOSED DEVELOPMENT- CLEARING OF VEGETATION**

The proposed development will require clearing of native vegetation for infrastructure and bushfire hazard management within the previously cleared area. The bushfire hazard management plan indicates construction to BAL 29 would require around 0.2 ha to be managed, 0.1ha of this in previously cleared area and an additional 0.1ha within the DSC community. No clearing within the Watercourse protection area is required. The area to be cleared does not support priority vegetation as defined by the Natural Assets Code.

### **C**ONCLUSIONS

The site contains a threatened vegetation community the majority of which is within the watercourse protection area. No threatened flora or fauna are likely to be impacted. The future construction of a dwelling will require clearing of around 0.2 ha of native vegetation for infrastructure and bushfire hazard management. The clearing area will not be within an area defined by the Natural Assets Code as Priority Vegetation or be within the Watercourse protection Area. No significant impact on natural values is anticipated by the proposed development.

### PLANNING SCHEME COMPLIANCE: NATURAL ASSETS CODE

### C7.3. Definition of terms

Natural Assets Report

### C7.3.1 Priority vegetation

means native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;
- (b) is a threatened flora species;
- (c) it forms a significant habitat for a threatened fauna species; or
- (d) it has been identified as native vegetation of local importance.

### Response

Areas of the site that contain the (DOV) *Eucalyptus ovata forest and woodland* community meet the Priority Vegetation definition, other portions of the site including all of the development area do not meet the priority vegetation definition.

# C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

A1 Buildings and works within a waterway and coastal protection area must:

- (a) be within a building area on a sealed plan approved under this planning scheme;
- (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or
- (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

### <u>Response</u>

No proposed building or works, including bushfire hazard management areas are within the Watercourse Protection Area.

### C7.6.2 Clearance within a priority vegetation area

**A1** Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

### Response

Acceptable solutions cannot be met.

### P1.1

Clearance of native vegetation within a priority vegetation area must be for:

- (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 Tasmania Fire Service or an accredited person;
- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
- (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;

Natural Assets Report

Livingston Natural Resource Services

6

(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.

### <u>Response</u>

f. The clearing will be within an area that does not meet the definition of priority vegetation in the Natural Assets Code.

### P1.2

Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- 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 siting and fire-resistant design of habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

### Response

- a) No topographic or land hazard constraints known
- **b)** Buildings will require management of vegetation in the vicinity for safety and bushfire hazard management.
- c) Bushfire Hazard Management area for BAL 29,
- d) No mitigation measures are proposed.
- e) No biodiversity offset is required.
- f) Half of the required clearing is within previously partially cleared/disturbed area of the site.

P2 is met.

### **REFERENCES**

Department of Natural Resources and Environment (DNRET). (accessed 1/8/2024). *Natural Values Report, Derived from the Natural Values Atlas, online database.* 

DNRET. Thelist.tas.gov.au, spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, (1/8/2024). Biodiversity Values Database, online database.

Tasmanian Planning Scheme- Meander Valley

Natural Assets Report

### APPENDIX 1 - MAPS

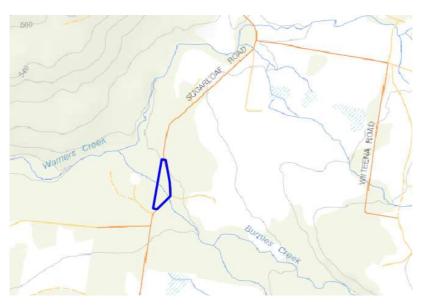


Figure 1: Location Map



Figure 2: Aerial image

Natural Assets Report

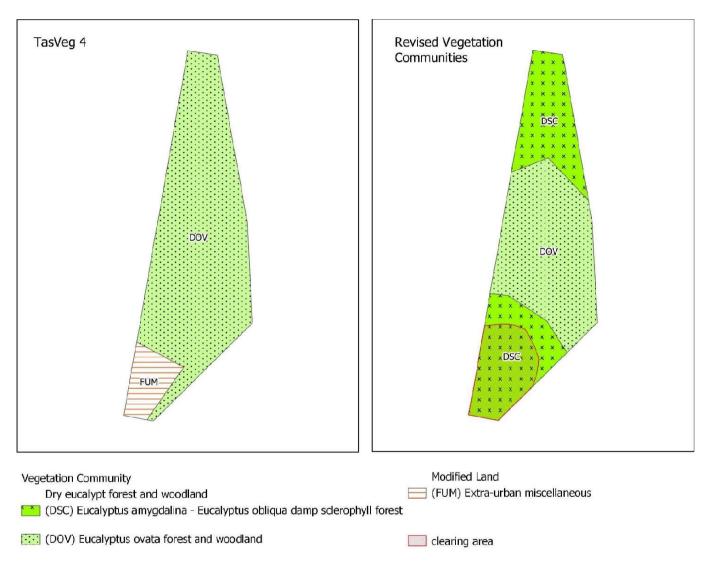


Figure 3: Vegetation Communities

Natural Assets Report

### APPENDIX 2 - PHOTOS



Figure 4: north along Sugarloaf Road, southern portion of lot



Figure 5:north along western boundary, southern portion of lot

Natural Assets Report Livingston Natural Resource Services

### Observations within 5km of the site (Natural Values Atlas)

Species	Common Name	SS	NS	Known within 500m	Life form	Habitat	Habitat suitability
Alternanthera denticulata	lesser joyweed	е			herb	Alternanthera denticulata displays a preference for rocky (dolerite) river margins, but has also been recorded from disturbed Melaleuca ericifolia swamp forest and damp riparian grasslands.	no suitable habitat
Anogramma leptophylla	annual fern	>			fern	Anogramma leptophylla grows in shallow soil layers over rock, on exposed or semi-exposed outcrops in dry or damp sclerophyll forest. Plants are mostly found on rock ledges, often on, or just inside, the drip line of the overhead rock-face. The substrate is variable, including dolerite, basalt and sandstone.	marginal habitat
Aphelia gracilis	slender fanwort	r			annual herb	Aphelia gracilis inhabits damp sandy ground and wet places in the Midlands and north-east of the State. It may readily colonise sites after fire or other disturbance.	no suitable habitat
Aphelia pumilio	dwarf fanwort	r			annual herb	Aphelia pumilio is found growing on damp flats, often with impeded drainage. The main vegetation types are lowland grassland (Themeda triandra) and dry sclerophyll forest and woodland dominated by Eucalyptus viminalis, E. amygdalina or E. ovata.	no suitable habitat
Blechnum spinulosum	small raspfern	е			fern	Blechnum rupestre is associated with major rivers in northern Tasmania. It is strictly riparian, occurring on shaded banks (e.g. Pipers River), amongst the shade of boulders (e.g. First Basin, Cataract Gorge) and on steep soil banks in wet forest above the high flood zone (e.g. River Leven).	no suitable habitat
Bolboschoenus caldwellii	sea clubsedge	r			sedge	Bolboschoenus caldwellii is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.	no suitable habitat
Boronia gunnii	river boronia	v	VU		shrub	Boronia gunnii is strictly riparian in habitat, occurring in the flood zone of the Apsley, St Pauls, and Dukes rivers (where extant) and the Denison Rivulet and South Esk River (where presumed extinct) in rock crevices or in the shelter of boulders. The base substrate is always dolerite.	no suitable habitat
Brunonia australis	blue pincushion	r		yes	herb	Brunonia australis typically occurs in grassy woodlands and dry sclerophyll forests dominated by Eucalyptus amygdalina or less commonly E. viminalis or E. obliqua. Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea level. It is most commonly found on sandy and gravelly alluvial soils, with a particular	no suitable habitat

						preference for ironstone gravels. Populations found on dolerite are usually small.	
Caesia calliantha	blue grasslily	r			graminoid	Caesia calliantha is found predominantly in the Midlands in grassland or grassy woodland including wattle and prickly box "scrub" (occasionally extending into forest, then usually dominated by Eucalyptus viminalis or E. amygdalina). It has also been recorded from grassy roadsides.	no suitable habitat
Caladenia filamentosa	daddy longlegs	r			orchid	Caladenia filamentosa occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	marginal habitat
Caladenia patersonii	patersons spider- orchid	٧			orchid	Caladenia patersonii favours coastal and near-coastal areas in northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam.	no suitable habitat
Calochilus campestris	copper beard-orchid	е			orchid	On mainland Australia, Calochilus campestris occurs on ridges and slopes in forest and woodland and can also be found in coastal heath and headlands. The species is known to colonise embankments and road verges. The habitat in Tasmania is poorly understood.	marginal habitat
Calystegia sepium subsp. sepium	swamp bindweed	r			climber	Calystegia sepium has been recorded from riverbanks and the margins of forests in the north of the State around the Tamar region, where it mainly occurs in Melaleuca ericifolia swamp forest and amongst Phragmites australis swampland.	no suitable habitat
Carex gunniana	mountain sedge	r			sedge	The habitat of Carex gunniana is poorly understood and highly variable. It includes wet eucalypt forest, sandy heathlands, margins of streams, littoral sands, shingle with seepage, damp grasslands within dry forest and rough pasture.	no suitable habitat
Carex longebrachiata	drooping sedge	r			sedge	Carex longebrachiata grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by Eucalyptus viminalis, E. ovata or E. rodwayi.	no suitable habitat
Centipeda cunninghamii	erect sneezeweed	r			herb	Centipeda cunninghamii is found in a wide variety of soil types, usually in areas subject to flooding or where water is stagnant. The seasonally dry margins of wetlands and lagoons also have the potential to support this species. It is currently known from the Sea Elephant River on King Island, the lower reaches of the South Esk River near Launceston, and Panatana Rivulet near Port Sorell.	no suitable habitat
Chiloglottis trapeziformis	broadlip bird-orchid	е		yes	orchid	Chiloglottis trapeziformis is known from near Wynyard on sandy soil in damp sclerophyll forest. There is a historical record from dry open forest near Legana. It has also been recorded from Leptospermum (teatree) and Allocasuarina (sheoak) scrub on sandy humus overlying granite on Great Dog Island (Furneaux group).	marginal habitat
Dianella amoena	grassland flaxlily	r	EN		graminoid	Dianella amoena occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.	no suitable habitat
Diuris palustris	swamp doubletail	е			orchid	Diuris palustris occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with Leptospermum (teatree) and	no suitable habitat

Natural Assets Report

					Melaleuca (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.	
Epacris exserta	south esk heath	e	PEN	shrub	Epacris exserta occurs along the lower reaches of the South Esk, North Esk and Supply rivers. It is a strictly riparian species that grows in areas subject to periodic inundation, mainly on alluvium amongst dolerite boulders within dense riparian scrub, and occasionally in open rocky sites. It has been recorded from 10-310 m above sea level.	no suitable habitat
Euphrasia collina subsp. deflexifolia	eastern eyebright	r		herb	Euphrasia collina subsp. deflexifolia occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.	no suitable habitat
Glossostigma elatinoides	small mudmat	r		herb	Glossostigma elatinoides is an aquatic plant that occurs submerged in shallow water and on the banks of streams.	no suitable habitat
Gratiola pubescens	hairy brooklime	r		herb	Gratiola pubescens is most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams.	no suitable habitat
Gynatrix pulchella	fragrant hempbush	r		shrub	Gynatrix pulchella occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.	no suitable habitat
Haloragis heterophylla	variable raspwort	r		herb	Haloragis heterophylla occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of Themeda triandra (kangaroo grass). It also occurs in grassy/sedgy Eucalyptus ovata forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.	no suitable habitat
Juncus prismatocarpus	branching rush	r		rush	The habitat of Juncus prismatocarpus is poorly understood because of a paucity of records in Tasmania but includes sedgy/grassy margins of rivers such as the Apsley River. On the mainland it occurs in floodplain and riparian vegetation.	no suitable habitat
Lachnagrostis semibarbata var. semibarbata	bristle blowngrass	r		grass	Lachnagrostis punicea subsp. punicea occurs in moist depressions in grassy woodlands/forests and grasslands, and on the edges of swamps and saline flats.	no suitable habitat
Lepidium hyssopifolium	soft peppercress	е	EN	herb	The native habitat of Lepidium hyssopifolium is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. overmature black wattles and isolated eucalypts in rough pasture). Lepidium hyssopifolium is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 metres above sea level in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived	marginal habitat

Natural Assets Report

						from a range of rock types. It can also occur on frequently slashed grassy/weedy roadside verges where shade trees are absent.	
Lycopus australis	australian gypsywort	е			shrub	Lycopus australis occurs in moist shaded places including disturbed areas within Melaleuca ericifolia swamp forest, Phragmites australis reed beds, and rocky (dolerite) riverbeds fringed by riparian scrub.	no suitable habitat
Lythrum salicaria	purple loosestrife	v			herb	Lythrum salicaria inhabits swamps, stream banks and rivers mainly in the north and north-east of the State. It can also occur between gaps in Melaleuca ericifolia forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as horticultural strains are in cultivation and birds can disperse seed, some occurrences may not be native.	no suitable habitat
Mentha australis	river mint	е			herb	Mentha australis is known from riparian habitats along the lower reaches of the South Esk River, Lake Trevallyn and the Rubicon River, where it occurs along the rocky (dolerite) margins of rivers and lakes.	no suitable habitat
Muehlenbeckia axillaris	matted lignum	r			shrub	Muehlenbeckia axillaris is predominantly found in moist gravely or rocky places on the Central Plateau, extending out to the west, north-west and lower reaches of the South Esk River.	no suitable habitat
Myriophyllum integrifolium	tiny watermilfoil	V			annual herb	Myriophyllum integrifolium occurs mostly in the Northern Midlands, with isolated populations in the State's north, north-east and south. It grows at the margins of wetlands and in seasonally wet places, including depressions associated with small ephemeral lakes. It can occur in coastal heathland and in forest in the Midlands, where it is often associated with old muddy tracks.	no suitable habitat
Persicaria decipiens	slender waterpepper	V			herb	Persicaria decipiens occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.	no suitable habitat
Persicaria subsessilis	bristly waterpepper	е			herb	Persicaria subsessilis is found in a variety of habitats, including rocky (dolerite) river margins, disturbed Melaleuca ericifolia (coast paperbark) swamp forest and lagoon margins, Cyperus lucidus (leafy flatsedge) sedgeland and within openings in riparian scrub on alluvium. It is known from the Ringarooma River, the South Esk River downstream of Trevallyn Dam, and the Meander Valley near Launceston.	no suitable habitat
Poa mollis	soft tussockgrass	r		yes	grass	Poa mollis is relatively widespread in the eastern half of the State, in dry sclerophyll forest and woodland (often dominated by Eucalyptus amygdalina, E. viminalis or Allocasuarina verticillata). Sites are often steep and rocky (e.g. Cataract Gorge).	potential habitat
Prostanthera rotundifolia	roundleaf mintbush	V			shrub	Prostanthera rotundifolia mainly occurs along flood-prone rocky riverbeds as a component of the dense riparian shrubbery but also extends to adjacent rocky slopes.	no suitable habitat
Pterostylis cucullata	leafy greenhood	е	VU		orchid	Pterostylis cucullata subsp. cucullata is known from near-coastal areas in the State's north-west, including Hunter Island, Three Hummock Island	no suitable habitat

Natural Assets Report

subsp. cucullata					and King Island, where it occurs on calcareous dunes and sand-sheets, within closed scrubs dominated by either Leptospermum laevigatum (coast teatree) or Beyeria lechenaultii var. latifolia (pale turpentinebush). The sites are typically sheltered, facing south or south-easterly to westerly, with seasonally damp but well-drained humus-rich sandy loams, often with moss and deep leaf litter.	
Rumex bidens	mud dock	V		herb	Rumex bidens grows at the margins of lakes, swamps, and slow-moving rivers and streams, and may also occur in drainage channels.	no suitable habitat
Scutellaria humilis	dwarf skullcap	r		annual herb	Scutellaria humilis is found in moist, shady places in the north-east and south-east of the State. Recent sites have been associated with rocky slopes and rises.	no suitable habitat
Senecio psilocarpus	swamp fireweed	е	VU	herb	Senecio psilocarpus is known from six widely scattered sites in the northern half of the State, including King and Flinders islands. It occurs in swampy habitats including broad valley floors associated with rivers, edges of farm dams amongst low-lying grazing/cropping ground, herbrich native grassland in a broad swale between stable sand dunes, adjacent to wetlands in native grassland, herbaceous marshland and low-lying lagoon systems.	no suitable habitat
Siloxerus multiflorus	small wrinklewort	r		annual herb	Siloxerus multiflorus occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest.	no suitable habitat
Stylidium despectum	small triggerplant	r		annual herb	Stylidium despectum has mainly been recorded from wet sandy heaths, moist depressions, soaks and hollows in near-coastal areas. It extends to similar habitat amongst forest and woodland in the Midlands.	no suitable habitat
Teucrium corymbosum	forest germander	r		shrub	Teucrium corymbosum occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and Allocasuarina (sheoak) woodland, riparian flats and forest.	potential habitat
Vallisneria australis	river ribbons	r		aquatic herb	Vallisneria australis grows rooted and submerged in flowing freshwater habitats such as major rivers of the Midlands.	no suitable habitat
Veronica plebeia	trailing speedwell	r		herb	Veronica plebeia typically occurs in dry to damp sclerophyll forest dominated by Eucalyptus amygdalina on dolerite or Tertiary sediments, but can also occur in Eucalyptus ovata grassy woodland/forest and Melaleuca ericifolia swamp forest.	potential habitat

Observations within 5km of the site or within mapped range boundaries (Natural Values Atlas)

Species	Common Name	SS	NS	known within 500m	known within 5km	Range	Habitat	Habitat suitability
Accipiter novaehollandiae	grey goshawk	е			yes	potential	Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	no suitable habitat
Antipodia chaostola	chaostola skipper	е	EN			potential	Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).	no suitable habitat
Aquila audax	wedge-tailed eagle	pe	PEN		yes			
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	е	EN		yes	potential	Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year.	may forage, no nesting habitat
Beddomeia launcestonensis	hydrobiid snail (cataract gorge)	е			yes	known	Believed to be restricted to the Cataract Gorge and there is no understanding of its habitat requirements other than it having been observed on: the underside of large rocks and under stones in running water and under large stable slabs of rock in pools and side channels off the main bed of the river	nil- aquatic species

Natural Assets Report

Species	Common Name	SS	NS	known within 500m	known within 5km	Range	Habitat	Habitat suitability
Botaurus poiciloptilus	australasian bittern		EN		yes		Australasian Bitterns are widespread but uncommon over south-eastern Australia.Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (Typha spp.) and spikerushes (Eleocharis spp.)	no suitable habitat
Calidris acuminata	sharp-tailed sandpiper		νυ		yes		The Sharp-tailed Sandpiper is a summer migrant from Arctic Siberia, being found on wetlands throughout Australia. The Sharp-tailed Sandpiper prefers the grassy edges of shallow inland freshwater wetlands. It is also found around swage farms, flooded fields, mudflats, mangroves, rocky shores and beaches. Its breeding habitat in Siberia is the peat-hummock and lichen tundra of the high Arctic.	no suitable habitat
Calidris ferruginea	curlew sandpiper		CR		yes		The Curlew Sandpiper is a summer migrant from north-eastern Siberia and Alaska, found in many Australian coastal sites and may also be seen inland in suitable habitats. The Curlew Sandpiper is mostly found on intertidal mudflats of estuaries, lagoons, and mangroves, as well as beaches, rocky shores and around salt lakes. Its breeding habitat is the lowland tundra of Siberia.	no suitable habitat
Catadromus lacordairei	Green-lined ground beetle	v				potential	Open grassy/sedgey woodlands associated with wetlands and low-lying plains or flats adjacent to rivers/streams. Key habitat elements that need to be present include sheltering sites such as patches of stone, coarse woody debris and/or cracked soils. Highly active and mibile species that can fly and often comes to ground close to water sources and is rarely found further than 250m from a water source.	no suitable habitat
Dasyurus maculatus	spotted- tailed quoll	r	VU		yes	potential	Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	may forage no denning habitat
Dasyurus maculatus subsp. maculatus	spotted- tailed quoll	r	VU	yes	yes		Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk	may forage no denning habitat

Natural Assets Report

Species	Common Name	SS	NS	known within 500m	known within 5km	Range	Habitat	Habitat suitability
							of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	
Dasyurus viverrinus	eastern quoll		EN		yes	core	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	may forage no denning habitat
Galaxiella pusilla	eastern dwarf galaxias	v	VU			potential	Potential habitat for the dwarf galaxiid is slow flowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m streamside reserve within the core range.	no suitable habitat
Gallinago hardwickii	lathams snipe		VU		yes		wetlands	no suitable habitat
Haliaeetus leucogaster	white-bellied sea-eagle	v			yes	potential	Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and evelarge farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white bellied sea eagle is al native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).	
Hirundapus caudacutus	white- throated needletail		VU		yes		Migratory bird, rarely lands in tasmania	no suitable habitat
Lathamus discolor	swift parrot	е	CR	yes	yes	potential	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	no suitable habitat

Natural Assets Report

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Species	Common Name	SS	NS	known within 500m	known within 5km	Range	Habitat	Habitat suitability
Limnodynastes peroni	striped marsh frog	е				potential	Potential habitat for the Striped Marsh Frog is natural and artificial coastal and near coastal wetlands, lagoons, marshes, swamps and ponds (including dams), with permanent freshwater and abundant marginal, emergent and submerged aquatic vegetation. Significant habitat is high quality potential habitat within the core range of this frog species. See FPA Fauna Technical Note 18 for guidance on assessing significant habitat for the striped marsh frog.	no suitable habitat
Litoria raniformis	green and gold frog	v	VU		yes	core	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	no suitable habitat
Migas plomleyi	Plomley's trapdoor spider or spider (cataract gorge)	е			yes	potential	Cataract Gorge - Mossy habitat	no suitable habitat
Neophema chrysostoma	blue-winged parrot		νυ		yes		The Blue-winged Parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range, they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones. Blue-winged Parrots can also be seen in altered environments such as airfields, golf courses and paddocks.	marginal habitat
Pasmaditta jungermanniae	Cataract Gorge Pinhead Snail	v				potential	Endemic to Tasmania & Cataract Gorge. Usually found in moss on rock faces.	no suitable habitat
Perameles gunnii	eastern barred bandicoot		νυ		yes		Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland.	
Perameles gunnii subsp. gunnii	eastern barred bandicoot		VU	yes	yes	core	Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	Possible habitat but limited grassy areas.
Podiceps cristatus	great crested grebe	v			yes		Great crested grebes breed in vegetated areas of freshwater lakes, small pools, slow-flowing rivers, artificial water bodies, swamps, bays, estuaries, and lagoons	no suitable habitat
Poliocephalus cristatus subsp. australis	great crested grebe	pv			yes		Great crested grebes breed in vegetated areas of freshwater lakes, small pools, slow-flowing rivers, artificial water bodies, swamps, bays, estuaries, and lagoons	no suitable habitat

Natural Assets Report

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Species	Common Name	SS	NS	known within 500m	known within 5km	Range	Habitat	Habitat suitability
Prototroctes maraena	australian grayling	v	VU		yes	potential	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat
Pseudemoia pagenstecheri	tussock skink	v			yes	potential	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	no suitable habitat
Pseudemoia rawlinsoni	glossy grass skink	r			yes		Potential habitat for the Glossy Grass Skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgelands), and margins of such habitats.	no suitable habitat
Pteropus poliocephalus	grey-headed flying-fox		VU		yes		Considered a vagrant bat in Tasmania	marginal habitat
Sarcophilus harrisii	tasmanian devil	е	EN	yes	yes	potential	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km2). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat	possible foraging, no denning sites
Tringa nebularia	common greenshank		EN		yes		This is a subarctic bird, breeding from northern Scotland eastwards across northern Europe and east across the Palearctic. It is a migratory species, wintering in Africa, the Indian subcontinent, and Australasia, usually on fresh water. It breeds on dry ground near marshy areas, laying about four eggs in a ground scrape	no suitable habitat
Tyto novaehollandiae	masked owl	pe	PV U		yes			
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	е	VU		yes	core	Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a	may forage, no nesting habitat

Natural Assets Report

Livingston Natural Resource Services

Species	Common Name	ss	NS	known within 500m	known within 5km	Range	Habitat	Habitat suitability
							sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature (Growth Stage class `M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	
Xenus cinereus	terek sandpiper		VU		yes		This bird breeds near water in the taiga from Finland through northern Siberia to the Kolyma River, and migrate south in winter to tropical coasts in east Africa, south Asia and Australia, usually preferring muddy areas	no suitable habitat

# pitt&sherry

# teph104862/1 Sugarloaf Road, Jackeys Marsh

**Traffic Impact Statement** 

Prepared for

Stephen Tredinnick

Client representative

Stephen Tredinnick

Date

5 February 2025

Rev02





# **Table of Contents**

1.	Introduction	4
2.	Existing conditions	4
	2,1 Site location	
	2.2 Sugarloaf Road	
3.	Proposed works	
4.	Sight distance assessment	
5.	Driveway works	8
	5.1 Grading	
6.	Planning Scheme assessment	
	6.1 Parking and Sustainable Transport Code	
	6.1.1Use Standards	
	6.1.2Development Standards	1 <sup>,</sup>
	6.2 Road and Railway Assets Code	17
	6.2.1Use Standards	17
	6.2.2Development Standards	18
7.	Conclusion	19
	st of figures	
•	ure 1: Site location	
	ure 2: Extent of sight distance assessment	
•	ure 3: Sight distance requirements at access driveways - AS 2890.1	
·	ure 4: Potential alternative access location	
Figu	ure 5: LGAT Standard Drawings - TSD-R04-v3	8
Lis	st of tables	
Tabl	le 1: Sight distance assessment – preferred access location	
Tabl	le 2: Parking and Sustainable Transport Code - Use Standards	
Tabl	le 3: Parking and Sustainable Transport Code - Development Standards	1
Tabl	le 4: Road and Railway Assets Code - Use Standards	17
	le 5: Road and Railway Assets Code - Development Standards	

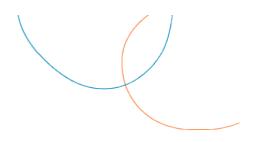
**Appendices** 

Appendix A — Site Photos

	1.1	
Prepared by — Nicholas Ashlin	NicAtMA	Date — 5 February 2025
Reviewed by — Rebekah Ramm	RRamm	Date — 5 February 2025
Authorised by — Rebekah Ramm	RRamm	Date — 5 February 2025

Revision History						
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date	
00	Traffic Impact Statement	NPA	RLR	RLR	22/10/2024	
01	Traffic Impact Statement – Minor update	NPA	RLR	RLR	23/10/2024	
02	Traffic Impact Statement – Update based on MVC comment	NPA	RLR	RLR	5/02/2025	

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# 1. Introduction

Stephen Tredinnick wishes to undertake vegetation clearance at his property at 104862/ 1 Sugarloaf Road, Jackeys Marsh.

Meander Valley Council (Council) have requested that a Traffic Impact Statement (TIS) be prepared which identifies a safe and suitable access location to the property. Stephen Tredinnick has engaged pitt&sherry to undertake a TIS to determine whether his preferred access location is suitable.

# 2. Existing conditions

## 2.1 Site location

As discussed, the site is located at 104862/ 1 Sugarloaf Road, Jackeys Marsh. The site fronts Sugarloaf Road to the east. Note that the site also now includes part of the road casement which previously bounded the site to the west, which was recently purchased by Stephen. Minor adjustments to the parcel boundaries have also been made.

The site is zoned as 11 Rural Living (Zone D) under the *Tasmanian Planning Scheme – Meander Valley*. Other surrounding properties are also zoned as 11 Rural Living, and surrounding reserves zoned as 23 Environmental Management. It is noted that the site is classified as residing within the Bushfire prone area of the Meander Valley Local Provisions Schedule (the Schedule). It also partly resides within the Priority vegetation area of the Schedule. Burnies Creek resides within the Waterway and coastal protection area of the Schedule.

The site is shown below in Figure 1. Boundaries are approximate.

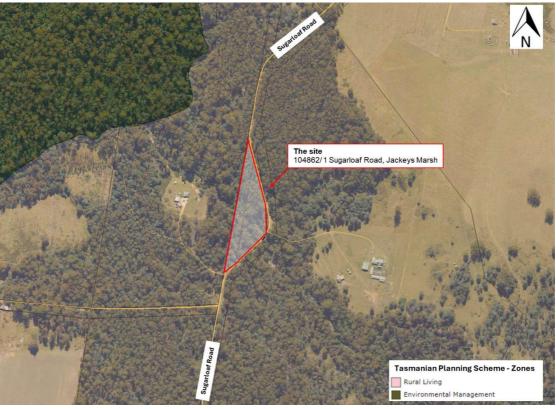


Figure 1: Site location



# 2.2 Sugarloaf Road

Sugarloaf Road is a Council-owned unsealed local road that operates primarily in a north-south direction from Jackeys Marsh Road for 3.8km. It services rural residential land and is subject to very low numbers of vehicle movements per day in the vicinity of the site.

Sugarloaf Road does not have a posted speed limit, and thus is subject to the Tasmanian unsealed road default speed limit of 80km/h. Its width (generally <4m), horizontal geometry, and limited stopping sight distance around corners due to dense vegetation mean vehicles would be expected to travel no faster than 50km/h along Sugarloaf Road. Due to its narrow width, no on-street parking is provided on Sugarloaf Road.

# 3. Proposed works

Stephen seeks to gain planning permission to clear the understory scrub at and surrounding a potential future building site, on the southern side of Burnies Creek within 104862/1 Sugarloaf Road. To safely park on the site during removal of scrub, a cleared driveway area is required off Sugarloaf Road. It is expected that the chosen location will eventually form the driveway location for any proposed future building to be erected on the site.

# 4. Sight distance assessment

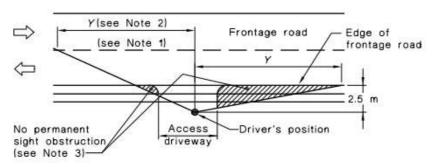
A sight distance assessment was undertaken along the site frontage to Sugarloaf Road south of Burnies Creek on 15 October 2024. The extent at which sight distances were assessed is shown below in Figure 2. It is noted that the preferred access location refers to that preferred by Stephen, and not necessarily the preferred location based on accessibility, safety and efficiency.



Figure 2: Extent of sight distance assessment



The assessment was undertaken in accordance with the requirements of AS/NZS 2890.1 Parking facilities: Off-street car parking (AS 2890.1), shown below in Figure 3.



Frontage road speed	Distance (Y) along frontage road m					
(Note 4)	Access driv	Domestic property				
	Desirable 5 s gap	Minimum SSD	access (Note 6)			
40	55	35	30			
50	69	45	40			
60	83	65	55			
70	97	85	70			
80	111	105	95			
90	125	130				
100	139	160	Use values from 2 <sup>nd</sup> and 3 <sup>rd</sup> columns			
110	153	190				

#### NOTES:

- 1 Centre-line or centre of road (undivided road), or right hand edge of right hand through lane (divided road).
- 2 A check to the left is not required at a divided road where the median is wide enough to shelter a vehicle leaving the driveway.
- 3 Parking on this side of the frontage road may need to be restricted on either side of the driveway so that the sight distance required by the above table to an approaching vehicle is not obstructed.
- 4 This is the posted or general speed limit unless the 85th percentile speed is more than 5 km/h above the limit in which case the tabulated speed nearest the 85<sup>th</sup> percentile shall be adopted.
- 5 The values in the table apply only to left turn and right turn manoeuvres into two-way roads up to four lanes wide and one-way streets regardless of width, either for a 5 s gap, desirable at lower frontage road speeds, or minimum stopping sight distance based on 2 s reaction time.
  - Crossing manoeuvres (e.g. from an access opposite the steam of a T-junction) over four lanes or more, and turning manoeuvres into a six lane two-way road would require longer gaps unless there was a median wide enough to store a vehicle and allow a two stage manoeuvre.
- 6 These distances are based on stopping sight distances with reaction time of 1.5 s for traffic approaching along the frontage road and are applicable to a frontage road speed of up to 80 km/h only. Wherever practicable sight distance provided at domestic property accesses should meet the values given in the second or third columns of the Table.
- 7 When checking sight distance the driver's eye height and the height of the object (approaching vehicle) are to be taken as 1.15 m above the road surface.

#### FIGURE 3.2 SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAYS

Figure 3: Sight distance requirements at access driveways - AS 2890.1

pitt&sherry | ref: T-P.24.1236-TRA-REP-001-Rev022/NA/ac

Page 6

It was determined during the site visit that sight distance in each direction was limited by vegetation on horizontal curves both to the north-east and south-west.

The outcome of the assessment at the preferred access location is shown below in Table 1.

Table 1: Sight distance assessment - preferred access location

Frontage	SD	Required SD SD Required SD Meets AS 2890.1 requirements				
road speed	south	south	north- east	north-east	Right	Left
50km/h*	50m	40m	85m	40m	Yes**	Yes**

<sup>\*</sup>Please note that this is not the speed limit and is instead the 85<sup>th</sup> percentile speed in which vehicles were observed to travel. The table has been displayed as such to improve readability.

Based on the above, the sight distance is acceptable for the speed of vehicle travel.

Due to the existing constraints, it is considered that provision of a driveway access at the preferred location shown above is acceptable and provides safe and efficient access to the site. It is noted, however, that the access will need to be graded to meet the requirements of AS 2890.1.

Given the sight distance is bounded by vegetation at horizontal curves, were the access location located 10m north-east along the site frontage to Sugarloaf Road, the sight distance north-east would roughly be 75m, and the sight distance to the south would roughly be 60m. Should the sight distance provided be >40m, the access location is expected to be suitable.

#### **Alternative location**

Alternatively, based on the sight distances determined along the site frontage south of Burnies Creek, an access to site could be located off the existing access to 322 Sugarloaf Road, subject to approval from the owner and potentially Council, noting that this would require crossing of the road casement. This location was determined to provide improved sight distance as compared to the preferred location that meets the requirements of AS 2890.1. This access would also be expected to reduce the extent of driveway grading required.

This alternative location is shown below in Figure 4.

<sup>\*\*</sup>Please note that the sight distance meets the AS 2890.1 sight distance requirements for a 50km/h frontage road speed limit, however, does not meet the sight distance requirements for the 80km/h speed limit.



Figure 4: Potential alternative access location

# 5. Driveway works

# 5.1 Grading

The proposed driveway is to be graded in accordance with AS 2890.1, which specifies a maximum domestic driveway grade of 1 in 4 (25%). Any changes in grade should not exceed 1 in 8 (12.5%) for summit grade changes, or 1 in 6.7 (15%) for sag grade changes. Transitions are to occur over a minimum of 2m.

The Local Government Association Tasmania - Tasmanian Standard Drawings (LGAT Standard Drawings) specifies a driveway profile as evidenced below in Figure 5, which provides transitions that reduce the likelihood of scraping of the underside of a car.

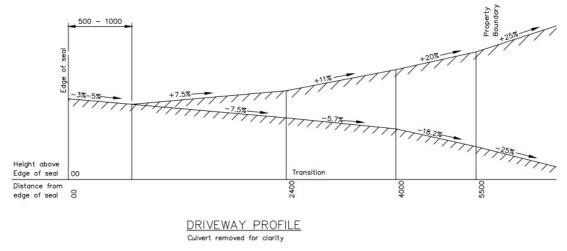


Figure 5: LGAT Standard Drawings - TSD-R04-v3

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Page 8



Given the site topography, the maximum grade of the driveway will be significantly less than 1 in 4, and transitions will not exceed those outlined in AS 2890.1.

# 5.2 Vegetation removal

Vegetation removal will be required along the proposed driveway. Vegetation in the immediate vicinity of the site boundary at the driveway crossover is also required to be trimmed to maintain appropriate sight distance (40m) along Sugarloaf Road. Vegetation that may impede sight distance should remain below ~1.1m. See Figure 3 for reference, which shows the triangle in which no permanent obstruction should be present.

# 6. Planning Scheme assessment

An assessment of the potential future development against the relevant codes of the Planning Scheme is shown below in 6.1 and 6.2. This is simply provided to inform any future development.

# 6.1 Parking and Sustainable Transport Code

### 6.1.1 Use Standards

An assessment against the Use Standards of the Parking and Sustainable Transport Code is shown below in Table 2.

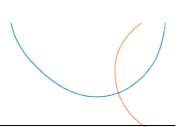
Table 2: Parking and Sustainable Transport Code - Use Standards

#### C2.5.1 Car parking numbers

#### Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Accep	table Solution/ Performance Criteria	Comment		
Accep	table Solution A1	Can comply with Acceptable Solution A1		
less the numbe due to	mber of on-site car parking spaces must be no an the number specified in Table C2.1, less the r of car parking spaces that cannot be provided the site including container refund scheme excluding if:	It is expected that the site can accommodate the requirement of 1 space per bedroom or 2 spaces per 3 bedrooms.		
a)	the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;			
b)	the site is contained within a parking precinct plan and subject to Clause C2.7;			
c)	the site is subject to Clause C2.5.5; or			
d)	it relates to an intensification of an existing use or development or a change of use where:			
	i. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or			



- development, in which case no additional on-site car parking is required; or
- ii. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

N = A + (C - B)

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

#### C2.5.2 Bicycle parking numbers

#### Objective:

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Accept	able Solution/ Performance Criteria	Comment		
Accept	able Solution A1	Can comply with Acceptable Solution A1		
Bicycle a)	parking spaces must:  be provided on the site or within 50m of the site; and	Assuming the site provides a single dwelling, no bicycle parking spaces are required.		
b)	be no less than the number specified in Table C2.1.			

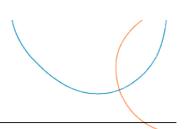
### C2.5.3 Motorcycle parking numbers

# Objective:

That the appropriate level of motorcycle parking is provided to meet the needs of the use.

Accept	able Solution/ Performance Criteria	Comment		
Accept	able Solution A1	Can comply with Acceptable Solution A1		
The nur	mber of on-site motorcycle parking spaces for all ust:	No motorcycle parking spaces are required.		
a)	be no less than the number specified in Table C2.4; and			
b)	if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.			

#### C2.5.4 Loading bays



#### Objective:

That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1	Not applicable
A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.	

### C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

#### Objective:

To:

- facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and
- b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1	Not applicable
Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:	
<ul> <li>a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and</li> </ul>	
b) General Retail and Hire uses up to 100m² floor area,	
provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.	

### 6.1.2 Development Standards

An assessment against the Development Standards of the Parking and Sustainable Transport Code is shown below in Table 3.

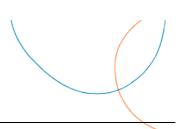
Table 3: Parking and Sustainable Transport Code - Development Standards

#### C2.6.1 Construction of parking areas

#### Objective:

That parking areas are constructed to an appropriate standard.

Accept	table Solution/ Performance Criteria	Comment
Accept	able Solution A1	Can comply with Acceptable Solution A1
All park spaces	ing, access ways, manoeuvring and circulation must:	Should the future driveway be constructed with a sealed pavement and be drained to the public stormwater system,
a)	be constructed with a durable all weather pavement;	it can comply with Acceptable Solution A1.
b)	be drained to the public stormwater system, or contain stormwater on the site; and	



excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

## C2.6.2 Design and layout of parking areas

#### Objective:

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

#### Acceptable Solution/ Performance Criteria

#### Acceptable Solution A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

- a) comply with the following:
  - i. have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
  - provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
  - iii. have an access width not less than the requirements in Table C2.2;
  - iv. have car parking space dimensions which satisfy the requirements in Table C2.3:
  - have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;
  - vi. have a vertical clearance of not less than 2.1m above the parking surface
  - vii. excluding a single dwelling, be delineated by line marking or other clear physical means; or
- b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.

#### Comment

#### Can comply with Acceptable Solution A1

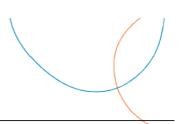
Assuming the site provides 4 or fewer car parking spaces, an internal access way width of 3m is required, plus an additional 2m wide by 5m long passing bay with entry and exit tapers every 30m. Car parking spaces and aisle widths may be dimensioned in accordance with the Planning Scheme or AS 2890.1. Should the above be met, the site can comply with Acceptable Solution A1.

#### C2.6.3 Number of accesses for vehicles

#### Objective:

That:

 a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses:



- b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1	Can comply with Acceptable Solution A1
The number of accesses provided for each frontage must:	Should only one access be provided to the site, it will comply with Acceptable Solution A1.
a) be no more than 1; or	
b) no more than the existing number of accesses,	
whichever is the greater.	
Acceptable Solution A2	Not applicable
Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	
Performance Criteria P2	
Within the Central Business Zone or in a pedestrian priority street, any new accesses must:	
a) not have an adverse impact on:	
<ul> <li>pedestrian safety and amenity; or</li> </ul>	
ii. traffic safety; and	
b) be compatible with the streetscape.	

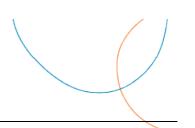
## C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

#### Objective:

That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:

- a) enables easy and efficient use;
- b) promotes the safety of users;
- c) minimises opportunities for crime or anti-social behaviour; and
- d) prevents unreasonable light overspill impacts.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1	Not applicable
In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting — Performance and design requirements.	
Performance Criteria P1	
In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside	



daylight hours must be provided with lighting, having regard to:

- a) enabling easy and efficient use of the area;
- b) minimising potential for conflicts involving pedestrians, cyclists and vehicles;
- minimising opportunities for crime or antisocial behaviour though the creation of concealment spaces;
- any unreasonable impact on the amenity of adjoining properties through light overspill; and
- e) the hours of operation of the use.

## C2.6.5 Pedestrian access

#### Objective:

That pedestrian access within parking areas is provided in a safe and convenient manner.

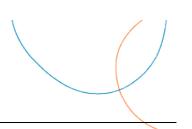
Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1.1	Not applicable
Uses that require 10 or more car parking spaces must:	
<ul> <li>a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</li> </ul>	
<ul> <li>i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</li> </ul>	
<ul> <li>ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</li> </ul>	
<ul> <li>b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</li> </ul>	

# C2.6.6 Loading bays

### Objective:

That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1	Not applicable
The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.	
Acceptable Solution A2	Not applicable
The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS</i>	



2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

#### Objective:

That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.



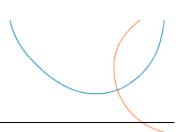
Accept	able Solution/ Performance Criteria	Comment
Accept	able Solution A1	Not applicable
-	parking for uses that require 5 or more bicycle in Table C2.1 must:	
a)	be accessible from a road, cycle path, bicycle lane, shared path or access way;	
b)	be located within 50m from an entrance;	
c)	be visible from the main entrance or otherwise signed; and	
d)	be available and adequately lit during the times they will be used, in accordance with Table 2.3 of Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.	
Accept	able Solution A2	Not applicable
Bicycle	parking spaces must:	
a)	have dimensions not less than:	
	i. 1.7m in length;	
	ii. 1.2m in height; and	
	iii. 0.7m in width at the handlebars;	
b)	have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and	
c)	include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities Part 3: Bicycle parking.	

# C2.6.8 Siting of parking and turning areas

# Objective:

That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1	Not applicable
Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	
Acceptable Solution A2	Not applicable
Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:	



- have no new vehicle accesses, unless an existing access is removed;
- retain an active street frontage; and
- not result in parked cars being visible from public places in the adjacent roads.

#### 6.2 Road and Railway Assets Code

#### 6.2.1 Use Standards

An assessment against the Use Standards of the Road and Railway Assets Code is shown below in Table 4.

Table 4: Road and Railway Assets Code - Use Standards

#### C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

#### Objective:

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1.1	Acceptable Solutions A1.1, A1.2, A1.3 and A1.5 are not
For a category 1 road or a limited access road,	applicable. Can comply with Acceptable Solution A1
vehicular traffic to and from the site will not require:	As only a single residential building is likely to be erected
a) a new junction;	on the site, which typically generates <10 light vehicle
h) a new vehicle crossing or	movements per day due to the rural locality, it can comply

### **Acceptable Solution A1.2**

c) a new level crossing.

For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

#### Acceptable Solution A1.3

For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

#### **Acceptable Solution A1.4**

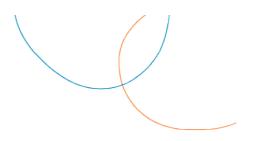
Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- the amounts in Table C3.1; or
- allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.

# Acceptable Solution A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

with Acceptable Solution A1.



### 6.2.2 Development Standards

An assessment against the Development Standards of the Road and Railway Assets Code is shown below in Table 5.

Table 5: Road and Railway Assets Code - Development Standards

#### C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

### Objective:

To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1	Not applicable
Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:	
<ul> <li>a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;</li> </ul>	
<ul> <li>b) an extension which extends no closer to the existing or future major road or rail network than:</li> </ul>	
i. the existing habitable building; or	
<ul><li>ii. an adjoining habitable building for a sensitive use; or</li></ul>	
c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008.	

## C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

### Objective:

To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

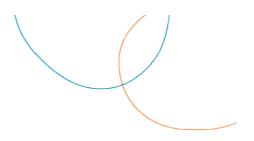
Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1  A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway	Not applicable
attenuation area.	



# 7. Conclusion

In conclusion, the preferred site access location will provide safe and efficient access for vehicles accessing and egressing the site based on the observed speed at which vehicles travel along Sugarloaf Road.

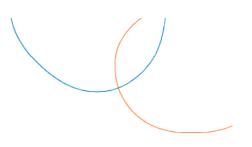
An alternative access point from the existing driveway to 322 Sugarloaf Road has been located, noting that it provides greater sight distance in both directions. It is expected that this would also reduce the extent of civil works required.



# Important information about your report

In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

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# Site photos

Appendix A











# pitt&sherry



**Traffic Impact Statement** 



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# 13. Development and Regulatory Services

13.1. Submission on *Draft Land Use Planning and Approvals Amendment* (Development Assessment Panel) Bill 2025

File Reference S13-09-011

Report Author Thomas Wagenknecht

Senior Strategic Planner

**Authorised By** Krista Palfreyman

Director Development and Regulatory Services

**Decision Sought** Approval of the submission on the Draft Land Use Planning and

Approvals Amendment (Development Assessment Panels) Bill 2025

as its submission to the State Planning Office.

**Vote** Simple majority

### Recommendation

## That Council:

- 1. approves the Meander Valley Council's Submission Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025 (Attachment 1) as its submission to the public exhibition of the Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025; and
- 2. approves the lodgment of the Council's submission to the State Planning Office (as provided in Attachment 1).

## Report

## Background

On 21 July 2023, the Premier announced the development of new legislation to allow certain types of development applications to be determined by independent Development Assessment Panels (DAP), appointed by the Tasmanian Planning Commission. The intent was to create an alternate approval pathway outside of local council's decision-making functions, with the State Government flagging that this would take the politics out of planning for more complex or contentious development applications.

A Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2024 (Draft DAP Bill 2024) was exhibited for a five week period during late 2024. A total of 461 submissions were received during the public consultation period on the Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2024.

The Draft DAP Bill 2024 was subsequently tabled in Parliament in November 2024 but did not pass the Legislative Council.

A revised Land Use Planning and Approvals (Development Assessment Panel) Bill 2025 (Draft DAP Bill 2025) (Attachment 2) was released in late February 2025 for consultation open over an eight week period, closing 24 April 2025.

The Draft Land Use Planning and Approvals Amendment (Development Assessment Panel) Bill 2025 was discussed with Councillors at the March Workshop.

A summary of key formal position points of discussion from the 25 March 2025 Workshop and a summary of changes in the Draft eligibility criteria and was provided to Planning Matters Alliance Tasmania (PMAT) in accordance with Minute Reference 032/2025 of the March Council Meeting.

The element of most note within the Draft DAP Bill 2025 is the revised eligibility criteria for when an application may be considered by a Development Assessment Panel. A comparison of the two Draft bills is provided below, demonstrating the extent of changes proposed to the eligibility criteria.

Table 1: Summary of Changes to Application Eligibility				
Draft DAP Bill 2024	Draft DAP Bill 2025	Change?		
Section 60AB	Section 60AC	-		
A person may apply to the Commission for an application for a		No Change		
discretionary permit if:				
the application is endorsed by	the application –	Yes		
Homes Tasmania as including –	(i) is being made by, or on behalf	Endorsement		
(i) social or affordable housing;	of, Homes Tasmania or a	by Homes		
or	registered community housing	Tasmania is no		
(ii) a subdivision, within the	provider; and	longer required		
meaning of Part 3 of the	(ii) relates to a development that			
Local Government (Building	includes social or affordable			
and Miscellaneous	housing or a subdivision that			
Provisions) Act 1993, for the	includes social or affordable			
purposes of social or	housing;			
affordable housing;				
the application relates to a	the application relates to a	No Change		
development that is valued in	valued in development that is valued in			
excess of –	excess of –			
(i) \$10,000,000 or such other	(i) \$10,000,000 or such other			
amount as may be	amount as may be prescribed			
prescribed – if all, or any part,				
of the development is to be	development is to be located in			
located in a city; or	a city; or			

(ii) \$5,000,000 or such other	(ii) \$5,000,000 or such other	
amount as may be	amount as may be prescribed	
prescribed – in any other	– in any other case;	
case;		
the council is both parties in	the council is both parties in	No Change
relation to the application, and	relation to the application, and the	
the application relates to a	application relates to a	
development that is valued in	development that is valued in	
excess of \$1,000,000 or such	excess of \$1,000,000 or such other	
other amount as may be	amount as may be prescribed; or	
prescribed;		
the application falls within a	the application falls within a class	No Change
class of applications prescribed	of applications prescribed for the	_
for the purpose of this section	purpose of this section.	
Section 60AC.	Section 60AD.	-
A party to an application for a discretionary permit may request that		No Change
the Minister direct the Commission	3	
in respect of the application if:		
_	the application relates to a	Yes, new
	development that includes social	provision
	or affordable housing, or a	'
	subdivision that includes social or	
	affordable housing, for persons	
	who may otherwise be unable to	
	access suitable accommodation in	
	the private rental or property	
	market	
the application relates to a	the application relates to a	No Change
development that may be	development that may be	<b>J</b> -
considered significant, or	considered significant, or	
important, to –	important, to –	
(i) the area in which the	(i) the area in which the	
development is to be located;	development is to be located;	
or	or	
(ii) the State	(ii) the State	
either party to the application	either party to the application	No Change
believes that the planning	believes that the planning	·-··· <b>9</b>
authority does not have the	authority does not have the	
technical expertise to assess the	technical expertise to assess the	
· '	•	
application	application	

the application relates to a	REMOVED	Yes
development that is, or is likely		
to be, controversial		
the relevant planning authority	the relevant planning authority	No Change
may have, in respect of the	may have, in respect of the	
proponent or development –	proponent or development –	
(i) a conflict of interest or a	(i) a conflict of interest or a	
perceived conflict of interest;	perceived conflict of interest; or	
or	(ii) a real or perceived bias,	
(ii) a real or perceived bias,	whether for or against the	
whether for or against the	proponent or development	
proponent or development		
the application falls within a	the application falls within a class	No Change
class of applications prescribed	of applications prescribed for the	
for the purpose of this section.	purpose of this section.	

As evident by the above Table, and set out more fully within Attachment 1, the Draft DAP Bill 2025 has not meaningfully changed nor resolved the key concerns previously raised by the Council.

The recommended submission (Attachment 1) outlines the Council's previous concerns and represents the continued effort to ensure that ongoing reform to the Resource Management and Planning System occurs though appropriate and reasonable changes to legislation and statutory documents, rather than the implementation of an unnecessary and convoluted Development Assessment Panel model.

### **Attachments**

- 1. Submission Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025 [13.1.1 8 pages]
- 2. Draft Land Use Planning and Approvals Amendment Development Assessment Panel Bill 2025 [13.1.2 51 pages]

# Strategy

Supports the objectives of Council's strategic future direction

- 1. Cultivating a diverse, unified and empowered community
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

## Policy

Not applicable

# Legislation

Land Use Planning and Approvals Act 1993

# Consultation

The Council would be participating in the consultation process being undertaken by the State Planning Office by making a submission.

# **Budget and Finance**

Not applicable

# **Risk Management**

In making a submission within the timeframes, the Council ensures its views are considered.

## **Alternate Motion**

Councillors can adopt the Recommendation with amendments.



8 April 2025

State Planning Office
Department of State Growth
GPO Box 536
Hobart TAS 7001

Dear Director,

I write to provide the Meander Valley Council (the Council) submission in response to the Draft Land Use Planning and Approvals Amendment (Development Assessment Panel) Bill 2025 (the Draft DAP Bill 2025), as determined at its 8 April 2025 Council Meeting.

Council has previously submited that it opposes the proposed legislative reform in its entirety, with particular reference to: (i) the establishment of any form of Development Assessment Panel that would remove both Council's current responsibility to act as Planning Authority and the right of third-parties to merits based appeal; and (ii) conferring powers to the Minister to compel a council to initiate amendments to its respective Local Provisions Schedule.

Upon review of the revised draft DAP Bill 2025, and when comparing with the previously proposed – and rejected – draft DAP Bill 2024, it is abundantly clear that little tangible change has been made to the application eligibility criteria.

Whilst the primary change – the removal of applications considered 'contentious' – is a step in the right direction, the application eleigibility criteria remains vague, open to subjective interpretation and leaves the door open for amendments or introduction of additional thresholds through implementation of regulations.

While some improvements have also been made to the process – notably the removal of the ability to refer applications to a DAP midway through a standard planning application process – they do not negate the underlying unwieldy, resource intenstive, and likely time-consuming process that is being proposed.

Accordingly, Council's position continues to be that there is no demonstrated need nor sufficient evidence base to support establishing the DAP process as proposed and the

additional resource burden that such a regulatory process would require of the State and local governments.

Table 1 below summarises the Council's previously raised concerns and includes consideration of whether or not these concerns have been adequate addressed by the revised draft DAP Bill 2025.

Council reiterates again its opposition to the draft DAP Bill 2025. The Resource Management and Planning System does not need an additional process to address a few rare – albeit noteworthy – circumstances. It needs, and deserves, its core strategic and statutory documents to be operational and in good working order. The time, effort and resources of the Minister and the State Planning Office would be better served by finalising the draft Tasmanian Planning Policies (subject to making significant improvements to them), facilitating the review of the Regional Land Use Strategies and completing the review of the Tasmanian Planning Scheme.

Council looks forward to seeing the elements of the Resource Management and Planning system that require immediate improvement, such as the elements mentioned above, to be prioritised in the near future.

Regards

Wayne Johnston Mayor

# Summary of Previously Raised Concerns

A summary of previously raised concerns previously raised at the Council's 12 November 2024 Meeting, and comments upon how the draft DAP Bill 2025 has or has not resolved this concerns, are provided below:

Table 1: Summary of Previously Raised Concerns and Responding Comments

Previously Raised Concerns	Comments
The draft Bill is a gross overreaction to isolated incidents and would unduly curtail local decision-making that is already subject to a merits-based appeal.	Not adequately resolved.  The resources needed to establish and operate DAPs, considering the small number of potential instances where they may be justified, would be better spent on appropriately resourcing the State's strategic planning program to ensure that the Tasmanian Planning Policies and other planning instruments to deliver the government's affordable housing supply agenda, rather than introduce an additional assessment process.
Decisions will not be representative of local ratepayers and will lack a fine grain understanding of the values held by the local community.	Not adequately resolved.  As evidenced by the Stony Rise decision in late 2024, whereby the State Government introduced a bill to overturn the refusal of a combined permit and amendment by the Tasmanian Planning Commission following significant local outcry, decisions made outside a municipality do not guarantee that local values are suitably considered.
Absence of merit-based appeal process for third parties.	Not adequately resolved.  No merit-based appeal process is proposed for inclusion. This is of fundamental concern and is considered to

Comments
be an unjust approach that will undermine any social license for a DAPs model.
Not adequately resolved.  Without a merit-based appeal process, there will be an implicit unaccountability for, and inability to rectify, incorrect decisions that may be made.
The Dorset Board of Inquiry recommended to the Minister that 'amendments to the Land Use Planning and Approvals Act 1993 be considered to establish development assessment panels to determine development applications where a council is the applicant and/or developer, so as to remove the actual conflict of interest currently existing in the decision-making process.'  The Board further states that 'there would need to be provision for an appeal process, to correlate with standard process for determination of development applications.'
Whilst alternate options to minimise conflicts of interest are already available, such as using third-party consultants or another council to undertake assessment and provide a recommendation, the establishment of a DAP, if endowed with merit-based appeal rights, would provide an additional avenue for Councils to remove, instead of minimising, such incidents of conflict of interest.  However, as the proposed DAP model

Previously Raised Concerns	Comments
	based appeal right, it is not considered an adequate avenue to ensure that decisions are both free of conflicts of interest and also accountable to the people.
Referral triggers are too broad and ambiguous.	Partially resolved.  Whilst controversial applications are no longer eligible, criteria such as the following remain unnecessarily subjective or broad (emphasis added):  1) social or affordable housing, for persons who may otherwise be unable to access suitable accommodation in the private rental or property market  2) development that may be considered significant, or important, to—  a. the area in which the development is to be located; or  b. the State  3) either party to the application believes that the planning authority does not have the technical expertise to assess the application  The proposed criteria also provides for additional criteria to be inserted at a later date through regulations, which are likely to receive significantly less public scrutiny.
Can Council make representation to the applications or recommend refusal?	The draft Bill 2025, through section 60AF(2), continues to require the planning authority to provide advice on suggested terms and conditions that should be imposed on a permit if it is granted and

Previously Raised Concerns	Comments
	the reasons for those terms and conditions.
	The DAP model purports to enable councils (the planning authority) to advocate, and make representations, on behalf of its community. However, the DAP model simultaneously requires that councils must provide suggested terms and conditions under section 60AF(2). This is a clear conflict in purpose and intent, that would undermine the legitimacy of both the representation and the suggested terms and conditions.  To resolve this, a council must be allowed to suggest that the proposal should not be approved with reasons provided.
That the process should align with current discretionary planning assessment processes, rather than combined permit and amendment processes.	Not adequately resolved.  The process continues to be based on combined permit and amendment processes, which requires a draft assessment report and, if that report recommends that a permit be granted, a draft permit for said application to be included in the advertised documentation.  This approach is often seen as preempting a decision before the concerns of the community are heard, which is unlikely to be appropriate for types of applications anticipated to be considered by the DAPs.
Minister intervention only serves to increase the politicisation of planning approval processes.	Not adequately resolved.  The Minister continues to be involved in the process, by being the conduit through which applications are requested, referred and directed to the Tasmanian Planning

Previously Raised Concerns	Comments
	Commission for assessment under section 60AD. If the DAPs were to proceed, it is unclear why the legislation could not be drafted to instead have the request to determine whether or not an application is eligible for assessment be made directly to Tasmanian Planning Commission.
	Likewise, the draft Bill continues to propose the ability for the Minister to direct a Planning Authority to initiate an amendment to its Local Provisions Schedule, regardless of Council's position on the proposed amendment.
	Again, a recent example is the Stony Rise decision where planning approval processes were politicised and overridden.
Timeframes remain extremely tight and unlikely to be met without additional resourcing with local government and the Tasmanian Planning Commission.	Partially resolved.  Modifications have been made to enable an extension of the assessment time period to be agreed or granted by the Minister. While an improvement, the base timeframes have not been meaningfully extended and continue to be unlikely to be met.
Financial costs to Council, and their ability to recoup costs, are unclear.	Not adequately resolved.  The draft DAP Bill 2025 provides for the regulations to prescribe:  a) the fees payable in respect of an application, matter or assessment;
	<ul><li>b) the maximum fees that may be payable; and</li><li>c) the method of calculating the fee.</li></ul>

Previously Raised Concerns	Comments
	Whilst this is an improvement, the financial implications to Council and the Tasmanian Planning Commission remain unclear when the method of calculating the fee, and it's maximum threshold, is unknown.
	It also remains unclear when in the assessment/reviewing process that the planning authority would be empowered to charge such a fee as may be allowed by the currently unknown regulations.

# 13.1.2 Draft Land Use Planning And Approvals Amendment Development Assessment Panel Bill 2025

Drafted in the Office of Parliamentary Counsel

**TASMANIA** 

# LAND USE PLANNING AND APPROVALS AMENDMENT (DEVELOPMENT ASSESSMENT PANELS) BILL 2025

#### **CONTENTS**

#### **PART 1 – PRELIMINARY**

- 1. Short title
- 2. Commencement
- 3. Repeal of Act

#### PART 2 – LAND USE PLANNING AND APPROVALS ACT 1993 AMENDED

- 4. Principal Act
- 5. Section 3 amended (Interpretation)
- 6. Section 8A amended
- Section 40BA inserted
   40BA. Minister may review certain decisions
- 8. Section 40C amended (Direction to prepare draft amendments of LPS)
- 9. Part 4, Division 2AA inserted

Division 2AA – Development Assessment Panels

Subdivision 1 – General

60AA. Interpretation of Division

60AB. Constitution of Assessment Panel

Subdivision 2 – Certain applications may be determined by Assessment Panel

60AC. Certain permit applications may be made to Commission

Consultation Draft 24 February 2025

# 13.1.2 Draft Land Use Planning And Approvals Amendment Development Assessment Panel Bill 2025

- 60AD. Minister may refer certain permit applications to Commission
- 60AE. Commission to establish Assessment Panel new applications
- Subdivision 3 Assessment of applications by Assessment Panel
- 60AF. Applications for permits to be provided to certain entities
- 60AG. Additional information may be required
- 60AH. Exhibition of applications
- 60AI. Hearings in respect of applications
- 60AJ. Hearing may be cancelled in certain circumstances
- 60AK. Frivolous or vexatious representations
- 60AL. Determination of application by Assessment Panel
- 60AM. Extension of certain time periods

Subdivision 4 – Miscellaneous

- 60AN. Application may be withdrawn by applicant
- 60AO. Effect of issuing permit in respect of certain applications
- 60AP. Fees under this Division
- 60AQ. Review of Division

#### PART 3 – HISTORIC CULTURAL HERITAGE ACT 1995 AMENDED

- 10. Principal Act
- 11. Section 33 substituted
  - 33. Application of Planning Act to heritage works is subject to this Part

# LAND USE PLANNING AND APPROVALS AMENDMENT (DEVELOPMENT ASSESSMENT PANELS) BILL 2025

(Brought in by the Minister for Housing, Planning and Consumer Affairs, the Honourable Felix Ashton Ellis)

#### A BILL FOR

An Act to amend the Land Use Planning and Approvals Act 1993 and to consequentially amend the Historic Cultural Heritage Act 1995

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

#### PART 1 – PRELIMINARY

#### 1. Short title

This Act may be cited as the Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2025.

#### 2. Commencement

The provisions of this Act commence on a day or days to be proclaimed.

[Bill] 3

Part 1 – Preliminary

# 3. Repeal of Act

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.



Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 4

#### PART 2 – LAND USE PLANNING AND APPROVALS ACT 1993 AMENDED

#### 4. Principal Act

In this Part, the Land Use Planning and Approvals Act 1993\* is referred to as the Principal Act.

#### 5. Section 3 amended (Interpretation)

Section 3(1) of the Principal Act is amended by omitting the definition of *discretionary permit* and substituting the following definition:

discretionary permit means a permit to which –

- (a) section 57 applies or to which, but for section 40Y(5), section 57 would apply; or
- (b) Division 2AA of Part 4 applies;

#### 6. Section 8A amended

Section 8A of the Principal Act is amended as follows:

(a) by renumbering the section as subsection (1);

\*No. 70 of 1993

5

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- by inserting the following subsection (b) after subsection (1):
  - For the purposes of Division 2AA of Part 4, the Commission may issue guidelines for the purpose of assisting the Minister in determining whether –
    - a development includes
      - (i) social or affordable housing; or
      - subdivision, within the meaning of Part 3 the Local Government (Building and Miscellaneous Provisions) Act 1993, that includes social affordable housing; or
- application to an the Minister under that Division should be referred to the Commission the for purpose of establishing an

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 7

Assessment Panel under that Division.

#### 7. Section 40BA inserted

After section 40B of the Principal Act, the following section is inserted in Division 2:

#### 40BA. Minister may review certain decisions

- (1) If a person has received notice from the planning authority under section 40B(6)(b) that the planning authority does not intend to prepare a draft amendment to the LPS, the person may apply to the Minister for a review of that decision of the planning authority (the *reviewable decision*).
- (2) An application to the Minister under subsection (1), in respect of a reviewable decision
  - (a) is to be in a form approved by the Minister; and
  - (b) is to contain the information prescribed for the purposes of the application; and
  - (c) is to include a copy of the following documents:
    - (i) the notification given by the planning authority under section 40B(6)(b)

7

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- in respect of the reviewable decision;
- (ii) the notice of the Commission given to the applicant under section 40B(5) in respect of the reviewable decision;
- (iii) the notice under section 38(3) to which the reviewable decision relates;
- (iv) the request under section 37(1) to which the reviewable decision relates;
- (v) any other prescribed document.
- (3) If an application is made to the Minister under subsection (1), in respect of a reviewable decision
  - (a) the Minister is to provide a copy of the application to the relevant planning authority and the Commission; and
  - (b) within 7 days after receiving the copy of the application –

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (i) the relevant planning authority is to provide the Minister, in writing, with its reasons for making the decision under section 40B(6) in respect of the reviewable decision and its opinion as to the merits of the reviewable decision; and
- (ii) the Commission may provide the Minister, in writing, with any further information that the Commission considers relevant in respect of the reviewable decision.
- (4) After receiving an application under subsection (1) and reviewing the information provided in respect of the application under subsection (3), the Minister may
  - (a) in accordance with section 40C, direct the relevant planning authority to prepare a draft amendment on an LPS in relation to the request made under section 37(1) to which the relevant reviewable decision relates; or

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) refuse to take any action in respect of the application.
- (5) The Minister may only make a direction under subsection (4)(a) if, in the opinion of the Minister, the draft amendment meets the LPS criteria.
- (6) Before making a decision under subsection (4) in respect of an application, the Minister may inform himself or herself, in the manner the Minister thinks appropriate, in relation to any matter that is relevant to the application.
- (7) As soon as practicable after making a decision under subsection (4) in respect of an application, the Minister is to give written notice of the decision, and the reasons for the decision, to the relevant planning authority, the Commission and the applicant.
- (8) For the avoidance of doubt, an application may be made under this section in respect of a request under section 40B(1), whether or not an application has also been made under section 40T(1) that relates to the request.

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

# 8. Section 40C amended (Direction to prepare draft amendments of LPS)

Section 40C(1) of the Principal Act is amended by inserting after paragraph (d) the following paragraph:

(da) to implement a decision of the Minister under section 40BA(4) to prepare a draft amendment;

#### 9. Part 4, Division 2AA inserted

After section 60A of the Principal Act, the following Division is inserted in Part 4:

Division 2AA – Development Assessment Panels Subdivision 1 – General

#### 60AA. Interpretation of Division

(1) In this Division –

Assessment Panel, in relation to an application under this Division, means the Development Assessment Panel that –

- (a) is constituted in accordance with section 60AB; and
- (b) is established, in respect of the application, by the

11

Part 2 – Land Use Planning and Approvals Act 1993 Amended

Commission under section 60AE;

city has the same meaning as in section 16A of the Local Government Act 1993;

exhibition period, in relation to an application under this Division, means the 14-day period commencing on the day specified in the notice published under section 60AH(1)(b) in respect of the application;

Homes Tasmania has the same meaning as in the Homes Tasmania Act 2022;

*party*, in relation to an application, includes –

- (a) the proponent for the development to which the application relates; and
- (b) the relevant planning authority;

registered community housing provider has the same meaning as it has in the Community Housing Providers National Law (Tasmania);

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 9

reviewing entity, in relation to an application under this Division, includes –

- (a) the planning authority for each relevant municipal area to which the application relates; and
- (b) the relevant regulated entity, within the meaning of Division 2A; and
- (c) the Heritage Council, within the meaning of the Historic Cultural Heritage Act 1995, if the application relates to a development that includes heritage works within the meaning of Part 6 of that Act; and
- (d) a pipeline licensee, within the meaning of Division 2A, if the application relates to land that is wholly or partly within a gas infrastructure planning corridor, within the meaning of the *Gas Industry Act 2019*;

subdivision, in relation to a development, has the same

13

Part 2 – Land Use Planning and Approvals Act 1993 Amended

meaning as in Part 3 of the Local Government (Building and Miscellaneous Provisions) Act 1993

(2) For the avoidance of doubt, the *Tasmanian Planning Commission Act* 1997 applies to this Division as if a reference in this Division to an Assessment Panel were a reference to the Commission.

#### **60AB.** Constitution of Assessment Panel

- (1) In establishing an Assessment Panel under this Division, the Commission is to appoint 3 persons as members of the Assessment Panel.
- (2) Despite subsection (1), the Commission may appoint more than 3 persons, but no more than 5 persons, as members of an Assessment Panel, in respect of a permit application, if the Commission
  - (a) is of the opinion that the scale, specialist nature or complexity of the development to which the application relates requires the Assessment Panel to include persons with particular qualifications or experience to assist in the assessment of the application; and

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) the Commission is satisfied, on reasonable grounds, that more than 3 persons are required as members of the Assessment Panel to ensure that the Assessment Panel has those qualifications and experience.
- (3) If a position on an Assessment Panel established under this Division is vacated, the Commission may appoint a person under this section to fill the vacancy.
- (4) For the avoidance of doubt, the performance of a function or the exercise of a power of an Assessment Panel, under this Division, is not invalid solely on the basis that the function is performed, or the power is exercised, while
  - (a) a member of the Assessment Panel is absent; or
  - (b) a position on the Assessment Panel is vacant.

Part 2 – Land Use Planning and Approvals Act 1993 Amended

# Subdivision 2 – Certain applications may be determined by Assessment Panel

# 60AC. Certain permit applications may be made to Commission

- (1) A person may apply to the Commission for an application for a discretionary permit to be determined by an Assessment Panel if
  - (a) the application
    - (i) is being made by, or on behalf of, Homes
      Tasmania or a registered community housing provider; and
    - (ii) relates to a development that includes social or affordable housing or a subdivision that includes social or affordable housing; or
  - (b) the application relates to a development that is valued in excess of
    - (i) \$10 000 000 or such other amount as may be prescribed – if all, or any part, of the development

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 9

is to be located in a city; or

- (ii) \$5 000 000 or such other amount as may be prescribed – in any other case; or
- (c) the council is both parties in relation to the application, and the application relates to a development that is valued in excess of \$1 000 000 or such other amount as may be prescribed; or
- (d) the application falls within a class of applications prescribed for the purpose of this section.
- (2) An application under subsection (1)
  - (a) may only be made by
    - (i) the applicant for the discretionary permit; or
    - (ii) the relevant planning authority, with the consent of the applicant for the discretionary permit; and
  - (b) is to –

17

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (i) be in a form approved by the Commission; and
- (ii) contain the prescribed information; and
- (iii) be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1).
- (3) An application may not be made under subsection (1) if the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.
- (4) If the Commission requires further information in respect of whether an application falls under subsection (3), the Commission may seek further information from the Board, within the meaning of the *Environmental Management and Pollution Control Act* 1994.
- (5) Within 7 days after receiving an application under this section, the Commission is to do one or more of the following:
  - (a) request further information from either party to the application;

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 9

- (b) return the application to the applicant if, in the opinion of the Commission
  - (i) the application is an application to which section 25 of the Environmental Management and Pollution Control Act 1994 applies; or
  - (ii) the purported application does not meet the requirements for an application under this section;
- (c) establish an Assessment Panel under section 60AE in respect of the application.

# 60AD. Minister may refer certain permit applications to Commission

- (1) A party to an application for a discretionary permit may request that the Minister direct the Commission to establish an Assessment Panel in respect of the application if
  - (a) the application relates to a development that includes social or affordable housing, or a subdivision that includes social or

19

Part 2 – Land Use Planning and Approvals Act 1993 Amended

affordable housing, for persons who may otherwise be unable to access suitable accommodation in the private rental or property market; or

- (b) the application relates to a development that may be considered significant, or important, to
  - (i) the area in which the development is to be located; or
  - (ii) the State; or
- (c) either party to the application believes that the relevant planning authority does not have the technical expertise to assess the application; or
- (d) the relevant planning authority may have, in respect of the proponent or development –
  - (i) a conflict of interest or a perceived conflict of interest; or
  - (ii) a real or perceived bias, whether for or against the proponent or development; or

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (e) the application falls within a class of applications prescribed for the purpose of this section.
- (2) An application for a discretionary permit, that is the subject of a request under subsection (1)
  - (a) is to be in a form approved by the Commission; and
  - (b) must include a statement as to why the party to the application is making the request that the Minister refer the application to the Commission; and
  - (c) must be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1); and
  - (d) must contain the prescribed information.
- (3) If the Minister receives a request under subsection (1), in relation to an application for a discretionary permit, that is only made by one party to the application, the Minister is to ensure that each other party to the application is
  - (a) provided with a copy of the request and the application; and

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) notified that the party has a right to respond to the Minister, in respect of the request, within 7 days after the party is provided
  - (4) The Minister may refer an application for a discretionary permit to the Commission if, in the opinion of the Minister after considering any relevant guidelines issued under section 8A(2) –

paragraph (a).

(a) the application meets one or more of the requirements specified in subsection (1); and

with a copy of the request under

- (b) the application is not an application to which section 25 of the *Environmental Management* and *Pollution Control Act 1994* applies.
- (5) Before the Minister refers an application for a discretionary permit under subsection (4), the Minister is to consult with such part of the Department, that is responsible for the administration of this Act, in respect of the application.
- (6) The Minister may refuse to refer an application for a discretionary permit to the Commission, under this section, for any reason.

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 9

- (7) Within 7 days after receiving an application referred by the Minister under this section, the Commission may
  - (a) return the application to the applicant if, in the opinion of the Commission
    - (i) the application is an application to which section 25 of the Environmental

      Management and Pollution Control Act 1994 applies; or
    - (ii) the purported application does not meet the relevant requirements under this Division for such an application; or
  - (b) establish an Assessment Panel under section 60AE in respect of the application.

# 60AE. Commission to establish Assessment Panel – new applications

(1) The Commission is to establish an Assessment Panel to undertake an assessment of an application made under section 60AC, or an application referred to the Commission under section 60AD.

Part 2 – Land Use Planning and Approvals Act 1993 Amended

if the Commission is satisfied, on reasonable grounds, that –

- (a) the application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; and
- (b) the application meets the relevant requirements of this Division for such an application.
- (2) If an Assessment Panel is established under this section in respect of an application, the *Historic Cultural Heritage Act 1995* does not apply in respect of the assessment of the application under this Division.

# Subdivision 3 – Assessment of applications by Assessment Panel

# 60AF. Applications for permits to be provided to certain entities

(1) As practical after soon as the Commission establishes an Assessment Panel under section 60AE in respect of an application, the Assessment Panel is to provide a copy of the application to each reviewing entity for that application.

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (2) Within 28 days after being provided a copy of an application under subsection (1)
  - (a) each planning authority must provide advice, to the Assessment Panel, relating to the application on the following matters:
    - (i) any matters that the planning authority would consider, in respect of the application, under the Local Government (Building and Miscellaneous Provisions) Act 1993;
    - (ii) issues and concerns that the planning authority has in respect of the matter to which the application relates including, but not limited to, engineering concerns or the impacts on assets or infrastructure owned or operated by the planning authority;
    - (iii) suggested terms and conditions that should be imposed on a permit if it is granted under the application and the

Part 2 – Land Use Planning and Approvals Act 1993 Amended

reasons for those terms and conditions;

- (iv) any other matter that the planning authority considers relevant to the application; and
- (b) each planning authority may provide advice, to the Assessment Panel, relating to the application of the relevant planning scheme to the application; and
- (c) each other reviewing entity for the application is to provide advice, to the Assessment Panel relating to the application, on any matter that the reviewing entity considers relevant to the application including, but not limited to, suggested terms and conditions that should be imposed on a permit if it is granted under the application and the reasons for those terms and conditions.
- (3) If the Heritage Council is provided with a copy of an application under subsection (1), the Heritage Council is to have regard to the following matters before providing advice in respect of the application in accordance with subsection (2):

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (a) the likely impact of work performed under a permit, if granted under the application, on the historic cultural heritage significance, within the meaning of the *Historic Cultural Heritage Act 1995*, of
  - (i) the place or area on which the work is to be performed under the permit; and
  - (ii) any place or area adjoining the place or area on which the work is to be performed under the permit;
- (b) any relevant works guidelines, within the meaning of the *Historic Cultural Heritage Act* 1995, or matters prescribed for the purposes of section 39 of that Act;
- (c) any matters prescribed for the purposes of this subsection.
- (4) For the purposes of Division 5B of Part 3 of the *Electricity Supply Industry Act* 1995
  - (a) an application under this Division is taken to be an application for a

Part 2 – Land Use Planning and Approvals Act 1993 Amended

permit within the meaning of that Division of that Act: and

(b) if an Assessment Panel is established in respect of an application under this Division, a reference to a planning authority in respect of an application, in that Division of that Act, is taken to be a reference to the Assessment Panel established in respect of the application.

#### 60AG. Additional information may be required

- (1) Within 14 days after receiving a copy of an application under section 60AF(1), a reviewing entity may make a request to the Assessment Panel for further information in respect of the application to enable the reviewing entity to provide advice on the application under section 60AF.
- (2) A planning authority may only request further information under subsection (1) in relation to the following matters:
  - (a) for the purpose of determining the impact of the use and development on the infrastructure of the council in the relevant municipal area if the application were to be approved and the permit issued;

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) any matter that the planning authority considers relevant for the purpose of preparing advice, to the Assessment Panel, relating to the application of the relevant planning scheme to the application;
- (c) to assist in the preparation of recommended conditions to be imposed on the permit in respect of the impact of the use and development on the infrastructure of the council;
- (d) any matters that the planning authority is entitled to consider, in respect of the application, under the Local Government (Building and Miscellaneous Provisions) Act 1993.
- (3) If a reviewing entity makes a request for further information under subsection (1) in respect of an application, the Assessment Panel may notify the reviewing entity, in writing
  - (a) that the Assessment Panel believes that the requested information is not relevant to the application; and
  - (b) the reasons for that belief; and

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (c) that the requested information is not information that will be provided under this section.
- (4) At the expiry of 21 days after providing copies of an application under section 60AF(1), the Assessment Panel is to
  - (a) make a request, in writing, that the applicant provide the further information requested under subsection (1), or such further information requested by the Assessment Panel, in respect of the application, as the Assessment Panel is satisfied that
    - (i) the information is relevant to the application; and
    - (ii) the Assessment Panel does not already have the information; and
  - (b) send a copy of the written request to the reviewing entities for the application.
- (5) If an applicant provides further information to the Assessment Panel as the result of a request made under subsection (4) –

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (a) the Assessment Panel is to provide a copy of the further information to all the reviewing entities for the application; and
- (b) each reviewing entity is to notify the Assessment Panel if
  - (i) the reviewing entity is satisfied that the additional information provided meets the requests so made; or
  - (ii) in the opinion of the reviewing entity, further information was requested and has not been provided by the applicant.
- (6) Within 7 days after receiving further information as a result of a request under subsection (4), the Assessment Panel must
  - (a) determine that
    - (i) all further information so requested has been provided by the applicant; or
    - (ii) the applicant has provided all the further information so requested that is reasonably able to be

Part 2 – Land Use Planning and Approvals Act 1993 Amended

provided by the applicant; or

- (b) notify the applicant that the Assessment Panel is not satisfied that the applicant has complied with all requests under subsection (4) in respect of the application.
- (7) If an Assessment Panel makes a request to an applicant under subsection (4) for further information, all relevant time periods under this Act do not run in respect of the application until, in the opinion of the Assessment Panel, all requests for further information have been answered.
- (8) For the avoidance of doubt, nothing in this section entitles a reviewing entity to request new information, in respect of an application under section 60AF(1), if more than 14 days have passed since the Assessment Panel provided the reviewing entity with a copy of the application as required under this section.

### **60AH.** Exhibition of applications

(1) Within 14 days after the expiry of the period specified in section 60AF(2) in respect of an application, the Assessment Panel is to –

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (a) prepare a draft assessment report in relation to the application; and
- (b) ensure that an exhibition notice is published that specifies, in relation to the documents and information specified in paragraph (d)
  - (i) the day on which the exhibition of the documents and information is to commence; and
  - (ii) that the documents and information are or will be available for viewing by the public during the exhibition period at the premises specified in the notice; and
  - (iii) that the documents and information may be downloaded by the public from the website specified in the notice; and
- (c) provide a copy of a notice under paragraph (b) to all property owners who own land adjoining the land to which the application relates; and

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (d) exhibit the following documents and information, in respect of the application, in accordance with the exhibition notice published under paragraph (b):
  - (i) the application;
  - (ii) each document, or piece of information, provided by a reviewing entity under section 60AF in respect of the application;
  - (iii) any further information provided by the applicant under this Act in accordance with section 60AG;
  - (iv) the draft assessment report;
  - (v) if the draft assessment report recommends that a permit be granted, a draft permit, including each proposed condition to be imposed in respect of the permit;
  - (vi) the date on which, and the location at which, a hearing under section 60AI may be held in respect of the

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- application, being a date that is not less than 10 days after the close of the exhibition;
- (vii) a statement that the hearing may be cancelled in accordance with section 60AJ.
- (2) An exhibition notice under subsection (1)(b) is to be published as prescribed.
- (3) An exhibition under subsection (1)(d) is to be held for a period of 14 days from the day specified in the notice published under subsection (1)(b), excluding any days on which the premises, where the exhibition is occurring, are closed to the public during normal business hours.
- (4) A person may make comments, and provide feedback, to the Assessment Panel in respect of an application during the exhibition period for the application.
- (5) If the Assessment Panel has exhibited, under subsection (1)(d), the date and location of a hearing under section 60AI, the Assessment Panel may do either or both of the following by giving notice in accordance with subsection (6):

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (a) alter the date on which the hearing may be held to a later date specified in the notice;
- (b) alter the location at which the hearing may be held to a location specified in the notice.
- (6) As soon as practicable after an Assessment Panel gives notice, under subsection (5), to alter a hearing under section 60AI in respect of an application, the Assessment Panel must ensure that a copy of the notice
  - (a) is published in the manner prescribed under subsection (2); and
  - (b) is exhibited with the documents and information exhibited under subsection (1)(d) in respect of the application; and
  - (c) is given to
    - (i) each party to the application; and
    - (ii) each reviewing entity; and
    - (iii) all persons who made a representation, in respect of the application, who have provided contact

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 9

details to the Assessment Panel.

## **60AI.** Hearings in respect of applications

- (1) The Assessment Panel is to hold a hearing in respect of an application, as specified in the notice published under section 60AH(1)(b) in respect of the application, except where the hearing is cancelled in accordance with section 60AJ.
- (2) A hearing under this section, in respect of an application, is to be open to
  - (a) each party to the application; and
  - (b) each reviewing entity; and
  - (c) all persons who made a representation in respect of the application.
- (3) A hearing under this section in respect of an application, if not cancelled in accordance with section 60AJ, must be completed
  - (a) within 28 days after the close of the exhibition period in respect of the application or such further period as agreed under section 60AM; and

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) before the Assessment Panel takes an action specified in section 60AL(1) in respect of the application.
- (4) Without limiting the ability of the Assessment Panel to regulate the proceedings of a hearing in respect of an application, the Assessment Panel may use such dispute resolution techniques including, but not limited to, mediation as part of a hearing under this section, if the Assessment Panel considers it appropriate in the circumstances.

# 60AJ. Hearing may be cancelled in certain circumstances

- (1) The Assessment Panel for an application under this Division may cancel a proposed hearing to be held under section 60AI in respect of the application if
  - (a) during the assessment of the application, no reviewing entity requested that a hearing be held, under section 60AI, in respect of the application; and
  - (b) during the exhibition period for the application –

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (i) no representations were made in respect of the application; or
- (ii) the representations that were made in respect of the application were in support of the application or specified that the person making the representation does not wish to be heard at a hearing under section 60AI.
- (2) If a hearing in respect of an application is cancelled in accordance with subsection (1), the Assessment Panel may direct the relevant planning authority to issue a permit in accordance with the draft assessment report prepared under this Division in respect of the application.
- (3) If the Assessment Panel cancels a hearing under subsection (1) in respect of an application, the Assessment Panel is to give written notice that
  - (a) the hearing is not to be held, under section 60AI, in respect of the application; and
  - (b) the relevant planning authority has been directed to issue a

Part 2 – Land Use Planning and Approvals Act 1993 Amended

permit in respect of the application.

- (4) A written notice under subsection (3) that relates to the cancellation of a hearing in respect of an application must be given to
  - (a) each party to the application; and
  - (b) each reviewing entity for the application; and
  - (c) each person who made a representation in respect of the application.
- (5) For the avoidance of doubt, nothing in this section requires the Assessment Panel to cancel a hearing under subsection (1).

### 60AK. Frivolous or vexatious representations

If, in the opinion of the Assessment Panel for an application, a representation that is frivolous or vexatious has been made during the exhibition period for the application –

(a) as soon as practical after forming the opinion, the Assessment Panel is to notify the person who made the representation –

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- s. 9
- (i) that the Assessment Panel is of the opinion that the representation is frivolous or vexatious; and
- (ii) of the grounds on which the Assessment Panel has formed that opinion; and
- (b) the representation is not a representation for the purposes of this Subdivision.

## 60AL. Determination of application by Assessment Panel

- (1) Within 28 days after the close of the exhibition period in respect of an application, the Assessment Panel must
  - (a) refuse the application and notify the following persons of that decision:
    - (i) each party to the application;
    - (ii) each reviewing entity for the application;
    - (iii) each person who made a representation in respect of the application; or

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) subject to subsection (3), approve the application and subsequently –
  - (i) notify the following persons of that decision:
    - (A) each party to the application;
    - (B) each reviewing entity for the application;
    - (C) each person who made a representation in respect of the application; and
  - (ii) direct the relevant planning authority to issue a permit as specified by the Assessment Panel in the direction.
- (2) In making a decision under subsection (1) in respect of an application, the Assessment Panel must
  - (a) apply the provisions of the relevant planning scheme, as in effect on the day on which the application was made; and

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) seek to further the objectives set out in Schedule 1; and
- (c) have regard to any advice provided by a reviewing entity under section 60AF in respect of the application; and
- (d) take into consideration -
  - (i) such of the prescribed matters as are relevant to the development to which the application relates; and
  - (ii) the matters set out in representations made to the Assessment Panel, under this Division, in respect of the application; and
  - (iii) the submissions made at any hearing held under section 60AI in respect of the application; and
- (e) accept a relevant bushfire hazard management plan, or other prescribed management plan relating to environmental hazards or natural hazards, that has been certified as acceptable by an accredited person or a State Service Agency; and

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (f) if the application relates to any land within Wellington Park, as defined in the *Wellington Park Act 1993*, take into account the standards, values and conditions set out in each management plan, within the meaning of that Act, in force as at the date of the application.
- (3) An Assessment Panel must not make a decision under subsection (1) in respect of an application if, had the application been made to a planning authority under section 51, the planning authority would have been unable to make the same decision in respect of the application under that section.
- (4) If a permit is granted under this section, section 53 applies to the permit as if a reference in that section to the planning authority were a reference to the Assessment Panel.

### 60AM. Extension of certain time periods

(1) If an Assessment Panel needs an extension of the period specified in section 60AL(1), including for the purpose of extending the period specified in section 60AI(3), the Assessment Panel may make a request to the Minister that

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- the period be extended in accordance with subsection (2).
- (2) At the request of the Assessment Panel under subsection (1), the Minister may grant one extension, of not more than 21 days, of the period specified in section 60AL(1) if the Minister considers the extension reasonable in the circumstances.
- (3) Subsections (1) and (2) do not apply to an Assessment Panel if the Assessment Panel and the applicant agree to
  - (a) an extension of the period specified in section 60AL(1) in respect of an application; and
  - (b) the duration of that extension.
- (4) If an extension is granted under subsection (2) or agreed under subsection (3) in respect of an application, the Assessment Panel is to notify the following persons that the extension has been granted, or agreed, and the duration of that extension:
  - (a) each party to the application;
  - (b) each reviewing entity for the application;

Part 2 – Land Use Planning and Approvals Act 1993 Amended

(c) each person who made a representation in respect of the application.

#### Subdivision 4 – Miscellaneous

## 60AN. Application may be withdrawn by applicant

- (1) At any stage before an Assessment Panel gives a direction under section 60AJ(2) or section 60AL(1)(b) in respect of an application, the applicant may withdraw the application by written notice to the Assessment Panel.
- (2) If an application has been withdrawn under subsection (1), the Assessment Panel is to notify the following persons that the application has been withdrawn:
  - (a) each reviewing entity who has been provided with the application under section 60AF;
  - (b) if the application was exhibited in accordance with section 60AH, each person who made a representation under that section in respect of the application.

# 60AO. Effect of issuing permit in respect of certain applications

(1) If a planning authority issues a permit at the direction of an Assessment Panel

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 9

under section 60AJ(2) or section 60AL(1)(b) –

- (a) the planning authority must issue the permit within 7 days after receiving the direction of the Assessment Panel; and
- (b) the planning authority may only issue the permit as directed and may not impose any further conditions on the permit; and
- (c) the permit comes into effect on the day on which it is issued or such later day as is specified by the Assessment Panel; and
- (d) there is no right of appeal under this Act, in respect of the permit, on merit grounds; and
- (e) the provisions of this Act relating to enforcement and minor amendments apply to the permit.
- (2) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AJ(2) or section 60AL(1)(b) in relation to a subdivision, a reference in that Part to the council, in respect of a prescribed function or prescribed power of the council under that Part, includes a reference to the Assessment Panel.

Part 2 – Land Use Planning and Approvals Act 1993 Amended

(3) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AJ(2) or section 60AL(1)(b) in relation to a heritage works within the meaning of Part 6 of the *Historic Cultural Heritage Act 1995*, that Act applies to the permit as if that Part had been complied with in respect of the application for the permit.

#### 60AP. Fees under this Division

- (1) For the purposes of this Division, the regulations may prescribe one or more of the following:
  - (a) the fees payable in respect of an application, matter or assessment under this Division:
  - (b) the maximum fees that may be payable in respect of an application, matter or assessment performed under this Division by an Assessment Panel or a planning authority;
  - (c) the method of calculating a fee that may be payable under this Division.
- (2) Nothing in this section limits or restricts a power to make regulations under section 87 in respect of this Division including, but not limited to, making

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 9

- provision for or with respect to a matter specified in section 87(2)(b).
- (3) The Commission may waive or remit all or any part of a fee that is payable under this Division.
- (4) A planning authority, or reviewing entity, may only charge a fee prescribed under this Act in respect of an application, matter or assessment under this Division.

#### 60AQ. Review of Division

- (1) The Minister is to cause a review of the operation of this Division to be carried out as soon as practicable after the fifth anniversary of its commencement.
- (2) A review under subsection (1) may include, but is not limited to, the operation of any time period specified in this Division.
- (3) The persons who carry out the review under subsection (1) are to give the Minister a written report on the outcome of the review.
- (4) The Minister is to cause a copy of the report, given to the Minister under subsection (3), to be tabled in each House of Parliament within 10 sitting-days of that House after the report is given to the Minister.

Part 3 – Historic Cultural Heritage Act 1995 Amended

## PART 3 – HISTORIC CULTURAL HERITAGE ACT 1995 AMENDED

## 10. Principal Act

In this Part, the *Historic Cultural Heritage Act* 1995\* is referred to as the Principal Act.

#### 11. Section 33 substituted

Section 33 of the Principal Act is repealed and the following section is substituted:

# 33. Application of Planning Act to heritage works is subject to this Part

- (1) Subject to subsection (2), the provisions of this Part prevail, to the extent of any inconsistency, over the provisions of the Planning Act and any planning scheme or special planning order or planning directive in force under that Act.
- (2) This Part does not apply to
  - (a) a permit application that is to be determined by an Assessment Panel under Division 2AA of Part 4 of the Planning Act; and
  - (b) heritage works that are to be performed under a discretionary permit that is issued as a result of

<sup>\*</sup>No. 117 of 1995

Part 3 – Historic Cultural Heritage Act 1995 Amended

s. 11

a permit application referred to in paragraph (a).



## 14. Corporate Services

## 14.1. Financial Report to 31 March 2025

File Reference S12-04-014

**Report Author** Justin Marshall

Team Leader Finance

**Authorised By** Craig Davies

**Director Corporate Services** 

**Decision Sought** Receipt of the financial report for the period ended 31 March

2025.

**Vote** Simple majority

#### Recommendation

That Council receives the financial report for the period ended 31 March 2025, as provided in Attachment 1.

## **Report**

The financial report for the period 1 July 2024 to 31 March 2025 is provided as Attachment 1.

The financial performance for the first nine months of the financial year is discussed in the Exception and Trends Report section of Attachment 1.

Revenue and expenditure overall are currently in line with management expectations. Grant revenue is below budget to March, primarily due to the timing of the Financial Assistance Grant allocation. Approximately 85% of the 2024-25 Financial Assistance Grant was prepaid in June 2024, being \$4,782,864 in total. Interest rates from financial institutions for cash investments continue to be slightly above budget expectations.

Operating Expenditure overall is slightly below budget to March, primarily due to the timing of contract services, consultants and vacant staff positions either not yet filled or filled part way through the financial year.

Remediation costs incurred following the storm event in August-September 2024 are approximately \$570,000. The Council will receive funding through the Natural Disaster Relief to Local Government Policy. Reimbursement will be claimed up to 75% of costs incurred to remediate eligible public assets, once the relevant expenditure thresholds under the Policy have been met.

#### **Attachments**

1. Financial Report - 31 March 2025 [**14.1.1** - 19 pages]

## Strategy

Supports the objectives of Council's strategic future direction

5. Delivering responsible leadership and governance.

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

## Policy

Not applicable

## Legislation

Not applicable

#### Consultation

Not applicable

## **Budget and Finance**

The financial report assesses the Council's performance against the Budget Estimates adopted for the 2024-25 financial year.

### **Risk Management**

Not applicable

#### **Alternate Motion**

Not applicable



## **FINANCIAL REPORT TO 31 MARCH 2025**

1. Introduction	2
2. Consolidated Operating Statement	3
3. Exception & Trends Report	4
4. Capital Project Report	7
5. Capital Resealing Report	15
6. Capital Gravelling Report	16
7. Rates Revenue Reconciliation	17
8. Cash & Investment Reconciliation	18



#### 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 March 2025.

The Operating Statement from 1 July 2024 to 31 March 2025 is within management's forecasts. User fees revenue is within budget for the year to date. Grants and Subsidies revenue is below budget to March, due to the timing of the Financial Assistance Grants allocation and some capital projects grants anticipated in the Recreation & Culture functional area. Contributions & Donations revenue 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 received from financial institutions is slightly above budget expectations, this will trend closer to budget at year end when accrual adjustments are made. Other revenue remains significantly under budget as Council continues to work through the process of selling the parcels of public land that were approved in late 2024. It is unlikely that this revenue will be recognised in the 2025 year as anticipated, leading to a budget shortfall in this area.

Operating Expenditure overall is slightly below budget to March, primarily due to several significant one-off expenditure items being not yet substantially commenced for the year, particularly in the Infrastructure Department. There have been several vacant staff positions either not yet filled or filled part way through the financial year, most notably across the Infrastructure and Development & Regulatory departments.

Remediation costs incurred following the storm event in August-September are approximately \$570,000. Council will receive funding through the Natural Disaster Relief to Local Government Policy. Reimbursement will be claimed up to 75% of costs incurred to remediate eligible public assets, above the relevant expenditure thresholds in the Policy.

There are other exceptions from Council's budget adopted in June 2024 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 March 2025.
- Cash & Investment Reconciliation This report shows Council's total cash balance as at 31 March 2025, 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 March 2025

	ĺ		
	Actual 2025	Budget 2025	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	18,901,030	18,785,400	100.62%
Fees & User Charges	1,163,732	1,661,800	70.03%
Contributions & Donations	234,969	1,589,500	14.78%
Interest	1,074,411	1,273,800	84.35%
Grants & Subsidies	4,429,097	12,823,693	34.54%
Other Revenue	517,556	1,984,900	26.07%
Total Operating Revenue	\$ 26,320,795	\$ 38,119,093	69.05%
Operating Expenditure  Departments			
Governance & Community	1,952,217	2,888,670	67.58%
Corporate Services	2,098,765	3,165,900	66.29%
Infrastructure Services	3,706,191	6,321,600	58.63%
Works	4,063,158	5,151,100	78.88%
Development & Regulatory Services	1,794,013	2,924,100	61.35%
Maintenance & Working Expenses	\$ 13,614,344	\$ 20,451,370	66.57%
Interest	-	50,000	0.00%
Depreciation	4,974,525	6,632,700	75.00%
Payments to Government Authorities	1,073,927	1,431,900	75.00%
Other Payments	133,242	282,000	47.25%
Total Operating Expenditure	\$ 19,796,038	\$ 28,847,970	68.62%
Operating Surplus/(Deficit)	\$ 6,524,756	\$ 9,271,123	



## 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 as at 31 March 2025 appears in the Rates Revenue Reconciliation report.

**Fees & User Charges** – Is within budget expectations for the year to date and is expected to remain within budget by year end.

**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 above budget expectations for the year to date but is expected to be within budget by year end, once accrual adjustments are processed. Interest rates on offer from financial institutions and Council's cash balance to date have both been slightly higher than budgeted.

**Grants & Subsidies** – Is below budget expectations due primarily to the timing of several capital project grant receipts, particularly in the Sport & Recreation area, and the prepayment of approximately 85% of the 2024-25 Financial Assistance Grants allocation having been received in June 2024 and recognised in the 2023-24 financial year.

**Other Revenue** – Relates primarily to TasWater distributions and the sale of Council owned land. As Council continues to work through the process of selling the public land that was approved for disposal, it is unlikely that this revenue will be recognised in the 2024-25 year as anticipated.

#### **EXPENSES**

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

**Interest** – The annual recognition for unwinding of the Westbury and Deloraine tip rehabilitation provisions will be accounted for at financial year end.

**Depreciation** – Is accurately calculated and accounted for at financial year end however a proportionate amount (75%) of the budget has been allocated for the purposes of the Operating Statement.

**Payments to Government Authorities** – Three of the four quarterly instalments for the Fire Levy have been incurred to March.

**Other Payments** – Is slightly 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	\$ 160,725	94.54 %
Expenses	\$ 3,470,977	67.49 %

Revenue is above budget to March, primarily due to the level of property sales related activities including the 337 property certificate fees.

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 & Community include the annual LGAT subscription, contribution to Northern Tasmania Development Corporation, a contribution to the Climate Action Program and the monthly Councillor allowances. Expenses for Corporate Services include annual insurance premiums, IT consultants and external recruitment.

#### Roads. Streets and Bridges

Revenue	\$ 1,976,729	32.55 %
Expenses	\$ 5,040,543	74.78 %

Grants & Subsidies is under budget primarily due to the prepayment of approximately 85% of the 2024-25 Grants Commission allocation in 2023-24. Contributions & Donations budget includes subdivision road assets taken over from developers and is expected to be in line with budget when accounted for at year end.

Roads & Streets maintenance expenditure is within budget to March and expected to remain within budget by year end. This includes the rectification costs following the storm event in September 2024, with approximately \$450,000 of expenditure relating to Council roads. Bridge maintenance expenditure is 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	\$ 6,220,238	89.56 %
Expenses	\$ 7,241,106	62.70 %

Revenue overall is within 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 at year end.

Expenditure overall is below budget expectations to this point of the year. Infrastructure is below budget, primarily due to the timing of waste collection fees, street lighting charges and expenditure on the redesign of Meander Valley Road at Hadspen and the Tasmania Short Walks projects. Works is within budget and expected to remain within budget at year end.

Payments to Government Authorities is the State Fire Levy, three of the four instalments have been paid up to March. Interest Expense is the 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.



#### **ANALYSIS BY FUNCTION**

#### Land Use Planning & Building

Revenue	\$ 586,181	88.88 %
Expenses	\$ 1,283,820	63.09 %

Fees and User Charges are development approval and building approval fees which are above budget expectations to date.

Development & Regulatory Services expenditure is slightly below budget to March and expected to remain slightly below at year end.

#### **Recreation and Culture**

Revenue	\$ 2,125,461	42.27 %
Expenses	\$ 2,724,163	80.49 %

Revenue overall is below budget to March, primarily due to the timing of Grants not yet received for the Deloraine Recreation Precinct projects. Fees & charges received for the use of Council's sport and recreation facilities are slightly above budget to March.

Overall expenditure is within budget. Infrastructure expenditure includes additional costs at the Meander Valley Performing Arts Centre and Deloraine Community Complex. Works expenditure includes maintenance of Council's recreation grounds, parks and reserves, including additional rectification work following the storm event in September 2024.

#### Unallocated & Unclassified

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Revenue	\$ 15,251,461	79.26 %			
Expenses	\$ 35,429	N/A			

Rate Revenue is the general rates component of the rates raised for the year. Interest income is above budget expectations for the year to date but is expected to be within budget by year end. The first three quarterly instalments of Financial Assistance Grants from the State Grants Commission have been received; however this is significantly below budget due to the prepayment of approximately 85% of the 2024-25 Grants allocation in 2023-24. Other Revenue includes distributions received from TasWater for the year to date of \$417,000.

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**

2025	Einar	cial	Voor
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	r-2025 03:15:55	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Adm	inistration						
100 -	Administration						
5040	Council Chambers - Office Space Improvements 23/24	\$0	\$0	\$0	\$170,000	-\$170,000	0.00%
5101	Workstations and Peripherals	\$0	\$36,613	\$36,613	\$35,000	\$1,613	104.61%
5102	Network Infrastructure	\$0	\$12,156	\$12,156	\$48,400	-\$36,244	25.11%
5110	Replacement GPS Unit 23/24	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
5111	Software and Upgrades	\$0	\$0	\$0	\$31,900	-\$31,900	0.00%
5127	MVC Website Upgrade 23/24	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
5133	Core Enterprise Software Replacement 21/22	\$504	\$136,680	\$137,184	\$1,000,000	-\$862,816	13.72%
5134	Council Office Improvements 23/24	\$3,000	\$0	\$3,000	\$250,000	-\$247,000	1.20%
5135	Phone System Replacement	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
5136	Council Office Solar Panels	\$0	\$0	\$0	\$60,000	-\$60,000	0.00%
	100 - Administration Sub Total	\$3,504	\$185,448	\$188,952	\$1,735,300	-\$1,546,348	10.89%
	100 - Administration Sub Total	\$3,504	\$185,448	\$188,952	\$1,735,300	-\$1,546,348	10.89%
Road	ds Streets and Bridges						
201 -	Roads and Streets						
5525	Wet Caves Rd - Caveside	\$0	\$33,586	\$33,586	\$0	\$33,586	0.00%
5715	Dexter St - Westbury	\$0	\$0	\$0	\$5,000	-\$5,000	0.00%
5825	Emu Bay Rd - Deloraine	\$6,983	\$127,203	\$134,185	\$217,000	-\$82,815	61.84%
5828	Barrack St West - Deloraine 21/22	\$1,250	\$16,728	\$17,977	\$110,000	-\$92,023	16.34%
5861	West Parade - Deloraine	\$0	\$27,262	\$27,262	\$428,400	-\$401,138	6.36%
5870	Chapman PI - Hadspen	\$0	\$3,024	\$3,024	\$0	\$3,024	0.00%
5877	Rutherglen Rd - Hadspen 20/21	\$0	\$0	\$0	\$15,000	-\$15,000	0.00%
5891	South Esk Dr - Hadspen	\$0	\$3,155	\$3,155	\$0	\$3,155	0.00%
5894	Country Club Av - Prospect Vale 21/22	\$113,338	\$40	\$113,378	\$1,558,000	-\$1,444,622	7.28%
5895	Mt Leslie Rd - Prospect Vale 23/24	\$53,411	\$210,611	\$264,022	\$900,000	-\$635,978	29.34%



01-Ap	r-2025 03:15:55	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
5896	Westbury Rd - Prospect Vale 23/24	\$15	\$237	\$253	\$115,000	-\$114,747	0.22%
5925	Bimbimbi Av - Prospect Vale 23/24	\$37,430	\$125,805	\$163,235	\$160,000	\$3,235	102.02%
5960	Longvista Rd - Blackstone Heights	\$0	\$11,968	\$11,968	\$105,000	-\$93,032	11.40%
5962	William St, Westbury 23/24	\$4,639	\$92,633	\$97,272	\$137,000	-\$39,728	71.00%
5972	Lonsdale Prom - Westbury 23/24	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
5976	Taylor St - Westbury	\$0	\$242,097	\$242,097	\$350,000	-\$107,903	69.17%
5978	Franklin St - Westbury	\$0	\$5,306	\$5,306	\$100,000	-\$94,694	5.31%
5983	Meander Valley Road, Westbury	\$6,883	\$30,601	\$37,483	\$410,000	-\$372,517	9.14%
5989	Pioneer Drive - Mole Creek 23/24	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
6102	Blackstone Rd - Blackstone Heights 21/22	\$210,810	\$302,945	\$513,755	\$525,000	-\$11,245	97.86%
6105	Panorama Rd - Blackstone Heights	\$0	\$3,886	\$3,886	\$1,250,000	-\$1,246,114	0.31%
6106	R2R 2025 Oaks Rd - Bracknell	\$0	\$336,578	\$336,578	\$0	\$336,578	0.00%
6112	Bishopsbourne Rd - Carrick	\$0	\$139,235	\$139,235	\$150,000	-\$10,765	92.82%
6197	Montana Rd - Montana	\$0	\$62,549	\$62,549	\$66,900	-\$4,351	93.50%
6214	Selbourne Rd - Selbourne 23/24	\$709	\$0	\$709	\$10,000	-\$9,291	7.09%
6223	R2R 2025 Dynans Bridge Rd - Weegena	\$352,512	\$437,853	\$790,366	\$377,000	\$413,366	209.65%
6245	R2R 2025 Westwood Rd - Westwood	\$0	\$343,070	\$343,070	\$0	\$343,070	0.00%
6259	Railton Rd - Kimberley	\$0	\$0	\$0	\$95,000	-\$95,000	0.00%
6271	Emu Bay Rd, Deloraine - Intersection, Pedestrian Crossing	\$73	\$7,171	\$7,244	\$95,000	-\$87,756	7.62%
6276	Westbury Rd, Prospect Vale - Signalised Intersection	\$0	\$1,195	\$1,195	\$50,000	-\$48,805	2.39%
6291	Meander Valley Rd - Hadspen	\$0	\$30	\$30	\$1,500,000	-\$1,499,970	0.00%
6357	Emu Bay Rd, Deloraine - Disabled Parking	\$0	\$40	\$40	\$25,000	-\$24,960	0.16%
6358	Westbury Rd, Prospect Vale - Crossing Improvements Vale !	\$3,410	\$5,531	\$8,941	\$15,000	-\$6,059	59.60%
6363	R2R 2025 Westwood Rd - Golf Course Area	\$124	\$282,645	\$282,769	\$285,000	-\$2,231	99.22%
6384	Wood St - Westbury	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
6694	Footpath & Kerb Renewals	\$0	\$0	\$0	\$175,000	-\$175,000	0.00%
6697	Road Rehabilitation Program	\$0	\$0	\$0	\$1,165,000	-\$1,165,000	0.00%
	201 - Roads and Streets Sub Total	\$791,586	\$2,852,982	\$3,644,568	\$10,544,300	-\$6,899,732	34.56%



2021			
2025	. Fin	ancia	ıl Year

01-Apr-2025 03:15:55	Prior Year	Current Year	Total	Total	Variance	Percentage of
	Expenditure	Expenditure	Expenditure	Budget	Amount	Total Budget
210 - Bridges						
5203 Western Creek Montana Road 23/24	\$247,476	\$124,813	\$372,289	\$372,300	-\$11	100.00%
5409 Un-Named Drain Harveys Road 21/22	\$9,842	\$9,784	\$19,627	\$25,000	-\$5,373	78.51%
210 - Bridges Sub Total	\$257,318	\$134,598	\$391,915	\$397,300	-\$5,385	98.64%
200 - Roads Streets and Bridges Sub Total	\$1,048,904	\$2,987,580	\$4,036,484	\$10,941,600	-\$6,905,116	36.89%
Health and Community Welfare						
310 - Animal Control						
6706 Moore St, Westbury - New Dog Run	\$9,504	\$21,824	\$31,329	\$80,000	-\$48,671	39.16%
310 - Animal Control Sub Total	\$9,504	\$21,824	\$31,329	\$80,000	-\$48,671	39.16%
314 - Emergency Services						
6754 Emergency Response Trailer 23/24	\$28,706	\$5,362	\$34,067	\$33,000	\$1,067	103.23%
6755 Mobile Generator	\$0	\$10,920	\$10,920	\$20,000	-\$9,080	54.60%
6756 Mobile Generator - Mole Creek Hall	\$0	\$0	\$0	\$28,640	-\$28,640	0.00%
314 - Emergency Services Sub Total	\$28,706	\$16,282	\$44,988	\$81,640	-\$36,652	55.10%
315 - Cemeteries						
6312 Deloraine Lawn Cemetery Extend Access Road	\$2,165	\$41,628	\$43,793	\$105,000	-\$61,207	41.71%
6313 Mole Creek Lawn Cemetery Concrete Slabs	\$0	\$5,046	\$5,046	\$6,000	-\$954	84.10%
315 - Cemeteries Sub Total	\$2,165	\$46,674	\$48,839	\$111,000	-\$62,161	44.00%



01-Apr-2025 03:15:55	Prior Year	Current Year	Total	Total	Variance	Percentage of
	Expenditure	Expenditure	Expenditure	Budget	Amount	Total Budget
316 - Community Amenities	4					
6529 Carrick Rec Ground - Public Toilets 21/22	\$0	\$5,563	\$5,563	\$10,800	-\$5,237	51.51%
6531 Alveston Drive Public Toilets	\$7,507	\$63,402	\$70,909	\$260,000	-\$189,091	27.27%
6534 Deloraine Public Toilets Improvements	\$0	\$23,559	\$23,559	\$80,000	-\$56,441	29.45%
316 - Community Amenities Sub To	stal \$7,507	\$92,524	\$100,031	\$350,800	-\$250,769	28.52%
321 - Tourism & Area Promotion						
7832 Various Locations - Feature Town Entry Signs	\$0	\$7,530	\$7,530	\$40,000	-\$32,470	18.82%
321 - Tourism & Area Promotion Sub To	otal \$0	\$7,530	\$7,530	\$40,000	-\$32,470	18.82%
335 - Household Waste						
6602 Westbury Land fill Site - Cell Expansion 21/22	\$5,618	\$61,478	\$67,096	\$544,100	-\$477,004	12.33%
6605 Mobile Garbage Bins	\$0	\$25,530	\$25,530	\$90,500	-\$64,970	28.21%
6607 Deloraine Transfer Station - Entrance Road and Roundal	oou \$27,727	\$0	\$27,727	\$150,000	-\$122,273	18.48%
6608 Deloraine Transfer Station - LBins	\$69,530	\$236,714	\$306,244	\$690,000	-\$383,756	44.38%
6611 Mobile Organics Bins	\$0	\$16,644	\$16,644	\$91,400	-\$74,756	18.21%
6617 Cluan Landfill Site Access Road 21/22	\$0	\$0	\$0	\$50,000	-\$50,000	0.00%
6618 Landfill Sites Land Purchase 21/22	\$0	\$0	\$0	\$270,000	-\$270,000	0.00%
6619 Deloraine Landfill Site - Weighbridge	\$0	\$186,779	\$186,779	\$186,800	-\$21	99.99%
6621 Westbury Landfill Site - Recycling Shed 23/24	\$3,952	\$42,849	\$46,800	\$46,800	\$0	100.00%
6622 Deloraine Landfill Site - Leachate and Drainage	\$0	\$10,949	\$10,949	\$50,000	-\$39,052	21.90%
6623 Deloraine Landfill Site - Tip Shop Improvements	\$0	\$0	\$0	\$135,000	-\$135,000	0.00%
335 - Household Waste Sub To	otal \$106,826	\$580,943	\$687,769	\$2,304,600	-\$1,616,831	29.84%



2025	Financial Year						
01-Ap	r-2025 03:15:55	Prior Year	Current Year	Total	Total	Variance	Percentage of
		Expenditure	Expenditure	Expenditure	Budget	Amount	Total Budget
351 -	Storm Water Drainage						
6400	Various Locations - Stormwater Improvement Program	\$0	\$0	\$0	\$155,000	-\$155,000	0.00%
6401	Various Locations - Stormwater Flooding Assessment Desig	\$0	\$5,457	\$5,457	\$50,000	-\$44,543	10.91%
6404	East St, Carrick Stormwater	\$0	\$21,296	\$21,296	\$155,000	-\$133,704	13.74%
6439	King St Westbury Stormwater	\$0	\$1,615	\$1,615	\$10,000	-\$8,385	16.15%
6450	West Parade Deloraine Stormwater 21/22	\$1,441	\$3,402	\$4,843	\$135,000	-\$130,157	3.59%
6470	William St Westbury - Stormwater	\$0	\$5,337	\$5,337	\$60,000	-\$54,663	8.89%
6472	Marriott St, Westbury - Stormwater 23/24	\$1,233	\$2,344	\$3,577	\$25,000	-\$21,423	14.31%
6473	South Esk Dr, Hadspen - Stormwater	\$11,515	\$174,048	\$185,562	\$212,000	-\$26,438	87.53%
6485	Montpellier Dr, Prospect Vale - Stormwater	\$0	\$2,066	\$2,066	\$120,000	-\$117,934	1.72%
6498	Open Drain Program, Westbury	\$0	\$0	\$0	\$72,500	-\$72,500	0.00%
6858	East Goderich St, Deloraine - Stormwater	\$0	\$39,668	\$39,668	\$40,000	-\$332	99.17%
6861	Main Rd, Meander - Stormwater	\$0	\$21,520	\$21,520	\$30,000	-\$8,480	71.73%
6869	Buell Drive, Prospect Vale - Stormwater 23/24	\$6,323	\$4,605	\$10,929	\$110,000	-\$99,071	9.94%
6870	Harley Parade, Prospect Vale - Stormwater 23/24	\$4,913	\$12,914	\$17,827	\$75,000	-\$57,173	23.77%
6871	Scott St, Hadspen - Stormwater	\$0	\$24,344	\$24,344	\$30,000	-\$5,656	81.15%
6872	Jones St, Westbury, Dexter St to King St - Stormwater	\$0	\$118,911	\$118,911	\$112,100	\$6,811	106.08%
	351 - Storm Water Drainage Sub Total	\$25,425	\$437,528	\$462,953	\$1,391,600	-\$928,647	33.27%
	300 - Health and Community Welfare Sub Total	\$180,133	\$1,203,305	\$1,383,438	\$4,359,640	-\$2,976,202	31.73%
Recr	eation and Culture						
505 -	Public Halls						
7422	Meander Hall - Outdoor Extension	\$0	\$44,075	\$44,075	\$45,000	-\$925	97.95%
7443	Mole Creek Hall - Floor Replacement	\$0	\$1,051	\$1,051	\$63,000	-\$61,949	1.67%
	505 - Public Halls Sub Total	\$0	\$45,126	\$45,126	\$108,000	-\$62,874	41.78%



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01-Ap	r-2025 03:15:55	Prior Year	Current Year	Total	Total	Variance	Percentage of
		Expenditure	Expenditure	Expenditure	Budget	Amount	Total Budget
	Swimming Pools and Other						
7507	Deloraine Pool - Remediation Pool Shell Surfacing	\$0	\$195,444	\$195,444	\$200,000	-\$4,556	97.72%
7508	Deloraine Pool - Improvement Masterplan	\$0	\$295	\$295	\$52,500	-\$52,205	0.56%
	515 - Swimming Pools and Other Sub Total	\$0	\$195,739	\$195,739	\$252,500	-\$56,761	77.52%
525 -	Recreation Grounds & Sports Facilities						
7602	Bracknell Recreation Ground - Drainage	\$0	\$167,797	\$167,797	\$170,000	-\$2,203	98.70%
7611	Deloraine Rec Ground Precinct 21/22	\$318,833	\$489,367	\$808,201	\$4,178,000	-\$3,369,799	19.34%
7627	Deloraine Rec Ground - Clubroom Upgrade 23/24	\$0	\$13,040	\$13,040	\$100,000	-\$86,960	13.04%
7628	Deloraine - Half Court Basketball	\$11,084	\$156,599	\$167,683	\$190,000	-\$22,317	88.25%
7629	Caveside - Resurfacing of Multipurpose Courts	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
7635	Whitemore Rec Ground - Lighting Renewal	\$0	\$1,136	\$1,136	\$40,000	-\$38,864	2.84%
7636	Carrick Rec Ground - Flagpole, Power & Lighting	\$0	\$4,509	\$4,509	\$10,000	-\$5,491	45.09%
7640	Carrick Rec Ground - Playing Field & Parking Redevelopmer	\$0	\$0	\$0	\$400,000	-\$400,000	0.00%
7674	Carrick Rec Ground - Playground Upgrade 23/24	\$2,764	\$91,613	\$94,377	\$110,000	-\$15,623	85.80%
7678	PVP Ring Road & Main Access 21/22	\$25,346	\$9,652	\$34,998	\$82,500	-\$47,502	42.42%
7687	PVP Lighting Upgrade 23/24	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
7695	Deloraine Community Complex - Squash Courts 20/21	\$2,047,354	\$1,630,771	\$3,678,126	\$3,700,000	-\$21,874	99.41%
	525 - Recreation Grounds & Sports Facilities Sub Total	\$2,405,382	\$2,564,485	\$4,969,867	\$9,010,500	-\$4,040,633	55.16%
565 -	Parks and Reserves						
8002	Deloraine Steel Arch Footbridge 23/24	\$368,356	\$215,267	\$583,623	\$600,000	-\$16,377	97.27%
8031	Deloraine Riverbank - Walking Path Lighting & Signage	\$0	\$1,595	\$1,595	\$300,000	-\$298,405	0.53%
8058	Blackstone Park - Canoe Polo	\$0	\$33	\$33	\$200,000	-\$199,967	0.02%
8062	Henry Burrows Res Prospect - Playground Renewal	\$62	\$71,676	\$71,737	\$75,000	-\$3,263	95.65%
8078	Pitcher Parade Wetlands - Replacement Footbridge 23/24	\$0	\$15	\$15	\$65,000	-\$64,985	0.02%
8099	Poets Place Reserve, Hadspen - Divest Land 18/19	\$556	\$0	\$556	\$5,000	-\$4,444	11.12%
8101	Chris St Reserve, Prospect - Divest Land 18/19	\$425	\$0	\$425	\$5,000	-\$4,575	8.50%
8107	Wild Wood Reserve - Parking & Signage Improvements	\$0	\$11,516	\$11,516	\$80,000	-\$68,484	14.40%



01-Apr-2025 03:15:55	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
8108 Deloraine Caravan Park - Property Improvements	\$0	\$13,674	\$13,674	\$120,000	-\$106,326	11.40%
8109 Bushfield Rise, Hadspen - New Walkway	\$0	\$4,979	\$4,979	\$42,300	-\$37,321	11.77%
8110 Hadspen Hills - Land Purchase	\$0	\$1,250	\$1,250	\$520,000	-\$518,750	0.24%
8111 Scott St, Hadspen - Pathway Linkage to Lions Park	\$0	\$35,645	\$35,645	\$60,000	-\$24,355	59.41%
8112 Scott St, Hadspen - New Reserve Walkway	\$0	\$7,582	\$7,582	\$65,000	-\$57,418	11.66%
565 - Parks and Reserves Sub Total	\$369,398	\$363,233	\$732,631	\$2,137,300	-\$1,404,669	34.28%
500 - Recreation and Culture Sub Total	\$2,774,781	\$3,168,583	\$5,943,364	\$11,508,300	-\$5,564,936	51.64%
Unallocated and Unclassified						
625 - Management and Indirect O/Heads						
8803 Minor Plant Purchases	\$0	\$13,982	\$13,982	\$38,900	-\$24,918	35.94%
8819 New Works Depot Design & Construction 20/21	\$200,215	\$3,538,163	\$3,738,378	\$5,043,000	-\$1,304,622	74.13%
625 - Management and Indirect O/Heads Sub Total	\$200,215	\$3,552,145	\$3,752,360	\$5,081,900	-\$1,329,540	73.84%
655 - Plant Working						
8701 Major Plant Replacements	\$0	\$367,184	\$367,184	\$765,800	-\$398,616	47.95%
 655 - Plant Working Sub Total	\$0	\$367,184	\$367,184	\$765,800	-\$398,616	47.95%

## 14.1.1 Financial Report - 31 March 2025



01-Apr-2025 03:15:55	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
675 - Other Unallocated Transactions	zapenatture	zapenature	zapenattare	Zauget	Timount	rotat Baaget
8707 Fleet Vehicle Purchases	\$0	\$102,835	\$102,835	\$90,000	\$12,835	114.26%
8774 35 William St, Westbury - Community Hive Project 23/24	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
675 - Other Unallocated Transactions Sub Total	\$0	\$102,835	\$102,835	\$110,000	-\$7,165	93.49%
600 - Unallocated and Unclassified Sub Total	\$200,215	\$4,022,164	\$4,222,379	\$5,957,700	-\$1,735,321	70.87%
Total Capital Project Expenditure	\$4,207,536	\$11,567,080	\$15,774,616	\$34,502,540	-\$18,727,924	45.72%



# 5. Capital Resealing Report

#### 2025 Financial Year

31-Mar-2025 20:24:02

		Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Road	ls Streets and Bridges	·	J		J
201 - I	Roads and Streets				
5810	Elizabeth St - Bracknell	\$8,650	\$0	\$8,650	0.00%
5825	Emu Bay Rd - Deloraine	\$1,278	\$0	\$1,278	0.00%
5884	Bowdens Rd - Hadspen	\$51,429	\$0	\$51,429	0.00%
5901	Las Vegas Dr - Prospect Vale	\$514	\$0	\$514	0.00%
5921	Lindfield Pl - Prospect Vale	\$514	\$0	\$514	0.00%
5931	Wakefield Pl - Prospect Vale	\$419	\$0	\$419	0.00%
5953	Castleford Ct - Prospect Vale	\$419	\$0	\$419	0.00%
6106	R2R 2025 Oaks Rd - Bracknell	\$381,410	\$0	\$381,410	0.00%
6107	Bracknell Rd, Bracknell	\$217,830	\$0	\$217,830	0.00%
6116	Pool Rd - Caveside	\$95,965	\$0	\$95,965	0.00%
6223	R2R 2025 Dynans Bridge Rd - Weegena	\$51,080	\$0	\$51,080	0.00%
6242	Western Creek Rd - Western Creek	\$243,663	\$0	\$243,663	0.00%
6243	Lee F Road - Western Creek	\$44,291	\$0	\$44,291	0.00%
6299	Reseals General Budget Allocation	\$0	\$1,514,900	-\$1,514,900	0.00%
	201 - Roads and Streets Sub Total	\$1,097,462	\$1,514,900	-\$417,438	72.44%
Ca	pital Resealing Expenditure Total _	\$1,097,462	\$1,514,900	-\$417,438	72.44%



# **6. Capital Gravelling Report**

#### 2025 Financial Year

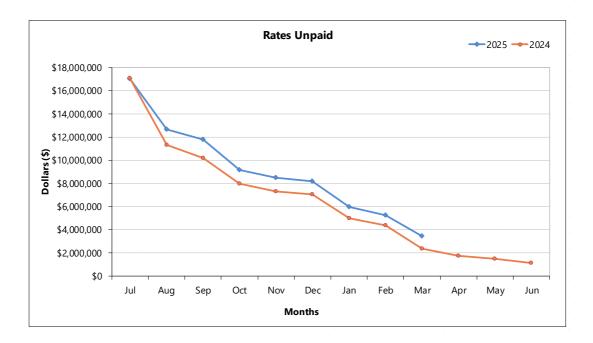
31-Mar-2025 20:20:14

		Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Road	ls Streets and Bridges				
201 - 1	Roads and Streets				
5510	Pearns Rd - Bracknell	\$27,226	\$0	\$27,226	0.00%
5534	Mersey Hill Rd - Chudleigh	\$21,206	\$0	\$21,206	0.00%
5619	Barbers Rd - Meander	\$39,257	\$0	\$39,257	0.00%
5650	Berrydale - Montana	\$53,866	\$0	\$53,866	0.00%
5652	Leonards Rd - Montana	\$3,859	\$0	\$3,859	0.00%
5660	Fern Bank Rd - Osmaston	\$9,917	\$0	\$9,917	0.00%
5661	Donovans Rd - Osmaston	\$14,311	\$0	\$14,311	0.00%
5663	Aylett G - Parkham	\$12,469	\$0	\$12,469	0.00%
5669	Bradys Plain Rd - Parkham	\$54,023	\$0	\$54,023	0.00%
5678	Bogan Rd - Quamby Brook	\$27,248	\$0	\$27,248	0.00%
5693	Four Springs Rd - Selbourne	\$10,768	\$0	\$10,768	0.00%
5695	Sykes - Union Bridge	\$32,385	\$0	\$32,385	0.00%
5742	Creeleys - Western Creek	\$25,016	\$0	\$25,016	0.00%
5755	Huntsman Rd - Meander	\$8,660	\$0	\$8,660	0.00%
5799	Gravel Resheeting General Budget Alloc	\$0	\$391,700	-\$391,700	0.00%
	201 - Roads and Streets Sub Total	\$340,212	\$391,700	-\$51,488	86.86%
Car	 pital Gravelling Expenditure Total	\$340.212	\$391.700	-\$51.488	86.86%



# 7. Rates Revenue Reconciliation - 31 March 2025

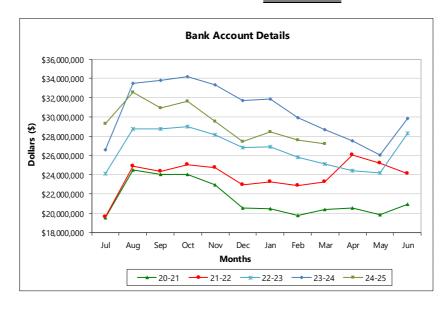
		2025		2024
Rate Balance Carried Forward from previous Year	\$	1,099,535	\$	676,909
2024/25 Rates Raised	\$	18,900,875	\$	17,715,325
Interest	\$	124,240	\$	102,428
Rate Adjustments	\$	26,735	\$	46,388
Payments Received	-\$	16,726,462	-\$	16,197,161
Rates Control Account Balance	\$	3,424,923	\$	2,343,888
% of Rates Unpaid		17.02%		12.67%





# 8. Cash & Investment Reconciliation - 31 March 2025

		2024-25	2023-24
Balance Carried Forward from previous Year		29,872,411	28,270,041
Add Deposits		28,005,790	25,004,439
Less Payments	-	30,670,666	- 24,610,371
Balance as per Bank Account	\$	27,207,535	\$ 28,664,109
Made up of:		Amount	Interest Rate
Cash at Bank		624,308	4.01%
Westpac Bank Cash Management Account		2,329	4.05%
Commonwealth Bank At Call Account		2,310,998	4.10%
Term Deposits:			
National Australia Bank		7,000,000	4.90-5.45%
Westpac Bank		1,000,000	5.07%
ING Bank		7,218,400	4.81-5.43%
MyState Financial		3,051,500	4.75-5.35%
Judo Bank		5,000,000	4.70-4.80%
Police Credit Union SA		1,000,000	5.11%
	\$	27,207,535	
Less expenditure commitments:			
2025 Operating expenditure outstanding		-7,343,757	
2025 Capital expenditure outstanding		-19,196,850	
Add assets:			
2025 Operating income outstanding		11,798,298	
2025 Estimated rate debtors outstanding		3,424,923	
Less liabilities:			
2024 Tip rehabilitation provision		-6,621,577	
2024 Employee leave provisions		-1,914,227	
		.,5,==1	
Adjusted Cash Balance	\$	7,354,345	





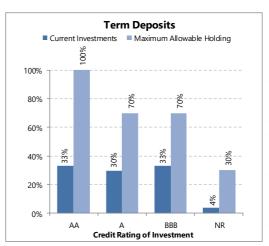
## Term Deposits Summary - 31 March 2025

Institution	Deposit	Rate %	Entered	Due
National Australia Bank	2,000,000	5.35%	3/07/2024	2/04/2025
National Australia Bank	1,000,000	5.00%	16/08/2024	13/05/2025
MyState Financial	1,000,000	5.35%	14/05/2024	14/05/2025
ING Bank	2,112,400	5.43%	28/06/2024	20/06/2025
National Australia Bank	1,000,000	5.45%	27/06/2024	27/06/2025
National Australia Bank	1,000,000	5.15%	1/08/2024	1/08/2025
MyState Financial	1,051,500	4.75%	13/02/2025	13/08/2025
ING Bank	2,106,000	5.00%	13/08/2024	15/08/2025
MyState Financial	1,000,000	5.00%	21/08/2024	21/08/2025
Judo Bank	1,000,000	4.70%	28/02/2025	27/08/2025
Judo Bank	2,000,000	4.80%	6/03/2025	2/09/2025
National Australia Bank	2,000,000	4.90%	5/09/2024	5/09/2025
Judo Bank	2,000,000	4.80%	21/03/2025	17/09/2025
ING Bank	2,000,000	5.10%	25/10/2024	24/10/2025
Police Credit Union SA	1,000,000	5.11%	29/10/2024	29/10/2025
Westpac Bank	1,000,000	5.07%	31/10/2024	31/10/2025
ING Bank	1,000,000	4.81%	14/02/2025	16/02/2026
	24,269,900			

5.05% Average Interest Rate

#### Term Deposits by institution

	Credit		
Institution	Rating	Amount	Allocation
National Australia Bank	AA	7,000,000	28.84%
Westpac Bank	AA	1,000,000	4.12%
ING Bank	Α	7,218,400	29.74%
MyState Financial	BBB	3,051,500	12.57%
Judo Bank	BBB	5,000,000	20.60%
Police Credit Union SA	NR	1,000,000	4.12%
		24,269,900	



# 15. Infrastructure Services

15.1. Lease - Bracknell District Boys and Girls Club Inc.

File Reference S20-01-004

**Report Author** Karl Boss-Walker

Team Leader Community Facilities and Recreation

**Authorised By** David Murray

**Director Infrastructure Services** 

**Decision Sought** Approval of the lease to the Bracknell District Boys and Girls Club

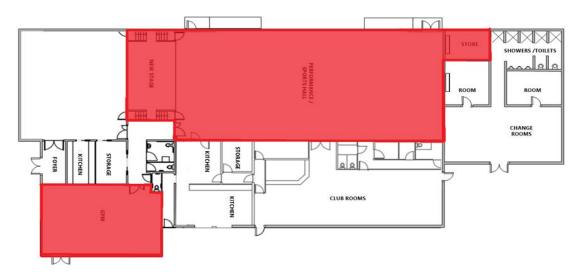
Inc.

**Vote** Absolute majority

#### Recommendation

That Council, by absolute majority, pursuant to section 179 of the *Local Government Act* 1993:

1. leases the portion of the clubroom/hall building (site map below) making up a portion of the property at 29 Louisa Street, Bracknell (CT 165648/2) to the Bracknell District Boys and Girls Club, ABN: 45 627 367 577.



- 2. notes that section 178 of the *Local Government Act 1993* will not apply as the lease is for a period less than five years.
- 3. authorises the General Manager to enter into a formal lease under the following terms:
  - a. the term shall be for two years;
  - b. with a further option of two years by mutual agreement;
  - c. the lease amount shall be \$1,000 per annum;

- d. tenant shall continuously maintain:
  - i. buildings in good and reasonable order in accordance with responsibilities detailed in the lease; and
  - ii. public liability insurance of at least \$10 million.
- e. all remaining terms to be determined by the General Manager.
- f. any right, option or discretion exercised by the Council under the lease may be exercised by the General Manager.

# Report

The Bracknell District Boys and Girls Club Inc. (the Club) offers an option for less formal fitness and recreation in the Bracknell area, as well as aiding in the administration of the Bracknell camping area. The total value of CT 118706/2 was assessed to be \$120,000 – land and capital improvements of \$1,300,000.

The most recent lease ended in 2021 and has been holding over since. The Council has been satisfied with the Club's tenure and a valuable fitness and recreation option has been provided to the community. A new rental agreement has been negotiated. Maintenance requirements remain largely unchanged. The Club will be charged \$1,000 annually with increases in line with CPI. This is a change from the previous peppercorn arrangement in order to maintain consistency with the Council's Policy and hence, other facilities and users. Granting of this lease enables certainty to the Club to thrive in its current location.

#### **Attachments**

Nil

## Strategy

Supports the objectives of Council's strategic future direction

1. Cultivating a diverse, unified and empowered community

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

#### **Policy**

Policy No. 56: Sport and Recreation Venues Pricing

## Legislation

Local Government Act 1993: section 179

#### Consultation

Consultation has occurred with the Bracknell District Boys and Girls Club Inc.

# **Budget and Finance**

The amount being paid from the Club to the Council will remain similar to the previous insurance reimbursement that was being paid.

# **Risk Management**

Not applicable

# **Alternate Motion**

Council can refer the matter to Workshop for further discussion.

#### 15.2. Lease - Bracknell Football Club Inc.

File Reference S20-01-004

**Report Author** Karl Boss-Walker

Team Leader Community Facilities and Recreation

**Authorised By** David Murray

**Director Infrastructure Services** 

**Decision Sought** Approval of the lease to the Bracknell Football Club Inc.

**Vote** Absolute majority

### Recommendation

That Council, by absolute majority, pursuant to section 179 of the *Local Government Act* 1993:

1. leases the football clubrooms and ancillary buildings (Figures 1 and 2, site maps below) making up a portion of the property at 29 Louisa Street, Bracknell (CT 118706/2) to the Bracknell Football Club Inc., ABN 83 455 339 101.



Figure 1. Showing in red structures included in the lease.

The structure in orange is partially included.

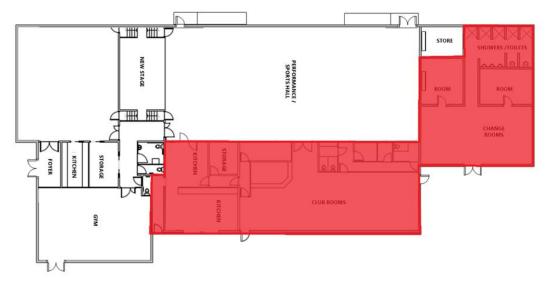


Figure 2. Showing in red the portions of the shared building included in the lease.

- 2. notes that section 178 of the *Local Government Act 1993* will not apply as the lease is for a period less than five years.
- 3. authorises the General Manager to enter into a formal lease under the following terms:
  - a. the term shall be for two years;
  - b. with a further option of two years by mutual agreement;
  - c. the lease amount shall be \$2,500 per annum;
  - d. tenant shall continuously maintain:
    - i. buildings in good and reasonable order in accordance with responsibilities detailed in the lease; and
    - ii. public liability insurance of at least \$20 million.
    - iii. payment of electricity costs for the building.
  - e. all remaining terms to be determined by the General Manager.
  - f. any right, option or discretion exercised by the Council under the lease may be exercised by the General Manager.

#### Report

The Bracknell Football Club Inc. (the Club) has a long history in the area dating back to the early 1920s. The Club has 19 premierships in their history and are looking forward to many more. The Council has recognised the value of the Club and has been completing ground upgrades to support the ongoing performance of the Club, whilst allowing for growth. The most recent lease ended at financial year end 2022 and the Club has sought an extension. The Council has been satisfied with the Club's tenure and a valuable recreation option has been provided to the community.

The total value of CT 118706/2 was assessed to be \$120,000 – land and capital improvements of \$1,300,000.

A new rental agreement has been negotiated in line with Policy No 56: Sport and Recreation Venues Pricing. The Club will be charged \$2,500 annually with increases in line with CPI. This is a change from the previous peppercorn arrangement in order to maintain consistency with the Council's Policy (Policy 56) and hence, other facilities and users. Granting of this lease enables certainty to the Club to thrive in its current location.

#### **Attachments**

Nil

# Strategy

Supports the objectives of Council's strategic future direction

1. Cultivating a diverse, unified and empowered community

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

## **Policy**

Policy No. 56: Sport and Recreation Venues Pricing

## Legislation

Local Government Act 1993: section 179

#### Consultation

Consultation has occurred with the Bracknell Football Club Inc.

#### **Budget and Finance**

The Council is expecting to receive a lesser amount from the Bracknell Football Club Inc. with this arrangement.

#### **Risk Management**

Not applicable

#### **Alternate Motion**

Council can refer the matter to Workshop for further discussion.

#### 15.3. Lease - Deloraine Football Club Inc.

File Reference S20-01-004

**Report Author** Karl Boss-Walker

Team Leader Community Facilities and Recreation

**Authorised By** David Murray

**Director Infrastructure Services** 

**Decision Sought** Approval of the lease to the Deloraine Football Club Inc.

**Vote** Absolute majority

### Recommendation

That Council, by absolute majority, pursuant to section 179 of the *Local Government Act* 1993:

1. leases the football clubroom site (site map below) making up a portion of the property at 6 Racecourse Drive, Deloraine (CT 165648/1) to the Deloraine Football Club Inc. ABN: 20 423 298 862.



2. notes that section 178 of the *Local Government Act 1993* will not apply as the lease is for a period less than five years.

- 3. authorises the General Manager to enter into a formal lease under the following terms:
  - a. the term shall be for two years;
  - b. with a further option of two years by mutual agreement;
  - c. the lease amount shall be \$6,000 per annum plus selected out goings;
  - d. tenant shall continuously maintain:
    - i. buildings in good and reasonable order in accordance with responsibilities detailed in the lease; and
    - ii. public liability insurance of at least \$20 million.
  - e. use of the structures, or parts thereof, is subject to:
    - i. having the appropriate permits in accordance with the *Building Act* 2016; and
    - ii. use being in accordance with those permits.
  - f. all remaining terms to be determined by the General Manager.
  - g. any right, option or discretion exercised by the Council under the lease may be exercised by the General Manager.

### Report

The Deloraine Football Club Inc. (the Club) has a long history in the area dating back to 1894. The Club has been active in its history as a football and community club and is central to the redevelopment of the recreation precinct. The lease total has been set in accordance with Policy No. 56 Sport and Recreation Venues Pricing. The Council has been satisfied with the Club's tenure and a valuable recreation option has been provided to the community.

The terms of the proposed new lease have been negotiated with the Club and Council Officer. Maintenance requirements remain largely unchanged. The Club will be charged \$6,000 annually with increases in line with CPI. This is consistent with the Council's Policy and hence, other facilities and users.

The total value of CT 165648/1 was assessed to be \$270,000 – land and capital improvements of \$1,850,000.

#### Attachments

Nil

## Strategy

Supports the objectives of Council's strategic future direction

1. Cultivating a diverse, unified and empowered community

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

# **Policy**

Policy No. 56: Sport and Recreation Venues Pricing

# Legislation

Local Government Act 1993: section 179

Building Act 2016

## Consultation

Consultation has occurred with the Deloraine Football Club Inc.

# **Budget and Finance**

The proposed lease is expected to return a similar user fee amount from the Club.

# **Risk Management**

Not applicable

## **Alternate Motion**

Council can refer the matter to Workshop for further discussion.

# 16. Governance and Community Wellbeing

## 16.1. Annual Plan 2024-25 - Quarter 3 Performance

File Reference S13-12-002

**Report Author** Anthony Kempnich

Manager Governance and Legal

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Receipt of the report of performance against the Annual Plan

2024-25 for the period January to March 2025.

**Vote** Simple majority

#### Recommendation

That Council receives and notes the report of performance against the Annual Plan 2024-25 for the period from January to March 2025 (Quarter 3) as shown below:

**Supporting Our Customers** 

	ANNUAL PROJECTS									
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments				
4.1, 6.4	Review and update the Council's website information	Website updated	G&CW	Progressing	2,3	Review of websites in progress to incorporate the Council's Place Brand adopted in November 2024.				
5.1, 5.3, 5.6	Renew the Customer Service Charter and Customer Service Standards and establish reporting mechanisms to meet needs of the community	Service Charter approved by Council	CS	Achieved	2,3	The Customer Service Charter was approved at the January Council Meeting and updated customer service standards have been implemented.				

Managing Our Asset Portfolio

	ANNUAL PROJECTS									
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments				
5.2, 6.1, 6.3	Divestment of the Council's properties in accordance with Council's decision 268/2022	Properties sold	WORKS	Progressing	1,2,3,4	The Council is progressing the rezoning process in preparation to sell the properties.				
6.1, 6.3	Construction of new centralised Works Depot at Westbury	Percentage complete	WORKS	Progressing	1,2,3,4	This project is 75% complete. Pavement and building works in progress.				
6.2, 6.3	Support the development of the Hadspen Urban Growth area	Engagement with stakeholders	INFRA/ D&RS	Achieved	1,2,3,4	Continued correspondence with the State Government regarding required intersection work. Grant application submitted for intersection upgrade. The Federal Liberal Party announced a funding commitment that will support future residential development.				

# Investing in Community Facilities and Infrastructure

	ANNUAL PROJECTS								
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments			
6.1, 6.3	Plan and deliver projects in line with approved Capital Works Program	Percentage completed	WORKS/ INFRA	Achieved	1,2,3,4	This activity is approximately 50% complete. Design, tendering, RFQ processes and construction works in progress.			
6.2, 6.3	Progress the Deloraine Recreation Precinct project and contracts for delivery of design elements	Percentage complete	INFRA	Achieved	1,2,3,4	Tenders have been approved by Council for the construction of civil works and playground elements. Steeple construction contract has been awarded. Various demolition works are in progress. This activity is 45% complete.			
6.1	Installation of street litter bins and replacement program, adjust level of service to support community needs	Percentage Installed	WORKS	Achieved	1,2,3,4	Installation of approximately 51% of bins completed.			
1.5	Progress construction of the new waste transfer station at the Deloraine waste facility	Percentage completed	INFRA	Deferred	3,4	Detailed design work is progressing.			
1.5	Implement weight-based pricing system following weighbridge installation at the Deloraine waste facility	Completed	INFRA	Deferred	2,3	Weight based pricing model will be presented to Councillors at a future Workshop.			
5.2	Review and update the Council's public building facility security and access agreements	Percentage completed	INFRA	Progressing	3,4	Staged implementation of access system upgrade in progress.			

	ANNUAL PROJECTS								
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments			
5.2	Engage with contractors and suppliers on tendering for the Council's work	Delivery of Workshop	INFRA	No target this Quarter	4				

# Making a Positive Contribution to Community Wellbeing

	ANNUAL PROJECTS									
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments				
3.3	Connect with community and employees on key infrastructure projects any key service delivery changes and to share the broader work of the Council with community	Engagements completed	G&CW	Achieved	1,2,3,4	Discussions on key projects such as Deloraine Racecourse and Westbury Streetscape. Workshop conducted regarding community forums. Two Community forums have been held (Blackstone Heights and Carrick).				
1.1	Implement Meander Valley place brand concepts into the Council's communications	Documentation updated	G&CW	Progressing	3,4	Staged updates to branding have been progressing and will continue into next year.				

Supporting Economic Growth, Prosperity and the Environment

	ANNUAL PROJECTS								
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments			
1.4	Encourage environmentally sustainable practices and support action of the Council's Climate Change Action and Mitigation Policy	Completed	G&CW	Achieved	1,2,3,4	Draft Council Climate Change Adaptation Plan developed. Workshop conducted with Councillors.			

Managing Planning, Development and Regulation

		А	NNUAL PROJEC	TS		
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments
1.1, 1.2, 1.3	Actively participate in regional planning initiatives including the review of the Northern Tasmanian Regional Land Use Strategy	Participation	D&RS	Achieved	1,2,3,4	The NTRLUS Review continues to be progressed by all eight Northern Councils. A Memorandum of Understanding has been signed, with steering committee to be established.
1.1, 1.2, 1.3	Contribute to the review of the Greater Launceston Plan	Participation	D&RS	Progressing	1,2,3,4	Project being progressed with NTDC and the City of Launceston.
1.2	Develop Structure Plan for Carrick	Completed	D&RS	Progressing	1,2,3	Targeted landowner and State agency consultation underway. Draft Structure Plan to be presented to Councillors and public exhibition planned for Quarter 1 2025-26.

		А	NNUAL PROJEC	TS		
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments
1.1, 1.2, 1.3	Review and update the Prospect Vale  – Blackstone Heights Structure Plan	Completed	D&RS	Progressing	1,2,3,4	Targeted landowner and State agency consultation underway. Draft Structure Plan planned to be presented to Councillors and public exhibition for Quarter 1 2025-26.
1.1, 1.2, 1.3	Commence consultation on Westbury Village Green character precinct specific area plan	Consultation commenced	D&RS	Progressing	3,4	Consultation Strategy prepared. Westbury Town Centre Character Study to be prepared and consultation with landowners to occur in Quarter 4.
1.1, 1.2, 1.3	Review and implement the Public Open Space Policy	Completed	D&RS/ INFRA	Achieved	1,2	Revised Policy approved by Council in March 2025.
1.1	Review the Council's Dog Management Policy to include additional declared areas including Moore Street, Westbury	Completed	D&RS	Progressing	3,4	Draft presented to November Workshop for Councillor consideration.

Provide Contemporary Waste Collection, Disposal and Recycling Services and Infrastructure

	ANNUAL PROJECTS								
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments			
1.5, 6.6	Complete design and commence construction for new transfer station at Deloraine	Percentage constructed	INFRA	Progressing	1,2,3,4	Design work is in progress.			
1.5, 6.1, 6.6	Complete design and commence construction of expanded landfill cell at Cluan	Percentage constructed	INFRA	Deferred	1,2,3	No longer required due to change in approved strategy (closure of Cluan landfill).			

	ANNUAL PROJECTS								
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments			
1.5	Build community awareness around the planned closure of Westbury waste facility to the public	Completed	INFRA/ G&CW	Progressing	3,4	Letters have been sent to all ratepayers explaining the impending closure of the Westbury facility.			
1.5	Update information resources relating to waste management of the Meander Valley Council's website	Completed	INFRA	No target this Quarter	4				

# Provide a Robust, Reliable, Secure and Available ICT Environment

		A	NNUAL PROJEC	TS		
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments
5.1	Embrace new technologies through agreement of ERP upgrade pathway for Finance and Property systems	Roadmap delivered	CS	Progressing	1,2,3,4	A request for proposal will be released to market in late January 2025 with response received from vendors in early March. The assessment process is in progress.
5.1, 5.2, 5.3, 5.4, 5.6.	Continue delivery of the ERP upgrade pathway through procurement of Records Management and <i>SharePoint</i> software products, plan and commence implementation	Product delivered	CS	Progressing	1,2,3,4	Implementation of <i>SharePoint</i> based Records Management System is in progress and scheduled for completion in the September 2025 quarter.

# Deliver Good Governance and Resilience Through Sound Corporate and Financial Management

	ANNUAL PROJECTS									
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments				
5.2	Engage with candidates and political parties in advance of the Federal Election	Engagement opportunities	G&CW	Achieved	2,3	Engaged with candidates in the March quarter. Significant funding commitments for key projects have been announced by both major parties.				
5.2	Councillors attend Council Meetings and Workshops in order to contribute to Policy and Strategy development and adoption	Meeting attendance	G&CW	Achieved	1,2,3,4	Factoring in approved leave of absences, attendance at Council Meetings and Workshops was 98%.				

# Managing Our Supply Chain to Procure Goods and Services

	ANNUAL PROJECTS									
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments				
5.5	Continue to explore opportunities for shared services and/or resource sharing opportunities with other Councils	Shared services investigated	G&CW	Achieved	1,2,3,4	Discussions continue to occur. Group training project has commenced with other northern councils.				

Informing and Engaging Our Community

	ANNUAL PROJECTS								
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments			
3.1, 3.4, 4.1	Finalise Draft Community Strategic Plan 2024-34, receive community feedback to inform agreed Plan	Completed	G&CW	Achieved	1,2,3,4	2024-34 Community Strategic Plan adopted by Council in November 2024.			
5.2	Deliver new place making initiatives to engage community spaces in the Meander Valley	Community spaces activated	G&CW	Achieved	1,2,3,4	Three projects progressing.			

# Demonstrating a Commitment to Our People

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments
5.3, 5.4, 5.6	Undertake priority actions identified by employees in the Cultural Development Action Plan	Number progressed	CS	Achieved	1,2,3,4	Annual culture survey results have been received and action planning is in progress. <i>Pulse</i> check surveys have also been completed with results released in early January 2025.
5.3, 5.4, 5.6	Review and update human resource management policies and deliver employee training to align with contemporary practices and industrial law	Policy suite reviewed and training complete	CS	Progressing	3,4	Policy review has commenced and will continue into the next quarter.

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments
5.3, 5.4, 5.6	Undertake employee culture survey and revise cultural action plan	Survey complete	CS	Progressing	3,4	Planning for the next survey is progressing.
5.3, 5.4, 5.6	Negotiate with all employees to form a new Enterprise Agreement	Completed	G&CW	Progressing	2,3,4	Discussions commenced with employees and Workplace Consultative Committee, negotiations to commence in April 2025.

# Ensuring a Safe and Healthy Workplace

	ANNUAL PROJECTS									
Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments				
5.4	Implement an organisation wide engagement on WHS including sharing incident stories and promoting the reporting of hazards, incidents and near misses	Implemented	CS	Achieved	2,3	Implementation of WHS new software is providing greater transparency and reporting of hazards and incidents.				
5.3	Embed the Child and Youth Safe Organisations Framework, as required by the Tasmanian Government's Child and Youth Safe Organisations Act 2023	Completed	G&CW	Progressing	1,2,3,4	A Policy has been adopted. Developing a procedure for implementation of the Policy is in progress.				

	ANNUAL PROJECTS								
Strategio Plan Ref		Annual Activity Measurement	Department Lead	Current Quarter Status	Quarter Delivered	Comments			
5.3	Implement WHS software, equipment purchases, digitisation of employee templates and undertake training for employees	Percentage Implemented	CS/ WORKS	Achieved	1,2,3,4	Incidents module of <i>Lucidity</i> has been launched with contractor management scheduled for mid-2025. Hardware options being assessed and procurement to occur over the next quarter.			

## Report

The Council's 2024-25 Annual Plan contains 40 operational activities which are executed across each of the Council's business areas, in line with the organisation's strategic objectives.

Working to the targets set by the Annual Plan ensures that the Council continually progresses, improves and achieves its stated strategic objectives.

Each activity listed in the Annual Plan is carefully planned out over the course of the financial year, forming the basis of a transparent and accountable performance assessment and reporting mechanism.

#### **Achieved**

17 activities were achieved.

Activities achieved are those with an inherent and identifiable quarterly goal, which have been attained to the high quality standards that are expected.

## **Progressing**

18 activities are progressing.

Activities that are progressing are those with substantial work underway, where it can be demonstrated that the Council is on track to achieve its projected Annual Plan target within the financial year. Details of the Council's specific progress against each individual activity is noted.

#### Deferred

3 activities are deferred.

Deferred activities are those that cannot be commenced in the current quarter due to an intervening delay that cannot be resolved by the Council (this mostly refers to external factors beyond the Council's span of control).

## No Target This Quarter

2 activities are not being considered for this quarter.

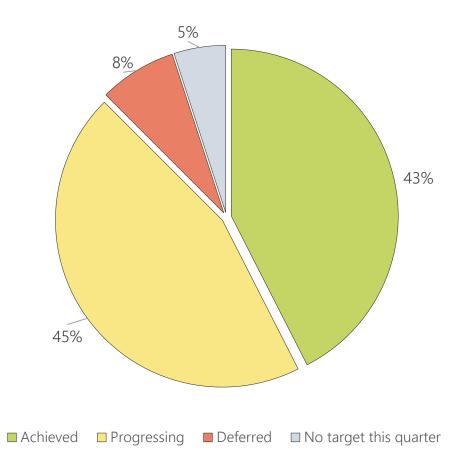


Figure 1: January - March 2025 Performance

#### **Attachments**

Nil

# Strategy

Supports the objectives of Council's strategic future direction

- 1. Cultivating a diverse, unified and empowered community
- 2. Valuing and protecting our natural environment
- 3. Creating a well-designed, sustainable built environment
- 4. Investing in infrastructure that strengthens connection
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2014-24. *Click here* or visit <a href="https://www.meander.tas.gov.au/plans-reports to view.">https://www.meander.tas.gov.au/plans-reports to view.</a>

# **Policy**

Not applicable

## Legislation

Not applicable

# Consultation

Not applicable

# **Budget and Finance**

Not applicable

# **Risk Management**

Not applicable

# **Alternate Motion**

Not applicable

# 16.2. Community Grants and Sponsorship Fund 2024-25 - Round 4

File Reference S15-01-036

**Report Author** Alison Hugo

Community Wellbeing Officer

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Approval of recommended community grants and sponsorships

funding allocations for Quarter 4 2025 (April-June).

**Vote** Simple majority

### Recommendation

That Council:

- 1. pursuant to section 82(5) of the *Local Government Act 1993*, reallocate \$7,653 of unspent funds from the Governance Management budget to provide for the additional community grants budget proposed in this Recommendation.
- 2. notes the recommendations of the Community Grants and Sponsorship Fund Committee from their Meeting held on 18 March 2025.
- 3. approves the grants and sponsorships to a total value of \$20,041 with the grant categories as follows:
  - a. Community Grants totaling \$13,570:

Applicant/Project	Project	Grant	Amount
	Cost	Request	Rec
CORES Australia- Suicide	\$7,450	\$3,000	\$3,000
Prevention Training sessions			
Deloraine Rotary Club –	\$8,000	\$3,000	\$3,000
Deloraine Stobie Pole Project			
Deloraine Squash Courts –	\$4,759	\$2,996	\$2,996
Purchase and installation of			
scoring infrastructure			
Launceston Walking Club –	\$2,333	\$1,574	\$1,574
Information signage and			
chainsaw backpack			
Mole Creek Progress	\$3,928	\$3,000	\$3,000
Association – Swimming Lane			
Ropes			
Total	\$26,470	\$13,570	\$13,570

# b. Sponsorship Donations for Individuals totaling \$600:

Applicant	Grant	Amount	Comments
	Request	Recommended	
Jarrod Atkins, Scottish	\$300	\$300	
and British Squash			
Championships			
Quinn Elliot, National	\$150	\$150	
Indoor Cricket			
Championships			
Matilda Horsburgh,	\$150	\$150	
Junior Roller Derby			
Championships			
Total	\$600	\$600	

# c. Out of Round Funding Sponsorship Approval:

Applicant	Grant	Amount	Comments
	Request	Recommended	
Pony Club Tasmania	\$250	\$250	General Manager
			Approved – PAID
Total	\$250	\$250	

# d. Three Year Show Society Funding:

Applicant	Grant	Amount	Comments
	Request	Recommended	
Chudleigh Show Society	NA	\$1,874	Third and final
			year payment
Westbury Show Society	NA	\$1,874	Third and final
			year payment
Deloraine Show Society	NA	\$1,874	Third and final
			year payment
Total		\$5,621	

### Report

The Community Grants and Sponsorship Fund Committee (the Committee) met on 18 March 2025 to assess the fourth and final round of applications seeking support from the Grants and Sponsorship Fund in the current financial year. Applications were reviewed and assessed against the relevant guidelines.

Councillors Kevin House and Anne-Marie Loader, Justin Marshall (Team Leader Finance), Karl Boss-Walker (Team Leader Facilities), Nate Austen (Manager Community Wellbeing) and Alison Hugo (Community Wellbeing Officer) were in attendance. Councillor Daniel Smedley was an apology.

#### Funds Available for Allocation in Round

An annual budget of \$100,000 has been approved by the Council for the 2024-25 financial year.

Round 1 allocations totaled \$26,138; Round 2 allocations totaled \$18,548 and Round 3 allocations totaled \$42,926 leaving a balance of \$12,388 for allocation across Round 4.

### **Summary of Round 4 Assessments**

### **Community Grants**

The Council received five applications, which in total, requested an amount of \$13,570 from the fund. The total recommended funding amount recommended by the Committee for Round 4 is \$13,570.

# **Sponsorship Donations for Individuals**

Three applications were received for this category, two national and one international application. A funding allocation of \$600 is recommended by the Committee for Round 4.

#### Sponsorship Donation for Organisations - Out of Round Approval

Pony Club Tasmania requested sponsorship for \$250 for the Annual Showjumping Competition. This was recommended for out of round payment by the Committee and approved by the General Manager.

#### Three Year Show Society Sponsorship

Westbury, Deloraine and Chudleigh Show Societies requested and have received their third and final payment of their three-year sponsorship agreement. Under the terms of their agreements this year each organisation received \$1,874, totaling \$5,621 for these payments.

#### **GST**

The funding amounts that the Committee has recommended for all projects represent the full demonstrated cost of the project less any GST component for those organisations that are GST registered.

### **Attachments**

Nil

## Strategy

Supports the objectives of Council's strategic future direction:

- 1. Cultivating a diverse, unified and empowered community
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

## **Policy**

Policy No. 82: Community Grant and Sponsorship Fund

## Legislation

Local Government Act 1993: section 77

#### Consultation

The Community Grants and Sponsorship program is communicated through community networks and the media. Guidelines and applications are available from the Council's website and on request. Assistance is provided to applicants on request.

## **Budget and Finance**

Total grants and sponsorships recommended for approval in this round total \$20,041. Following allocation of all previous approvals during this financial year \$12,388 remains available for distribution from the annual budget. It is proposed to reallocate funds from the Governance Management budget, which has a sufficient remaining expenditure budget, to cover the budget shortfall of \$7,653.

#### **Risk Management**

Not applicable

#### **Alternate Motion**

Council can approve the Recommendation with amendments.

## 16.3. Economic Development Forum Report

File Reference S09-01-004

**Report Author** Craig Davies

**Director Corporate Services** 

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Endorses the Economic Development Forum summary report and

outcomes for sharing with State and Federal Ministers and the

major opposition party.

**Vote** Simple majority

#### Recommendation

That Council:

1. endorses the Economic Development Forum summary report and outcomes (Attachments 1 and 2); and

2. shares the report and outcomes with State and Federal Ministers and the major opposition party for each jurisdiction.

# Report

On 5 February 2025, the Tasmanian Policy Exchange (TPE) and the Meander Valley Council held an Economic Development Forum (the Forum) in Westbury to share ideas about the region's future. Thanks are extended to everyone who contributed and participated in the forum.

The aim of the day was to identify the Meander Valley's most pressing economic development challenges and opportunities, as well as Policy priorities to address them.

The Forum covered issues ranging from demographic change and economic growth to productivity and agricultural innovation. In many cases, data and evidence presented by TPE researchers and experts from the State Government aligned with the experience of business and community leaders in the room. At other times, participants offered alternative perspectives which have been incorporated into this summary report.

Five priority areas for supporting continued sustainable growth and development were identified:

- Working with community and providers to develop new models of aged care and childcare that support liveability at all ages and stages. Participants stressed the importance of flexible models for ageing in place and improving local access to childcare.
- 2. Fostering connection and community for new arrivals. Participants recognised a welcoming and supportive culture as essential to attracting and retaining new residents, especially people born overseas. Helping new residents to develop a sense of belonging will ultimately encourage them to spend more of their time and money in the community.
- 3 Supporting investment and innovation in agri-business. Embracing opportunities for diversification into new products and markets will drive growth in the Meander Valley's most important sector.
- 4. Building on the Meander Valley's status as a transport and logistics hub for freight, industry and visitors. The Meander Valley's industries benefit from the region's proximity to major freight and passenger transport routes, ports and markets. Investing in technologies such as EV charging can ensure that communities like Deloraine remain key hubs in the state's north and north west.
- 5. Planning for future workforce needs with a strategic and coordinated regional skills strategy. Supporting future growth in the Meander Valley will require a concerted focus on pathways into areas of skills demand, including agriculture, health and care, construction and tourism and hospitality.

The report will be shared with other levels of government to ensure there is a broad awareness of issues that are important to the Meander Valley community.

#### **Attachments**

- 1. Economic Development Forum Summary and Outcomes [16.3.1 4 pages]
- 2. Regional development priorities for the Meander Valley community [16.3.2 27 pages]

## Strategy

Supports the objectives of Council's strategic future direction

- 1. Cultivating a diverse, unified and empowered community
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

# **Policy**

Not applicable

# Legislation

Not applicable

#### Consultation

The Economic Development Forum was well attended by a broad cross section of the community.

# **Budget and Finance**

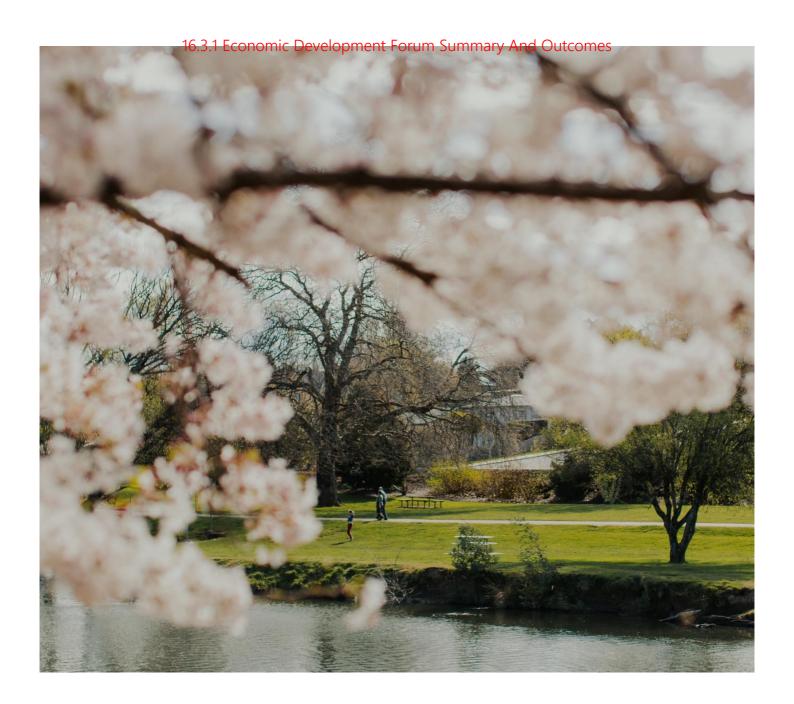
Not applicable

# **Risk Management**

Not applicable

## **Alternate Motion**

Councillors can adopt the Recommendation with amendments.



# Regional development priorities for the Meander Valley community – Forum Summary and Outcomes

Prepared by the Tasmanian Policy Exchange at the University of Tasmania

February 2025

#### Introduction and overview

On the 5<sup>th</sup> of February 2025, the Tasmanian Policy Exchange and the Meander Valley Council held an Economic Development Forum in Westbury to share ideas about the region's future. We would like to thank everyone who participated in the forum for their contributions.

The aim of the day was to identify Meander Valley's most pressing economic development challenges and opportunities, as well as policy priorities to address them.

The Forum covered issues ranging from demographic change and economic growth to productivity and agricultural innovation. In many cases, data and evidence presented by TPE researchers and experts from the state government aligned with the experience of business and community leaders in the room. At other times, participants offered alternative perspectives which have been incorporated into this summary report.

Five priority areas for supporting continued sustainable growth and development were identified:

- Working with community and providers to develop new models of aged care and childcare that support liveability at all ages and stages. Participants stressed the importance of flexible models for ageing in place and improving local access to childcare.
- Fostering connection and community for new arrivals. Participants recognised a
  welcoming and supportive culture as essential to attracting and retaining new
  residents, especially people born overseas. Helping new residents to develop a
  sense of belonging will ultimately encourage them to spend more of their time and
  money in the community.
- Supporting investment and innovation in agri-business. Embracing opportunities
  for diversification into new products and markets will drive growth in Meander
  Valley's most important sector.
- 4. Building on Meander Valley's status as **a transport and logistics hub** for freight, industry, and visitors. Meander Valley industries benefit from the region's proximity to major freight and passenger transport routes, ports, and markets. Investing in technologies such as EV charging can ensure that communities like Deloraine remain key hubs in the state's north and north west.
- 5. Planning for **future workforce** needs with a strategic and coordinated **regional skills strategy**. Supporting future growth in Meander Valley will require a concerted focus on pathways into areas of skills demand, including agriculture, health and care, construction, and tourism and hospitality.

Further reflections on these themes, as well as participants' ideas for putting them into action, are summarised in the table below.

### Themes and ideas from the forum

Themes	Insights from forum participants
1. Working with community and providers to develop new models of aged and childcare	<ul> <li>Population growth in Meander Valley is driven by two cohorts – employed young people with small children and older retirees – whose specific service provision needs (childcare and aged care) are currently in very short supply.</li> <li>Participants agreed that childcare was indeed a significant barrier to full workforce participation for residents (especially women) in places like Westbury, Hadspen, and Carrick.</li> <li>Views on aged care availability were less straightforward: while acknowledging that residential places were not keeping pace with growth in the region's population of older people, participants noted a shift towards in-home care models.</li> <li>The development of integrated, coordinated programs to facilitate aging-in-place while ensuring that older people still have choice and the ability to remain in their communities if and when they require residential care services</li> </ul>
2. Fostering connection and community for new arrivals	<ul> <li>Domestic and international migration are essential for meeting workforce needs in Meander Valley, especially in the tourism and hospitality sector.</li> <li>Many participants noted that recent arrivals from diverse backgrounds increasingly had difficulty finding affordable housing and developing deep connections with their new communities.</li> <li>Some participants believed that migrants' preference was to move to Meander Valley for a short period of time, sometimes due to visa requirements, before departing for major urban centres on the mainland. Others stressed that, if new arrivals were able to build local networks, find meaningful employment, and develop community connections, they were much more likely to become long-term residents. Evidence from elsewhere in northern Tasmania strongly supports the latter view.</li> <li>The importance of embedding new residents in supportive local networks applies equally to people who have moved from other parts of Tasmania and work in Launceston. Building a sense of belonging and community increases the chance that new arrivals will stay in Meander Valley for the long term.</li> </ul>
3. Supporting investment and innovation in agri-business	Meander Valley's agriculture and food processing industries are major local employers and a key driving force behind regional productivity, innovation, and output.

#### 16.3.1 Economic Development Forum Summary And Outcomes

4. Cementing Meander Valley's status as a transport and logistics hub for freight, industry, and		
visitors	4.	Meander Valley's status as a transport and logistics hub for freight, industry, and

5. Planning for

workforce need

via a strategic,

coordinated

strategy

regional skills

future

- Participants recognised the value of investments like the Tasmanian Irrigation scheme, though some noted that despite state and Commonwealth subsidies, irrigation water remained expensive for more marginal operations and crops.
- This highlights the importance of adaptation to increasingly the sector's profitability. Tools like the Tasmanian Government's enterprise suitability maps can aid producers wishing to explore opportunities for diversification and innovation.
- Meander Valley's central location and connection to key road and rail transport routes is a valuable asset and a foundation for growth in the region's visitor economy and transport, logistics, and warehousing industries.
- Participants observed that the combination of affordable housing and proximity to Launceston have driven rapid growth in Westbury, Hadspen, Carrick, and surrounding areas. The effect of this has been to steadily shift the region's 'commuter belt' west, with implications for infrastructure and traffic flow.
- Tourism and hospitality industry operators remarked on the value of Meander Valley's position as a 'gateway' to flagship tourist attractions in the north and northwest.
- Capturing a greater proportion of the visitor economy value that moves through Meander Valley via installation of infrastructure like electric vehicle charging or the strategic promotion of local attractions (caving around Mole Creek, for example) could increase visitor nights and spend in the LGA.

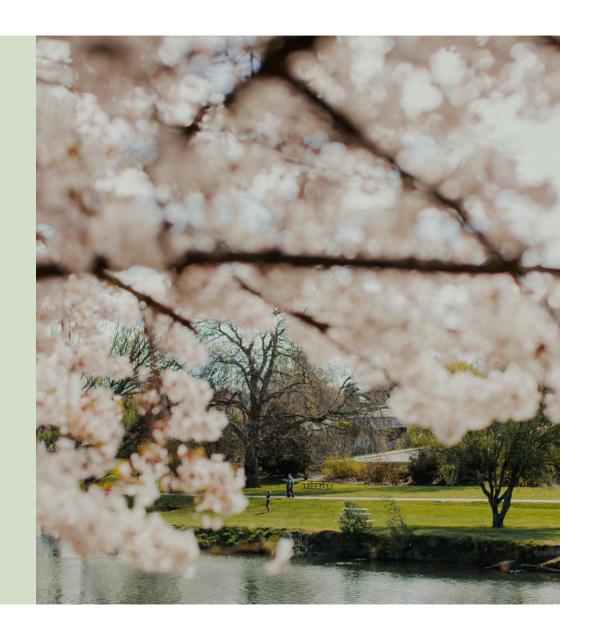
Meander Valley's strong population growth, high employment, and tight labour market are positive and welcome developments, but several key industries are now struggling to recruit skilled staff.

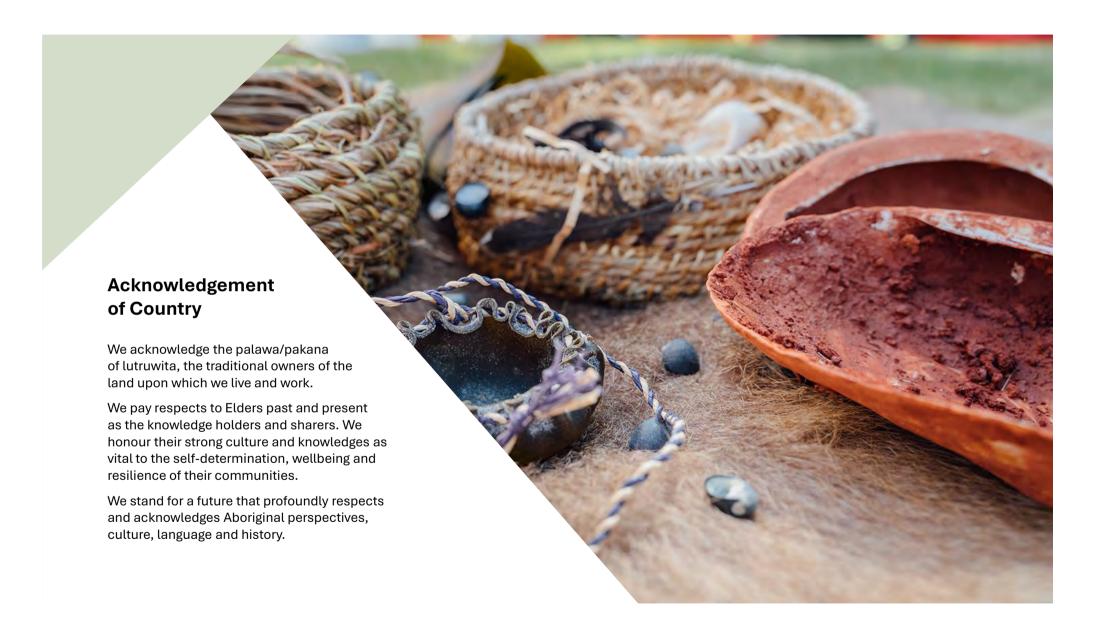
- Participants highlighted the challenges of finding suitable staff across many roles and industries, particularly in the tourism and hospitality sector.
- Workforce modelling and projections show that the health care, social services, agriculture, and food processing sectors will also struggle with recruitment in the coming years.
- Participants were supportive of the development of a long-term regional skills and training strategy to plan help connect graduates with education and training pathways and local employers.

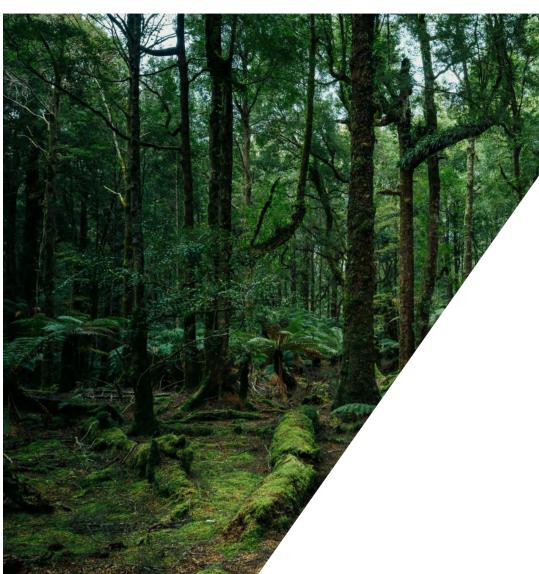
# Regional development priorities for the Meander Valley community

A discussion paper for the Meander Valley Council

Prepared by the Tasmanian Policy Exchange at the University of Tasmania







**About the Tasmanian Policy Exchange** 

The TPE has been established at the University of Tasmania to make timely and informed contributions to key policy debates occurring in Tasmania and beyond, thus making a positive contribution to the future of our state and its people.

The TPE's policy work and analysis can be found at <a href="https://www.utas.edu.au/tpe">www.utas.edu.au/tpe</a>

#### **Authors:**

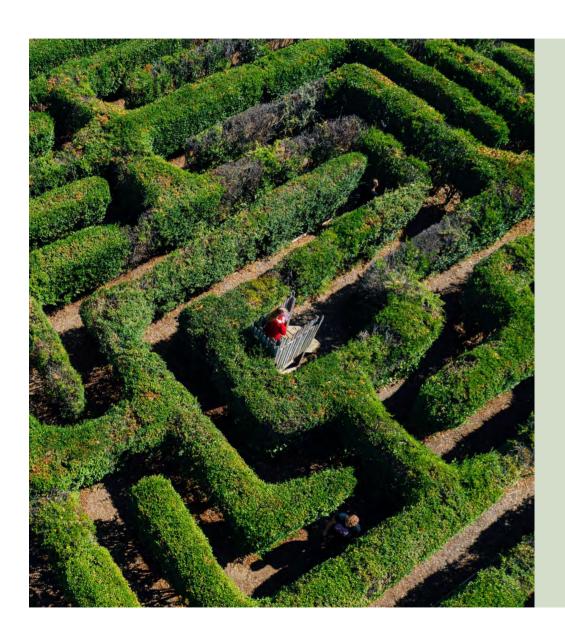
Dr Lachlan Johnson

Dr Judith Mutuku

Kimberly Brockman

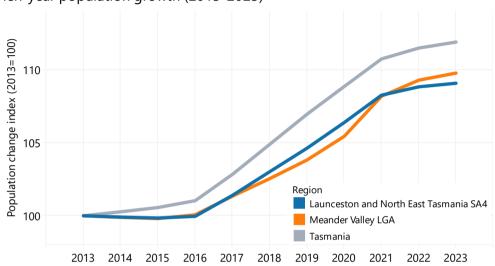
**Professor Richard Eccleston** 

**Suggested Citation:** Johnson, L., Mutuku, J., Brockman, K., and Eccleston, R., (2025) *Regional development priorities for the Meander Valley community*, Tasmanian Policy Exchange, University of Tasmania.

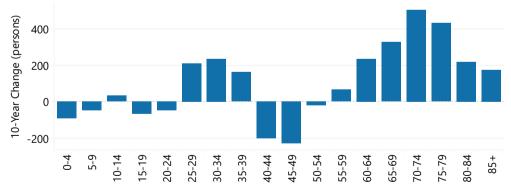


Part 1
Population and settlement change in the Meander Valley

#### Ten-year population growth (2013-2023)



#### Ten-year population change by age group, Meander Valley (2013-2023)



Data source: ABS Regional Population, https://www.abs.gov.au/statistics/people/population/regional-population

#### Population change in Meander Valley

Population growth in Meander Valley has averaged just under 1% in the ten years to June 2023. This is slower than the state as a whole, but faster than the rest of Northern Tasmania and comparable with similar regions elsewhere in the country.

Since 2013, the population of Meander Valley has grown by around 1,900 people (approximately 9.7% over last ten years). Like much of the state, Meander Valley experienced rapid population growth between 2019 and 2021 followed by a period of slower growth after the COVID-19 crisis.

Breaking down the past decade of population change by age group shows that recent growth in Meander Valley has been driven by two cohorts:

- 1. Younger employed people aged 25-39, most of whom commute to Launceston for work.
- 2. Older retired people aged 60 and over. Some of the growth in this group is driven by structural ageing (i.e., ageing of existing residents) and some is driven by migration of older people from other places.

Projections produced by the Tasmanian Treasury suggest that, on current demographic and migration trends, growth will likely remain relatively steady at something like its current rate over the next decade, slowing gradually after that (see page 9).

#### The distribution of population growth

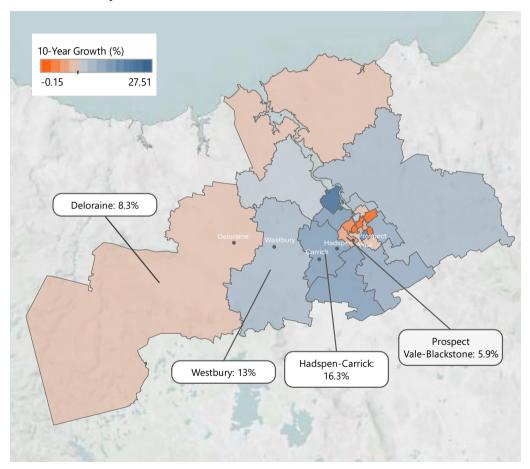
While overall growth has been strong, its distribution across Meander Valley's four SA2s has been highly uneven.

Some parts of Meander Valley, particularly Hadspen-Carrick, have grown much faster than the average for Northern Tasmania. Prospect Vale–Blackstone and Deloraine, however, have experienced below average growth (5.9% and 8.3% respectively).

This change is consistent with a pattern seen in many similar places: slow growth or decline in inner-city areas, rapid growth in surrounding 'satellite' communities, and slower growth in more rural areas. Whilst many are remaining employed in the city, residents are moving to these 'satellite' towns for more affordable housing and the lifestyle being offered.

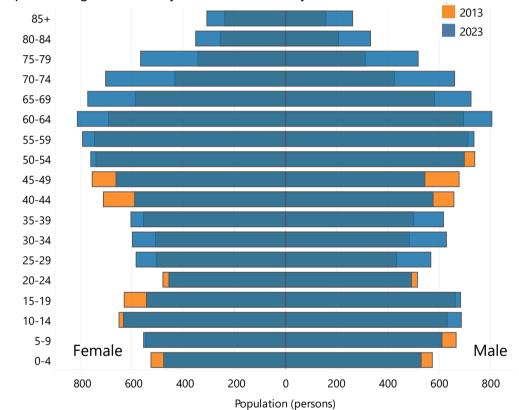
Like much of Australia and Tasmania, population movements in Meander Valley follow a 'stepping stone' pattern. This means that overseas migration, which is dominated by young people, is predominantly to larger cities and metro areas (including Launceston). Migration from city centres to the suburban fringe and 'satellite' towns is dominated by working people in their late 20s and 30s, many with young children. Migration to regional and rural areas is driven by retirees and tree changers.

# Population growth relative to region average in and around Greater Launceston by SA2, 2013-2023



Data source: ABS Regional Population, https://www.abs.gov.au/statistics/people/population/regional-population

#### Population age structure by sex, Meander Valley, 2013-2023



Data source: ABS Regional Population, https://www.abs.gov.au/statistics/people/population/regional-population

# Meander Valley's changing population age structure

The region's population age structure continues to show a 'top-heavy' pattern of growth, but this has been partly offset by migration of 25-39-year-olds.

The impacts of population change on age structure varies significantly at the regional level in Meander Valley. Some parts of the LGA are getting older quite quickly (most notably Prospect Vale and Blackstone Heights), but others are ageing much more slowly.

The table below shows how the median ages of Meander Valley's SA2s have changed in the last ten years to 2023.

Region	Median age 2013	Median age 2023	Ten-year change
Westbury	44.9	46.7	+1.8
Hadspen-Carrick	38.9	40.9	+2.1
Deloraine	45.3	48.6	+3.3
Prospect Vale-Blackstone	42.8	47.3	+4.6
Meander Valley LGA	43.3	49.2	+2.9

However, over the most recent census period (2016-2021), both Westbury and Hadspen-Carrick became younger, due to strong migration of younger families with children to these areas.

# Rate and implications of Meander Valley population turnover

All migration makes a positive contribution to Meander Valley's population growth, but overseas migrants are especially important drivers of economic growth. Meander Valley's overseas born population grew by 513 people from 2016-2021.

The cumulative impact of inward and outward migration on a population is often described as population turnover, or 'churn'. Meander Valley's rate of population turnover is around 15.5%, which is close to the average for Tasmania. Understanding the components and implications of population turnover can reveal how migration shapes population and demographic change over time. The net effect of population turnover in Meander is overwhelmingly positive for two reasons:

- Recent arrivals greatly outnumber departures in two key age brackets: 0-9 and 30-39 years. This indicates that young people with small children see Meander Valley as an attractive place to raise their families.
- Recent arrivals are far more likely than long-term residents to be engaged in work or education and training. They are also younger (especially international migrants), earn more, and are typically more highly skilled in their jobs.

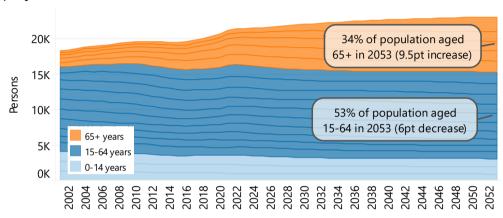
#### Arrivals to and departures from Meander Valley by age group, 2016-2021



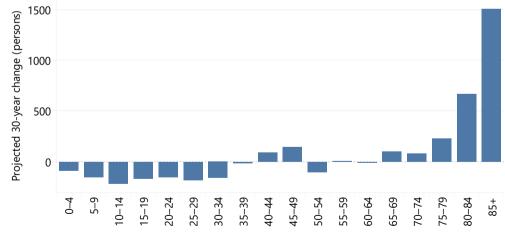
Characteristics of people	Place of origin			Long-term
moving to Meander Valley by place of origin (2021)	Intrastate	Interstate	Overseas	residents
Median age (years)	34.9	44.1	29.7	51.5
Unemployment rate (%)	5.1	8.3	7.5	4.0
Participation rate (%)	69.3	61.9	79.2	59.1
Median weekly income (\$)	829.4	727.3	714.3	643.3
Occupational skill in current job (1=highest, 5=lowest)	3.0	2.7	3.6	3.0

Data source: ABS Census of Population and Housing (2016 & 2021), https://www.abs.gov.au/census

### Meander Valley population by age, Tasmanian Treasury population projections (medium series), 2001-2053



#### Projected change in Meander Valley population by age group, 2023-2053



Data source: Tasmanian Department of Treasury and Finance, https://www.treasury.tas.gov.au/economy/population-projections

#### Population projections to 2053

Population projections produced by the Tasmanian Treasury suggest that, on current trends, the median resident of Meander Valley will be almost seven years older in 2053 than is the case today.

Despite strong recent growth among some younger age groups in the past five to ten years, the most likely future scenario for the Meander Valley population in the coming decades is continued steady ageing. While Meander Valley's population ageing will be nowhere near as extreme as in some other parts of Tasmania, it will still increase pressure on 'working-aged' residents to provide for the needs of a growing number of older people. The relationship between working-aged people, young people and children, and older retired people is sometimes expressed by demographers as an 'age dependency ratio,' which can give a basic indication of the sustainability of service and care provision in a community.

In 2023, the age dependency ratio in Meander Valley was 68.5, which means that there were about 68.5 non-working-aged residents for every 100 workers. By 2053, the medium series Treasury population projections suggest that this ratio could increase to around 89. Attracting and retaining young families to the region could help balance the impacts of a growing population of older people and ensure long-term workforce sustainability.



Part 2
The Meander Valley economy

# Unemployment and economic participation in Meander Valley

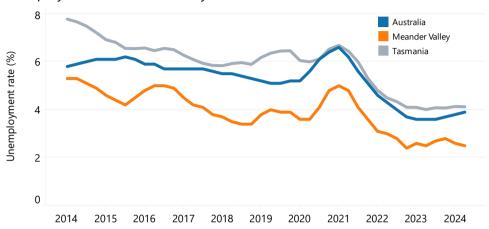
The unemployment rate in Meander Valley is lower than Australia's and Tasmania's in all SA2s, but there has been some regional variation in recent years.

The most recent available data (Q2 2024) on employment in Meander Valley show an unemployment rate of just 2.5%, which is enviably low by state (4.1%) and national (3.9%) standards. Indeed, at no point in the past ten years has unemployment in Meander Valley been higher than the state or national rate (though this not true of all of its individual SA2s – Deloraine in particular has experienced quite high unemployment during several peaks in the past decade). This is likely attributable to continued strong migration of young people employed in Greater Launceston as well as a strong local labour market.

Just as important as Meander Valley's consistently low rate of unemployment is a clear trend of convergence across its four SA2s. The gap between the best and worst performing SA2s was almost four percentage points in 2014 but has narrowed to less than one point in 2024.

Finally, employment in Meander Valley was impacted less severely by the COVID-19 crisis than in other parts of Tasmania or Australia and recovered more quickly in its immediate aftermath.

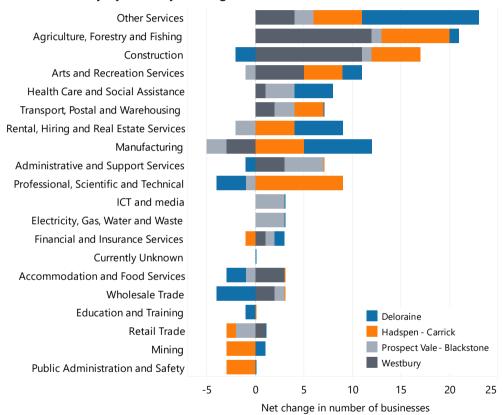
#### Unemployment in Meander Valley, 2014-2024



#### Unemployment across Meander Valley SA2s, 2014-2024



### Post-COVID (2021-2023) change in number of business registrations in Meander Valley by industry and region



Data source: ABS Counts of Australian Businesses, https://www.abs.gov.au/statistics/economy/business-indicators/counts-australian-businesses-including-entries-and-exits/latest-release

#### Growth in business registrations

Agriculture, food processing, and food product manufacturing remain the largest employers in Meander Valley, and have recorded strong new business growth since the pandemic.

Three quarters of post-COVID business registrations have been in Westbury and Hadspen-Carrick. This partly due to population growth and economic dynamism, and partly due to local industrial variation. Growth has been strongest in the 'other services' category, which includes maintenance and personal services and households employing staff. Nearly all of these are very small businesses (fewer than four employees). This may reflect rapid growth in the gig/sharing economy and in short-stay accommodation.

Top industries by employment	Number of employees	Proportion of employees working in Meander Valley
Agriculture, Forestry, and Fishing (Ag and Ag Services)	989 (866 and 82)	18.3%
Construction	569	10.5%
Health Care and Social Assistance	495	9.1%
Accommodation and Food Services	485	9.0%
Retail Trade	476	8.8%
Manufacturing (Food processing and Chemical manufacturing)	463 (146 and 113)	8.6%

#### Productivity, output, and industry mix

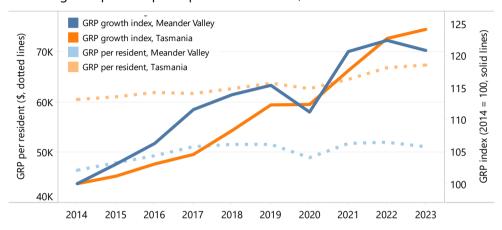
The rate of growth in Meander Valley's regional output has generally exceeded the statewide average, but as in most regions, job growth has been in relatively lower productivity industries (such as accommodation and food services, retail trade, and 'other services').

Gross Regional Product (GRP) is a measure of the value generated by people who work in a given region, regardless of where they live (i.e., it does not include residents of that region who work elsewhere). Meander Valley's GRP in 2023 was just under \$1.1bn, which represents a ten-year real increase of approximately 21%.

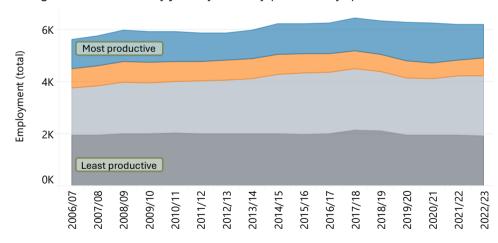
As many residents of Meander Valley work in Launceston, the total output of all people who <u>live</u> in the LGA is about \$1.24bn. As Meander Valley has become more connected to Launceston, the difference between the output of Meander Valley's local residents and that of its industrial base has grown. In 2001, the GRP of Meander Valley industries was about 75% of the GRP of Meander Valley residents. By 2023, this ratio had declined to about two thirds. This may explain the recent decline in GRP growth index within Meander Valley.

The other reason for this gap is that Meander Valley residents working in Launceston are likely to work in higher productivity industries than those employed in Meander Valley itself.

#### Gross regional product per capita and over time, 2014-2024

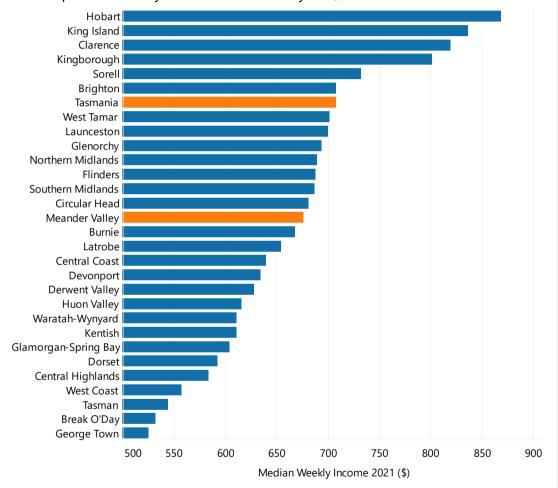


#### Change in Meander Valley jobs by industry productivity quartile, 2007-2023



Data source: ABS Labour Force (Detailed), https://www.abs.gov.au/statistics/labour/employment-and-unemployment; profile.id, https://profile.id.com.au/meander-valley/, National Institute of Economic and Industry Research, https://nieir.com.au/.

#### Median personal weekly income in Tasmania by LGA, 2021



Data source: ABS Census of Population and Housing (2021), https://www.abs.gov.au/census

# Personal income and relative socio-economic advantage

The median Meander Valley resident's weekly personal income is about \$675, which is around \$30 less than the median Tasmanian, but some SA2s are considerably less advantaged than others.

The median income of Meander Valley residents varies by more then \$200 per person per week between its most advantaged and least advantaged SA2s. As with many other economic and demographic indicators, the distribution of socio-economic advantage in Meander Valley has a clear geographic dimension. As a general rule, the closer to Launceston a Meander Valley resident lives, the higher their income and 'SEIFA' score (socio-economic indexes for areas – an ABS measure of advantage and disadvantage). The gulf between incomes across different Meander Valley communities indicate persistent economic development challenges despite strong recent progress.

- In Hadspen-Carrick the median weekly income is \$784.22.
- In Prospect Vale-Blackstone, the median weekly income is \$738.55.
- In Westbury, the median weekly income is \$617.58.
- In Deloraine, the median weekly income is \$576.92.

# Agricultural productivity and opportunities for future growth

Agricultural production, food processing, and food product manufacturing continue to be the most important sectors of the local economy, accounting for over 20% of all employment in Meander Valley.

Agricultural is more than four times as important to the Meander Valley economy and local employment than the rest of the state. Supporting innovation in agriculture, agricultural services and downstream processing and value adding should be central elements of the region's economic development strategy. There are considerable opportunities for further diversification, exemplified by larger local businesses such as Extractas Bioscience, as well as emerging products such as biomethane.

Meander Valley's agricultural producers have yet to capitalise on international export markets to the same degree as other parts of the state. Continued expansion of the Tasmanian Irrigation Scheme, as well as state government incentives and tools enterprise suitability maps could help inform crop selection and product development decisions more tailored to Tasmania's international export strengths in agriculture.



# Unpacking productivity growth in agriculture

Over the ten years to 2022, agricultural output in Meander Valley increased by about the same percentage as the state as a whole, but for very different reasons.

Labour productivity in the Meander Valley agriculture sector has boomed since COVID, recovering much more strongly than the rest of the state.

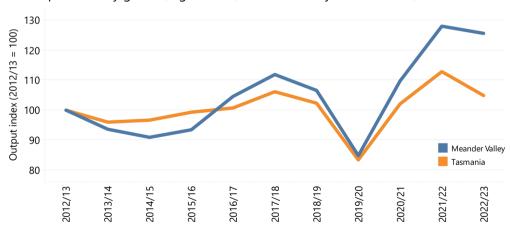
Output per worker per year in the Meander Valley agriculture sector has increased by 40% – twice as fast as the rest of Tasmania – since the worst days of the pandemic. Worker productivity in agriculture statewide is only around 5% better than it was in 2012. In Meander Valley, it's 25% better – an important achievement.

In other words, Meander Valley has benefited not just from overall output growth but also from efficiency, innovation, and capital investment.

Labour productivity growth, all industries, Meander Valley and Tasmania, 2012-2022

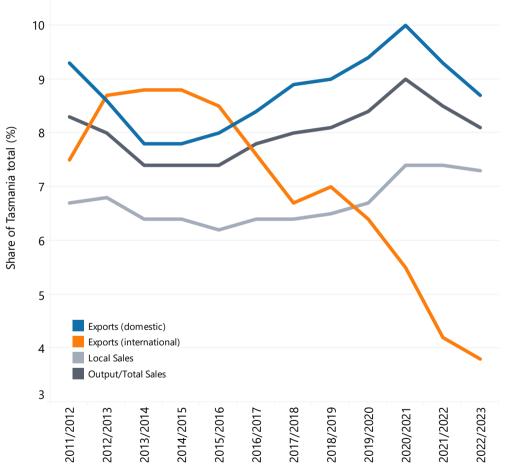


Labour productivity growth, agriculture, Meander Valley and Tasmania, 2012-2022



Data source: profile.id, https://profile.id.com.au/meander-valley/, National Institute of Economic and Industry Research, https://nieir.com.au/.

#### Meander Valley agricultural output, export, and sales (2011-2022)



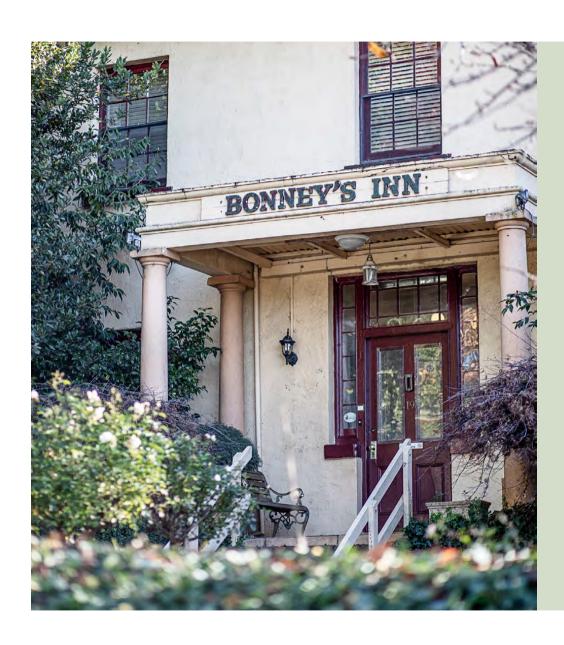
Data source: profile.id, https://profile.id.com.au/meander-valley/, National Institute of Economic and Industry Research, https://nieir.com.au/.

#### Meander Valley's agricultural exports

Overall output, domestic (Australian) exports, and local sales in the Meander Valley agriculture sector have all kept pace with the state average. International exports, however, have not.

Meander Valley's international agricultural exports as a share of the statewide total have declined by more than half in the past ten years. Local sales and domestic (Australian) exports have increased in real terms by 19% and 41% respectively. However, international exports have fallen in real terms by 1%. During the same period, the value of Tasmanian international agricultural exports doubled in real terms.

The declining international market share of Tasmanian opioids is at least partly responsible for this change, but Meander Valley has not yet managed to capitalise on enormous international export opportunities enjoyed by the rest of the state in other agricultural commodities.



Part 3: Infrastructure, services, and investment in Meander Valley

#### Housing stock and building activity

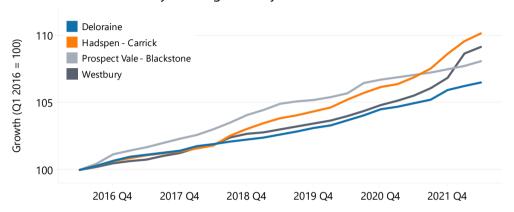
New dwelling approvals and overall housing stock continue to grow, but most new activity has been in Westbury and Hadspen-Carrick.

Since 2019, there have been 761 residential housing building approvals in Meander Valley. This accounts for around 4.8% of Tasmania's total residential building approvals, which means that Meander Valley is approving new housing and growing housing stock more quickly than the average Tasmanian LGA. Most approvals in Meander Valley are for houses, although there is a small proportion of 'other' residential accommodation, which could include semi-detached residences, apartments, or small units.

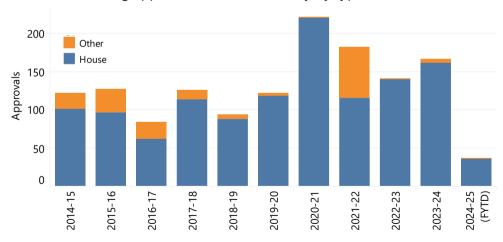
Recent growth in approvals and housing stock is positive and reflects healthy demand. However, population growth is increasing pressure on the area's limited stock of social housing. If Meander Valley is to meet project future need, around 300 new social dwellings will be required. This may seem relatively modest in absolute terms, but it will require one of the highest growth rates of housing stock in the state to achieve; only Sorell, Huon Valley, Break O'Day, and West Tamar have higher rates of projected unmet social housing demand.

Meander Valley's current social housing stock is about one third of what will be required in 2041.

#### Growth in Meander Valley housing stock by SA2, indexed, 2016-2022

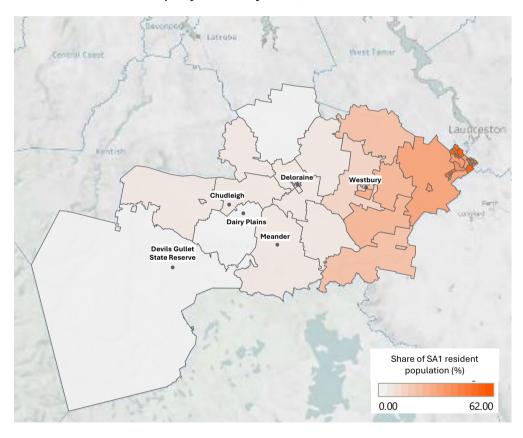


#### Residential building approvals in Meander Valley by type, 2014-2024 (FYTD)



Data source: ABS Building Activity, Australia, https://www.abs.gov.au/statistics/industry/building-and-construction/building-activity-australia/sep-2024.

# Share of local Meander Valley residents who commute to Launceston for employment by SA1, 2021



Data source: ABS Census of Population and Housing (2021), https://www.abs.gov.au/census

#### **Worker Commutes**

Unsurprisingly, the closer people live to Launceston, the more likely they are to commute there for work.

The eastern parts of Meander Valley – and especially the Prospect Vale-Blackstone area – have long been commuter suburbs of Greater Launceston, but Hadspen, Carrick, and even Westbury increasingly are too:

- 91% (5,267 people) live in but work outside of Prospect Vale-Blackstone
- 87% (2,513 people) live in but work outside of Hadspen-Carrick
- 77% (2,777 people) live in but work outside of Westbury
- 66% (3,416 people) live in but work outside of Deloraine

Younger arrivals are much more likely to be commuting to Launceston for work than longer-term or older residents. As such, continued strong growth in the outlying 'satellite' communities linked to Launceston will depend heavily on the availability of convenient commuting options.

Most people arrive to work via car, or if they are closer to Launceston (i.e., in Prospect), a small but significant proportion walk to work. This means investment in transport infrastructure to support commuting into Launceston will be important to support sustained population growth.

# Childcare availability and school enrolments

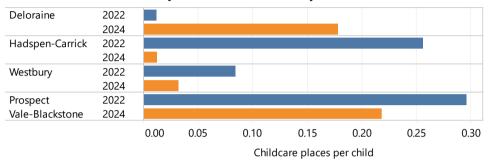
Meander Valley is currently a childcare desert, which means that there are more than three young children per childcare place in all of its SA2s.

Access to childcare has become more challenging in all parts of Meander Valley except Deloraine over the past two years. Recent strong in-migration of 30-39-year-olds with very young children, to Westbury and Hadspen-Carrick in particular, is likely to exacerbate these shortages even further over the coming years. Hadspen-Carrick and Westbury in particular have severe childcare shortages, having been ranked 3<sup>rd</sup> and 7<sup>th</sup> for worst childcare access in the state.

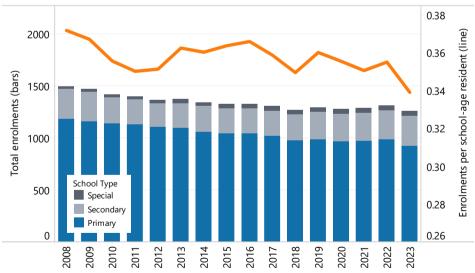
However, increasing demand for childcare has not translated into growth in enrolments within local Meander Valley primary or secondary schools. The number of students enrolled in local area schools has been declining consistently since 2008, putting pressure on the viability of some schools and even leading to a school closure.

At the same time, however, local enrolments per schoolaged resident have also been falling, which may suggest that a growing number of Meander Valley residents are attending schools in Launceston.

#### Access to local childcare by SA2 in Meander Valley, 2022-2024

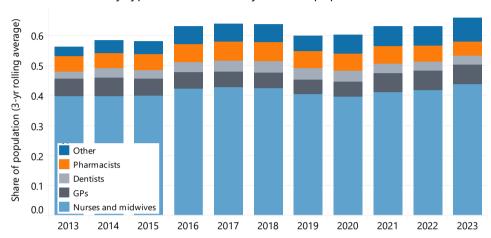


### Enrolments in Meander Valley schools, total and as share of school-aged population, 2008-2023

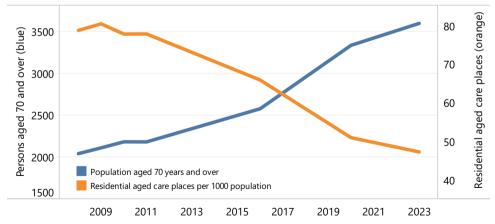


Data source: Torrens University Public Health Information Development Unit, Social Health Atlas of Australia, https://phidu.torrens.edu.au/about-phidu: Victoria University. Childcare Deserts and Oases. https://www.vu.edu.au/mitchell-institute/.

#### Health workforce by type in Meander Valley, share of population, 2013-2023



#### Population aged over 70 and residential aged care places, 2008-2023



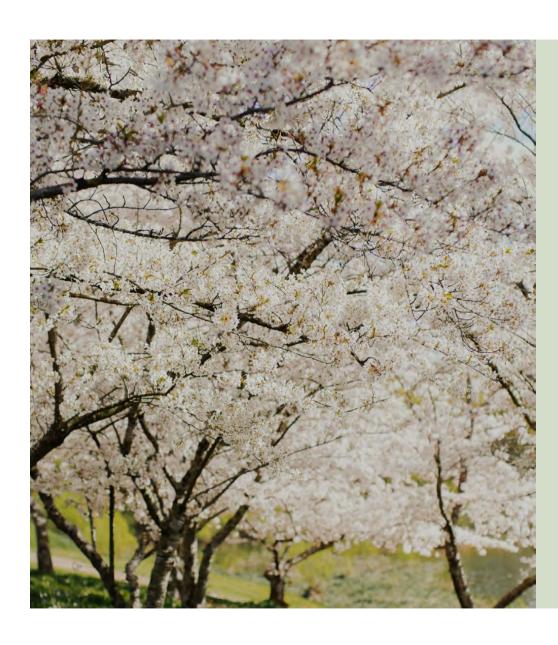
Data source: Torrens University Public Health Information Development Unit, Social Health Atlas of Australia https://phidu.torrens.edu.au/about-phidu.

# Population health, aged care, and local access to medical services

Meander Valley's healthcare workforce has grown in line with its population, but aged care places are falling far behind.

The combination of recent strong population growth in Westbury, Hadspen, and Carrick with population ageing in the rest of Meander Valley is placing growing demand on local health, social, and aged care services. While the number of general and specialist medical practitioners per resident in the LGA remains very low by national standards, it is close to average for Tasmania and has at least kept pace with population growth.

Unfortunately, the same cannot be said for aged care. Since 2008, population growth has seen the number of aged care places per capita in Meander Valley fall by more than two thirds. This is especially concerning given that the LGA's median age has increased by 6 years since then, meaning that demand for aged care will have outstripped population growth. While the number of residential places has been consistent at around 170 since 2008, the number of Meander Valley residents aged over 70 has increased by more than 1,500 to 3,600 people.



**Part 4:** SWOT Analysis

### Strengths

#### Affordability and lifestyle attributes driving strong migration

Meander Valley continues to record strong population growth driven mostly by migration. Moreover, in each of the past the past five years, net population change in Meander Valley has been positive across all components (natural increase, overseas migration, and internal migration), which means that more people are moving to the region than leaving, and births outnumber deaths.

#### High rate of dwelling approvals and growing housing stock

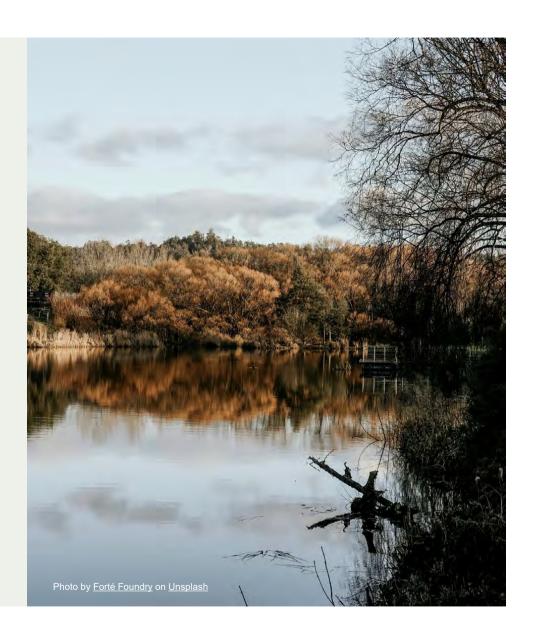
Dwelling approvals and construction activity in Meander Valley are keeping pace with (and likely contributing to) solid population growth.

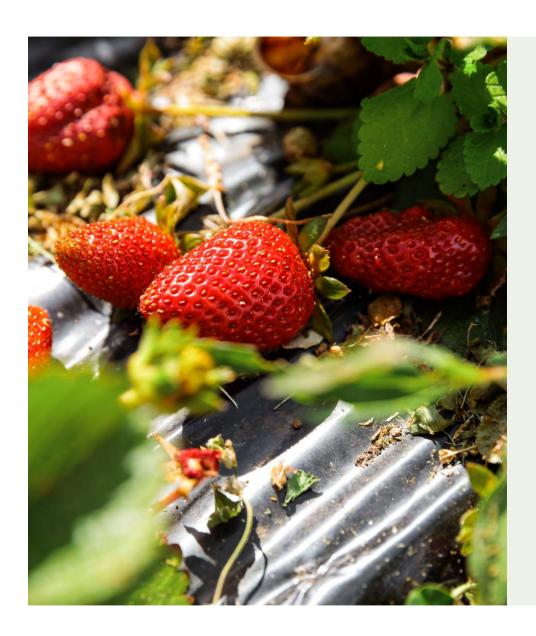
#### Very low unemployment and a strong labour market

Meander Valley's unemployment rate is enviably low by state and national standards. Moreover, the gap in employment between wealthier urban areas surrounding Launceston and the more disadvantaged regional communities in the western half of the LGA has almost closed over the past ten years.

#### High economic output and value added

Although output growth in Meander Valley has recently dipped below the state average, value added by Meander Valley's workers is around 22% higher than the rest of the state. This is because Meander Valley workers are more likely to be employed in (relatively) higher productivity industries.





### Weaknesses

#### Access to essential services

Population growth in Meander Valley is increasing pressure on some critical local services, most notably childcare. With more than three children under five years of age for every local childcare place, Meander Valley is a childcare desert. Hadspen-Carrick and Westbury are among the more difficult parts of the state to access childcare. Childcare is not the only essential service in short supply: aged care places per resident over 70 years of age have also fallen by around two thirds since 2008, and availability of medical practitioners is well below the national average.

#### Declining international agricultural exports

Meander Valley's international export of agricultural products has declined both in real terms and as a share of the state as a whole in the past ten years. Tasmanian international agriculture exports have boomed in recent years as a result of effective place branding, diversification, and expanding into new markets. As yet, Meander Valley has not managed to capitalise on this extraordinary opportunity.

#### Relatively low GRP per resident

Despite relatively strong growth in gross regional product (GRP), output per resident remains considerably lower than the state average. This is at least partly due to the large and growing share of Meander Valley residents employed in Launceston.

## **Opportunities**

### Attracting and retaining skilled young people, especially international migrants

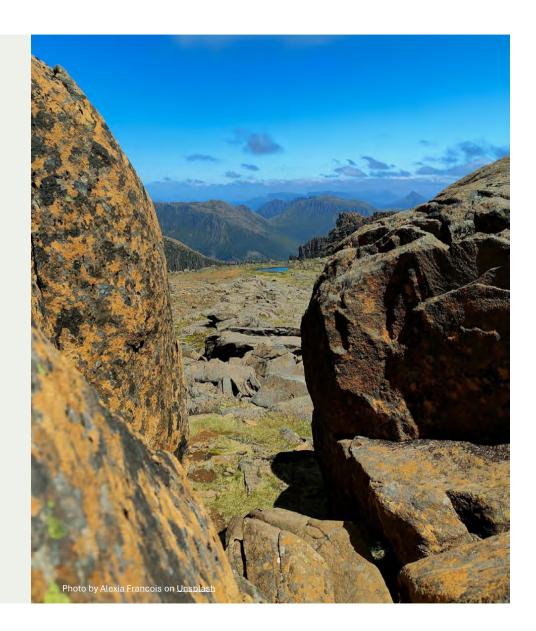
Migration from all sources has brought immense demographic, economic, and social benefit to Meander Valley. New migrants to the region are typically younger and healthier the long-term residents. They also tend to earn more and are more highly skilled in the jobs. Helping migrants to feel welcome, valued, connected, and part of the Meander Valley community – a key pillar of the new Meander Valley Strategic Plan – will help sustain economic and population growth while filling critical skills shortages.

### Leveraging opportunities for growth in high-value international agricultural export markets

Meander Valley's agricultural producers will benefit immensely if they can find ways to access emerging international export markets, particularly in South-East Asia. Tasmania's growing reputation for exceptional quality wine, seafood, beef, dairy, and stone fruit provides a solid foundation upon which innovative local producers can diversify into lucrative overseas markets.

#### Supporting a growing visitor economy

Meander Valley's tourism industry accounts for a smaller share of local employment than across the state as whole, but it is also growing more quickly. Access to a skilled local tourism industry workforce, especially in the accommodation and food services sector, will be essential to supporting continued expansion in the visitor economy.





### Threats

#### Population ageing

Meander Valley's population is projected to age considerably in the coming decades, albeit not as quickly as in some other parts of Tasmania. The median age in Meander Valley was 49 years in 2023, and is projected to be almost 53 in 2053. Population ageing is also likely to be highly uneven across Meander Valley's communities. This will increase demand for critical health and social care services in places where they are already difficult to access while also shrinking the relative size of the workforce that must provide them.

#### Very high projected demand for social housing

As a result of Meander Valley's recent population growth and strong housing market, demand for social housing is projected to increase rapidly. The shortfall between social housing current stock and projected future unmet demand is among the highest in Tasmania. This means that Meander Valley will have to more than double its current stock of social housing over the coming 15 years.

#### Jobs growth in lower-productivity industries

Meander Valley's strong labour market and continued employment growth are heartening, but they have been accompanied by a gradual shift towards relatively lower-productivity industries. Supporting growth in high-productivity industries, and growing output and value-add per worker in lower-productivity ones, will help ensure that incomes and living standards in Meander Valley can continue to grow.

#### 16.4. Appointment of Councillor Cronshaw - Australia Day Awards Committee

**File Reference** S21-01-043/S04-09-025

**Report Author** Craig Davies

**Director Corporate Services** 

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Appointment of Councillor representation to the Australia Day

Awards Committee.

**Vote** Simple majority

#### Recommendation

That Council appoints Councillor Christine Cronshaw as a member of the Australia Day Awards Committee.

#### Report

Following the resignation of Councillor Deborah White, there is a vacancy for Councillor representation on the Australia Day Awards Committee.

The Committee member vacancy was discussed at the Workshop on 25 March 2025 where Councillor Christine Cronshaw expressed a desire to join the Australia Day Awards Committee, to assist in forming recommendations to Council for award winners to be presented in January 2026.

#### **Attachments**

Nil

#### Strategy

Supports the objectives of Council's strategic future direction

- 1. Cultivating a diverse, unified and empowered community
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

#### **Policy**

Policy No. 23: Responsibilities of Council Representatives

#### Legislation

Local Government Act 1993

#### Consultation

Not applicable

#### **Budget and Finance**

Not applicable

#### **Risk Management**

Not applicable

#### **Alternate Motion**

Council can appoint an alternative Councillor as member of the Australia Day Awards Committee or appoint further Committee members in addition to Councillor Cronshaw.

#### 16.5. Review of Policy No. 82: Community Grants and Sponsorship Fund

File Reference S13-11-002

Report Author Nate Austen

Manager Community Wellbeing

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Approves continuation of Policy No. 82: Community Grants and

Sponsorship Fund with amendments to the associated Policy

guideline documents.

**Vote** Simple majority

#### Recommendation

That Council endorses the continuation of Policy No. 82: Community Grants and Sponsorship Fund continue with several amendments to the Policy and the associated Policy guideline documents.

Policy No. 82 Community Grants and Sponsorship Fund

Purpose The purpose of this Policy is to establish a funding

principle and operational framework for a range of financial grants and sponsorships, collectively to be known as the Community Grants and Sponsorship

Fund.

**Department** Governance and Community Wellbeing

Author Nate Austen, Manager Community Wellbeing.

Council Meeting Date 8 April 2025 Minute Reference XXX/2025

Next Review Date April 2028

#### **POLICY**

#### 1. Definitions

Community Grants and Sponsorship Fund

A collective of financial grants and sponsorships not-for-profit made available to community organisations and individuals in support of projects and activities that help meet objectives of the Meander Valley Community Strategic Plan (2024-2034) through supporting community leadership, participation, knowledge, relationships, lifestyle, resilience and building community assets. These include a Major Project Grant, Community Grants, a Three Year Event Establishment Grants, Sponsorship Individuals, Sponsorship for Organisations and the Council Fee Reimbursement Grant.

Major Project Grant

A financial assistance grant to deliver one major project within Meander Valley during the financial year with outcomes that align with the Community Strategic Plan (2024-2034) and Meander Valley's Place Brand. This grant aims to enhance community and Council partnerships, local collaborations, build local organisational capacity and attract new community volunteers.

Community Grant

Financial assistance to deliver a specific project or activity with outcomes that align with the Meander Valley Community Strategic Plan (2024-2034). Outcomes include addressing local needs, developing leadership, attracting participation, building skills, utilising knowledge, developing resources and improving lifestyle. These grants fund a variety of activities including special community events, community development projects, sport and recreation projects and activities, health and well-being programs and activities.

Three Year Event Grant

A 3-year financial grant paid annually to enable new start up events and pilot programs to establish, gain experience, build reputation and develop their evaluation base. A grant payment will be offered every year for three years. Payment in Year 2 and Year 3 can be made after an acquittal is provided for the proceeding year.

Establishment Grant

Financial support for the development of newly formed *not for profit* incorporated community organisations within the Meander Valley local government area.

Sponsorship for Organisations

Minor financial and in-kind sponsorship to encourage and assist events or activities to be delivered by organisations within the Meander Valley local government area.

Sponsorship for Individuals

Financial support to individual Meander Valley residents representing the region through participation at a State or National competition.

Meander Valley School Award

An incentive and recognition award offered to local school students that demonstrate, throughout their school year, values that align with Meander Valley's Community Strategic Plan and Place Brand principles.

Council Fee Reimbursement

Support for the ongoing operation and sustainability *Grant* of *not for profit* community organisations through a refund of the regulatory fees charged by the Council for *one-off* community projects they intend to complete. Eligible fees are typically for building, permit authority, planning, plumbing, place of assembly permit, food licence fees and tip fees.

#### 2. Objective

The objectives of this Policy are to ensure operating parameters for the Community Grants and Sponsorship Fund. The Community Grants and Sponsorship Fund specifically includes the Major Project Grant, Three Year Event Grant, Community Grant, Establishment Grant, Sponsorship for Organisations, Sponsorship for Individuals and the Community Organisations Regulatory Fees Reimbursement Grant maintain the value and relativity of the annual budget allocation for the Community Grants and Sponsorship Fund.

#### 3. Scope

This Policy applies to Councillors, staff and community representatives involved in the management of the Community Grants and Sponsorship Fund.

#### 4. Policy

The Council will:

- a. allocate an annual amount to provide for all grants and sponsorship under the Community Grants and Sponsorship Fund that will be not less than the previous year expenditure from the Community Grants and Sponsorship Fund. The Council may, at its discretion and within the limit of the annual budget allocations, vary the amount available to each grant or sponsorship type based on demand.
- b. assess and allocate all Community Grants and Sponsorship Funds in accordance with the Meander Valley Council Community Grants and Sponsorship Policy Guidelines.

#### 5. Legislation and Related Standards

Local Government Act 1993 (section 77 - Grants and Benefits)
Meander Valley Council Policy No. 1: Risk Management
Meander Valley Council Policy No. 45: Information Management
Meander Valley Council Policy No. 67: Personal Information Protection
Community Development Framework 2013

#### 6. Responsibility

Responsibility for the operation of this Policy rests with the Manager, Community Wellbeing.

#### Report

Policy No. 82: Community Grants and Sponsorship Fund was due for review. This process has been extensive and has included input directly from the Community Grants and Sponsorship Fund Committee as well as from Councillors via the February and March Workshops.

Policy No. 82 establishes the operating parameters through which the Council is able to provide a range of financial support and incentive measures to local organisations and to individuals in the pursuit of community wellbeing and participation projects. The Policy is accompanied by the Community Grants and Sponsorship Policy Guidelines which outlines the administration process, funding eligibility criteria and assessment considerations for all the various types of funding categories that are available. To

consider Policy No. 82, the Policy Guidelines and distinct funding categories also required review.

Proposed amendments to the Policy were presented to Councillors in the February Workshop and associated amendments to the Policy Guidelines and the funding category guidelines were presented in the March Workshop. This item represents the final step in the Policy review process and is seeking Council endorsement of the recommended changes to the Policy and supporting documentation.

# **Background**

The Council's records indicate that community grants have been offered since at least 1999 with applications in this year requesting *minor grants* for \$500 or less and Council allocating \$30,000 per annum. The maximum amount offered for a community grant increased to \$3,000 in 2001 and has largely remained the same since that time. Annual allocation has been \$100,000 from 2020-21 and for a short period an amount was determined as a percentage of annual rates revenue.

During 2023 an analysis was carried out on grant recipients from 2015-22 to provide an overview of which organisations were accessing the grants program, when and which were most likely to receive them. It was shown that:

- during this seven year period, a total of 147 different community groups/organisations applied for grants through the program;
- the top 16 grant recipients in this time accounted for 108 of the total 303 grants received;
- guideline and policy changes that occurred in 2020 impacted some of the previous top performing organisations and funded activities (reducing small funds allocated to State or National fundraising organisations); and
- It showed that there was no clear pattern of when groups accessed the program during the year.

## The Current Review

The Community Grant and Sponsorship program plays a major role in the work of the Community Wellbeing team and is a fundamental support to local community groups, organisations, sporting groups and individual residents. It enables organisations to purchase much needed equipment and resources, improves community facilities, supports community to facilitate events and pilot local projects and enables individuals to pursue excellence by attending representative tournaments, all while creating social connections, fostering and developing social cohesion and social capital.

This review has provided an opportunity to align the grants and sponsorship program with Meander Valley's 2024-2034 Community Strategic Plan, Meander Valley's Place Brand and the contemporary needs of the local groups, organisations, volunteers and residents. Also, considering the additional practical needs of the program required from this review, the following objectives were considered:

a. increasing the diversity of groups and types of activities accessing the program;

- b. ensuring the level of financial support is relevant and beneficial to groups and individuals;
- c. improving the administration processes;
- d. building awareness and capacity in the community; and
- e. increasing the capacity of organisations and groups to develop events and projects longer term so they plan for and deliver projects more sustainably.

In pursuit of the review objectives Officers presented to Councillors at the February and March Workshops. A number of recommended changes were provided for Councillors to consider in relation to the Grants and Sponsorship Program and Policy. These included:

- increasing the amount offered within certain funding streams based on CPI adjustments;
- 2. implementing an annual Major Project Grant;
- 3. introducing a new category of grant for event funding that can be offered annually for three years consecutively;
- 4. encouraging alignment of project submissions with the 2024-2034 Meander Valley Community Strategic Plan and encouraging use of the Meander Valley Place Brand;
- 5. having automatic eligibility for School awards and for these to be administered by Officers with approvals from the Manager, Community Wellbeing;
- 6. several amendments to the sponsorships donations funding stream such as;
  - a. having individual sponsorships administered by Officers with approvals from the Manager, Community Wellbeing;
  - b. removing the dedicated *sporting clubs* sponsorship donation funding stream; and
  - c. minor name changes;
- 7. removing the Townscape Incentive Grant funding stream from the program;
- 8. implementing eligibility criteria that ensures organisations are eligible for only one community grant per year;
- 9. improving the clarity of the funding guidelines;
- 10. including a process for managing funding requests outside of the eligibility criteria; and
- 11. improving promotion, support and education of the Council's community grant program and grant projects through a community grant celebration event or workshop.

The proposed changes presented to Councillors' through these Workshops have been supported and have informed the proposed changes to the following Policy document and associated guidelines which are provided as attachments:

- 1. Policy No 82: Community Grants and Sponsorship Fund;
- 2. Community Grants and Sponsorship Fund Policy Guidelines; and
- 3. Community Grants and Sponsorship Fund Policy Guidelines Appendix Category Guidelines.

Should Council endorse the proposed Policy and associated guideline changes, the Council's Officers will proceed to prepare and implement the changes throughout April and May 2025 in preparation for Round 1 applications for the 2025-26 program that would need applications to be submitted by 5.00pm on Tuesday, 10 June 2025.

It is also noted that minor amendments will be required to the Appendix – Category Guidelines presented here ahead of public release. Amendments can be reviewed by the Committee and approved by the General Manager.

# **Attachments**

- 1. Policy No. 82: Community Grants and Sponsorship Fund Track Changes [16.5.1 4 pages]
- 2. Community Grant and Sponsorship Fund Policy Guidelines Review [16.5.2 9 pages]
- 3. Community Grants and Sponsorship Fund Category Guidelines Appendix to the Policy G [16.5.3 20 pages]

# Strategy

Supports the objectives of Council's strategic future direction

- 1. Cultivating a diverse, unified and empowered community
- 2. Valuing and protecting our natural environment
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to view.

# Policy

Not applicable

# Legislation

Not applicable

## Consultation

Not applicable

# **Budget and Finance**

Not applicable

# **Risk Management**

Not applicable

# **Alternate Motion**

Council can adopt the Recommendation with amendments.

# **POLICY MANUAL**

Policy No. 82 Community Grants and Sponsorship Fund

**Purpose** The purpose of this Policy is to establish a funding

principle and operational framework for a range of financial grants and sponsorships, collectively to be known as the Community Grants and Sponsorship

Fund.

**Department** Governance and Community and Development

Services Wellbeing

Author Lynette While, Director Nate Austen, Manager,

Community Wellbeing.

Council Meeting Date 44 July 20208 April 2025

Minute Reference 131/2020 TBD

Next Review Date July April 2028 2024

#### POLICY

## 1. Definitions

Community Grants and Sponsorship Fund

A collective of financial grants and sponsorships made available to not-for-profit community organisations and individuals in support of projects and activities that help meet objectives of the Meander Valley Community Strategic Plan (2024-2034) through supporting meet local need and develop community leadership, participation, knowledge, relationships, lifestyle, pride and resilience and building community assets. These include a Major Project Grant, -Community Grants, a Three Year Event Grant, Establishment Grants, Sponsorship for and Organisations and, the Council's Fee Reimbursement Grant, and Townscape Incentive Grant.

Major Project Grant

A financial assistance grant to deliver one major project within Meander Valley during the financial year with outcomes that align with the Community Strategic Plan (2024-2034) and Meander Valley's Place Brand. This grant aims to enhance community and Council partnerships, local collaborations, build

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local organisational capacity and attract new community volunteers. Formatted: Font: Not Italic Formatted: Indent: Left: 0 cm, First line: 0 cm Community Grant Financial Aassistance to deliver a specific project or activity with outcomes that benefit the align with the Meander Valley Community Strategic Plan (2024-2034).community. Outcomes include addressing local needs, developing leadership, attracting participation, building skills, utilising knowledge, developing resources and improving lifestyle. These grants fund a variety of activities including special community events, community development projects, sport and recreation projects and activities, health and well-being programs and activities. Three Year Event Grant A 3-year financial grant paid annually to enable new start up events and pilot programs to establish, gain experience, build reputation and develop their evaluation base. A grant payment will be offered every year for three years. Payment in year 2 and year 3 can be made after an acquittal is provided for the proceeding year.. Community Organisation Estasblishment Grant Financial Susupport for the development of newly formed not for **Establishment Grant** -profit incorporated community organisations within the Meander Valley local government area. Sponsorship for Organisations Minor financial and in-kind sponsorship to Formatted: Font: Not Italic encourage and assist events or activities to be Formatted: Font: Not Italic delivered by organisations within the Meander Valley local government area. Sponsorship Donation for Financial Support to individual Meander Valley residents Individuals and Organisations representing the district-region through participation at a State or National competition. , sponsoring of awards that recognise local achievement, encourages events or activities to be delivered by organisations within the Meander Valley local government area. Sponsorships can be made to charitable organisations, schools and sport clubs and individuals.

Meander Valley School Award An incentive and recognition award offered to local school students that demonstrate, throughout their school year, values that align with Meander Valley's Community Strategic Plan and Place Brand principles.

Council Reimbursement Grant

Support for the ongoing operation and sustainability of not for profit community organisations through a refund of the regulatory fees charged by the Council for one-off community projects they intend to complete. Eligible fees are typically for building, permit authority, planning, plumbing, place of assembly permit, food licence fees and tip fees.

Townscape Incentive Grant

Assistance to property owners in the Meander Valley LGA consistent with Guidelines to improve the external appearance of their buildings and gardens in keeping with heritage principles. Encouragement of traditional heritage restoration of historic buildings and landscapes by property owners through a oneoff payment to support restoration projects affecting the external appearance of historic homes and gardens. This may include period renovations, authentic colour schemes and sympathetic landscaping in keeping with traditional characteristics and that can demonstrate heritage value.

#### Objective

The objectives of this Policy are to ensure to:

- establish the purpose and operating parameters for the Community Grants and Sponsorship Fund. The Community Grants and Sponsorship Fund specifically includes the Major Project Grant, Three Year Event Grant, Community Grant, Establishment Grant, Sponsorship for Organisations, Sponsorship Donations-for Individuals and Organisations and the Community Organisations Regulatory Fees Reimbursement Grant and the Townscape Incentive Grant.
- maintain the value and relativity of the annual budget allocation for the Community Grants and Sponsorship Fund.

#### Scope

This Policy applies to Councillors, staff and community representatives involved in the management of the Community Grants and Sponsorship Fund.

#### Policy

The Council will:

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- a. allocate an annual amount to provide for all grants and sponsorship under the Community Grants and Sponsorship Fund that will be not less than the previous year expenditure from the Community Grants and Sponsorship Fund. The Council may, at its discretion and within the limit of the annual budget allocations, vary the amount available to each grant or sponsorship type based on demand.
- assess and allocate all Community Grants and Sponsorship Funds in accordance with the Meander Valley Council Community Grants and Sponsorship Policy Guidelines.

#### 5. Legislation and Related Standards

Local Government Act 1993 (section 77 - Grants and Benefits)
Meander Valley Council Policy No. 1: Risk Management
Meander Valley Council Policy No. 45: Information Management
Meander Valley Council Policy No. 67: Personal Information Protection
Community Development Framework 2013

#### 6. Responsibility

Responsibility for the operation of this Policy rests with the <u>Director-Manager</u>. Community <u>and Development ServicesWellbeing</u>.

# Meander Valley Council Community Grants and Sponsorship Fund Policy Guidelines (Updated MAY 2020)



CONTENTS		Page
1.	INTRODUCTION Purpose Operation Purpose of each Grant or Sponsorship Type	2
2.	ADMINISTRATION  Administrative Support Structure  Application Kit  Liaising with Applicants  Application Process  Application Acknowledgement  Assessment Process  Community Grant and Sponsorship Fund Committee  Recommendations  Payment  Acquittal and Evaluation	3-5
3.	PROCESS FLOW CHART	5
4.	ACCOUNTABILITY Conditions of Funding Recovery of Funds or Property Reporting and Promotion Project Liaison Policy and Guidelines Review	6-7
5.	APPLICATION GUIDELINES APPENDIX  1. Major Project Grant Guidelines 2. Community Grant (CG) Guidelines 4.3. Three Year Event Grant Guidelines 2.4. Establishment Grant (EG) Guidelines 5. Individual Sponsorship Donation for Individuals Guidelines 3.6. and Organisations Sponsorship (SD) Guidelines 7. Council Fees Reimbursement Grant (RFRG) Guidelines 4.8. Meander Valley School Award Information	8

#### 1. INTRODUCTION

Policy No. 82 – Community Grants and Sponsorship Fund – establishes a funding principle for the provision of the Community Grants and Sponsorship Fund (the Fund) and a framework for the provision of financial assistance via grants, sponsorship and fee reimbursement.

#### Purpose

This Policy Guideline supports the implementation of Policy No. 82. It outlines the different types of funding available and the administrative requirements of the Fund.

#### Operation

Meander Valley Council will provide an annual financial allocation to provide for all grant and sponsorship types within the Fund. Types include — 1) Major Project Grant, 42) Community Grant; 3) Significant Event Grant, 42) Community Organisation—Establishment Grant; 53) Council Fees Reimbursement Grant; 64) Individual Sponsorship, 5)—Donation for Individuals and—Organisation—Sponsorship and 75) Townscape Incentive GrantMeander Valley School Award. The total financial allocation will be at least equivalent to the previous year and incorporates costs associated with the general administration of the Fund including advertising—promotion as well as an annual information and celebration event, and facilities hire.

There are four grant rounds annually within a financial year. Round 1 is in June, Round 2 – September, Round 3 – December and Round 4 - March. At the end of the financial year, if there has been an under-spend in any type, the remaining funding will be absorbed into Council's operating budget for the next year.

The eligibility criteria, <u>selection assessment</u> criteria, application details and grant conditions of each type are provided in their respective application guidelines which are included in the Appendices 1-<u>T</u>5. <u>An information sheet for the Meander Valley School Award is included as Appendix number 8.</u> The guidelines for each type are reviewed annually.

#### **Purpose of each Grant or Sponsorship Type**

The purpose and nature of each of the five types are as follows:

#### 1. Major Project Grant:

A major project grant will offer a financial assistance grant to a community organisation for the delivery of one major project within Meander Valley during the financial year. The outcomes of the project need to align with the Community Strategic Plan (2024-2034) and the principles of Meander Valley's Place Brand. This grant aims to enhance community and Council partnerships, local collaborations, build local capacity and attract new community volunteers.

# 2. Community Grants;

The purpose of a community grant is to help not *for profit* community organisations deliver a specific project or activity with outcomes that benefit the community. Outcomes include addressing local needs and can include developing leadership, attracting participation, building skills, utilising knowledge, developing resources and improving lifestyle. The

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<u>assistance will support a specific project or outcome that align with the Meander Valley Community Strategic Plan (2024-2034).</u> Community grants are a competitive grant round assessed through application and to achieve these goals they fund:

- · Special community events;
- Community development projects;
- Sport and recreation projects and activities;
- -Health and wellbeing activities and programs.

#### • 3. Three Year Event Grant:

Three Year Event Grants are designed to provide ongoing funding over a short three year period to enable new or emerging events or pilot projects to establish, gain experience, build reputation and grow their capacity to become self sustainable. Support will be provided for local events that celebrate achievement, tradition, culture and lifestyle of our communities and/or support other objectives of the Meander Valley Community Strategic Plan (2024-2034).

## 2. 3. Community Organisation-Establishment Grant:

The purpose of an establishment grant is to support the development of newly formed *not* for profit community organisations within the Meander Valley local government area (LGA). This could include facility hire, purchase of equipment to support the group and/or start up fees such as the cost of incorporation.

#### 3. 4. Individual Sponsorship Donation for Individuals and Organisations

The purpose of <u>individual</u> sponsorship <del>donations is to:</del>

- support individual Meander Valley residents that are representing the –State at a Neational competition or are representing the Nation at an International competition.
- sponsor awards that recognise local achievement; and
- encourage events or activities to be delivered by organisations within the Meander Valley LGA, or charitable organisations outside the Meander Valley LGA, that can clearly demonstrate specific benefit to residents from the Meander Valley LGA.

#### 5. Organisation Sponsorship

<u>The purpose of an organisation Ssponsorship can be provided to charitable organisations, schools and sports clubs and individuals.</u> is to:

• provide minor financial and in-kind sponsorship to assist events or activities to be delivered by organisations within the Meander Valley LGA.

#### 4.6. Council Fees Reimbursement Grant

This grant supports the ongoing operation and sustainability of *not for profit* community organisations through a refund of the regulatory fees charged by Council for 'one-off' community projects they intend to complete. Eligible fees are typically building, permit authority, planning, and plumbing, place of assembly permit, food licence and tip fees.

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Payments are made on project or event completion unless otherwise approved by the General Manager.

#### 7. Meander Valley School Award

This award is an incentive and recognition award offered through the Fund to local school students that demonstrate, throughout their school year, values that align with Meander Valley's Community Strategic Plan values and Place Brand principles.

#### 5. Townscape Incentive Grant

This grant encourages traditional heritage restoration of historic buildings and landscapes within the Meander Valley LGA. Individual property owners may apply for a one-off payment to support restoration projects affecting the external appearance of historic homes and gardens consistent with the Guidelines. This may include period renovations, authentic colour schemes and sympathetic landscaping in keeping with traditional characteristics and that can demonstrate heritage value.

#### 2. ADMINISTRATION

#### Administrative support structure

The Manager, Community and LifestyleWellbeing —will be responsible for the general management of the Fund and will be supported byin conjunction with officers within the Community and LifestyleWellbeing OfficerTeam. The administrative process is represented in the Process Flow Chart on page 5 and involves the following:

#### **Application Process**

Applications are invited throughout the year. Advertising occurs via local newspapers, Council's website and social media. Potential applicants will be encouraged to contact Council and discuss their project ideas before submission. Information sessions will be held twice per year, at commencement prior to the first round and midway prior to the third round as required and a dedicated information and celebration event will be held annually.

#### **Application Forms and Guidelines**

All potential applicants will be provided with application guidelines and an application form. These will be available on Council's website and provision will be made to allow applications to be completed online as well as via hard copy where required.

#### **Enquiries**

Community and LifestyleWellbeing staff will liaise with potential applicants as required to provide guidance on the application process, focus the applicant on key aspects of the guidelines and if applicable, encourage applicants to explore any other relevant and/or additional sources of funding. Staff will explore with applicants whether projects are planned to be ongoing and if so discuss project sustainability planning.

#### Response and Follow Up.

Once an application is received, it is acknowledged by the Community and Lifestyle OfficerWellbing Team via email or in writing if required.

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#### **Assessment Process**

The Manager, Community and Lifestyle Wellbeing Team will review the application in terms of the guidelines and liaise with the applicant as required. Applications will be summarised and forwarded to the Community Grants and Sponsorship Fund Committee for assessment and recommendations. The Committee will meet to determine final recommendations to Council. Council will then consider the recommended grant recipients at an ordinary meeting of Council. The decisions of Council will be final and not subject to review or appeal.

#### **Community Grants and Sponsorship Fund Committee**

The Community Grants and Sponsorship Fund Committee (Fund Committee) will be convened by the Manager,—Community Wellbeing or if required a Community Wellbeing Officer, and Lifestyle and supported by the Community and Lifestyle Officer. The Fund Committee will meet quarterly or additionally if as required.

Membership will comprise:

- The Manager, Community and Lifestyle as Wellbeing as Chair;
- <u>Up to three</u>Two elected members nominated by Council; and
- One officer from Development Services and
- One other Council Officer. Two other Council officers from the Middle Management Team (MMT)

The Fund Committee may invite other persons to be present to discuss certain projects; such as those with particular expertise or involvement.

#### Recommendations

The Fund Committee will assess the applications including reference to the eligibility and selection assessment criteria. Members of the Fund Committee must declare any conflict of interest when it applies and in such cases be excluded from the decision making process for that project.

Decisions of the Fund Committee shall be made by consensus. Recommendations on the payment of applications for each round shall be submitted to Council for consideration at an ordinary meeting. Once the Fund Committee's recommendations have been endorsed by Council, applicants shall be notified by <a href="mailto:the-Community">the-Community</a> and <a href="mailto:LifestyleWellbeing">LifestyleWellbeing</a> Officer-<a href="mailto:staff">Staff</a> in writing of the outcome.

When extraordinary timelines or other unforeseen circumstances prevent a worthy grant or individual sponsorship application being submitted to the Fund Committee in the normal timeframe, the General Manager may determine and authorise the grant or sponsorship. In such cases the Council is to be notified at the next ordinary meeting.

#### **Non Eligible Applications**

From time to time, the Fund receives requests from activities, events or projects that are outside the scope of the eligibility criteria but that may align with objectives of the Community Strategic Plan (2024-2034). In such cases the Manager, Community Wellbeing will present the project request to the Fund committee for review. Recommendations can be made by the committee for Council to consider funding the request, however, in such a case an individual item will need to be presented to Council via a Council meeting. Council and the General Manager can authorise a decision to fund a non-eligible funding request and determine which Council budget is most relevant.

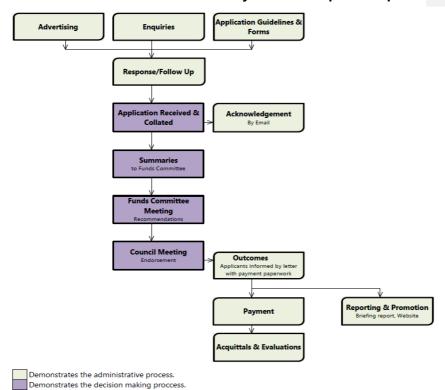
#### **Payment**

The General Manager Community Wellbeing has delegated responsibility from Council to authorise payments. The Community and Lifestyle OfficerWellbeing Team will arrange payment of endorsed applications and ensure the conditions of the grant or sponsorship agreement are accepted.

#### **Acquittals and Evaluations**

The Manager, Community and Lifestyle Wellbeing Team will receive grant acquittals and evaluations and liaise with the applicant as required. An acquittal form will be made available on Council's website.

# 3. PROCESS FLOW CHART - Community Grants and Sponsorship



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#### 4. ACCOUNTABILITY

Conditions apply to recipients. The application funding agreement form relevant to each type must communicate the standard requirements. Specific terms and conditions may need to be applied to certain projects through Fund committee or Council recommendation. Acceptance of the terms and conditions must be obtained from the successful applicants prior to disbursement of funds.

#### **Examples of applicable Conditions of funding include:**

- Meeting relevant government licensing requirements, safety standards, comply with Council regulations and have risk management plans;
- Maintaining accurate financial records in regard to grant expenditure and acquitting the grant;
- · Using funds solely for the purpose for which they were provided;
- If the project, event, activity or program is required to change for any reason, a variation must be sought in writing and be approved by Council in advance;
- Not dispose of, or transfer any equipment or items covered by the grant without the prior written consent of Council within two years of purchase;
- Advise Council if the recipients affairs are being wound-up or if they go into recess. In
  these circumstances the recipient must follow the instructions of Council in regard to
  disposing of or transferring any equipment or items covered by the grant, or any
  portion of the grant not expended;
- Inform Council if for any reason, the activity, event, project or program is cancelled and will not proceed. In these circumstances recipients must follow the instructions of Council in returning any funds already allocated;
- Provide an Evaluation and Acquittal Report on the grant within 60-days following completion. A template will be provided to successful applicants and on the website;
- Provide advice to Council on the outcome of sponsorship payments.
- Acknowledge Council's support in promotional material, media releases and at public events related to the project, event, activity or program;
- Provide consent for Council to promote the grant or sponsorship, project or activity, individual or group in media releases, on Council's website and at public events.

## **Recovery of Funds or Property**

In the case where a grant or sponsorship recipient are not able to complete the intended project, event, activity or program, their affairs are wound up or they go into recess, the

General Manager will have discretion to determine and provide instruction regarding the recovery of funds or property related to the grant or sponsorship.

#### **Reporting and Promotion**

The Manager, Community and LifestyleWellbeing or the Community Wellbeing Team, will provide the General Manager and Council with a full report on the Community Grants and Sponsorship Fund to the relevant ordinary Council meeting. The full report is to include:

- Recommendations made by the Fund Committee within the five funding types;
- Summaries of completed project evaluations;
- · Acquittals received during the quarter; and
- Available funds for distribution.

Promotion of the projects, events, activities and programs occurring and completed -through the Fund can be provided to the Council website and posted via Council Social Media.

#### **Project Liaison**

The Community and LifestyleWellbeing Officer\_Team\_will liaise with successful applicants throughout the period of funding, where required.

#### **Policy and Guidelines Review**

- Policy No 82 Community Grant and Sponsorship Fund will be reviewed every two-three years.
- This Policy Guideline document will-can be reviewed annually.
- The application guidelines and application forms for each relevant fund type will also need to be reviewed annually.

#### 5. APPLICATION GUIDELINES APPENDIX

#### **CONTENTS**

- 1. Community Grant (CG) Guidelines.
- 2. Establishment Grant (EG) Guidelines.
- 3. Sponsorship Donations for Individuals and Organisations (SD) Guidelines.
- 4. Council Fees Reimbursement Grant (CFRG) Guidelines.
- 5. Townscape Incentive Grant (TIG) Guidelines.
- 9. Major Project Grant Guidelines
- 10.Community Grant Guidelines
- 11.Three Year Event Grant Guidelines
- 12.Establishment Grant Guidelines
- 13.Individual Sponsorship Guidelines
- 14.Organisation Sponsorship Guidelines
- 15.Council Fees Reimbursement Grant Guidelines
- 16.Meander Valley School Award Information
- \*Note: change formatting to number 1-8 if changes are accepted.



# COMMUNITY GRANTS & SPONSORSHIP

Fund Guide







Meander Valley Council - Ordinary Meeting Agenda: 8 April 2025

Contents



This document outlines how Meander Valley Council will assess applications for Community Grants.

We take a grounded and practical approach, ensuring projects reflect the needs and aspirations of our community. Grants are awarded to initiatives that enrich our Valley—whether by strengthening connections, supporting local businesses, or enhancing the places we call home.

Before applying, please read this document carefully. Your application must meet all specified requirements to be considered.

Major Project Grant Guidelines

This document outlines the application and assessment approach that the Meander Valley Council will apply to determine applications for a Major Project Grant.

Your application must be in accordance with all information specified in this document.

#### What is a Major Project Grant for?

Fund Category Guidelines - Appendix To

- A major project grant will offer a financial assistance grant to one community organisation for the delivery of one major project within Meander Valley during the financial year.
- The outcomes of the project need to align with the Community Strategic Plan (2024-2034) and the principles of Meander Valley's Place Brand.
- This grant aims to enhance community and Council partnerships, local collaborations, build local capacity and attract new community volunteers. Support the community to address local community needs and priorities, build skills, attract participation and improve local lifestyle within the Meander Valley local
- The Major Project Grant are part of Council's Community Grants and Sponsorship Fund to which an amount is allocated annually.
- This grant applies to Community Groups and Community Organisations planning to undertake projects that support community events, community development, health and wellbeing activities and sport and recreation projects within the Meander Valley local government area.

#### When can I apply?

- Applications are assessed once a year. You will need to submit your application in Round 1 10 June of
- Applications must be made on Council's Major Project Grant Form, which can be completed online or downloaded from Council's website.
- There is no advantage to rushing an application as all applications will only be assessed after the closure date for each round. It is advisable to contact a Community Wellbeing Officer at council to discuss
- Applications for a Major Project Grant will be competitively assessed by and at the sole discretion of the
- Applications should provide clear responses and the required supporting evidence.
- Council staff are available to support applicants' complete application forms and field any questions.

#### How much can I apply for?

- Not-for-profit community groups may apply for a grant amount up to a maximum of \$10,000.
- The amount awarded will be at the sole discretion of Council, having regard to the total number of grant applications in the relevant round and the nature of the project.
- Applicants may only apply for one large grant per year. Applicants are not eligible to apply for small grants in addition to a large grant.

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

#### When will the grants be paid?

Once the successful applicant supplies or the relevant documentation as requested by Council.

- Successful applicants will be paid in the month after the closing date of the June grant round.
- Grants will be paid directly into the applicant's nominated bank account.
- Unsuccessful applications will be notified by email.

#### Who can get a grant?

The following eligibility requirements must be satisfied to be considered for a grant. The applicant must:

- Be legally incorporated or operating under the auspices of an incorporated body, registered with the Australian Charities and Not-for-Profit Registration Commission;
- Be inclusive in its membership and have the support of the broader community;
- Be registered in Australia for taxation purposes with an active ABN:
- Be located and operating in the Meander Valley local government area;
- Not be subject to any legal impediment or adverse circumstances;
- Be seeking funds to support a new project, activity, event or program and not retrospective funding;
- Have obtained any required planning permits for the proposed project.

Partnership applications are permitted and encouraged providing there is a clear specification describing the lead partner and relevant accountabilities.

#### What are eligible projects?

#### 6 | To be considered, the proposed project;

- Address the criteria as stated in the application form;
- Demonstrate links to the Meander Valley Community Strategic Plan actions (as listed above);
- Have additional funding and or investment in addition to the requested amount;
- Demonstrate community investment and collaboration;
- Be open to the general community;
- Focus on community inclusion, encouraging volunteer involvement and social benefit;
- Have in place a clearly stated purpose and a practical and viable plan;
- Occur in the Meander Valley local government area;
- Not duplicate other locally available services;
- Have appropriate insurance cover taken out and maintained for the life of the project and indemnify Council against any action which might be brought against the funded project.

#### How are applications assessed?

Eligibility does not automatically mean a grant will be approved. Applications will be assessed on their ability to demonstrate one or more of the following:

- Demonstrate links to the Meander Valley Community Strategic Plan actions (as listed above);
- The amount of in-kind investment in the project;
- The level of volunteer involvement in the project;
- Demonstrated level of community acceptance and support;
- The potential of the project to address a community need or disadvantage;
- · A clearly articulated plan for the project;

- Previous community project management experience;
- A statement from a senior office holder or board member stating the organisation has met all applicable statutory payment and reporting obligations.

Council's Community Grants and Sponsorship Fund Committee will evaluate applications and recommend grant recipients. Council will then consider the recommended grant recipients at a meeting of Council. The decisions of Council will be final and not subject to review or appeal. Applicants will be notified by email of the outcome of their application.

Note: Council grant recipients will be encouraged to adopt the Meander Valley Place branding to any applicable project elements including communications and promotional collateral - Meander Valley Place Brand Guidelines.

#### Where do I lodge my application?

Applications for the CG program can be made:

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to mail@mvc.tas.gov.au
- By mail to Attn: Community Wellbeing Officer, PO Box 102, Westbury Tasmania 7303

All necessary supportive documentation must be emailed or attached to your application form for it to be considered.

If you need help completing your application, please contact Council on 6393 5300.

Right to Information The Council may use and disclose the information provided by applicants for assessing applications under the program guidelines and decisions tion Act (2009). on successful applicants. Council is also required to report the name and dollar value of successful grant

# applications. Governance

Confidentiality

As part of the Council's governance process, the Council may publicise the level of financial assistance and the identity of the business recipient from the grant program.

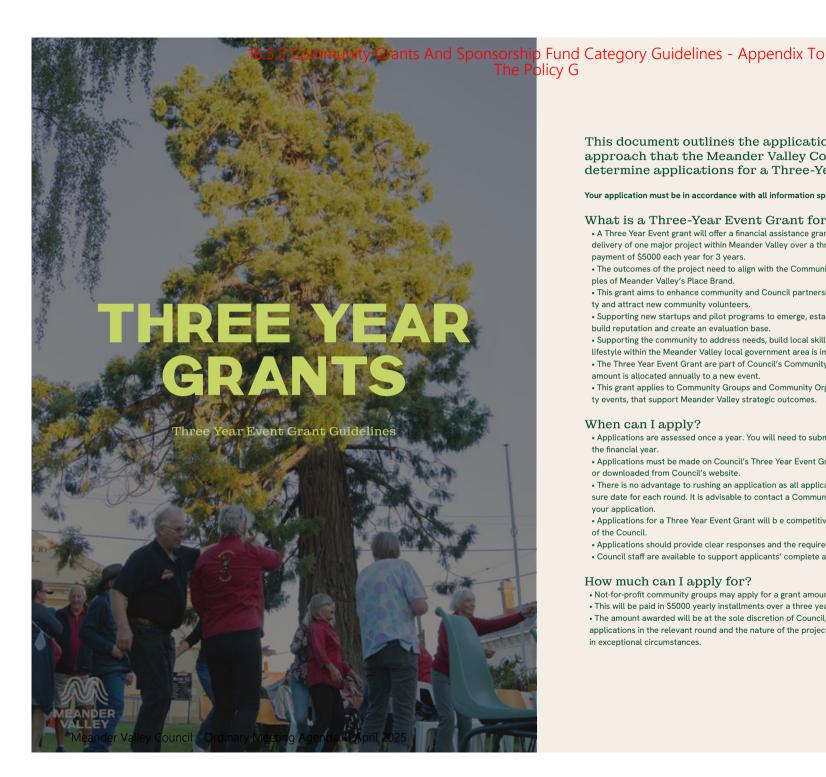
Information provided to the Council may be subject to disclosure in accordance with the Right to Informa-

#### Personal Information Protection

Personal information will be managed in accordance with the Personal Information Protection Act (2004) and the Council's Personal Information Protection Policy. This information may be accessed by the individual to whom it relates, on request to the Council.

#### Disclaimer

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This document outlines the application and assessment approach that the Meander Valley Council will apply to determine applications for a Three-Year Event Grant.

Your application must be in accordance with all information specified in this document.

#### What is a Three-Year Event Grant for?

- A Three Year Event grant will offer a financial assistance grant to a community organisation for the delivery of one major project within Meander Valley over a three year period. This equates to an annual payment of \$5000 each year for 3 years.
- The outcomes of the project need to align with the Community Strategic Plan (2024-2034) and the principles of Meander Valley's Place Brand.
- This grant aims to enhance community and Council partnerships, local collaborations, build local capacity and attract new community volunteers.
- Supporting new startups and pilot programs to emerge, establish, develop sustainablygain experience, build reputation and create an evaluation base.
- Supporting the community to address needs, build local skills, attract participation and improve local lifestyle within the Meander Valley local government area is important to Council.
- The Three Year Event Grant are part of Council's Community Grants and Sponsorship Fund to which an amount is allocated annually to a new event.
- This grant applies to Community Groups and Community Organisations planning to undertake community events, that support Meander Valley strategic outcomes.

#### When can I apply?

- Applications are assessed once a year. You will need to submit your application in Round 1 10 June of the financial year.
- Applications must be made on Council's Three Year Event Grant Form, which can be completed online or downloaded from Council's website.
- There is no advantage to rushing an application as all applications will only be assessed after the closure date for each round. It is advisable to contact a Community Wellbeing Officer at Council to discuss
- Applications for a Three Year Event Grant will be competitively assessed by and at the sole discretion of the Council.
- Applications should provide clear responses and the required supporting evidence.
- Council staff are available to support applicants' complete application forms and field any questions.

#### How much can I apply for?

- Not-for-profit community groups may apply for a grant amount up to a maximum of \$15,000.
- This will be paid in \$5000 yearly installments over a three year period totaling \$15,000.
- The amount awarded will be at the sole discretion of Council, having regard to the total number of grant applications in the relevant round and the nature of the project. Council may approve a higher allocation in exceptional circumstances.

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

- Applicants may only apply for one grant per year within Round 1.
- Allocation of a Three Year Event Grant will once every three years and be subject to annual review.

#### When will the grants be paid?

- Once the successful applicant supplies or the relevant documentation as requested by Council.
- Successful applicants will be paid in the month after the closing date of the grant round they submitted their application e.g. July.
- Grants will be paid directly into the applicant's nominated bank account.
- Unsuccessful applications will be notified by email.

#### Who can get a grant?

#### The following eligibility requirements must be satisfied to be considered for a grant. The applicant must:

- Be legally incorporated or operating under the auspices of an incorporated body, registered with the Australian Charities and Not-for-Profit Registration Commission;
- Be inclusive in its membership and have the support of the broader community:
- Be registered in Australia for taxation purposes with an active ABN;
- Be located and operating in the Meander Valley local government area;
- Not be subject to any legal impediment or adverse circumstances;
- Be seeking funds to support a new project, activity, event or program and not retrospective funding;
- •Have obtained any required planning permits for the proposed project.

Partnership applications are permitted and encouraged providing there is a clear specification describing  $10\,$  l the lead partner and relevant accountabilities.

#### What are eligible projects?

To be considered, the proposed project should:

- Address the criteria as stated in the application form;
- Demonstrates links to the Meander Valley Community Strategic Plan actions (as listed above)Have long term goals to manage the event independently of Council funding;
- Have additional funding and or investment in addition to the requested amount;
- Demonstrates community investment and collaboration;
- Be open to the general community;
- Focus on community inclusion, encouraging volunteer involvement and social benefit;
- Have in place a clearly stated purpose and a practical and viable plan;
- Occur in the Meander Valley local government area;
- Not duplicate other locally available services;
- Have appropriate insurance cover taken out and maintained for the life of the project and indemnify Council against any action which might be brought against the funded project.

#### How are applications assessed?

Eligibility does not automatically mean a grant will be approved. Applications will be assessed on their ability to demonstrate one or more of the following:

- Demonstrates links to the Meander Valley Community Strategic Plan actions (as listed above);
- art up or pilot project not essential;

- The amount of in-kind investment in the project;
- The level of volunteer involvement in the project;
- Demonstrated level of community acceptance and support;
- The potential of the project to address a community need or disadvantage;
- A clearly articulated plan for the project;
- Previous community project management experience;
- A statement from a senior office holder or board member stating the organisation has met all applicable statutory payment and reporting obligations.

Council's Community Grants and Sponsorship Fund Committee will evaluate applications and recommend grant recipients. Council will then consider the recommended grant recipients at a meeting of Council. The decisions of Council will be final and not subject to review or appeal. Applicants will be notified by email of the outcome of their application.

Note: Council grant recipients will be encouraged to adopt the Meander Valley Place branding to any applicable project elements including communications and promotional collateral - <u>Meander Valley Place</u>

Brand Guidelines.

#### Where do I lodge my application?

Applications for the CG program can be made:

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to mail@mvc.tas.gov.au
- By mail to Attn: Community Wellbeing Officer, PO Box 102, Westbury Tasmania 7303

All necessary supportive documentation must be emailed or attached to your application form for it to be considered.

# If you need help completing your application, please contact Council on 6393 5300.

#### Confidentiality

The Council may use and disclose the information provided by applicants for assessing applications under the program guidelines and decisions on successful applicants. Council is also required to report the name and dollar value of successful grant applications.

#### Governance

As part of the Council's governance process, the Council may publicise the level of financial assistance and the identity of the business recipient from the grant program.

#### Right to Information

Information provided to the Council may be subject to disclosure in accordance with the Right to Information Act (2009).

#### Personal Information Protection

Personal information will be managed in accordance with the Personal Information Protection Act (2004) and the Council's Personal Information Protection Policy. This information may be accessed by the individual to whom it relates, on request to the Council.

#### Disclaime

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| 11





This document outlines the application and assessment approach that the Meander Valley Council will apply to determine applications for a Community Grant.

Your application must be in accordance with all information specified in this document.

#### Background

The purpose of a community grant is to help not for profit community groups and community organisations to deliver a specific project or activity that will benefit the community and that will support the Meander Valley Community Strategic Plan (2024-2034). A copy of this plan is available on Council's website at meander.tas.gov.au/meander-valley-community-strategic-plan-2024-2034.

Outcomes of Community Grant projects will need to focus on addressing local need through developing leadership, attracting participation, volunteer engagement, in-kind support, building skills, utilising knowledge, developing resources and improving lifestyle. Meander Valley Community grants are competitive and applications are assessed by a Council committee. The types of activities that will be funded include:

- Special community events;
- Community development or Place making projects;
- Sport and recreation projects and activities;
- Health and wellbeing activities and programs.

#### When can I apply?

- Applications are assessed in four rounds per year. You will need to submit your application on or before the tenth day of the month for each round.
- Round 1 10 June; Round 2 10 September; Round 3 10 December and Round 4 10 March.
- Applications must be made on Council's Community Grant Form, which can be completed online or downloaded from Council's website.
- Applications for a community grant will be competitively assessed by the Community Grant and Sponsorship Committee and then endorsed at the following Council meeting. Decisions are at the sole discre-
- Applications should provide clear responses and the required supporting evidence.
- Council staff are available to support applicants' complete application forms and field any questions.

#### How much can I apply for?

- Not-for-profit community groups may apply for a grant amount up to a maximum of \$5,000.
- The amount awarded will be at the sole discretion of Council, having regard to the total number of grant applications in the relevant round and the nature of the project. Council may approve a higher allocation in exceptional circumstances.
- Applicants may only receive one grant per financial year.

# When will the grants be paid?

• Once the successful applicant supplies or the relevant documentation as requested by Council.

- Successful applicants will be paid in the month after the closing date of the grant round they submitted their application to, e.g. payment in either July, October, January or April.
- Grants will be paid directly into the applicant's nominated bank account.
- Unsuccessful applications will be notified by email.

#### Who can get a grant?

#### The following eligibility requirements must be satisfied to be considered for a grant. The applicant must:

- Be legally incorporated association or operating under the auspices of an incorporated body, and/or registered with the Australian Charities and Not-for-Profit Registration Commission:
- Be inclusive in its membership and have the support of the broader community;
- Be registered in Australia for taxation purposes with an active ABN;
- Be located and or operating in the Meander Valley LGA, or an eligible organisation outside the Meander Valley LGA that can clearly demonstrate specific benefit to residents from the Meander Valley LGA;
- Not be subject to any legal impediment or adverse circumstances;
- Be seeking funds to support a new project, activity, event or program and not recurrent or retrospective funding;
- Have obtained any required permits for the proposed project.

Partnership applications are permitted and encouraged providing there is a clear specification describing the lead partner and relevant accountabilities.

#### What are eligible projects?

# 14 | To be considered, the proposed project should:

- Address the criteria as stated in the application form
- Demonstrates links to the Meander Valley Community Strategic Plan actions (as listed above).

#### Deliver a specific project or activity with activities that benefit the local community:

- a. Community development projects;
- b. Sport and recreation projects and activities;
- c. Health and wellbeing activities and programs.

#### Specifically

- Address local need, foster participation, build skills and utilise local knowledge and develop community capacity and resources. Develop community leadership:
- Focus on community inclusion, encouraging volunteer involvement and social benefit;
- Have in place a clearly stated purpose and a practical and viable plan;
- Occur in the Meander Valley local government area;
- Not duplicate other locally available services;
- Have appropriate insurance cover taken out and maintained for the life of the project and indemnify
- Council against any action which might be brought against the funded project.

#### Eligible Costs: examples

- Training including workshops and conferences.
- Events and activities.
- Resources, tools and equipment.
- Volunteer support.

#### Non eligible costs: examples

- Insurance, salaries, rent or facility fees.
- Utility bills.
- Membership fees or subscriptions.
- Office supplies including cleaning.
- Sports equipment and uniforms.
- Travel costs including fuel or vehicle costs.
- Banking and transaction fees.
- · Licensing and royalties.

#### How are applications assessed?

Eligibility does not automatically mean a grant will be approved. Applications will be assessed on their ability to demonstrate one or more of the following:

- Demonstrates links to the Meander Valley Community Strategic Plan actions (as listed above);
- The amount of in-kind investment in the project;
- The level of volunteer involvement in the project;
- Demonstrated level of community acceptance and support;
- The potential of the project to address a community need or disadvantage;
- A clearly articulated plan for the project:
- Previous community project management experience;
- A statement from a senior office holder or board member stating the organisation has met all applicable statutory payment and reporting obligations.

115

Council's Community Grants and Sponsorship Fund Committee will evaluate applications and recommend grant recipients. Council will then consider the recommended grant recipients at a meeting of Council. The decisions of Council will be final and not subject to review or appeal. Applicants will be notified by email of the outcome of their application.

Note: Council grant recipients will be encouraged to adopt the Meander Valley Place branding to any applicable project elements including communications and promotional collateral - <u>Meander Valley Place</u>
Brand Guidelines.

#### Where do I lodge my application?

Applications for the CG program can be made:

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to mail@mvc.tas.gov.au
- By mail to Attn: Community Wellbeing Officer PO Box 102, Westbury Tasmania 7303.

All necessary supportive documentation must be emailed or attached to your application form for it to be considered.

If you need help completing your application, please contact Council on 6393 5300.

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

#### Confidentiality

The Council may use and disclose the Right to Information information provided by applicants for assessing applications under the program guidelines and decisions on successful applicants. Council is also required to report the name and dollar value of successful grant applications.

#### Governance

process, the Council may publicise the level of financial assistance and the identity of the business recipient ual to whom it relates, on request to from the grant program.

Information provided to the Council may be subject to disclosure in accordance with the Right to Information Act (2009).

#### Personal Information Protection

Personal information will be managed in accordance with the Personal Information Protection Act (2004) As part of the Council's governance and the Council's Personal Information Protection Policy. This information may be accessed by the individ-

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| 17

This document outlines the application and assessment approach that the Meander Valley Council will apply to determine applications for an Establishment Grant for new Community Organisations.

Your application must be in accordance with all information specified in this document.

#### What is an Establishment Grant for?

- Supporting local people to work together to address community needs within the Meander Valley local government area is important to Council.
- This grant applies to community members and groups planning to establish a new Community Organisation within the Meander Valley local government area.
- Establishment Grants are part of Council's Community Grant and Sponsorship Fund to which an amount is allocated annually.

#### When can I apply?

- Applications are assessed in four rounds per year. You will need to submit your application on or before the tenth day of the month for each round. Round 1 – 10 June; Round 2 – 10 September; Round 3 - 10 December and Round 4 - 10 March.
- Applications must be made on Council's Establishment Grant Form, which can be completed online or downloaded from Council's website.
- There is no advantage to rushing an application as all applications will only be assessed after the closure date for each Round.
- Applications for the EG will be assessed by and at the sole discretion of the Council.
- Applications should provide clear responses and the required supporting evidence. Council is not obligated to seek additional information before determining a grant application.

#### How much can I apply for?

- Not-for-profit community groups may apply for a grant amount up to a maximum of \$250.
- The amount awarded will be at the sole discretion of Council, having regard to the total number of grant applications and the funds available. Council may approve a higher allocation in exceptional circumstances.
- Applicants may only apply for an EG once.

#### When will the grants be paid?

- Successful applicants will be paid in the month after the closing date of the grant round they submitted their application to, e.g. payment in either July, October, January or April.
- Grants will be paid directly into the applicant's nominated bank account.
- Unsuccessful applications will be notified by email.

#### Who can get a grant?

The following eligibility requirements must be satisfied to be considered for a grant. The applicant must:

| 19

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

- · Comprise a community group whose majority of members reside in the Meander Valley local government area:
- Encourage volunteer involvement;
- Promote or service health, wellbeing, literature, science, art, recreation or community;
- Have been operating for a period of less than two years;
- Not duplicate other locally available services;
- Be located and operating in the Meander Valley local government area;
- Not be subject to any legal impediment or adverse circumstances;
- Be registered in Australia for taxation purposes with an active ABN;

#### What are eligible groups?

#### To be considered, the group should:

- Demonstrate a clearly stated purpose and a practical annual plan;
- Be seeking funds to support new administration costs such as:
- a. Facility hire;
- b. Purchase of equipment to support the group;
- c. Start up fees such as the cost of incorporation.

#### How are applications assessed?

Eligibility does not automatically mean a grant will be approved. Applications will be assessed on their ability to demonstrate one or more of the following:

- The level of volunteer involvement in the group; 201
  - The potential of the group to address a community need;
  - The extent of the benefit to the community;
  - Ability to fill leadership/committee roles and keep administration records.

Council's Community Grants and Sponsorship Fund Committee will evaluate applications and recommend grant recipients. Council will then approve the recommended grant recipients at an ordinary meeting of Council. The decisions of Council will be final and not subject to review or appeal. Applicants will be notified by email of the outcome of their application.

#### Where do I lodge my application?

Applications for the Establishment Grant program can be made:

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to mail@mvc.tas.gov.au
- By mail to Attn: Community Wellbeing Officer, PO Box 102, Westbury Tasmania 7303

All necessary supportive documentation must be emailed or attached to your application form for it to be

If you need help completing your application, please contact Council on 6393 5300.

#### considered.

#### Confidentiality

information provided by applicants for assessing applications under the program guidelines and decisions on successful applicants. Council is also required to report the name and dollar value of successful grant applications.

#### Governance

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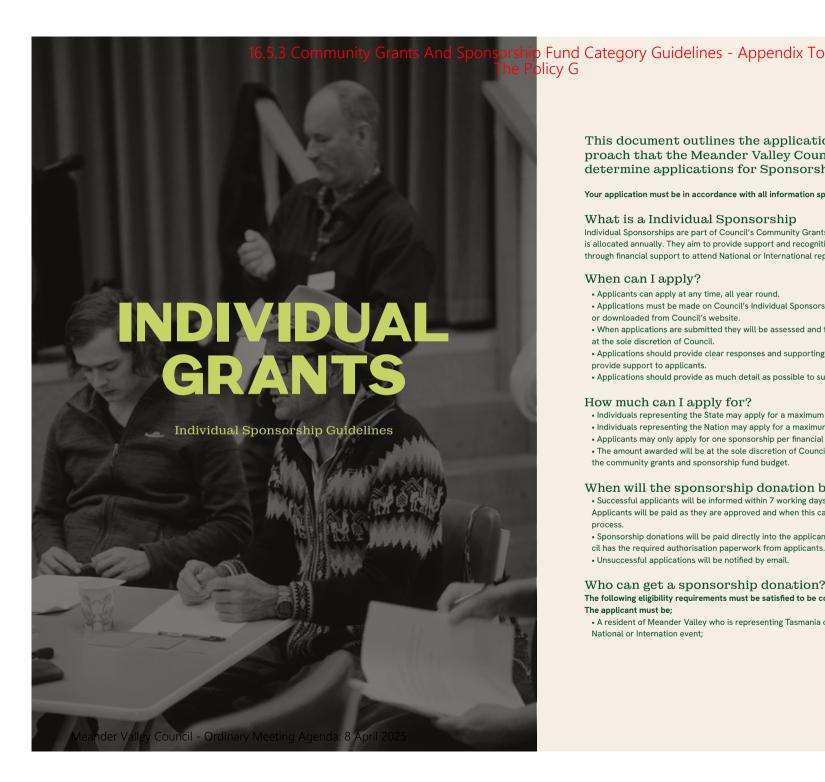
Right to Information The Council may use and disclose the Information provided to the Council dance with the Right to Information Act (2009).

#### Personal Information Protection

in accordance with the Personal Information Protection Act (2004) and from the use of this document. Any the Council's Personal Information Protection Policy. This information may be accessed by the individual to whom it relates, on request to the

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This document outlines the application and assessment approach that the Meander Valley Council will apply to determine applications for Sponsorship for Individuals.

Your application must be in accordance with all information specified in this document.

#### What is a Individual Sponsorship

Individual Sponsorships are part of Council's Community Grants and Sponsorship Fund to which an amount is allocated annually. They aim to provide support and recognition of individual performance and endeavor through financial support to attend National or International representative events or activities.

#### When can I apply?

- Applicants can apply at any time, all year round.
- Applications must be made on Council's Individual Sponsorship Form, which can be completed online or downloaded from Council's website.
- When applications are submitted they will be assessed and funding decisions will be based on eligibility at the sole discretion of Council.
- Applications should provide clear responses and supporting evidence. Council staff are available to provide support to applicants.
- Applications should provide as much detail as possible to support their request.

## How much can I apply for?

- Individuals representing the State may apply for a maximum sponsorship of \$300.
- Individuals representing the Nation may apply for a maximum sponsorship of \$600.
- Applicants may only apply for one sponsorship per financial year.
- The amount awarded will be at the sole discretion of Council and be subject to sufficient funds within the community grants and sponsorship fund budget.

#### When will the sponsorship donation be paid?

- Successful applicants will be informed within 7 working days of their application being submitted. Applicants will be paid as they are approved and when this can align with the Council's weekly payment
- Sponsorship donations will be paid directly into the applicant's nominated bank account provided Council has the required authorisation paperwork from applicants.
- Unsuccessful applications will be notified by email.

#### Who can get a sponsorship donation?

The following eligibility requirements must be satisfied to be considered for an individual sponsorship The applicant must be;

• A resident of Meander Valley who is representing Tasmania or representing Australia at an amateur National or Internation event;

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

#### What is eligible for a sponsorship donation?

#### To be considered for individual sponsorship you should demonstrate:

- That you live within the Meander Valley local government area;
- That you have been selected to represent Tasmania or Australia to participate or compete in an event of National or International significance;
- The participation or competition is in the pursuit of a sport, community service, heritage, art, STEM or cultural activity.

#### Do I have to acknowledge the sponsorship donation?

• Yes. Successful applicants are required to acknowledge the Council's individual sponsorship in any relevant event speech or media release and through use of any promotional material provided to them.

#### How are applications assessed?

Eligibility does not automatically mean a sponsorship will be approved. Applications will be assessed at the sole discretion of Council.

Council's Community Wellbeing staff will evaluate applications and recommend sponsorship recipients. The decisions of Council will be final and not subject to review or appeal. Applicants will be notified by email of the outcome of their application.

#### Where do I lodge my application?

#### Applications for the Sponsorship Donation can be made:

- Online via the Meander Valley Council website at <a href="www.meander.tas.gov.au">www.meander.tas.gov.au</a>
  - By email to mail@mvc.tas.gov.au
  - By mail to Attn: Community Wellbeing Officer, PO Box 102, Westbury Tasmania 7303

All necessary supportive documentation must be emailed or attached to your application form for it to be considered.

#### If you need help completing your application, please contact Council on 6393 5300.

#### Confidentiality

The Council may use and disclose the Information provided to the Council information provided by applicants may be subject to disclosure in acfor assessing applications under the cordance with the Right to Informaprogram guidelines and decisions on successful applicants. Council is also required to report the name and dollar value of successful grant 
Personal information will be manapplications.

#### Governance

process, the Council may publicise tion may be accessed by the individthe level of financial assistance and ual to whom it relates, on request to the identity of the business recipient the Council. from the grant program.

#### Right to Information

tion Act (2009).

#### Personal Information Protection

aged in accordance with the Person- may arise from anything contained al Information Protection Act (2004) and the Council's Personal Informa-As part of the Council's governance tion Protection Policy. This informa-

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# ORGANISATION GRANTS Organisation Sponsorship Guidelines Valley Council - Ordinary Meeting Agenda: 8 April 2025

# Fund Category Guidelines - Appendix To blicy G

This document outlines the application and assessment approach that the Meander Valley Council will apply to determine applications for Organisations.

Your application must be in accordance with all information specified in this document.

#### What is an Organisation Sponsorship for?

- An Organisation Sponsorship is part of Council's Community Grants and Sponsorship Fund to which an amount is allocated annually. They aim to provide support and recognition of local charitable endeavor, community service, community participation, volunteering and the pursuit of local lifestyle activities.
- Organisation sponsorships can apply to local Meander Valley organisations, groups, sports clubs and service organisations.

#### When can I apply?

- Applications are assessed in four rounds per year. You will need to submit your application on or before the tenth day of the month for each round. Round 1-10 June; Round 2-10 September; Round 3-10 December and Round 4-10 March.
- Applications must be made on Council's Organisation Sponsorship Form, which can be completed online or downloaded from Council's website.
- Applications can be submitted at any time and will be assessed after the closure date for each round.
   If there are exceptional time frames for requirement of the sponsorship, payment may be considered outside of the closure date.
- Applications will be assessed by and at the sole discretion of the Council.
- Applications should provide clear responses and supporting evidence. Council staff are available to support applicants with the application process.
- Applications should provide as much detail as possible to support their request.

#### How much can I apply for?

- Organisations may apply for a maximum sponsorship of \$500.
- Applicants may only apply for one sponsorship per financial year.
- The amount awarded will be at the sole discretion of Council and be subject to sufficient funds in the community grants and sponsorship fund budget.

#### When will the sponsorship donation be paid?

- Successful applicants will be paid in the month after the closing date of the grant round they submitted their application to, e.g. payment either in July; October; January or April.
- Sponsorship donations will be paid directly into the applicant's nominated bank account.
- Unsuccessful applications will be notified by email.

#### Who can get a sponsorship donation?

The following eligibility requirements must be satisfied to be considered for organization sponsorship. The applicant must be:

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

- A legally incorporated association or operating under the auspices of an incorporated body, and/or registered with the Australian Charities and Not-for-Profit Registration Commission;
- A 'not for profit' charitable community group located in Meander Valley, or a charitable organisation outside the Meander Valley LGA that can demonstate specific benefit to residents from the Meander Valley LGA:
- A school association or legally incorporated sporting club located in Meander Valley.

#### What is eligible for an organisation sponsorship?

To be considered for an Organisation Sponsorship you should demonstrate:

- A clear purpose and need for the sponsorship that is consistent with Meander Valley's Community Strategic Plan (2024-2034) and/or Place Brand;
- The event or activity will occur in the Meander Valley local government area or can clearly demonstrate specific benefit to residents from the Meander Valley LGA;
- Appropriate insurance cover will be maintained for the life of the event or activity planned and that you will indemnify Council against any action which might be brought against the funded event or activity;
- That the sponsorship is being used for an activity that is not part of the organisation's standard annual operating activities.

#### Do I have to acknowledge the sponsorship donation?

 Yes. Successful applicants are required to acknowledge the Council sponsorship in any relevant event speech or media release and through use of any promotional material provided to them, eg. banners,
 logos, stickers etc.

#### How are applications assessed?

Eligibility does not automatically mean a sponsorship will be approved. Applications will be assessed at the sole discretion of Council.

Council's Community Grants and Sponsorship Fund Committee will evaluate applications and recommend sponsorship recipients. Council will then approve the recommended sponsorship recipients at an ordinary meeting of Council. The decisions of Council will be final and not subject to review or appeal. Applicants will be notified by email of the outcome of their application.

#### Where do I lodge my application?

Applications for the Sponsorship Donation can be made:

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to mail@mvc.tas.gov.au
- By mail to Attn: Community Wellbeing Officer, PO Box 102, Westbury Tasmania 7303

All necessary supportive documentation must be emailed or attached to your application form for it to be considered.

If you need help completing your application, please contact Council on 6393 5300.

#### Confidentiality

The Council may use and disclose the information provided by applicants for assessing applications under the program guidelines and decisions on successful applicants. Council is also required to report the name and dollar value of successful grant applications.

#### Governance

As part of the Council's governance process, the Council may publicise the level of financial assistance and the identity of the business recipient from the grant program.

#### Right to Information

Information provided to the Council may be subject to disclosure in accordance with the Right to Information Act (2009).

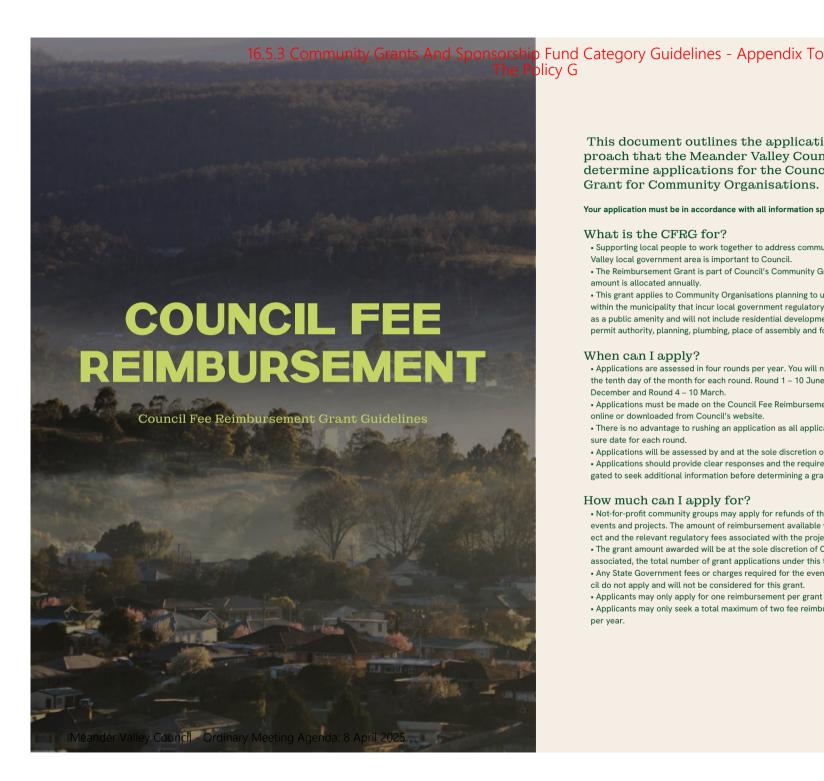
#### Personal Information Protection

Personal information will be managed in accordance with the Personal Information Protection Act (2004) and the Council's Personal Information Protection Policy. This information may be accessed by the individual to whom it relates, on request to the Council.

#### Disclaimer

Although care has been taken in the preparation of this document, no warranty, express or implied, is given by the Council, as to the accuracy or completeness of the information it contains. Council accepts no responsibility for any loss or damage that may arise from anything contained in or omitted from or that may arise from the use of this document. Any person relying on this document and the information it contains does so at their own risk. Council does not accept liability or responsibility for any loss incurred by an applicant that is in any way related to the program.

|29



This document outlines the application and assessment approach that the Meander Valley Council will apply to determine applications for the Council Fee Reimbursement Grant for Community Organisations.

Your application must be in accordance with all information specified in this document.

#### What is the CFRG for?

- · Supporting local people to work together to address community and lifestyle needs within the Meander Valley local government area is important to Council.
- The Reimbursement Grant is part of Council's Community Grants and Sponsorship Fund to which an amount is allocated annually.
- This grant applies to Community Organisations planning to undertake infrastructure projects or events within the municipality that incur local government regulatory fees. These will generally be accessible as a public amenity and will not include residential developments. Typically these fees include building, permit authority, planning, plumbing, place of assembly and food license fees.

#### When can I apply?

- Applications are assessed in four rounds per year. You will need to submit your application on or before the tenth day of the month for each round. Round 1-10 June; Round 2-10 September; Round 3-10December and Round 4 - 10 March.
- Applications must be made on the Council Fee Reimbursement Grant Form, which can be completed online or downloaded from Council's website.
- There is no advantage to rushing an application as all applications will only be assessed after the closure date for each round.
- Applications will be assessed by and at the sole discretion of the Council.
- Applications should provide clear responses and the required supporting evidence. Council is not obligated to seek additional information before determining a grant application.

#### How much can I apply for?

- Not-for-profit community groups may apply for refunds of the regulatory fees charged by Council for events and projects. The amount of reimbursement available will be influenced by the nature of the project and the relevant regulatory fees associated with the project or event.
- The grant amount awarded will be at the sole discretion of Council, having regard to the relevant fees associated, the total number of grant applications under this type and the nature of the project.
- Any State Government fees or charges required for the event or project that may be collected by Council do not apply and will not be considered for this grant.
- Applicants may only apply for one reimbursement per grant round.
- Applicants may only seek a total maximum of two fee reimbursements (for separate projects or events)

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

#### When will the grant be paid?

- Successful applicants will be paid in the month after the closing date of the grant round they submitted their application to, e.g. payment in either July, October, January or April.
- Grants will be paid directly into the applicant's nominated bank account.
- Unsuccessful applications will be notified by email.

#### Who can get a grant?

#### The following eligibility requirements must be satisfied to be considered for a grant. The applicant must:

- Be legally incorporated or operating under the auspices of an incorporated body and/or registered with the Australian Charities and Not-for-Profit Registration Commission;
- Be inclusive in its membership and have the support of the broader community;
- Be registered in Australia for taxation purposes with an active ABN:
- Be located and operating in the Meander Valley local government area;
- Not be subject to any legal impediment or adverse circumstances;
- Be seeking funds to support a new event or project;
- Have obtained any required regulatory permits for the proposed project and have paid the relevant fees to Council.

#### What are the eligibility criteria?

#### To be considered for a CFRG, Organisations should demonstrate:

- A one-off occurrence such as a non-recurring event or the building of a structure;
- 32 | The building/maintenance of a structure that is generally accessible as a public amenity; • An event open to the general community;
  - An event that encourages community inclusion, volunteer involvement and social benefit;
  - A project or event in the Meander Valley local government area:
  - They have appropriate insurance cover taken out and maintained for the life of the project/event and will indemnify Council against any action which might be brought against the project/event.

#### How are applications assessed?

Eligibility does not automatically mean a grant will be approved. Applications will be comparatively assessed on their ability to demonstrate one or more of the following:

- The amount of in-kind investment in the project/event;
- The level of volunteer involvement in the project/event:
- Demonstrated level of community acceptance and support;
- The potential of the project/event to address a community need or disadvantage;
- A clearly articulated plan for the project.

Council's Community Grants and Sponsorship Fund Committee will evaluate applications and recommend grant recipients. Council will then consider the recommended grant recipients at an ordinary meeting of Council. The decisions of Council will be final and not subject to review or appeal. Applicants will be notified by email of the outcome of their application.

#### Where do I lodge my application?

Applications for a Council Fee Reimbursement Grant can be made:

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to mail@mvc.tas.gov.au
- By mail to Attn: Grants Administrator, PO Box 102, Westbury Tasmania 7303

All necessary supporting documents must be emailed or attached to your application form for it to be considered.

#### If you need help completing your application, please contact Council on 6393 5300.

#### Confidentiality

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#### Governance

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#### Right to Information

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#### Personal Information Protection

and the Council's Personal Informa-As part of the Council's governance tion Protection Policy. This information may be accessed by the individ-

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This document outlines how Meander Valley Council the administer the Meander Valley School Award recipients.

#### What is a Meander Valley School Award for?

- This award is an incentive and recognition award offered to local school students that demonstrate, throughout their school year, values that align with Meander Valley's Community Strategic Plan values and Place Brand principles.
- The Meander Valley School Award is part of Council's Community Grants and Sponsorship Fund to which an amount is allocated annually.

#### Process for allocation of the Award:

- All educational facilities in the Meander Valley are eligible for Meander Valley School Award and are not subject to an internal assessment process.
- A Community Wellbeing Officer will contact each school in the Meander Valley in October to discuss the award and the eligibility criteria.

#### What is the value of the Award?

• The Meander Valley Award will be to the value of \$150.00 and Schools are only eligible for one Award

#### When will the Award be provided to Schools?

- The Awards will be provided to Schools prior to the School hosting its annual presentation evening. Schools will be encouraged to invite a Meander Valley Council representative (Mayor, Deputy Mayor, Councillor or Staff member) to present the award with the School at the presentation evening.
- If applicable, Schools will be paid on receipt of an invoice and completed EFT form.

#### Who can get a grant?

• All educational facilities in the Meander Valley are eligible for Meander Valley School Award and are not subject to an internal assessment process.

#### What is the process for receiving the Award from Council?

- A Community Wellbeing Officer will meet with each of the eligible schools in October to discuss the award, the criteria and the presentation requirements.
- The relevant staff member will email the school the required documentation. If payment is required an invoice will need to be provided and EFT form completed.

#### Award criteria will need to include reference to such values as:

- Inclusiveness through sharing, embracing diversity, fostering belonging and strengthening connections;
- Environmental stewardship via protecting and preserving our natural environment;
- Being Innovative and creative from demonstrating innovative ideas and treading your own path forward;
- Acknowledging Heritage: by honouring, practising and preserving our heritage;
- Being collaborative through working together as a team to bring vision to life.

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To The Policy G

#### Where do I lodge my application?

Applications for a Council Fee Reimbursement Grant can be made:

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to mail@mvc.tas.gov.au
- By mail to Attn: Grants Administrator, PO Box 102, Westbury Tasmania 7303

All necessary supporting documents must be emailed or attached to your application form for it to be considered.

## If you need help completing your application, please contact Council on 6393 5300.

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# 36 |

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# Personal information will be man-

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|37

# 16.5.3 Community Grants And Sponsorship Fund Category Guidelines - Appendix To-The Policy G



# 17. Motion to Close Meeting

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(1)

# Recommendation

That Council, by absolute majority, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, closes the Meeting to the public for discussion of the Agenda Items listed below:

# 18.1 Confirmation of Closed Minutes

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 34(2).

# **18.2** Leave of Absence Applications

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2)(h) applications by Councillors for a leave of absence

# 18.3 Contract No. 268 – 2024-25: Upgrades at West Parade, Deloraine

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2) (d) regarding contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

# 18.4 Contract No. 269 – 2024-25: Westbury Streetscape, Phase 1 – Civil Works

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2) (d) regarding contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

# 18.5 General Manager's Quarterly Performance Report

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2) (a) regarding personnel matters, including complaints against an employee of the council and industrial relations matters.

# 18.6 End of Closed Session and Release of Public Information

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(8)

To be determined in Closed Council.

# 19. Close of Meeting