



Meander Valley Council
Working Together

AGENDA

ORDINARY COUNCIL MEETING

Tuesday, 10 June 2025

Time 3.00pm

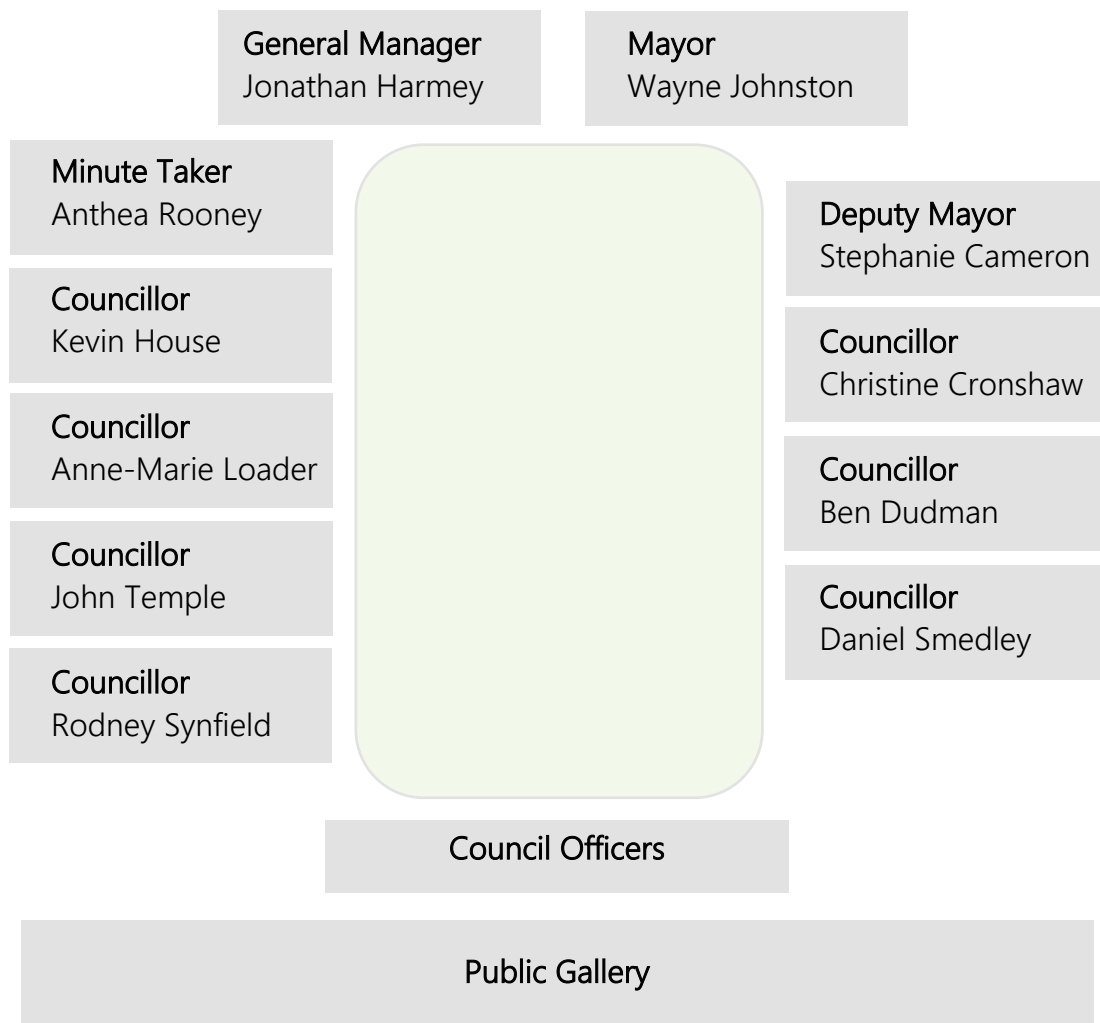
Location Council Chambers
26 Lyall Street
Westbury, Tasmania

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



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 unauthorised 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 ogm@mvc.tas.gov.au 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.

A handwritten signature in black ink, appearing to read 'Jonathan Harmey', with a long horizontal flourish extending to the right.

Jonathan Harmey
General Manager

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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 13 May 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 – 27 May 2025

Planning Applications for the June Council Meeting

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

Northern Tasmania Development Corporation

Councillors received a presentation from Chris Griffin, Chief Executive Officer – Northern Tasmania Development Corporation

Local Government Association of Tasmania 2025 Elections

Councillors discussed the upcoming Local Government Association of Tasmania General Management Committee nominations

Westbury Cricket Club Request

Councillors considered a request from the Westbury Cricket Club.

Arts Deloraine Request

Councillors considered a request from Arts Deloraine regarding a new funding request.

Westbury Supper Room

Councillors considered repurposing of the Westbury Supper Room.

Draft Northern Tasmania Population Program

Councillors considered and provided initial feedback on the Northern Tasmanian population program.

Draft Annual Plan 2025-26

Councillors provided feedback on the proposed 2025-26 Annual Plan.

Draft Budget Estimates 2025-26

Councillors discussed the draft budget for the 2025-26 financial year.

6. Mayor and Councillors' Reports

Councillors' Official Activities and Engagements Since Last Meeting

Mayor Wayne Johnston

Attended or participated in the following events:

- 14 May 2025 – TasWater Meeting
- 14 May 2025 – Local Government Association of Tasmania General Management Committee Dinner
- 15 May 2025 – Local Government Association of Tasmania General Management Committee Meeting
- 15 May 2025 – Meander Valley Council combined staff meeting
- 27 May 2025 – Dinner with TasWater's Deputy Chief Owners' Representative, Richard Ireland and Chair, Kevin Young
- 27 May 2025 – General Manager's Performance Review Committee Meeting
- 29 May 2025 – Meander Valley Council Emergency Management Committee Meeting

Deputy Mayor Stephanie Cameron

Attended or participated in the following events:

- 27 May 2025 – General Manager's Performance Review Committee Meeting

Councillor Ben Dudman

Attended or participated in the following events:

- 17 May 2025 – IDAHOBIT Rainbow Flag Raising Ceremony
- 27 May 2025 – General Manager's Performance Review Committee Meeting

Councillor Anne-Marie Loader

Attended or participated in the following events:

- 17 May 2025 – IDAHOBIT Rainbow Flag Raising Ceremony
- 23 May 2025 – Australian Local Government Association Tasmania Meeting
- 27 May 2025 – General Manager's Performance Review Committee Meeting
- 5 June 2025 – Local Government Association of Tasmania Pride and Progress Forum

Councillor Rodney Synfield

Attended or participated in the following events:

- 29 May 2025 – Meander Valley Council Emergency Management Committee Meeting

Councillors' Announcements and Acknowledgements

7. Petitions

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

No new Petitions or Actions on Previous Petitions have been received as part of this Agenda

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 Manager on (03) 6393 5317 or email ogm@mvc.tas.gov.au.

No Community Representations have been received as part of this Agenda

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).

No Public Questions With Notice have been received as part of this Agenda

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).

No Councillors' Questions With Notice have been received as part of this Agenda

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. Mayor Wayne Johnston - Local Government Association of Tasmania - *Lift The Tone* Campaign

Subject File No.	S14-02-006
Proponent	Mayor Wayne Johnston
Decision Sought	Support for improved behavioural standards involving community members, as outlined in the Local Government Association Tasmania <i>Lift the Tone</i> campaign.
Vote	Simple Majority

Recommendation

That Council, resolves to:

1. challenge the normalisation of abuse against Elected Members and the Council's Officers and uphold exemplary standards of public and political debate in all that it does.
2. pledge support for the Local Government Association Tasmania's *Lift the Tone* campaign. In supporting the pledge, Council commits to:
 - a. promote civility in public debate.
 - b. refrain from the use of abusive language and behaviour online or in person.
 - c. encourage others to engage respectfully.

Comments

(Mayor Wayne Johnston)

The Local Government Association of Tasmania's (LGAT) *Lift the Tone* campaign was launched in April 2025.

In late 2024, LGAT conducted a survey of elected members to seek a better understanding of their experiences of bullying, harassment and intimidation. The survey found that 78% of respondents had experienced abuse or intimidation from members of the community during the last two years. It was identified that the most common place for this to occur was social media (47%) followed by verbally in public (37%).

As a member of the LGAT's General Management Committee, it is discouraging that this is the experience of Tasmania's Elected Members. Elected Members must work to improve the experience of current and future Elected Members and the Council's Officers.

Anecdotally, Meander Valley representatives generally experience less negativity in public and political engagement than some other Tasmanian councils. However, no form of abuse is acceptable. Elected Members aim to engage in honest, respectful and transparent debate and will work towards achieving this.

Officer's Report

(Jonathan Harmey, General Manager)

In January 2025, Council approved Policy No. 5: Managing Unreasonable Conduct by Customers, to ensure that the Council's Officers are treated with respect and courtesy during the course of their duties.

Councils that pass a motion to pledge support are encouraged to email communications@lgat.tas.gov.au to be added to the public list of organisations supporting the campaign. LGAT also encourages councils to issue a media statement to announce that they have agreed to sign the pledge.

Further information on the campaign can be found online at: <https://www.lgat.tas.gov.au/lgat-advocacy/lift-the-tone>

Strategy

Supports the objectives of Council's strategic future direction

5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2014-24. [Click here](#) or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy

Council Policy No. 5: Managing Unreasonable Conduct by Customers

Legislation

Local Government Act 1993

Consultation

The *Lift the Tone* campaign is based on LGAT's consultation with the Local Government and feedback on increasing risks to elected members and the Council's Officers.

Budget and Finance

There are no financial implications from the recommendation.

Risk Management

The recommendation is a public display of support for the *Lift the Tone* campaign, which in time, aspires to reduce the psychological risks to Elected Members and the Council's Officers.

11.1.1 Lift The Tone Campaign Key Messages



Campaign key messages

The *Lift the Tone* campaign addresses the prevalence of abuse and intimidation faced by elected representatives, promoting respect and constructive dialogue in public discourse.

Recent data shows that nearly 80% of surveyed elected representatives in Tasmania have experienced abuse or intimidation in the past two years.

Abuse commonly occurs on social media (47.3%) and in public spaces (36.8%), with significant impacts on the mental and physical health of representatives and their families.

The campaign is about safeguarding democracy by ensuring that public discourse remains respectful and constructive.

Toxic behaviour discourages community members from running for office.

It weakens local governance and corrodes democracy by fostering division.

Encourage the community to communicate respectfully by signing the online pledge.

Share the campaign's message across social media, council platforms and community events.

It's important we, as elected members and council staff, model respectful behaviour in our interactions and encourage others to do the same.



Frequently Asked Questions

Q: What is the Lift the Tone campaign about?

A: The campaign is an initiative by the Local Government Association of Tasmania (LGAT) to address the rising abuse and intimidation faced by elected representatives in Tasmania.

It calls on the public to commit to respectful communication and civil debate online and in public spaces.

Q: Why was the campaign launched?

A: Recent data shows that nearly 80% of surveyed Tasmanian elected representatives have experienced abuse, bullying, harassment or intimidation in the past two years. This behaviour negatively impacts individuals, families, and democracy.

Q: Who is leading this campaign?

A: LGAT is leading the campaign in collaboration with councils.

Q: What is the goal of the campaign?

A: The campaign aims to promote civility in public debate, reduce instances of abuse, and encourage respectful engagement in the community.

Q: What am I committing to when I sign the pledge?

A: By signing the pledge, you commit to:

- Promoting civility in public debate.
- Refraining from abusive language and behaviour online or in person.
- Encouraging others to engage respectfully.

Q: How do I sign the pledge?

A: You can sign the pledge by visiting the [campaign webpage](#) and filling out the form provided.

Q: Is signing the pledge legally binding?

A: No, it's not legally binding. It's a voluntary commitment to help create a respectful and inclusive community.

Q: What types of behaviour are elected representatives experiencing?

A: The most common forms include verbal abuse, harassment on social media, and intimidation in public spaces. Some reported incidents include threats requiring security measures and harassment while with family.



Frequently Asked Questions

Q: How does this behaviour affect elected representatives?

A: Abuse can negatively impact both the mental and physical health of representatives and their families. It may also deter people from running for office and harm local governance.

Q: Why is online abuse a significant focus?

A: Social media is one of the most common settings for abuse. The campaign emphasises that behaviour unacceptable on the street or in the workplace should not be tolerated online either.

Q: How can I get involved in the campaign?

A: You can sign the pledge, share the campaign message on social media, and encourage respectful communication within your community.

Q: Why is respectful communication important for democracy?

A: Civility in public discourse fosters constructive dialogue, strengthens community relationships, and ensures diverse voices are heard without intimidation or abuse.

Q: Who can I contact for more information about the campaign?

A: You can contact LGAT for inquiries (communications@lgat.tas.gov.au).

Q: How will the campaign be promoted?

A: The campaign will roll out across social media, digital platforms, and through Tasmanian councils.

Q: Are councillors and Tasmanian politicians signing the pledge?

A: All Tasmanian councillors are encouraged to sign the pledge and share it publicly.

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\0114 - 75 Hill Street, Elizabeth Town

Proposal	Subdivision (4 lots)
Report Author	Jana Rockliff Town Planner
Authorised By	Krista Palfreyman Director Development and Regulatory Services
Decision Due	11 June 2025
Decision Sought	It is recommended that Council approves this application. <i>See section titled Planner's Recommendation for further details.</i>

Applicant's Proposal

Applicant	PDA Surveyors Engineers & Planners
Property	75 Hill Street, Elizabeth Town (CT 198171/4)
Description	<p>The applicant seeks planning permission for:</p> <ol style="list-style-type: none">1. Subdivision of the land into four lots;2. Construction of two additional vehicle crossings servicing Lots 2 and 3. <p><i>Documents submitted by the Applicant are attached, titled Application Documents.</i></p>



Figure 1: Aerial image showing the location and spatial extent of the site (Source: Spectrum)

Planner's Report

Planning Scheme Tasmanian Planning Scheme – Meander Valley (the Planning Scheme)

Zoning Low Density Residential

Applicable Overlay C7.0 Natural Asset Code (waterway and coastal protection area)
C13.0 – Bushfire-Prone Areas Code
MEA-S9.0 Elizabeth Town Specific Area Plan

Existing Land Use Residential – Single dwelling

Summary of Planner's Assessment

Generally, subdivision is classed as permitted in this zone (Low Density Residential).

Discretions

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

Clause	Performance Criteria	Standard
10.6.3	P2 and P3	Services
MEA-S9.8.1	P1	Lot design

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

Three responses (representations) were received from the public. Of these, all are objections.

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

Agency Consultation

TasNetworks

The application was referred to TasNetworks. TasNetworks provided the following comments on 6 February 2025:

Based on the information provided, the subdivision is not likely to adversely affect TasNetworks' operations. However, there are distribution assets traversing the property.

TasNetworks has Statutory Deemed easements over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website: <https://www.tasnetworks.com.au/easements>

Please find the attached diagram taken from our mapping system showing the land title highlighted in yellow with the distribution high voltage feeder (22kV) marked by the royal blue lines running between pole 123674 and 123677. There is also a service line (230V) marked with the dark blue line running from pole 123681 to a private pole 123683.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to the new lots.



Internal Referrals

Local Government (Building and Miscellaneous Provisions) Act 1993 Sections 116 and 117 - Public Open Space Requirement

Policy No. 11: Public Open Space

The Policy applies to all subdivision applications received by the Council.

The proposed subdivision generates a likely need, and increase in demand, for public open space within the locality and municipality that is not met by the subdivision.

No public open space is proposed and a public open space land contribution, when having regard to the Public Open Space Design Guidelines, is not considered necessary within the site.

There is an existing dwelling on the site and no balance lots are proposed.

Therefore, a payment of equivalent to 4% of the most recent recorded valuation adjusted according to the applicable adjustment factor determined by the Office of the Valuer-General - must be paid prior to the sealing of any Plan of Survey.

Policy No. 11: Public Open Space – Contributions

4.2.1 When a public open space contribution will be required.

The subdivision generates three additional lots in the Low Density Residential Zone. The three additional lots are considered to generate a need and a perceptible increase in demand for public open space is generated by the subdivision.

4.3.1 When a cash in lieu contribution will be required

No public open space land contribution is proposed.

No land within the plan of subdivision is considered suitable for public open space in accordance with Section 4.2 of the policy.

4.3.2 Amount of cash in lieu contribution required

As the site is zoned Low Density Residential and the minimum lots exceed 5,000m², the value is 4%. There is no variance to this value.

4.3.3 Value calculation of cash in lieu contribution

The subdivision creates three new lots. Cash-in-lieu contribution will be based on the most recent recorded valuation adjusted, as necessary, according to the applicable adjustment factor determined by the Office of the Valuer-General.

Infrastructure Services

Infrastructure Services and the Council's Road Authority provided the following comments:

The Traffic Impact Assessment (TIA) prepared by Traffic & Civil Services (TCS) has addressed the Planning Scheme requirements by considering matters such as: sight distance from the new vehicle crossings, the volume of traffic likely to be generated from the future use of the site; the road conditions (including width of the carriageway) and surrounding road network. The road network in the vicinity, including the width of roads is largely considered to be sufficient to handle the volume of traffic that will occur as a result of the proposed development.

The Road Authority has reviewed the TIA and principally agrees with its findings. It is noted that the percentage of traffic volumes will likely increase by 18 vehicle movement per day, however, overall volumes will remain very low.

Noting that the road network in Elizabeth Town is generally not constructed to the requirements of the current LGAT Standards for road construction, Hill Street is considered to be constructed to a satisfactory standard to cater for 30 – 100 vehicle movements per day. The proposed subdivision is likely to increase the traffic volume on Samuel Street to approximately 118 vehicles per day. The safety of the road network is evidenced by the fact that there has been no reported crash history in the past five years for Hill Street or Samuel Street. Other than construction of vehicle crossings to serve each lot, no other road upgrades are warranted.

The comments from representors relating to the maintenance of Samuel Street have been passed on to Council's Works Department for consideration.

The risk to the Council's infrastructure associated with the proposed subdivision is considered to be low. Should the application be approved, the developer will be required to:

- 1. install new vehicle crossings to each new lot;*
- 2. upgrade the existing vehicle crossings to lots 1 and 4; and*
- 3. apply to the Council for permission to undertake work in the road reservation prior to commencing construction of the vehicular accesses.*

The recommended conditions and notes are included in the Planner's Recommendation to Council below.

Environmental Health

Environmental Health provided the following comments:

The proposed subdivision title is approximately 1.3km from the existing sawmill in North Street, Elizabeth Town, therefore, C9.0 Attenuation Code does not apply.

The proposed lots are of a suitable size for disposal of wastewater on-site from a typical dwelling. An on-site wastewater report is not deemed necessary for this subdivision. The on-site wastewater system servicing the existing dwelling is contained within the proposed boundaries for lot 1.

No conditions or notes recommended.

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 PDA Surveyors Engineers & Planners, for a Subdivision (4 lots), on land located at 75 Hill Street, Elizabeth Town (CT 198171/4) is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Endorsed Plan

- a. PDA Surveyors, Engineers & Planners; Dated: 25 March 2025; Job number: 53488; Drawing Number: P2; Plan of Subdivision;
- b. Livingston Natural Resources Services; Dated: 14 November 2024; Version 1; Bushfire Hazard Management Report: Subdivision; and
- c. Traffic & Civil Services; Dated: 20 March 2025; 75 Hill Street Subdivision Elizabeth Town Traffic Impact Assessment; Revision 1.

Permit Conditions

1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:
 - a. Such covenants or controls are expressly authorised by the terms of this permit or by the consent in writing of Council; and

- b. Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.
- 2. The vehicle crossings for Lots 2 and 3 must be constructed generally in accordance with the Tasmanian Standard Drawings TSD-R03 to the satisfaction of the Council's Director Infrastructure Services (Refer to Note 1), including the following:
 - a. vehicle access to be sealed to a width of 4m;
 - b. installation of drivable culvert endwalls type 1; and
 - c. reinstatement of all disturbed verge areas following completion of the driveway work.
- 3. The existing vehicle crossings for Lots 1 and 4 must be upgraded generally in accordance with the Tasmanian Standard Drawings TSD-R03 to the satisfaction of the Council's Director Infrastructure Services (Refer to Note 1), including the following:
 - a. vehicle access to be sealed to a width of 4m;
 - b. installation of drivable culvert endwalls type 1 for Lot 4; and
 - c. clear sight line of trees looking left along Hill Street from the access to Lot 4;
 - d. reinstatement of all disturbed verge areas following completion of the driveway work.
- 4. The works required by the endorsed Bushfire Hazard Management Plan are to be completed to the satisfaction of the Tasmanian Fire Service or a practitioner accredited by the Tasmanian Fire Service. Documentation of compliance is to be submitted to the satisfaction of the Council's Town Planner.
- 5. A cash-in-lieu contribution for public open space must be paid to the Council. The payment must be equal to 4% of the value of the land, excluding Lot 1, at the time of lodgement of the Final Plan of Survey. The value of the land will be based on the most recent recorded valuation adjusted in accordance with the applicable adjustment factor determined by the Office of the Valuer-General. Refer to Note 2.
- 6. Prior to the sealing of the Final Plan of Survey, the following must be completed to the satisfaction of Council:
 - a. The vehicle crossings to Lots 2 and 3 must be constructed in accordance with Condition 2;
 - b. The existing vehicle crossings to Lots 1 and 4 must be upgraded in accordance with Condition 3;
 - c. The document of compliance submitted to Council demonstrating that the works as required by the endorsed Bushfire Hazard Management Plan have been completed in accordance with Condition 4;
 - d. A Public Open Space contribution must be paid in accordance with Condition 5; and

- e. Lot 1 achieves hydraulic separation to the satisfaction of Council's Plumbing Surveyor. Refer to Note 3.
- 7. The lots approved by this permit must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.

Permit Notes

1. Works in the road reserve to construct the new vehicle crossings 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 (03) 6393 5312.
2. For further information, please refer to the Council's Public Open Space Policy, Policy No. 11, within the Council's Policy Manual that can be found here: [Council Policies - Meander Valley Council](#).
3. Lot 1 to achieve hydraulic separation as per the requirements of the *Urban Drainage Act 2013*. Any enquiries should be directed to the Council's Plumbing Surveyor on 0419 510 770.
4. An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for future development of these lots. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application.
5. TasNetworks noted that there are distribution assets traversing the property. TasNetworks have Statutory Deemed easements over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website: <https://www.tasnetworks.com.au/easements>.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer, or their electrician, submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to the new lots.

6. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact the Council.

7. 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.
8. 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.
9. 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.
10. 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.
11. 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 - 4 pages]
2. Representation 1 – Ziesel [12.1.2 - 1 page]
3. Representation 2 – Planning Ahead Tas [12.1.3 - 4 pages]
4. Representation 3 – Nielsen [12.1.4 - 1 page]
5. Planner's Advice – Applicable Standards [12.1.5 - 18 pages]
6. Planner's Advice – Performance Criteria [12.1.6 - 8 pages]
7. Planning Application Documents [12.1.7 - 85 pages]
8. Agency Consultation – TasNetworks [12.1.8 - 2 pages]

12.1.1 Public Response Summary Of Representations

Public Response

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below. Three 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.

R. Ziesel

Representation 1

Concern		Planner's Response
a)	<p>Traffic safety</p> <p>The representator is concerned about additional traffic added to Samuel Street, where the representator has been involved in car accidents herself and reports about knowing of several others. The road does not provide for safe pedestrian infrastructure, and it is a safety concern that Samuel Street is the only way in and out (emergency situations).</p>	<p>Upon request, the applicant has provided a Traffic Impact Assessment to ensure the safety and efficiency of the road network.</p> <p>The subject property is accessed off Hill Street, a local Council maintained road, functioning as a residential road with very low average annual daily traffic (AADT) – estimated at 50 vehicles per day (vpd). The road has a seal width of 3m with grassed verges without delineation. Hill Street connects to Samuel Street, a minor collector road with very low AADT – estimated at 100vpd. The road has a seal width of 4.5m with grassed verges and guideposts as delineation. Samuel Street connects to the Bass Highway.</p> <p>The Department of State Growth advised that there are no recorded vehicle crashes in the past 5 years in the vicinity of the site.</p> <p>The traffic report concludes that the existing standard of Hill Street is below the anticipated LGAT Rural Sealed Road Standard Drawing TSD-R02. However, the limited additional traffic of 18vpd anticipated to be generated by the proposal, is acceptable. The Safety Systems Assessment crash risk score for Hill Street is 42/448 (low risk). The existing Samuel Street/Hill Street intersection is adequate due to the</p>

12.1.1 Public Response Summary Of Representations

		<p>existing and anticipated very low traffic volumes. The proposed subdivision does not require the construction of a road, nor does it warrant the upgrade of Samuel Street. Any requests for a road to be upgraded need to be considered outside of the planning application process. Requests can be lodged with Council for consideration in the Council's Capital Works Program.</p> <p>It is noted that Samuel Street is currently the only way into and out of Elizabeth Town. Like many other townships in the municipality, the existing lot configuration comprises a grid like road network with several undeveloped road reserves allowing for the future construction of another access/egress to the Bass Highway. However, this is not a matter which can be considered as part of the planning application process.</p>
b)	<p>Road maintenance</p> <p>Road site drainage is inadequate and the rare maintenance of the roadside drainage results in blockages, which have resulted in water over the road and on private property (9 Samuel Street).</p>	<p>It appears that the concerns relate to Samuel Street, rather than Hill Street. The concerns are around the effectiveness and maintenance of existing road drainage conditions. The concerns have been forwarded internally, and an investigation will be undertaken.</p>
c)	<p>Road Speed</p> <p>The representator request the road speed to be reduced to 40km/h to slow traffic and assist safety.</p>	<p>Council as the Road Authority (Council) will review the existing speed limits and signage. The reduction of the speed limit is a matter to be considered outside the assessment of this planning application.</p>

Planning Ahead Tas on behalf of B. Butterfield and A. Milne

Representation 2

Concern		Planner's Response
a)	<p>Water access and use</p> <p>The representator at 89 Hill Street, Elizabeth Town shares an</p>	<p>The subject property as well as the representator's property enjoy a benefiting water access easement. An easement is a legal</p>

12.1.1 Public Response Summary Of Representations

	<p>easement with the subject property to draw, pump and convey water from a dam located on Lot 1 Samuel Street, Elizabeth Town (CT 183499/1). The representator raises concerns about how the proposed subdivision might interact with this easement regarding increased use, resulting in impacts on water quality, water storage capacity, insurance, privacy and amenity.</p>	<p>instrument to grant a property owner specified rights over another property owner's land. The subject easement is a private easement where Council has no legislative power to interfere. It is recommended that the representator seek legal advice regarding the concerns raised.</p>
b)	<p>Electricity supply</p> <p>Representator requests power supply to be provided underground to preserve aesthetic of the area.</p>	<p>The application has been referred to TasNetworks. They consider the proposed subdivision to not likely adversely affect TasNetworks' operations. The infrastructure required to ensure a supply of electrical infrastructure can be provided to each lot is determined by the property owner in consultation with TasNetworks. The design of electricity infrastructure is not a matter considered by the Planning Scheme.</p>
c)	<p>Impact on land value</p> <p>Requests that Council give consideration to potential impacts upon land values that may be consequential of intensification of development attributable to the proposed subdivision particularly in relation to neighbouring properties and the local area.</p> <p>Request for Council to commit that the public open space contribution anticipated to be paid as part of the subdivision to be directed to the beautification of Elizabeth Town.</p>	<p>The impact on land values is not a matter considered by the Planning Scheme.</p> <p>The payment of a public open space contribution will be conditioned according to Council's Policy No. 11: Public Open Space Contribution.</p> <p>The expenditure of cash-in-lieu contributions will be used for the acquisition or improvement of land for public open space for the benefit of inhabitants of the municipal area, in accordance with section 117(5) of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>. Such contributions can be applied towards the provision of public open space anywhere in the municipal area and cannot be used for recurrent expenditure.</p>

12.1.1 Public Response Summary Of Representations

d)	Validity of application <p>The proposed subdivision requires works within the road reserve owned by Meander Valley Council. Council consent to making of the application is required to ensure validity of the application. Consent status is unclear.</p>	<p>Landowner consent to making of the application has been provided on 15 April 2025, after acceptance of the requested Traffic Impact Assessment. Therefore, the application is valid according to Section 51 & 52 of the <i>Land Use Planning and Approvals Act 1993</i>. It is noted that the second page of the application form contains private information, which is why this page is removed from the publicly available documentation.</p>
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M. Nielsen

Representation 3

Concern		Planner's Response
a)	Traffic safety <p>The representator raises concerns regarding the adequacy of Samuel Street, being a very narrow road not allowing for passing vehicle.</p>	<p>Please see response to point (a) of Representator 1 above.</p> <p>Any requests for a road to be upgraded need to be considered outside of the planning application process. Requests can be lodged with Council for consideration in the Council's Capital Works Program.</p>
b)	No through road <p>The representator raises concerns regarding the single entry and exit point into Elizabeth Town.</p>	<p>Please see response to point (a) of Representator 1 above.</p>
c)	Road Speed <p>The representator request the road speed to be reduced to 60km/h to slow traffic and assist safety.</p>	<p>Please see response to point (c) of Representator 1 above.</p>

Note: The planning application was advertised in the Examiner Newspaper and on Council's website for a statutory period of 14 days from 19 April 2025 to 8 May 2025. A planning notice was also placed on the property.

12.1.2 Representation 1 - Ziesel

From: [REDACTED]
Sent: Wed, 30 Apr 2025 10:22:36 +1000
To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: [Potential Spam] PA\25\0114

Dear Sir/Madame

As a resident of Samuel street Elizabeth Town for over 42 years ..I would like to have a voice into the subdivision referenced on Hill Street at Elizabeth Town..Ct 19817-4..I live on the corner of Hill Street and Samuel Street.

My concern in regards to another subdivision in this area is not about this subdivision as i realise it comes under new criteria..so not protesting in that regard, but if council is allowing more housing in this area the street access is very narrow and winding..i personally have attended over the years three head on car accidents and others have attended more up samuel street also..there is no where for people to walk safely.,and there are many who do walk and exercise dogs and families. Everyone complains about the speed of some vehicles.Because of this I propose s sign for a 40 klms and thats not a big ask. The drains going down the street are very rarely cleaned or maintained by council and further down the street leaves block the water which runs across the road and leaves big mess running along Joan Peddleys place at the bottom of Samuel Street.

The frightening thing is that there is only one way out and in for any emergency..like fires..a concern that has been raised before with council..yet now allowing even more housing has prompted myself and others to raise this legitimate concern.

I would appreciate a response in writing ..as a long term resident and rate payer who generally doesn't complain but feels this is an important matter.

Yours sincerely,

[REDACTED]

Sent from my iPad

12.1.3 Representation 2 - Planning Ahead Tas

Abbie Massey

From: [REDACTED] >
Sent: Wednesday, 7 May 2025 8:49 PM
To: Planning - Meander Valley Council
Cc: [REDACTED]
Subject: Representation - PA/25/0114 - Proposed 4 lot subdivision (75 Hill Street, Elizabeth Town)
Attachments: Planning Representation - PA-25-0114 (proposed 4 lot subdivision) - Planning Ahead Tasmania.pdf

Attn: General Manager

Dear Sir,

Please find attached representation in relation to PA/25/0114 (proposed 4 lot subdivision at 75 Hill Street, Elizabeth Town).

Regards

[REDACTED]



[REDACTED] | Development Consultant

[REDACTED]

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12.1.3 Representation 2 - Planning Ahead Tas



Representation

4-lot Subdivision - 75 Hill Street, Elizabeth Town

7 May 2025

The General Manager
Meander Valley Council
PO Box 102
Westbury TAS 7303

By email: planning@mvc.tas.gov.au

Dear Sir

Representation relating to proposed subdivision (4 lots) – PA/25/0114

This representation is made on behalf of my clients [REDACTED] (owners of 89 Hill Street, Elizabeth Town) in relation to the public notification of the application by PDA Surveyors Engineers & Planners (obo T Stephens) for a four (4) lot subdivision of land at 75 Hill Street, Elizabeth Town (Council Ref. PA/25/0114).

My clients own land at 89 Hill Street, Elizabeth Town (Folio of the Register 106483/5), which adjoins the proposed development site of planning application PA/25/0114 to the north. They wish to convey to Council express concerns they hold in relation to this application. These concerns comprise the following:

1. Water access and use

My clients land at 89 Hill Street, Elizabeth Town is provided with a water easement over land identified as Lot 1 Samuel Street, Elizabeth Town (Folio of the Register 183499/1). This easement is understood to provide existing rights to my clients' land to draw, pump and convey water within a defined area and from the dam constructed at Folio of the Register 183499/1 for normal domestic, garden use and watering livestock depasturing on their land (by means of a pump motor through a pipe). Although it is noted that the land subject to the proposed planning application is provided with the same water easement rights as my clients, the level of historical consumption associated within this activity is understood to have been low. My clients therefore wish to express their concerns upon how the proposed subdivision may interact with and impact upon this 'shared' easement, particularly through virtue of potentially increased levels of accessibility and water consumption stimulated via the development.

Increased levels of water access activity may impact water quality, reduce storage capacity (due to increased consumption by additional landholders for domestic and fire-fighting storage purposes), increase noise (due to additional pumping activity), intrude upon the privacy of my client (noting the position of the water easement in relation to my clients' dwelling) and may negatively act to increase insurance premiums associated with my client's rightful utility of the water easement. It should also be highlighted that existing levels of utility of the water

12.1.3 Representation 2 - Planning Ahead Tas



Representation

4-lot Subdivision - 75 Hill Street, Elizabeth Town

easement are very limited, with consumption largely predicated on emergency backup supply (in case of bushfires), and particularly during the hotter, drier summer months – incidentally when the dam is at its lowest volumes.

It is a requirement that use and development proposals that fall within the ambit of consideration of the *Land Use Planning and Approvals Act 1993* (the LUPA Act) – such as this planning application – must act to further the objectives set out in Schedule 1 of the Act. Objectives stipulated under Schedule 1 of the LUPA Act are as follows:

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*
- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*
- (c) *to encourage public involvement in resource management and planning; and*
- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*
- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

My clients request Council's careful consideration of the potential negative impacts upon their lawful water easement presented by the proposal, with a view to mitigating any such impacts within its remit to do so under the provisions of the LUPA Act, the Council's planning scheme and made available via consideration of the subject planning application.

2. Electricity supply

My clients request that Council give consideration to new electricity connections for the lots that would be created by the subdivision to have to be provided via underground power connection (rather than introduction of any new power poles). This would act to preserve the aesthetics of the local area and improve fire safety management in an area that is readily identified by the Council's planning scheme maps as bushfire prone.

3. Impact on land values

Although not an express consideration of the statutory planning assessment process, my clients request that Council give consideration to potential impacts upon land values that may be consequential of intensification of development attributable to the proposed subdivision of land at 75 Hill Street, Elizabeth Town – particularly in relation to neighbouring properties and the local area.

It is noted that Council, pursuant to provisions of Part 3, Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and as part of any conditional approval of the proposed subdivision, is able to require a public open space contribution equivalent to 5% of the unimproved value of the land subject to the application, to be paid to Council prior to authorising the sealing of any Final Plan of Survey for the subdivision. My clients would seek Council's consideration of a commitment of these monies being invested toward town beautification works in the vicinity of the development site, subject to any approval being granted by the applicable Planning Authority for the development.

12.1.3 Representation 2 - Planning Ahead Tas



Representation

4-lot Subdivision - 75 Hill Street, Elizabeth Town

4. Council consent to making of application

It is noted that the application proposes the construction of two new vehicular accesses (crossovers) into proposed Lots 2 & 3 of the subdivision. These accesses are proposed to extend from the road verge of Hill Street through to the property boundary of each lot. It is noted that Hill Street is a sealed, Council-maintained public road.

Pursuant to Section 52(1B) of the LUPA Act, if land:

"in respect of which an application for a permit is required is Crown land, within the meaning of the [Crown Lands Act 1976](#), is owned by a council or is administered or owned by the Crown or a council and a planning scheme does not provide otherwise, the application must (a) be signed by the Minister of the Crown responsible for the administration of the land or by the general manager of the council; and (b) be accompanied by the written permission of that Minister or general manager to the making of the application."

Noting that the application (i) proposes development of land for which a planning permit is required and (ii) proposes development of land of which the council administers (Hill Street), it is submitted that the planning application necessarily requires the consent of Council's general manager to its making to ensure its validity. It is unclear whether such consent has been provided to the making of the application (noting that the second page of the submitted planning application form for the development has not been included upon the electronic version of the application available for access from Council's website).

We appreciate Council providing its due consideration of the matters raised within this representation during its proper assessment of the application against relevant provisions of the Tasmania Planning Scheme – Meander Valley.

Kind regards,

Planning Ahead Tasmania

A handwritten signature in black ink, appearing to read "R. Williams".

A black rectangular redaction box covering the name of the signatory.

Development Consultant

Jana Rockliff

From: [REDACTED]
Sent: Friday, 16 May 2025 11:55 AM
To: Planning - Meander Valley Council
Subject: changes at 75 Hill Street Elizabeth Town

To Whom It may concern

I understand that approval is being sort to sub-divide a 10 acre block at 75 Hill Street into four smaller blocks. Whilst I have no objections to this activity, I do however wish to raise concerns regarding planning in this area.

- No. 1 The road that leads into this estate is very narrow and thegutters on either side are very deep making it difficult to pass some vehicles on this road this will only continue to grow as a problem if more people move into this area.
- No. 2 There are no through roads in this estate. Despite there being a gazetted road on the plans for this area, the road has since been absorbed into a private property. If ever there were to be an issue such as bush fire between the homes and the access road as it stands there would be no safe exit for those living here. This would again be compounded by an increase in population in this estate.
- No.3 The road speed needs to be reduced to 60KPH to assist in slowing traffic and increasing safety. Again another thing that will be impacted by population growth in this estate.

As there are quite a number of larger blocks in this estate, I can envisage that in the near future more land owners may wish to subdivide. I am raising the concerns above so that council can get ahead of the possible issues with access and safety for this estate.

I would appreciate some correspondence on this issue and perhaps a conversation with the relevant councillor/town planner.

yours sincerely

[REDACTED]

[REDACTED]

Elizabeth Town

[REDACTED]

Planner's Advice: Applicable Standards

Background

An application has been received for the use and development of land located at 75 Hill Street, Elizabeth Town ('the site' - refer to Figure 1).

The application involves the:

1. Subdivision of the land into 4 lots;
2. Construction of two (2) additional vehicle crossings servicing Lots 2 and 3.



Figure 1: Aerial image showing the location and spatial extent of the site (Source: Spectrum).

The site has an area of 4.11ha and comprises an existing dwelling with associated outbuildings and infrastructure. The site is rectangular in shape being approximately 263m wide (east-west) and 156m deep (north-south). The existing dwelling is located on the higher elevation of the property with gentle to moderate slopes in the eastern, northern and southern direction (see Figure 2).

12.1.5 Planner's Advice - Applicable Standards



Figure 22: Aerial image showing the 0.5m contours (Source: Spectrum).

The low point of the property is in the north-western corner, where a waterway (dam) is located on the adjoining property. There is approximately 17.5m of fall across the site equating to an overall fall of 7.4%. The site is predominantly pasture with some vegetation around the existing dwelling and on the western side of the property (see Figures below).

The site is accessed off Hill Street. There is an existing vehicle access to the dwelling. There is also an existing vehicle access in the south-eastern corner of the site, providing access to 89 and 91 Hill Street. A 7.5m wide Right of Way easement provides passage for these properties along the eastern property boundary of the site. This existing access is proposed to be utilised for proposed Lot 4. The property has no access to reticulated services (water, sewer, stormwater).

The site and adjoining properties are assigned to the Low Density Residential zone and subject to the Elizabeth Town Specific Area Plan (refer to Figure 3) as well as the Bushfire Prone Areas Code and partially the Natural Asset Code (waterway and coastal protection area) (refer to Figure 4). This residential area is primarily accessed off the Bass Highway via Samuel Street. Some properties have direct property access off the Bass Highway.

12.1.5 Planner's Advice - Applicable Standards

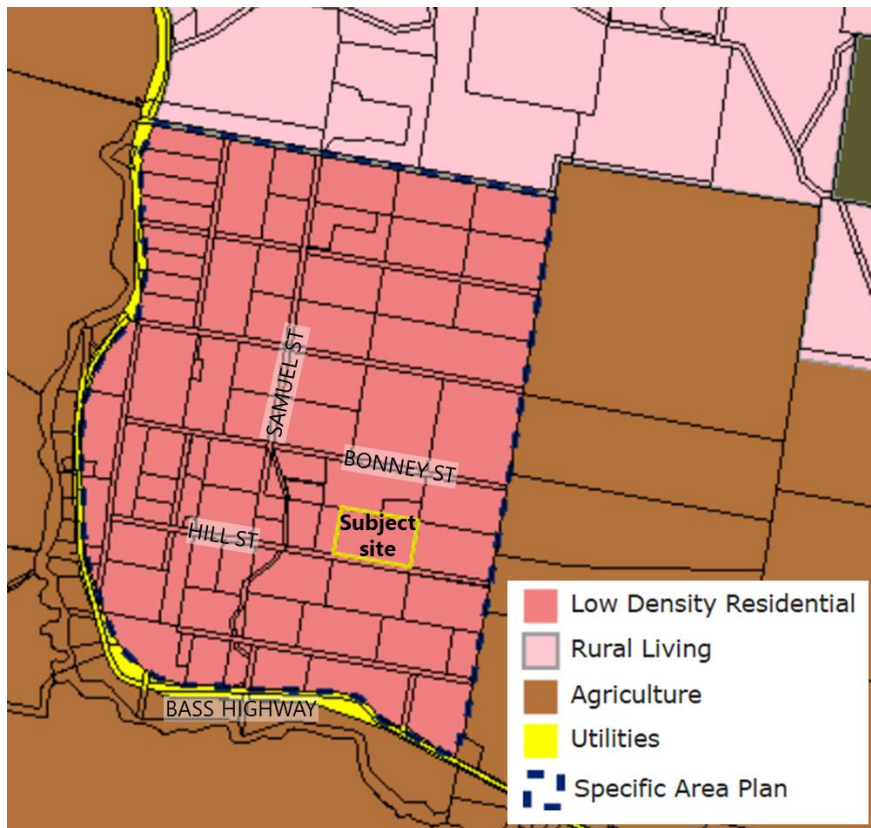


Figure 3: Zone map illustrating the zoning of the site and surrounding area (source: ListMap).



Figure 4: Planning Scheme overlay areas applicable to the site (source: Spectrum).

12.1.5 Planner's Advice - Applicable Standards

Development on the adjoining land includes single dwellings on larger properties, similar to the subject site in its current state. Properties along Samuel Street comprise single dwellings on smaller lots ranging from 0.5ha to 3.5ha.

Proposed Use and Development

The proposed development is for a subdivision to create 4 lots. One lot will comprise the existing residential developments, while the remaining three lots will be vacant. All four lots will be accessed via existing (Lots 1 and 4) or proposed vehicle access (Lots 2 and 3) off Hill Street. The proposed plan of subdivision is shown in Figure 5.



Figure 5: Proposed plan of subdivision (source: Application documents).

12.1.5 Planner's Advice - Applicable Standards



Figure 6: Site photo showing entrance to existing dwelling (proposed Lot 1).



Figure 7: Site photo from south-western property corner looking over proposed Lot 2.

12.1.5 Planner's Advice - Applicable Standards



Figure 8: Site photo showing the approximate vehicle access for Lot 3 looking to the north-western property corner.



Figure 9: Site photo from south-eastern property corner looking over proposed Lot 4.

Summary of Planner's Advice

This application was assessed against General Provisions Standards, as well as 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.

According to clause 6.2.6 of the Planning Scheme, development which is for subdivision does not need to be categorised into one of the Use Classes. The General Provision clause 7.10 has been assessed below.

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

7.0 General Provisions

Scheme Standard

Planner's Assessment

7.10 *Development Not Required to be Categorised into a Use Class*

7.10.1 *An application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority.*

The application is not required to be categorised into a Use Class under subclause 6.2.6 (sub-clause 6.2.6 states that development which is for subdivision does not need to be categorised into one of the use Classes). Sub-clause 6.8.2 applies to the proposal as the application relies on the Performance Criteria of any applicable standards. In accordance with sub-clause 6.8.2, the planning authority has discretion under clause 7.10 to refuse or permit a development that is not required to be categorised under sub-clause 6.2.6. The proposal has been assessed as a discretionary planning application in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*. The discretion of the planning authority has been exercised.

7.10.2 *An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.*

7.0 General Provisions

Scheme Standard

Planner's Assessment

The proposed subdivision has been assessed under the development standards for subdivision of the Low Density Residential Zone and the MEA-S9.0 Elizabeth Town Specific Area Plan. Each lot proposed in the plan of subdivision achieves compliance with the applicable standards by complying with the relevant Acceptable Solutions or satisfying the Performance Criteria. Therefore, the proposed lots are consistent with the objectives of the relevant standard. The proposed subdivision meets the requirements of the Lot Design standards particularly regarding their minimum lot size.

The proposed subdivision will not have an unreasonable detrimental impact on in adjoining uses or the amenity of the surrounding area.

7.10.3 *In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:*

- a) the purpose of the applicable zone;*
- b) the purpose of any applicable code;*
- c) any relevant local area objectives; and*
- d) the purpose of any applicable specific area plan.*

a) the purpose of the applicable zone

The purpose of the Low Density Residential Zone is:

- 10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.*
- 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.*
- 10.1.3 To provide for Visitor Accommodation that is compatible with residential character.*

The proposal is for the subdivision of land to create an additional three lots in the Low Density Residential Zone. The subject site is not connected to reticulated services and, therefore, larger size lots are required to facilitate on-site services. The proposed subdivision has the potential to provide for future residential use and development, with wastewater and stormwater managed on site. Based on the location of the site and the applied zoning to the land, it is expected that the proposed subdivision will allow for future residential development. Future non-residential development will be subject to the use and development standards of the Zone.

7.0 General Provisions

Scheme Standard

Planner's Assessment

b) the purpose of any applicable code;

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

The proposal is for subdivision only, creating three additional lots for future development. Lot 1 comprises an existing residential development with all associated infrastructure contained within the new lot boundaries. The proposed lot sizes comprise sufficient useable area to provide for sufficient access, parking, manoeuvring and circulation facilities for future developments. Hill Street is a local road with no pedestrian infrastructure. It is sealed from the intersection to Samuel Street past the subject site.

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

Hill Street is a local road, connected via Samuel Street (minor collector road) to the Bass Highway. The proposed vehicle crossings will be required to be constructed to an appropriate standard (will be conditioned). A traffic report has been prepared as part of the application and concluded that the proposed locations of the property accesses have sufficient sight distances and that the proposed subdivision and future development (anticipated for a single dwelling) will not impact on the safety and efficiency of the road network.

The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

7.0 General Provisions

Scheme Standard

Planner's Assessment

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The north-western corner of the property is subject to the waterway and coastal protection overlay. The proposed subdivision provides for sufficient building area entirely outside the overlay. The proposed subdivision does not impact on the water quality or the natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses. Future development will be subject to the use and development standards of the Code (if applicable).

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

A bushfire hazard management report was submitted as part of the subdivision application and concluded that each lot on the proposed plan of subdivision is capable of accommodating a future development to a BAL 19 rating.

c) any relevant local area objectives; and

There are no Local Area Objectives in the Low Density Residential Zone or the Elizabeth Town Specific Area Plan.

d) the purpose of any applicable specific area plan.

The purpose of the Elizabeth Town Specific Area Plan is:

MEA-S9.1.1 To provide for an additional lot yield without diminishing the character of the historic, low density arrangement of lots for the Elizabeth Town settlement.

7.0 General Provisions

Scheme Standard

Planner's Assessment

MEA-S9.1.2 To provide for a subdivision that facilitates separation distances between future dwellings, consistent with the existing character of the area.

The lot sizes in the Elizabeth Town settlement range from 1,500m² to 8ha. Properties along the bottom end of Samuael Street are generally of smaller lot sizes ranging from 0.5ha to 3.5ha. The proposed subdivision creates four lots with an area of about 1ha, consistent with the property adjoining the subject site to the west. The proposed new lots are mostly free of natural constraints, allowing a large area suitable for development. This will allow for dwelling separations, consistent with the existing character of the area.

10.0 Low Density Residential Zone

Scheme Standard

Planner's Assessment

Assessed Outcome

10.3.1 Discretionary uses

A1-A4

Lot 1 comprises an existing residential dwelling. Residential, if for a single dwelling, does not require a permit in this zone. Subdivision is according to 6.2.6 not required to be categorised into a use class.

Not Applicable

10.3.2 Visitor Accommodation

A1-A2

The proposal is for subdivision only.

Not Applicable

10.5 Development Standards for Dwellings

The proposal is for subdivision only.

Not Applicable

10.6 Development Standards for Non-Dwellings

The proposal is for subdivision only.

Not Applicable

10.6.1 Lot design

10.0 Low Density Residential Zone

Scheme Standard

Planner's Assessment

Assessed Outcome

A1 This clause is substituted by MEA-S9.8.1 see below. Not Applicable

A2

	Lot 1	Lot 2	Lot 3	Lot 4
Frontage	141.1m	67.9m	24.8m	30.2m

Complies with Acceptable Solution

Each lot on the proposed plan of subdivision has frontage of more than 20m.

A3 Each lot on the proposed plan of subdivision proposes a vehicle access point. A traffic impact assessment has been prepared to confirm suitability of the proposed vehicle access locations. Council, as the road authority, has provided landowner consent to the proposed subdivision. Complies with Acceptable Solution

10.6.2 Roads

A1 The proposed subdivision does not include the construction of a new road. Complies with Acceptable Solution

10.6.3 Services

A1 Elizabeth Town is not serviced by reticulated water. Complies with Acceptable Solution

A2 Elizabeth Town is not serviced by reticulated sewerage system. Each lot on the proposed plan of subdivision will rely on on-site wastewater disposal. **Relies on Performance Criteria**

A3 There is no public stormwater system available in the vicinity of the site. Each lot on the proposed plan of subdivision will rely on on-site stormwater disposal. **Relies on Performance Criteria**

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	<i>Planner's Assessment</i>	<i>Assessed Outcome</i>
C2.5	<i>Use Standards</i>	
	Subdivision is not required to be categorised into a use class. The existing access and car parking arrangements for proposed lot 1 are not impacted by the proposed subdivision. There are no applicable use standards.	Not Applicable
C2.6.1	<i>Construction of parking areas</i>	
A1	There are no access or parking area developments proposed.	Not Applicable
C2.6.2	<i>Design and layout of parking areas</i>	
A1.1	There are no access or parking area developments proposed. However, it is noted that the subject site comprises a gentle slope. Future developments are therefore considered to be able to comply with required driveway gradients.	Not Applicable
A1.2	Not applicable	
C2.6.3	<i>Number of accesses for vehicles</i>	
A1	Each lot on the proposed plan of subdivision will be provided with one (1) vehicle access.	Complies with Acceptable Solution
A2	Not within the Central Business zone or a pedestrian priority street.	Not Applicable
C2.6.4	<i>Lighting of parking areas within the General Business Zone and Central Business Zone</i>	
A1	Property is located within the Low Density Residential Zone.	Not Applicable
C2.6.5	<i>Pedestrian access</i>	

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
	Pedestrian access is not required.	Not Applicable
C2.6.6	<i>Loading bays</i>	
	No loading bays required or proposed.	Not Applicable
C2.6.7	<i>Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</i>	
	Property is located within the Low Density Residential Zone.	Not Applicable
C2.6.8	<i>Siting of parking and turning areas</i>	
	Property is located within the Low Density Residential Zone.	Not Applicable

C3.0 Road and Railway Assets Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C3.5.1	<i>Traffic generation at a vehicle crossing, level crossing or new junction</i>	
A1.1	Hill Street is not a Category 1 or limited access road.	Complies with Acceptable Solution
A1.2	Written consent for the construction of new vehicle crossings has been issued by the road authority.	
A1.3	No new private level crossing proposed.	
A1.4	Vehicular traffic will be increased on Lot 4 as it is proposed to utilise the existing vehicle access utilised by the properties to the rear. However, subdivision is not required to be categorised into a use class and there is no existing development on this lot. Vehicle traffic to and from Lot 4 is	

C3.0 Road and Railway Assets Code

<i>Scheme Standard</i>	<i>Planner's Assessment</i>	<i>Assessed Outcome</i>
	anticipated to be below 40 AADT, based on a residential use generating 6 AADT.	
A1.5	Hill Street is not a major road.	
C3.6.1	<i>Habitable buildings for sensitive uses within a road or railway attenuation area</i>	
A1	Property is not subject to a road or railway attenuation area.	Not Applicable
C3.7.1	<i>Subdivision for sensitive uses within a road or railway attenuation area</i>	
A1	Property is not subject to a road or railway attenuation area.	Not Applicable

C7.0 Natural Assets Code

<i>Scheme Standard</i>	<i>Planner's Assessment</i>	<i>Assessed Outcome</i>
C7.6.1	<i>Buildings and works within a waterway and coastal protection area or a future coastal refugia area</i>	
A1-A5	There are no developments proposed. Proposal is for subdivision only.	Not Applicable
C7.6.2	<i>Clearance within a priority vegetation area</i>	
A1	Property is not subject to a priority vegetation area.	Not Applicable
C7.7.1	<i>Subdivision within a waterway and coastal protection area or a future coastal refugia area</i>	
A1	The overlay is limited to an area of approx. 1,426m ² (62m x 23m), located in the north-western corner of the property.	Complies with Acceptable Solution

C7.0 Natural Assets Code

Scheme
Standard

Planner's Assessment

Assessed Outcome

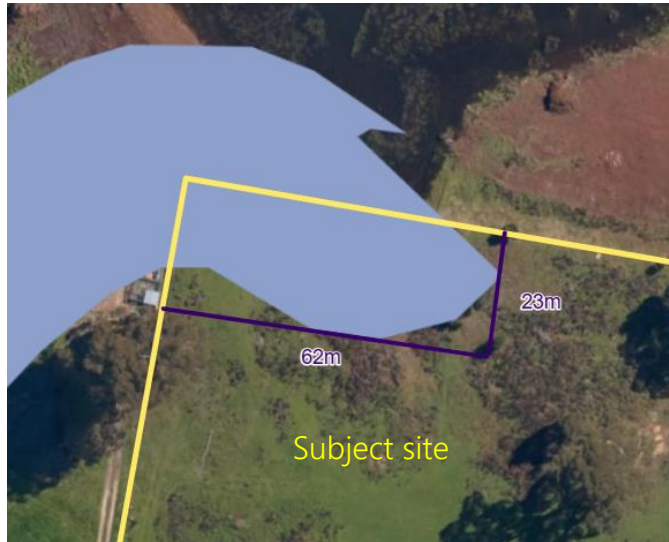


Figure 10: Extent of waterway overlay (source: Spectrum).

Only Lot 2 will be impacted by the overlay. Lot 2 has a land area of 1ha. Considering a minimum boundary setback of 5m (likely larger due to bushfire setbacks) an area of about 1,000m² (1%) of Lot 2 is impacted by the overlay. This still leaves sufficient area on proposed Lot 2 to provide for building areas, access and services outside the overlay.

C7.7.2 Subdivision within a priority vegetation area

A1

Property is not subject to a priority vegetation area.

Not Applicable

C13.0 Bushfire-Prone Areas Code

Scheme
Standard

Planner's Assessment

Assessed Outcome

C13.5

Use Standards

The proposed development is for subdivision only.

Not Applicable

C13.0 Bushfire-Prone Areas Code

<i>Scheme Standard</i>	<i>Planner's Assessment</i>	<i>Assessed Outcome</i>
C13.6.1	<i>Provision of hazard management areas</i>	
A1	A bushfire-hazard management report prepared by Scott Livingston was provided with the application. The report includes a site plan showing all existing or proposed building areas and required bushfire-hazard areas. A certificate under S51(2)(d) of the <i>Land Use Planning and Approvals Act 1993</i> is annexed to the report, demonstrating compliance with this clause.	Complies with Acceptable Solution
C13.6.2	<i>Public and fire fighting access</i>	
A1	The provided bushfire hazard management plan shows the layout of access arrangement for each lot. The bushfire report outlines the requirements for each lot based on an applied building envelope. Future developments will be required to construct required infrastructure prior to commencement of use. A Planning certificate from a qualified bushfire practitioner confirming compliance with the bushfire report prior to sealing of the Final Plan of Survey will be required (condition).	Complies with Acceptable Solution
C13.6.3	<i>Provision of water supply for fire fighting purposes</i>	
A1	Property is not serviced by reticulated water.	Not Applicable
A2	The provided bushfire hazard management plan shows the provision of water supply for firefighting purposes. The bushfire report outlines the requirements for each lot. Future developments will be required to construct required infrastructure prior to commencement of use. A Planning certificate from a qualified bushfire practitioner confirming compliance with the bushfire report prior to sealing of the Final Plan of Survey will be required (condition).	Complies with Acceptable Solution

MEA – S9.0 Elizabeth Town Specific Area Plan

**Scheme
Standard****Planner's Assessment****Assessed Outcome****MEA-S9.8.1 Lot design**

- A1 The clause has four (4) subclauses connected with 'or'. Therefore, only one of the subclauses are required to be complied with. Subclauses (b) to (d) cannot be complied with as the subdivision is not required for public use, for the provision of Utilities or is for consolidation. Subclause (a) is relevant to the proposal.

**Relies on Performance
Criteria**

	Lot 1	Lot 2	Lot 3	Lot 4
Lot size	1.02ha	1.05ha	1.04ha	1.01ha

Each lot on the plan of subdivision has an area of not less than 1ha.

Proposed Lot 1 comprises an existing dwelling required to comply with setback requirements set out in clause 10.4.3 A1 and A2. The frontage setback remains unchanged. The proposed minimum side and rear setbacks are 38.57m and 33.91m respectively. The required boundary setback is 5m.

Proposed Lots 1, 3 and 4 are of sufficient size to accommodate a 70m diameter circle within the lot boundaries. However, Lot 2 cannot meet this requirement. The frontage is only 67.9m and it is a rectangular shaped lot.

10.0 Low Density Residential Zone

Planning Scheme Provision	10.6.3 Services
	Objective <i>That the subdivision of land provides services for the future use and development of the land.</i>
	Performance Criteria P2 <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</i>

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
10.6.3 Performance Criteria P2	<p>The proposed subdivision creates 1ha lots. The property has a gentle overall slope of 7.4%. The existing waterway located in the north-western corner of the property will only impact about 1% of proposed Lot 2, leaving sufficient area for development wholly outside the protection overlay.</p> <p>The application has been referred to Council's Environmental Health team, which provided the following comment:</p> <p><i>The proposed lots are of a suitable size for disposal of wastewater on-site from a typical dwelling. An on-site wastewater report is not deemed necessary for this subdivision. The on-site wastewater system servicing the existing dwelling is contained within the proposed boundaries for Lot 1.</i></p>
10.6.3 Performance Criteria P2 Conclusion	<p>The proposed lot layout is considered suitable for on-site wastewater disposal. Any future application for development will require a wastewater design specifically for the proposed use and development. It is therefore concluded that all proposed lots are suitable for on-site wastewater. The proposed subdivision complies with Performance Criteria P2.</p>

10.0 Low Density Residential Zone

Planning Scheme Provision	10.6.3 Services
	<p>Objective</p> <p><i>That the subdivision of land provides services for the future use and development of the land.</i></p> <p>Performance Criteria P3</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the size of the lot;</i> <i>(b) topography of the site;</i> <i>(c) soil conditions;</i> <i>(d) any existing buildings on the site;</i> <i>(e) any area of the site covered by impervious surfaces; and</i> <i>(f) any watercourse on the land.</i>

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
10.6.3 Performance Criteria P3	The proposed development is for subdivision only, which is not required to be categorised into a use class. However, based on the surrounding area and applicable zoning to the land, it is anticipated that the intention is to utilise the lots for future residential developments. The property is not connected to a public stormwater system.
10.6.3 Performance Criteria P3(a)	Each proposed lot has a land area of about 1ha. There are no significant constraints restricting future developments on any of the lots.
10.6.3 Performance	The existing dwelling is located on the higher elevation of the property with gentle to moderate slopes in the eastern, northern and southern direction. The low point of the property is in the north-western corner, where a

12.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
Criteria P3(b)	waterway (dam) is located on the adjoining property. There is approximately 17.5m of fall across the site equating to an overall fall of 7.4%.
10.6.3 Performance Criteria P3(c)	<p>The dominant soil order for the Elizabeth Town area is Ferrosol (65%) and Rudosol(35%). Ferrosols are deep, well structured soils with a red or red-brown colour. These soils are formed mainly from weathering of basalt. These soils are relatively old soils. Rudosols are relatively young soils with only weak structures and no texture or colour change with depth (Source: ListMap; Soil Science Australia).</p> <p>The property is identified as moderate to well drained.</p> <div data-bbox="445 752 1361 1167" data-label="Figure"> </div> <p style="text-align: center;"><i>Figure 1: Soil drainage (source: ListMap).</i></p>
10.6.3 Performance Criteria P3(d)	The proposed Lot 1 comprises an existing dwelling and associated residential outbuildings with a total roofed area of about 421m ² . The lot has an area of 1.02ha, resulting in a site coverage of 4.13%.
10.6.3 Performance Criteria P3(e)	Proposed Lots 2 to 4 are vacant. Lot 4 comprises an existing gravel driveway within a right of way easement to provide access to the adjoining properties to the north. The existing dwelling on Lot 1 is also serviced by a gravel driveway. Impervious surfaces of Lot 1 are minimal compared to the lot size.
10.6.3 Performance Criteria P3(f)	A watercourse is located in the north-western corner of the property, leading into a dam located on the adjoining property.
10.6.3 Performance Criteria P3 Conclusion	Each lot on the proposed plan of subdivision comprises sufficient area for future development while providing large areas of pervious land suitable for on-site stormwater management. It is noted that future developments will rely on the collection of stormwater as drinking water supply, reducing

12.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	potential stormwater runoff which would need to be managed on site. The proposed subdivision complies with Performance Criteria P3.

MEA-S9.0 Elizabeth Town Specific Area Plan

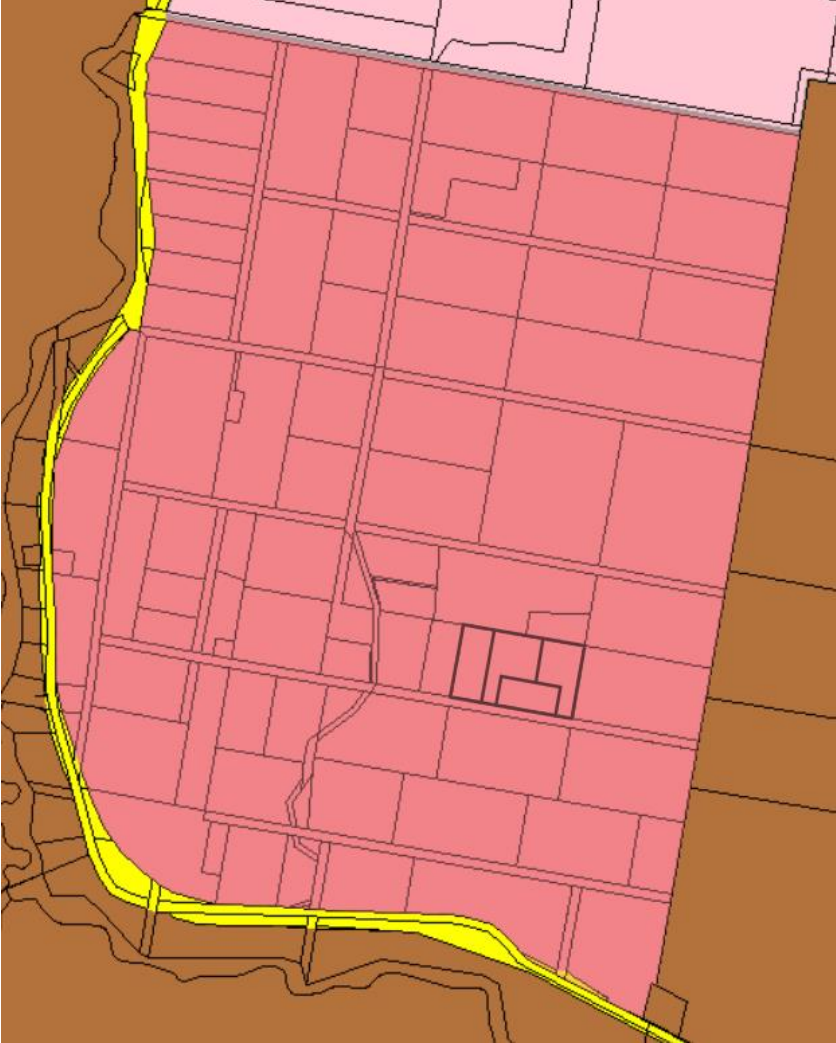
Planning Scheme Provision	MEA-S5.8.1 Lot design
	<p>Objective</p> <p>To provide:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots consistent with the character of the historic lot pattern and sizes within the Elizabeth Town settlement; (b) dimensions of lots that enables building areas that are substantially separated or can be screened; and (c) area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements. <p>Performance Criteria P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and the intended character, having regard to:</p> <ul style="list-style-type: none"> (a) the plan purpose; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots and whether the lots can achieve 50m separation between new building areas and existing building areas; (d) the topography of the site; (e) features that may screen visibility between building areas; (f) adequate provision of private open space; (g) adequate provision of drainage and wastewater disposal; (h) the pattern of development existing on established properties in the area; and (i) any constraints to development.

Summary of Planner's Advice

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.

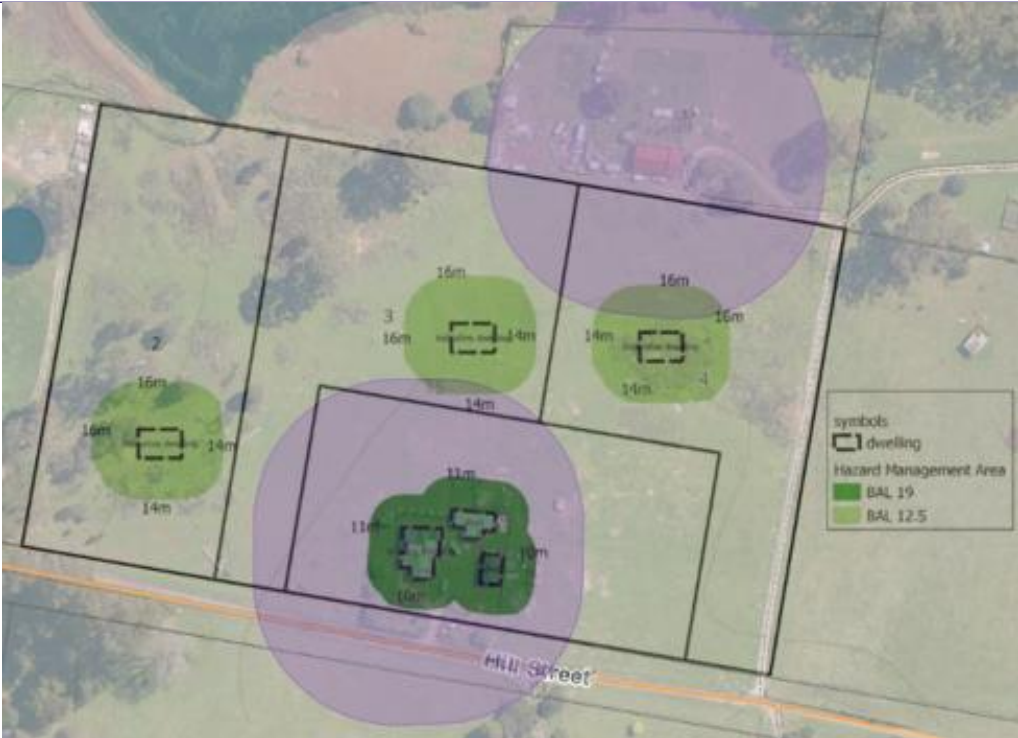
12.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
MEA-S9.8.1 Performance Criteria P1	The proposed subdivision complies with the applicable lot sizes and lot design criteria except that Lot 2 cannot contain a 70m diameter circle.
MEA-S9.8.1 Performance Criteria P1(a)	<p>The historic pattern of properties in Elizabeth Town is characterised by a grid like arrangement with mostly rectangular or square properties (see Figure 2). The proposed lot design matches existing lot layouts and does not diminish the existing historic, low density arrangement of lots, while providing for additional lot yield.</p>  <p><i>Figure 2: Existing lot pattern of Elizabeth Town with proposed subdivision layout.</i></p> <p>The proposal is for subdivision only. Future developments will need to be assessed against the provision of the Planning Scheme separately. However, Figure 3 shows that a 50m buffer applied to the existing dwellings on the property and adjoining property will leave sufficient area for future development while providing for a dwelling separation of 50m.</p>

12.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	 <p data-bbox="443 1115 1378 1149"><i>Figure 3: Proposed subdivision layout with 50m buffer applied to existing dwellings.</i></p> <p data-bbox="384 1167 1437 1245">The proposed subdivision is consistent with the purpose of the Specific Area Plan.</p>
<p data-bbox="165 1285 355 1406">MEA-S9.8.1 Performance Criteria P1(b)</p>	<p data-bbox="384 1285 1437 1487">Each proposed lot comprises an area of 1ha. The land is unconstrained with only a minimal impact to proposed Lot 2 caused by the existing waterway protection overlay (about 1%). Lot dimensions are sufficient to accommodate future developments complying with required boundary and bushfire setbacks.</p>
<p data-bbox="165 1532 355 1653">MEA-S9.8.1 Performance Criteria P1(c)</p>	<p data-bbox="384 1532 1437 1695">The proposed plan of subdivision did not nominate building areas; however, the provided bushfire report has proposed building areas compliant with BAL 12.5. Figure 4 below shows that the intended building areas achieve a 50m separation from existing dwellings.</p>

12.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	 <p data-bbox="432 1048 1390 1081"><i>Figure 4: Bushfire report building areas with 50m buffer applied to existing dwellings.</i></p>
MEA-S9.8.1 Performance Criteria P1(d)	<p>The existing dwelling is located on the higher elevation of the property with gentle to moderate slopes in the eastern, northern and southern direction. The low point of the property is in the north-western corner, where a waterway (dam) is located on the adjoining property. There is approximately 17.5m of fall across the site equating to an overall fall of 7.4%.</p>
MEA-S5.7.1 Performance Criteria P2(e)	<p>The site is predominantly pasture with some vegetation around the existing dwelling and on the western side of the property. Existing dwellings provides some vegetation screening mainly towards Hill Street and to the western side.</p>
MEA-S9.8.1 Performance Criteria P1(f)	<p>Each lot provides for a lot area of 1ha, leaving sufficient space for private open space.</p>
MEA-S9.8.1 Performance Criteria P1(g)	<p>Each lot provides for a lot area of 1ha, leaving sufficient area for wastewater and stormwater disposal. More details have been provided under the assessment 10.6.3 P2 & P3 above, concluding that all lots are capable of accommodating on-site services.</p>

12.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
MEA-S9.8.1 Performance Criteria P1(h)	Development on the adjoining land includes single dwellings on larger properties, similar to the subject site in its current state. Properties along Samuel Street comprise single dwellings on smaller lots ranging from 0.5ha to 3.5ha. The proposed subdivision, as outlined above, does not distract from the historic low density lot arrangement. Dwelling separations can be achieved, consistent with existing separations on established properties in the area.
MEA-S9.8.1 Performance Criteria P1(i)	The property is mostly unconstrained except for a small area in the north-western corner overlayed with a waterway protection area. This area impacts about 1% of proposed lot 2.
MEA-S9.8.1 Performance Criteria P1 Conclusion	All proposed lots are of sufficient size and configuration suitable for development for their intended use while not diminishing the existing character of the area. The proposed subdivision complies with Performance Criteria P1.

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.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? ☐ Yes ☒ No
 - Have you already received a Planning Review for this proposal? ☐ Yes ☒ No
 - Is a new vehicle access or crossover required? ☒ Yes ☐ No
- Indicate by ✓ box

PROPERTY DETAILS:

Address:	<input type="text" value="75 Hill Street"/>	Certificate of Title:	<input type="text" value="198171"/>
Suburb:	<input type="text" value="Elizabeth Town"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="4"/>
Land area:	<input type="text" value="4.1ha"/>	m^2 / ha	
Present use of land/building:	<input type="text" value="Residential"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No
- Heritage Listed Property: ☐ Yes ☒ No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|--|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m^2 New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 198171	FOLIO 4
EDITION 4	DATE OF ISSUE 27-Apr-2009

SEARCH DATE : 10-Sep-2024

SEARCH TIME : 10.20 AM

DESCRIPTION OF LAND

Town of ELIZABETH TOWN

Lot 4 on Plan 198171

Derivation : Whole of Lot 4, Section K Gtd to J H Huett

Prior CT 2660/42

SCHEDULE 1

M225476 TRANSFER to MARK ANDREW STEPHENS and TERESKA NAOMI
STEPHENS Registered 27-Apr-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: the right to draw pump and convey water
from a dam constructed within the land marked B.C.D.E.
on Plan No. 198171 for normal domestic and garden use
and for market gardening watering and watering
livestock depasturing on the said land within
described along and within the land A.B.C. on Plan No.
198171 by means of a pump motor through a pipe (the
outlet of which shall not exceed 20 millimetres in
diameter) and not less than 460 millimetres below the
surface of the said land marked A.B.C. with the right
to erect a shed to protect the pump and motor and to
convey electric power to the said motor by wires
hanging not lower than six metres above the surface
of the said land marked A.B.C. and to erect poles
within the said land marked A.B.C. for that purpose

BENEFITING EASEMENT: the right from time to time and at all
times to maintain and clean a dam within the said
land marked B.C.D.E. and the right to store water
behind such dam within the said land marked B.C.D.E.

BURDENING EASEMENT: a right of carriageway (appurtenant to the
land comprised in Certificate of Title Volume 4054
Folio 20) over the strip of land marked F.G. on Plan
No. 198171

C911017 MORTGAGE to Trust Company Fiduciary Services Limited
Registered 27-Apr-2009 at 12.01 PM

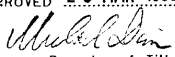
UNREGISTERED DEALINGS AND NOTATIONS

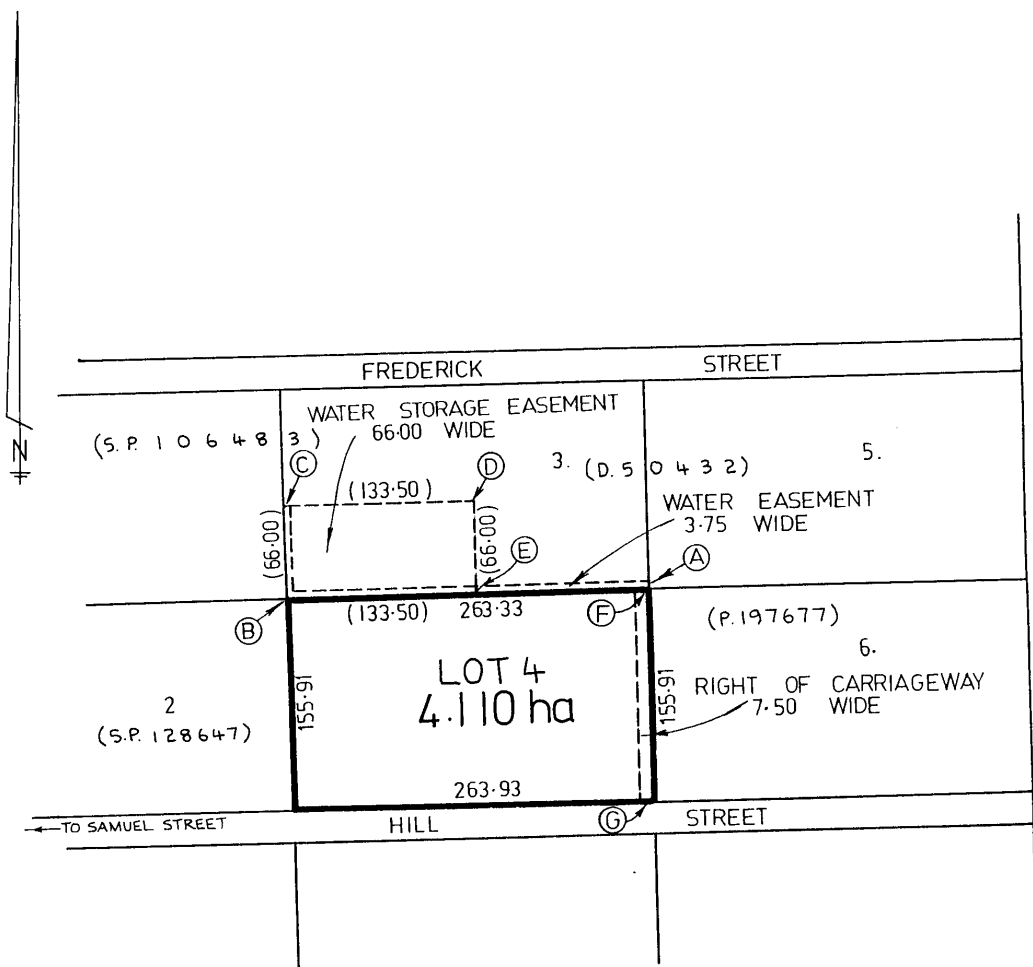
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER FOLIO REFERENCE C.T. 2660/42 GRANTEE		PLAN OF TITLE LOCATION TOWN OF ELIZABETH TOWN (SEC. K) FIRST SURVEY PLAN No. COMPILED BY LTO SCALE 1: 3000 LENGTHS IN METRES		Registered Number <div style="font-size: 1.2em; font-weight: bold;">P.198171</div> APPROVED <u>29 MAR 1999</u>  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 121 (4640)	LAST UPI No FHA70	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



The diagram illustrates Lot 4, a rectangular parcel measuring 4.110 ha. It is situated between Frederick Street to the north and Hill Street to the south. To the west, it is bounded by Samuel Street. The plan shows several key features:

- Water Storage Easement:** A 66.00 wide easement running along the northern boundary of Lot 4, adjacent to Frederick Street. It is marked with points C, D, and E.
- Water Easement:** A 3.75 wide easement located to the east of Lot 4, marked with point A.
- Right of Carriageway:** A 7.50 wide easement running along the southern boundary of Lot 4, adjacent to Hill Street. It is marked with point G.
- Dimensions and Bearings:** The northern boundary of Lot 4 is 133.50 units long. The eastern boundary is 155.91 units long. The southern boundary is 263.93 units long. The western boundary is 155.91 units long. A bearing of (S.P. 10648) is noted for the northern boundary, and (S.P. 128647) for the western boundary.
- Adjacent Lots:** Lot 3 (D.50432) is to the north-east, Lot 5 is to the east, and Lot 6 (P.197677) is to the south-east.
- Other Markings:** Points B, C, D, E, F, and G are marked at various corners and boundaries. A north arrow is located on the left side of the diagram.

DAB



Planning Report

75 Hill Street, Elizabeth Town

53488 | 17/10/2024

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PDA Contributors

Planning	Allan Brooks	17/010/2024
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Revision History

Revision	Description	Date
01	First issue	17/10/2024

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EXECUTIVE SUMMARY

Council approval is sought for a 4 lot subdivision at 75 Hill Street, Elizabeth Town (FR 198171/4).

The proposal satisfies the *Tasmanian Planning Scheme – Meander Valley*.

A permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Meander Valley*.

Development Details:

Property Address	75 Hill Street, Elizabeth Town
Proposal	4 Lot Subdivision
Land Area	4.11ha

C/T	198171/4
PID	7124743
Planning Ordinance	Tasmanian Planning Scheme – Meander Valley
Land Zoning	Low Density Residential
Specific Area Plan	Elizabeth Town Specific Area Plan
Code Overlays	Bushfire Prone Area

1. Introduction/Context

Council approval is sought for a 4 lot subdivision at 75 Hill Street, Elizabeth Town (FR 198171/4). In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Completed Development Application Form
- The title plan and folio text
- Bushfire Hazard Assessment

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2024)

The land is majority vacant, with dwelling and associated outbuildings.

1.2. Existing Development

The site has an existing dwelling and associated outbuildings on proposed Lot 1.

1.3. Natural Values

There are no known natural values on the site.

2. The Proposal

A planning permit for a 4 Lot subdivision is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and *Clause 6.8.1 of the Tasmanian Planning Scheme - Meander Valley*. It is proposed to create 4 lots. Proposed lot 1 will contact the existing dwelling and outbuildings and the remaining lots are vacant. Each lot will have its own access apart from Lot 4 which will utilise the same access as the 89 Hill Street.



Figure 2. Proposed Plan of Subdivision

3. Planning Assessment

This current proposal for a 4 lot Subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Meander Valley*.

3.1 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located within the Low Density Zone and surrounded by the same zone.

3.2 MEA-S9.8 Development Standards for Subdivision

MEA-S9.8.1 Lot Design

This clause is in substitution for Low Density Residential Zone – Clause 10.6.1 Lot Design A1 and P1

Objective:

To provide for:

- a) Density and dimensions of lots consistent with the character of the historic lot pattern and sizes within Elizabeth Town settlement;
- b) Dimensions of lots that enables building areas that are substantially separated or can be screened; and
- c) Area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- a) Have an area no less than 1ha and:
 - i. Be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and
 - ii. Existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;
- b) be required for public use by the Crown, a council or state authority;
- c) be required for the provisions of Utilities; or
- d) be for the consolidation of a lot with another lot provided each lot is within the same zone

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and the intended character, having regard to:

- a) the plan purpose;
- b) the relevant requirements for development of buildings on the lots;
- c) the intended location of buildings on the lots and whether the lots can achieve 50m separate between new building areas and existing building areas;
- d) the topography of the site;
- e) features that may screen visibility between building areas;
- f) adequate provision of private open space;
- g) adequate provision of drainage and wastewater disposal;
- h) the pattern of development existing on established properties in the area;
- i) any constraints to development.
- j)

Comment:

P1 is met. Due to the 70m diameter circle, we can't meet the requirements of the acceptable solution. Each lot is over 1ha in size and meets the character of the area of Elizabeth Town.

Each lot has adequate area for development with an onsite drainage building, and likely, buildings would be separated by more than 50m. There is no limitation with the topography of the site to development apart from the north west corner that has a waterway. This waterway and the existing right of way are the only constraints on further developing the vacant lots but there is adequate area outside of these to develop.

3.3 Zone Standards – Low Density

10.6.1 Lot Design

Objective:

That each lot:

- a) has an area and dimensions appropriate for use and development in the zone;
- b) is provided with appropriate access to a road;
- c) contains areas which are suitable for residential development.

Acceptable Solutions

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.

Performance Criteria

P2

Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:

- a) the width of frontage proposed, if any
- b) the number of other lots which have the land subject to the right of carriageway as their sole or principal mean of access;
- c) the topography of the site;
- d) the ability to manoeuvre vehicles on the site; and
- e) the pattern of development existing on established properties in the area,

and is not less than 3.6m wide.

Comment:**A2 is met**

All lots have frontage greater than 20m.

Acceptable Solutions**A3**

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.

Performance Criteria**P3**

Each lot, or proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any having regard to:

- a) the topography of the site
- b) the distance between the lot or building area and the carriageway;
- c) the nature of the road and the traffic;
- d) the anticipated nature of vehicles likely to access the site; and
- e) the ability for emergency services to access the site.

Comment:

A3 is met: Each lot will have a vehicular access from a boundary in accordance with the requirements of the road authority.

10.6.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides;

- a) the provisions of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions**A1**

The Subdivision includes no new roads.

Performance Criteria**P1**

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:

- a) any relevant road network plan adopted by council;
- b) the existing and proposed road hierarchy;

	<ul style="list-style-type: none"> c) the need for connecting roads and pedestrian path, to common boundaries with adjoining land, to facilitate future subdivision potential; d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; e) minimise the travel distance between key destinations such as shops and services and public transport routes; f) access to public transport; g) the efficient and safe movement of pedestrians, cyclists and public transport; h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; i) the topography of the site; and j) the future subdivision potential of any balance lots on adjoining or adjacent land.
<p>Comment:</p> <p>A1 is met: No new road is proposed as part of the subdivision.</p>	

10.6.3 Services

<p>Objective: That the subdivision of land provides services for the future use and development of the land.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> a) be connected to a full water supply service if the frontage of the lot is 	<p>P1 No Performance Criterion.</p>

<p>within 30m of a full water supply service; or:</p> <p>b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	
<p>Comment:</p> <p>A1 is N/A Site isn't in an area with a water supply.</p>	
Acceptable Solutions	Performance Criteria
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2</p> <p>Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an onsite wastewater treatment system adequate for the future use and development of the land.</p>
<p>Comment:</p> <p>P2 is met: Lot 1 has an existing onsite-waste water system, the remaining lots have adequate area for onsite drainage. Lots are consistent with the surrounding area and meet the requirements of MEA-S9.8 Acceptable solution lot size.</p>	
Acceptable Solutions	Performance Criteria
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or proposed in a plan of subdivision, must be capable of accommodating an onsite stormwater management system adequate for the future use and development of the land, having regards to:</p> <ul style="list-style-type: none"> a) the size of the lots b) topography of the site c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.
<p>Comment:</p>	

P3 is met: Each loach lot can contain stormwater onsite through natural drainage. Onsite Stormwater to be utilised for each lot, no concentrated stream to affect any neighbouring lot and stormwater to disperse through the soil. There is no water supply in the area, so capture of rain will be required for water supply, further limiting stormwater discharge from impervious surfaces.

3.4 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

Code	Comments:
C1.0 Signs Code	N/A

C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A no proposed works are within the overlay.
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	Please find attached Bushfire Hazard Management report by Livingston Natural Resource Services.
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

C2.0 Parking and Sustainable Transport Code

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 Solutions

Performance Criteria

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
 - (b) no more than the existing number of accesses,
- whichever is the greater.

Response:

A1 is met: Each lot has no more than one vehicle access point per road frontage

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Hazard Management Plan has been prepared and supplied to support the proposed subdivision. Please see the bushfire report for recommendations.

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for a 4 Lot subdivision at 75 Hill Street, Elizabeth Town meets all applicable requirements of the Tasmanian Planning Scheme – Meander Valley.

Yours faithfully,

Allan Brooks



On behalf of
PDA Surveyors, Engineers and Planners

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12.1.7 Planning Application Documents



Bushfire Hazard Management Report: Subdivision

Report for: Terry Stephens

Property Location: 75 Hill Street, Elizabeth Town

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 14th November 2024
Version: 1



12.1.7 Planning Application Documents

Summary

Client: Terry Stephens

Property identification: CT 198171/4, PID 7124743
75 Hill Street, Elizabeth Town
Current zoning: Low Density Residential, Tasmanian Planning Scheme -Meander Valley

Proposal: A 4 lot subdivision is proposed from an existing title CT 198171/4 at 75 Hill Street, Elizabeth Town.

Assessment by:



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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12.1.7 Planning Application Documents

DESCRIPTION

A 4 lot subdivision is proposed from an existing title CT 198171/4 at 75 Hill Street, Elizabeth Town. The area is mapped as Bushfire prone in Planning Scheme overlays.

The property is pasture with occasional trees in the northwestern portion. Lot 1 has an existing dwelling and outbuildings. Surrounding land is grassland and forest mosaic.

There is an existing right of way along the eastern boundary to service 2 lots to the north. The area is not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

Lot		North	East	South	West
1	Vegetation within 100m of existing dwelling	0-7m low threat, 7-100m grassland	0-26m low threat, 26-100m grassland	0-25m low threat, 25-100m grassland	0-8m low threat, 8-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Downslope 0-5°
	BAL Rating at boundary	BAL 29	BAL 12.5	BAL 12.5	BAL FZ
	BAL Rating with extended HMA	BAL 19			
2	Vegetation within 100m of lot boundaries	0-100m grassland / water	0-100m grassland	0-35+m forest, 35+-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Downslope 0-5°
	BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setback and HMA	BAL 12.5 / BAL 19			
3, 4	Vegetation within 100m of lot boundaries	0-65m grassland low threat mosaic, 65-100m forest	0-100m grassland	0-100m grassland	0-100m grassland

12.1.7 Planning Application Documents

	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	Flat/ Upslope	Downslope 0-5°
	BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setback and HMA	BAL 12.5 / BAL 19			

BUILDING AREA BAL RATING

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

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied.

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 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/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

Setbacks from vegetation for BAL 12.5 & 19 Construction.

	Slope	Grassland	Forest
BAL 12.5	Flat/ Upslope	14m	32m
	Down slope 0-5°	16m	38m
BAL 19	Flat/ Upslope	10m	23m
	Down slope 0-5°	11m	27m

PROPOSED LOT BAL RATING



Figure 1: Proposed Lots BAL 19 building area

HAZARD MANAGEMENT AREA

An extended hazard management area of low threat vegetation must be maintained around the existing dwelling and outbuildings within 6m from sealing of titles and in perpetuity. Where the HMA extends into pasture areas they must be less than 100mm in height when cured.

A hazard management area of low threat vegetation must be maintained around any future habitable building from commencement of construction and in perpetuity.

Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards



ROADS

Lots have frontage to Hill Street. No roads are required for the subdivision.

PROPERTY ACCESS

Access to a habitable building with must comply with the relevant elements of Table C13.2. Access to water supply points will be required and must met Element B. Access to Lot 1 existing dwelling is complaint no additional access is required unless the static water supply is more than 3m from that access.

The access on lot 4 is likely to utilise the existing access / ROW that services 2 lots to the north and if so will require a passing bay no more than 100m from the Hil Street entry. Access to lots 2, 3 & 4 must be in place prior to the commencement of construction of a habitable building.

Table C13.2: Standards for Property Access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to	There are no specified design and construction requirements.

12.1.7 Planning Application Documents

	access a fire fighting water point.	
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated water supply, and all building areas will require a static water supply compliant with table C13.5. The Lot 1 existing dwelling must have a static water supply prior to sealing of titles. Future habitable buildings must have static water supplies prior to the commencement of construction.

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Table C13.5

Ele		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; 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; 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; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and 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: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is:

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Ele		Requirement
		<ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>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</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (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 carriageway equivalent to the standard of the property access.

CONCLUSIONS

A 4 lot subdivision is proposed from an existing title CT 198171/4 at 75 Hill Street, Elizabeth Town. The area is mapped as bushfire prone.

There is a sufficient area on the proposed lots to provide for a BAL 19 building area, with reduced building area and increased setback at BAL 12.5. Hazard Management Areas and water supply will be required to be in place prior to the sealing of titles for the existing lot 1 dwelling and maintained in perpetuity.

Hazard Management Areas, access and water supply will be required to be in place prior to the commencement of construction of a habitable building and maintained in perpetuity. The existing right of way on lot 4 will require a passing bay at no more than 100m from Hill Street if used as access for lot 4.

REFERENCES

Tasmanian Planning Scheme – Meander Valley

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*

APPENDIX 1 – MAPS

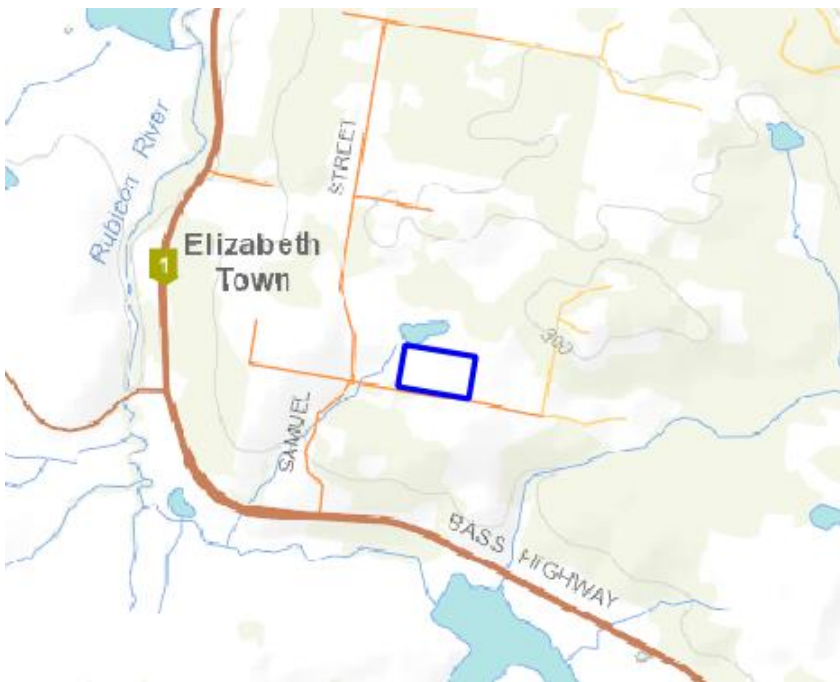


Figure 2: Location existing title in blue



Figure 3: Aerial Image

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Figure 4: Proposed Subdivision Plan

APPENDIX 2 – PHOTO



Figure 5 Existing dwelling, lot 1



Figure 6: North across Lot 1

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Figure 7: east across lot 4



Figure 8: north across lot 2

Bushfire Hazard Management Plan:

Construction: BAL 12.5 / BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

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)

Land within the lots and within the distances shown must be managed as low threat vegetation. Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.

Proposed Development	4 lot subdivision from 1 title
Plan of Subdivision	PDA Surveyors, Proposed Subdivision
Property Owner	Terry Stephens
Address	75 Hill Street, Elizabeth Town
CT	198171/4
PID	7124743

for the existing dwelling on lot 1 the following must be installed/ compliant prior to sealing of titles and maintained in perpetuity:

- Hazard Management Area
- Access (if required) to water supply point
- Water Supply

for future habitable buildings the following must be installed/ compliant prior to the commencement of construction and be maintained in perpetuity:

- Hazard Management Area
- Access

Access & Water Supply

See report for specifications



This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme –Meander Valley . This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 75 Hill St Elizabeth Town. Livingston Natural Resource Services.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 14/11/2024

SRL24/705

Scott Livingston



BUSHFIRE-PRONE AREAS CODE**CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address: 75 Hill Street, Elizabeth Town

Certificate of Title / PID: CT 198171/4, PID 7124743

2. Proposed Use or Development

Description of proposed Use and Development: Subdivision, 4 lots from 1 lot

Applicable Planning Scheme: Tasmanian Planning Scheme -Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, 75 Hill Street, Elizabeth Town	Scott Livingston	14/11/2024	1
Bushfire Hazard Management Plan, 75 Hill Street, Elizabeth Town	Scott Livingston	14/11/2024	1
Plan of Subdivision	PDA Surveyors	17/9/2024	P01

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement

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

12.1.7 Planning Application Documents

<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk
--------------------------	----------------------	-------------------------------

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>

12.1.7 Planning Application Documents

<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

12.1.7 Planning Application Documents

5. Bushfire Hazard Practitioner

Name: Scott Livingston

Phone No: 0438 951 021

Postal Address: PO Box 178 Orford. 7190

Email Address: scottlivingston.lnrs@gmail.com

Accreditation No: BFP – 105

Scope: 1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Scott Livingston

Date: 14/11/2024

Certificate
Number: SRL 24/70S
(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321****Form 55**

To: Owner /Agent
 Address
 Suburb/postcod

Qualified person details:

Qualified person:
 Address: Phone No:
 Fax No:
 Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: (description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: Lot No:
 Certificate of title No
 The assessable item related to this certificate: (description of the assessable item being certified)
 Assessable item includes –
 - a material;
 - a design
 - a form of construction
 - a document
 - testing of a component, building system or plumbing system
 - an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

12.1.7 Planning Application Documents

building work, plumbing work or plumbing installation or demolition work:

☒

or

a building, temporary structure or plumbing installation:

☐

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant
calculations:

References:

Australian Standard 3959
Planning Directive No.5.1
Tasmanian Planning Scheme
Building Amendment Regulations 2016

12.1.7 Planning Application Documents

Director of Building Control, Determination

- Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Director's Determination for Bushfire Hazard Areas v1.2 2024

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as - BAL 19 / BAL 12.5

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, Director's Determination for Bushfire Hazard Areas v1.2 2024

Scope and/or Limitations

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 Tasmanian Planning Scheme Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

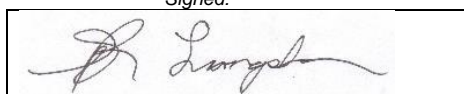
The inspection has been undertaken and report provided on the understanding that;-

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:

Signed:



Certificate No:

SRL 24/70S

Date:

14/11/2024



**75 HILL STREET SUBDIVISION
ELIZABETH TOWN**

TRAFFIC IMPACT ASSESSMENT

MARCH 2025



Traffic Impact Assessment



75 Hill Street Subdivision Elizabeth Town

TRAFFIC IMPACT ASSESSMENT

- Draft Report
- March 2025

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Traffic Impact Assessment



Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	20 th Mar 2025	R Burk	R Burk	20 th Mar 2025	Draft

Distribution of copies

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Author:	Richard Burk
Project manager:	Richard Burk
Name of organisation:	
Name of project:	75 Hill St TIA
Name of document:	75 Hill St TIA
Document version:	Draft

Traffic Impact Assessment



1. Introduction

1.1 Background

In accordance with Tasmanian Planning Scheme – Meander Valley requirements a Traffic Impact Assessment (TIA) has been prepared to assess the proposed subdivision of 75 Hill Street, Elizabeth Town including consideration of:

- additional traffic.
- the impact of the additional traffic on the existing road network
- Any changes required to accommodate the additional traffic.

The TIA has been prepared based on Department of State Growth (DSG) guidelines.

1.2 Objectives

A Traffic Impact Assessment is a means for assisting in the planning and design of sustainable development proposals that consider:

- Safety
- Capacity
- Equity and social justice
- Economic efficiency
- The environment
- Future development

This report considers traffic projections to 10 years beyond the opening of the development.

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on Hill Street.

1.4 References

- RTA Guide to Traffic Generating Development 2002
- Tasmanian Planning Scheme – Meander Valley
- Austroads Guide Road Design Part 4A: Unsignalized & Signalised Intersections 2021
- Guide to Traffic Management Part 6: Intersections, Interchanges & Crossings 2020.
- LGAT Tasmanian Standard Drawings

12.1.7 Planning Application Documents

Traffic Impact Assessment



1.5 Statement of Experience and Qualifications

This TIA has been prepared by Richard Burk, an experienced and qualified traffic engineer in accordance with the requirements of the Department of State Growth's guidelines and Council's requirements. Richard's experience and qualifications include:

- 38 years professional experience in road and traffic engineering industry
 - Manager Traffic Engineering at the Department of State Growth until May 2017.
 - Previous National committee membership with Austroads Traffic Management Working Group and State Road Authorities Pavement Marking Working Group
- Master of Traffic, Monash University, 2004
- Post Graduate Diploma in Management, Deakin University, 1995
- Bachelor of Civil Engineering, University of Tasmania, 1987

A handwritten signature in blue ink, appearing to read 'R Burk'.

Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd

12.1.7 Planning Application Documents

Traffic Impact Assessment



1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.
Austroroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.

12.1.7 Planning Application Documents

Traffic Impact Assessment



Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

1.7 Site Specific Glossary of Terms

MVC	Meander Valley Council
SSA	Safe System Assessment

Traffic Impact Assessment



2. Site Description

The proposal involves subdivision of 75 Hill Street, Elizabeth Town some 900m North of the Bass Highway. The site location, adjacent road network and lot layout are shown in Figures 1- 4 respectively, also see subdivision plan in Appendix A.

Figure 1 - Location of proposed development



Source: LISTmap, DPIPW

Traffic Impact Assessment



Figure 2 – Adjacent Road Network

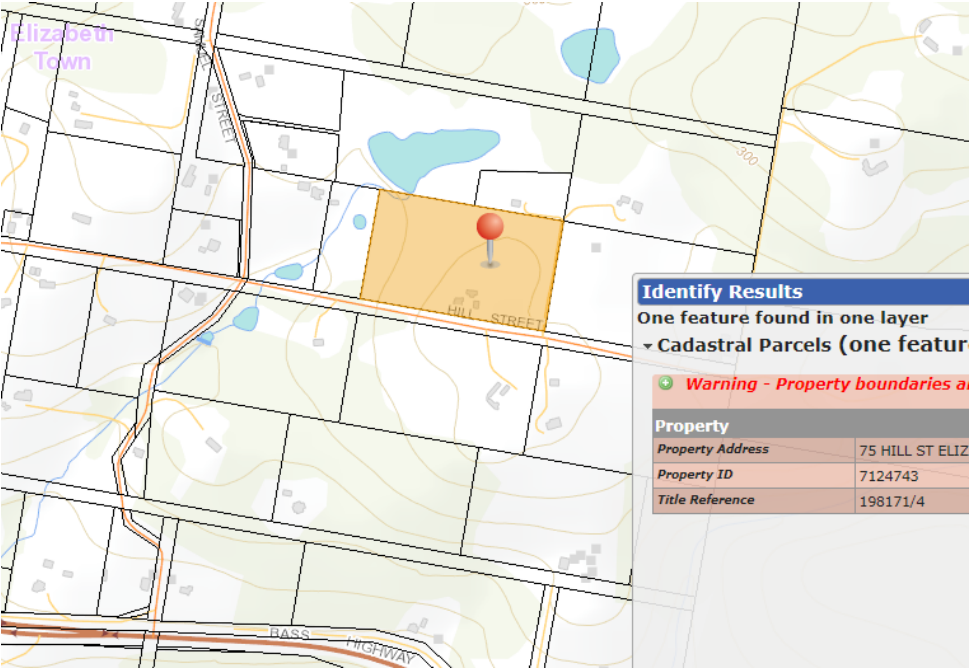


Figure 3 – Aerial view of road network adjacent the development site



Source: LISTmap, DPIPWE



3. Development Proposal & Planning Scheme

3.1 Description of Proposed Development

The proposed rezoning of the existing property at 75 Hill Street into 4 lots will eventually result in construction of accesses to proposed lots 2,3 & 4 with Lot 1 having the existing access. The subdivision layout plan is shown in Figure 4 and attached in Appendix A.

Figure 4 – Proposed lot layout at 75 Hill Street



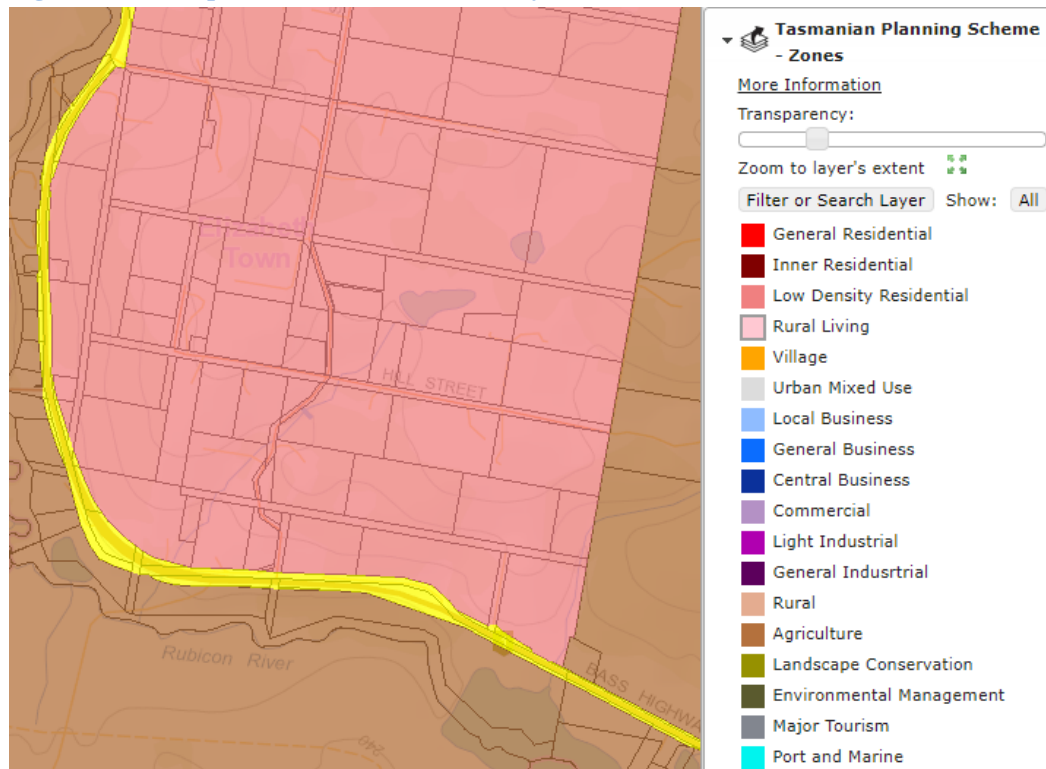
Traffic Impact Assessment



3.2 Council Planning Scheme

The site involves land currently zoned Low Density Residential in accordance with the Tasmanian Planning Scheme – Meander Valley, see Figure 5.

Figure 5 – Development site zoned Low Density Residential.



Source: LISTmap, DPIPW

3.3 Local Road Network Objectives

To maintain safe and efficient operation of the Council Road network for all road users and in accordance with the Tasmanian Planning Scheme – Meander Valley.



4. Existing Conditions

4.1 Transport Network

The transport network adjacent to the development site consists of Hill Street which is a Council Road and not part of the Tasmanian 26m B Double network, see Appendix D.

4.2 Samuel Street

Samuel Street is a rural standard road and provides access to Elizabeth Town. Accordingly, the street functions as a minor collector road in the Council Road Hierarchy but has a very low AADT estimated at 100 vpd (2025). Elizabeth Town is considered a Township and accordingly the General Urban Speed Limit of 50 km/h applies. The speed environment is estimated at 50km/h.

The road has a sealed rural standard with no footpaths or kerb and channel or on street parking. The road seal width is 4.5m with grassed verges. Guideposts provide delineation.

4.3 Hill Street

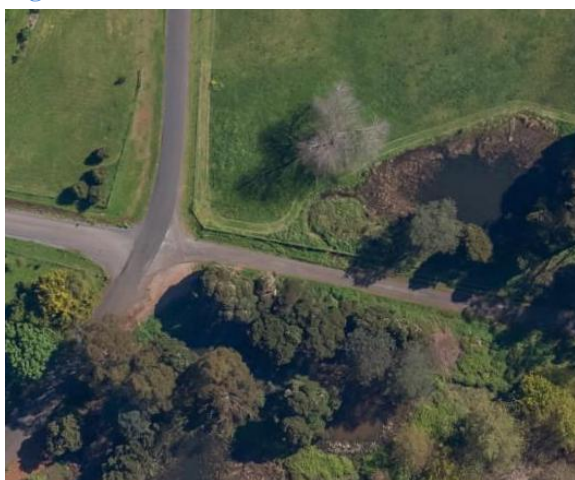
Hill Street is a rural standard road and provides access to local properties and is a No Through Road. Accordingly, Hill Street functions as a residential street in the Council Road Hierarchy but has a very low AADT estimated at 50 vpd (2025). The General Urban Speed Limit of 50 km/h applies, and the speed environment is estimated at 50km/h.

The road has a sealed rural standard with no footpaths or kerb and channel or on street parking. The road seal width is 3.0m with grassed verges. The road has no delineation.

4.4 Samuel Street / Hill Street intersection

The intersection approaches and sight lines are shown in Figures 6 – 12.

Figure 6 –Aerial view of Samuel Street / Hill Street junction.



Source: LISTmap, DPIPWE

Traffic Impact Assessment



Figure 7 – Samuel Street Southern approach to Hill Street.



Figure 8 – Samuel Street Southern approach at Hill Street.



Figure 9 – Samuel Street Northern approach to Hill Street.



Source: Google Maps

Traffic Impact Assessment



Figure 10 – Hill Street Eastern approach to Samuel Street.



Figure 11 – Looking right along Samuel Street from Hill Street.



Sight distance
right is 120m.

Figure 12 – Looking left along Samuel Street from Hill Street.



Sight distance
left is 97m.

Traffic Impact Assessment



4.5 75 Hill Street existing access (Future Lot 1)

The existing access approaches and sight lines are shown in Figures 13 – 19.

Figure 13 – Aerial view of proposed access to Lot 1.



Source: LISTmap, DPIPWE

Figure 14 – Hill Street Eastern approach to Lot 1.



Figure 15 – Hill Street Western approach to Lot 1.



12.1.7 Planning Application Documents

Traffic Impact Assessment



Figure 16 – Looking right along Hill Street from proposed Lot 1 access.



Sight distance
right is 60m.

Figure 17 – Looking left along Hill Street from proposed Lot 1 access.



Sight distance
left is 60m.

Figure 18 – Elevation view of proposed access to Lot 1.



Traffic Impact Assessment



Figure 19 – Hill Street drainage at proposed access to Lot 1.



The existing access is at a crest in the road so a culvert is not necessary.

4.6 75 Hill Street existing access (Future Lot 2)

The existing access approaches and sight lines are shown in Figures 20 – 25.

Figure 20 –Aerial view of proposed access to Lot 2.



Source: LISTmap, DPIPW

Figure 21 – Hill Street Eastern approach to Lot 2.



12.1.7 Planning Application Documents

Traffic Impact Assessment



Figure 22 – Hill Street Western approach to Lot 2.



Figure 23 – Looking right along Hill Street from proposed Lot 2 access.



Sight distance
right is 200m.

Figure 24 – Looking left along Hill Street from proposed Lot 2 access.



Sight distance
left is 60m.

Traffic Impact Assessment



Figure 25 – Elevation view of proposed access to Lot 2.



4.7 Proposed Hill Street access to Lot 3

The proposed access approaches and sight lines are shown in Figures 26 – 31.

Figure 26 –Aerial view of proposed access to Lot 3.



Source: LISTmap, DPIPW

Figure 27 – Hill Street Eastern approach to Lot 3.



Traffic Impact Assessment



Figure 28 – Hill Street Western approach to Lot 3.



Figure 29 – Looking right along Hill Street from proposed Lot 3 access.



Sight distance
right is 200m.

Figure 30 – Looking left along Hill Street from proposed Lot 3 access.



Sight distance
left is 60m.

Traffic Impact Assessment



Figure 31 – Elevation view of proposed access to Lot 3.



4.8 Proposed Hill Street access #4

The proposed access approaches and sight lines are shown in Figures 32 – 38.

Figure 32 – Aerial view of proposed access to Lot 4



Source: LISTmap, DPIPWE

Figure 33 – Hill Street Eastern approach to Lot 4.



Source: Google Maps

Traffic Impact Assessment



Figure 34 – Hill Street Western approach to Lot 4.



Figure 35 – Looking right along Hill Street from proposed Lot 4 access.



Sight distance
right is 95m.

Figure 36 – Looking left along Hill Street from proposed Lot 4 access.



Sight distance left is
45m.with removal of
trees on the sight line

Traffic Impact Assessment



Figure 37 – Elevation view of existing access to proposed Lot 4 access.



Figure 38 – Hill Street drainage at proposed Lot 4 access



4.9 Traffic Activity

TCS traffic observations are attached in Appendix B. survey data in the vicinity of the Samuel Street / Hill Street junction.

In the vicinity of the Samuel Street / Hill Street junction AADT is estimated at:

- Samuel Street - 100 vpd (2025)
- Hill Street - 50 vpd (2025)

4.10 Crash History

The DSG is supplied with reported crashes by Tasmania Police. The DSG maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes.

The 5-year reported crash history for Hill Street, Elizabeth Town records no crashes as advised by DSG 25th Feb 2025.

Traffic Impact Assessment



4.11 Road Safety Review

From Road Safety Review of Hill Street, the following road safety issues were identified:

- Hill Street has no delineation.
- Hill Street has a seal width of 3m and is a very narrow road.

4.12 Safe Systems Assessment

Hill Street approaches to the proposed development have been assessed in accordance with the Austroads Safe System Assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e. 1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

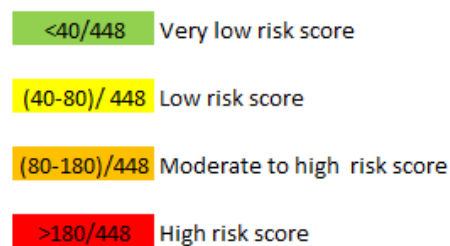
The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Vulnerable road users are considered along with the most common crash types.

Crash risk scores indicate how well the infrastructure satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury*.

The SSA crash risk score for Hill Street subdivision site is 42/448 which shows good alignment with the Safe System Objective:

See Appendix C for the assessment details. Figure 39 indicates the severity of the SSA scores.

Figure 39 – Austroads Safe System Assessment alignment between crash score and risk





5. Traffic Generation and Assignment

This section of the report describes how traffic generated by the proposal is distributed within the adjacent road network now (2025) and in ten years (2035).

5.1 Traffic Growth

A compound annual growth rate for Elizabeth Town of 1% has been assumed.

Hill Street estimated AADT is:

- 50vpd (2025) with 5vph at peak times.
- 56vpd (2035) with 6vph at peak times.

5.2 Trip Generation

Traffic generation rates are sourced from the RTA Guide to Traffic Generating Developments 2002. Applicable traffic generation rate:

- Residential Dwellings in a Low-Density Residential Zone: 6 vpd and 0.6 vph
- Additional traffic due to 3 proposed lots is of 18 vpd & 2vph.

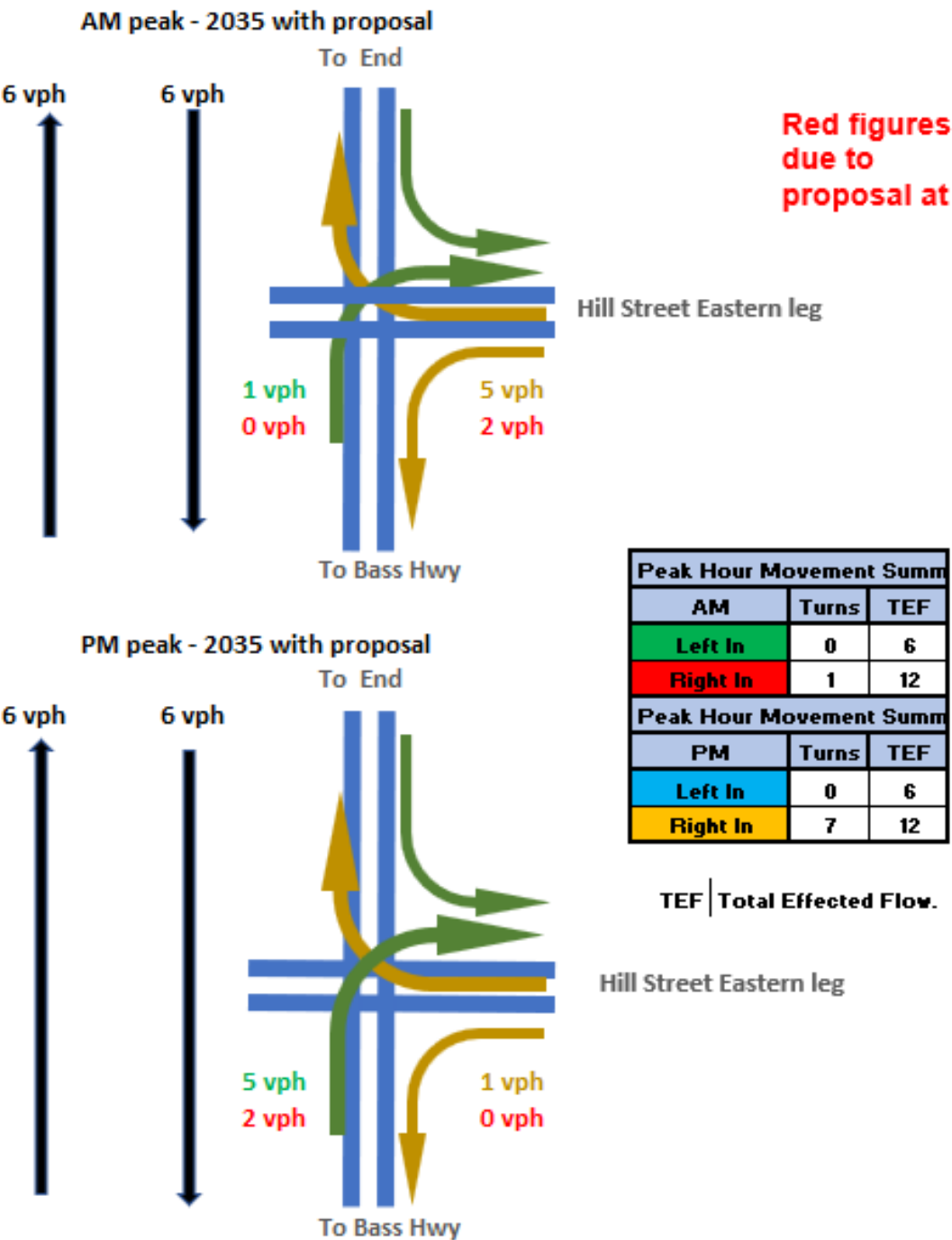
5.3 Trip Assignment

It is estimated that traffic generated by the proposed will travel to and from the Bass Hwy with movement East and West 50:50 each way. Figure 40 shows applicable traffic assignment.

Traffic Impact Assessment



Figure 40 - Assigned traffic at Samuel Street / Hill Street intersection.





6. Impact on Road Network

6.1 Impact on Traffic Capacity

This section considers the performance of the proposed intersection in 2035 based on assumed background traffic growth of 1% and the traffic generated by the proposed development. The additional three lots are estimated to generate some 18vpd by 2035.

- Hill St - AADT 50 vpd (2025) and has a seal width of 3.0m with no shoulders.
- Samuel St - AADT 100 vpd (2025) and has a seal width of 4.5m with no shoulders.

For these low AADT ranges LGAT Rural Sealed Road Standard Drawing TSD-R02 specifies:

- Code S2 (AADT 30-100 vpd) - 4m seal and 1m gravel shoulders
- Code S3 (AADT 100- 300vpd) – 5.5m seal, 0.9m shoulders & 0.5m verges

It appears that Council's accepted standard for streets within the Elizabeth Town enclave is at least a 3 m seal. If this is the case the proposal is acceptable as only some 18vpd of extra traffic is added.

6.2 Austroads Junction Warrants

As the intersection operates at very low traffic volumes a simple intersection layout as currently exists is adequate.

6.3 Sight Distance

The proposed accesses can satisfy sight distance criteria, see Figure 41.

Figure 41 – Sight distance requirements summary

Junction Major Rd / Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance			
			Austroads SISD (m)	Available		AS/NZS 2890.1 SSD (m)
				Left(m)	Right(m)	
Samuel - Hill	50	50	97	97	120	NA
Existing Lot 1 access	50	50	NA	60	60	45
Proposed Lot 2 access	50	50		60	200	
Proposed Lot 3 access	50	50		60	200	
Proposed Lot 4 access	50	50		45	95	

Austroads Compliant

AS/NZS2890.1 Compliant

Traffic Impact Assessment



6.4 Property access standard

Property access requirements are to be consistent with bushfire hazard report recommendations. Otherwise, low density residential zone accesses should be constructed in accordance with the LGAT Rural Road Property Access standard TSD- R03 available online:

https://www.lgat.tas.gov.au/_data/assets/pdf_file/0027/813735/Tasmanian-Municipal-Standards-Drawings-v3-December-20202.pdf.

As Hill Street is narrow (3m seal width) there is a high likelihood of vehicles tracking off the seal, driveable culvert endwalls type 1, see Appendix F, are required.

All accesses to be sealed to a width of 4m for firefighting vehicle access.

6.5 Other requirements

6.5.1 Environmental

No adverse environmental impact is anticipated in relation to:

- Noise, Vibration and Visual Impact
- Community Severance and Pedestrian Amenity
- Hazardous Loads, Air Pollution and Dust and Dirt
- Ecological Impacts and Heritage and Conservation

6.5.2 Street Lighting and Furniture

There are no applicable street lighting requirements.

6.6 Tasmanian Subdivision Guideline Considerations

The proposal is broadly compliant with Tasmanian Subdivision Guidelines.

6.7 Transport Planning Considerations

There are no transport planning issues with the proposal.

Traffic Impact Assessment



6.8 Provisions for all road users

6.8.1 Light Vehicles

Traffic safety and capacity requirements for light vehicles have been considered and the proposed accesses are considered suitable in terms of traffic safety and capacity.

6.8.2 Heavy Vehicles

Future development of each lot may increase truck traffic on Hill Street by some 10 vpd. The existing road network can cope with this small increase in truck traffic.

6.8.3 Public Transport

School Bus services will not be affected by the proposal.

6.8.4 Pedestrians

There are no pedestrian safety and capacity issues as the road is within a rural environment.

6.8.5 Cyclists

The proposal does not affect cyclists.

6.8.6 Motorcyclists

The proposal does not affect motorcyclists.

6.9 Services

Services do not appear to be impacted by the proposal.

6.10 Bushfire Prone Area

Property access requirements are to be consistent with bushfire hazard report recommendations.



7. Tas. Plan. Scheme – Meander Valley

Road and Railway Assets Code C3

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

Acceptable Solution A1.1 – For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) A new junction
- (b) A new vehicle crossing
- (c) A new level crossing

Not applicable as the roads are not Category 1.

Acceptable Solution A1.2 – 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.

A1.2 is not satisfied at this stage as no written consent 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.

Not applicable as a new private level crossing is not required.

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:

- (a) The amounts in Table C3.1
- (b) Allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; and

From Table C3.1 for vehicle crossings on other roads, the acceptable increase in AADT at the site is 0% or 40vpd whichever is greater. The proposal is estimated to generate 18 vpd.

A1.4 is satisfied.

A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction.

A1.5 is not applicable as Hill Street is not a major road.

12.1.7 Planning Application Documents

Traffic Impact Assessment



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

Not applicable as the proposal does not involve a road or railway attenuation area.

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

Not applicable as the proposal does not involve a road or railway attenuation area.



8. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the 4 lot subdivision of 75 Hill Street, Elizabeth Town. It has been prepared following a review of available traffic and crash data, existing conditions, Road Safety Review, Austroads Safe System Assessment, future growth projections for Hill Street, relevant traffic standards and Austroads guidelines.

From Road Safety Review and Safe System Assessment the local road network was determined to have a low crash risk. The 5-year reported crash history for Hill Street records no reported crashes.

As through and turning traffic volumes at the Samuel Street / Hill Street intersection are very low, the existing simple intersection layout is considered adequate. Austroads BAR and BAL junction requirements are not necessary as the situation involves a low crash risk and very low traffic activity.

Evidence provided demonstrates requirements of the Tasmanian Planning Scheme – Meander Valley – Road and Railway Asset Code C3 are satisfied.

Hill Street is narrow with a seal width of 3.0m and has no delineation, see Figures 14 to 38. It appears that Council's accepted standard for streets within the Elizabeth Town enclave is at least a 3 m seal. If this is the case the proposal is acceptable as only some 18vpd of traffic is added by the proposal. Also see discussion under section 6.1.

It is noted that the minimum LGAT standard (TSD – R02) for the situation is a Code S2 Road with 4m seal and 1m gravel shoulders.

Recommendations:

- *Clear sight line of trees looking left along Hill St. from access to Lot 4, see Figure 36.*
- *Seal all accesses to width of 4m to satisfy firefighting vehicle access requirement and otherwise consistent with LGAT standard drawing TSD- R03.*
- *Access to Lot 1 is at a crest and so does not require a culvert, see Figure 19.*
- *Install driveable culvert headwalls Type 1 – see Appendix F, consistent with LGAT standard drawing TSD- R03 at proposed accesses to Lots 2,3 & 4.*

Suggestion for Council Consideration:

- *Council consider installing guideposts on Hill Street to provide delineation.*

Subject to the above recommendations, the proposal will not disaffect traffic safety and efficiency along Hill Street and is supported on traffic grounds.

Traffic Impact Assessment



Appendices

Traffic Impact Assessment



Appendix B - Traffic Count Data

Hill Street – TCS Traffic Survey

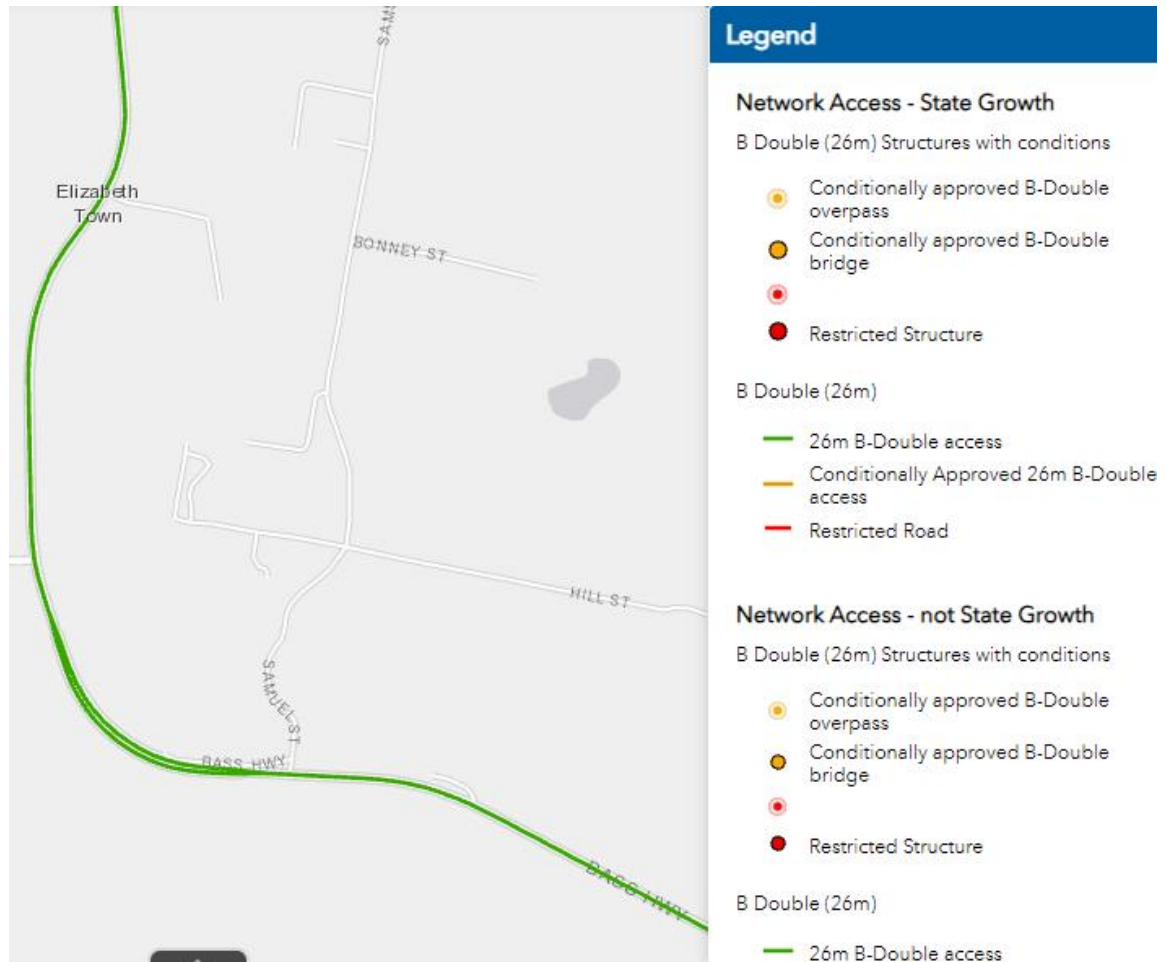
Estimated AADT: 50 vpd (2025) from site observations Wed 12th Feb 25

Appendix C - Safe Systems Assessment

Safe System Assessment		Existing situation - Hill Street, Elizabeth Town						
Exposure	Justification (AADT 50vpd)	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
	Score / 4	1	1	1	1	1	1	1
Likelihood	Justification	3m wide sealed road with no shoulders, straight alignment but with crest and dip, no delineation & no major roadside hazards	3m wide sealed road with no shoulders, straight alignment but with crest and dip, no delineation & no major roadside hazards	Simple intersection layout	3m wide sealed road with no shoulders, straight alignment but with crest and dip, no delineation & no major roadside hazards	No footpath, rural environment, pedestrian friendly road verges.	3m wide sealed road with no shoulders, straight alignment but with crest and dip, no delineation & no major roadside hazards	3m wide sealed road with no shoulders, straight alignment but with crest and dip, no delineation & no major roadside hazards
	Score / 4	3	3	2	2	2	3	3
Severity	Justification (50km/h speed environment)	Low Speed	Low Speed	Low Speed	Low Speed	High speed for pedestrians	High speed for cyclists	High speed for Motorcyclists
	Score / 4	1	1	1	1	4	4	4
Product	Total Score /64	3	3	2	2	8	12	12
		Total /448						
		42						



Appendix D - Tas. 26m B Double Network





Appendix E - Level of Service Descriptions

Level of service A	A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is excellent.
Level of service B	In the zone of stable flow where drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is a little less than with level of service A.
Level of service C	Also in the zone of stable flow, but most drivers are restricted to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience declines noticeably at this level.
Level of service D	Close to the limit of stable flow and approaching unstable flow. All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational problems.
Level of service E	Traffic volumes are at or close to capacity, and there is virtually no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances within the traffic stream will cause breakdown.
Level of service F	In the zone of forced flow, where the amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs, and queuing and delays result.

12.1.8 Agency Consultation - Tasnetworks

From: Council Referrals <Council.Referrals@tasnetworks.com.au>
Sent: Thursday, 6 February 2025 5:02 PM
To: Planning - Meander Valley Council
Subject: RE: PA\25\0114 - Planning Application - 75 Hill Street, Elizabeth Town - 4 Lot Subdivision - CN25-26801

Hi Abbie,

Thank you for your email on 29/01/2025 referring to the above subdivision.

Based on the information provided, the subdivision is not likely to adversely affect TasNetworks' operations. However, there are distribution assets traversing the property.

TasNetworks have Statutory Deemed easements over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website:
<https://www.tasnetworks.com.au/easements>

Please find the attached diagram taken from our mapping system showing the land title highlighted in yellow with the distribution high voltage feeder (22kV) marked by the royal blue lines running between pole 123674 and 123677. There is also a service line (230V) marked with the dark blue line running from pole 123681 to a private pole 123683.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to the new lots.

12.1.8 Agency Consultation - Tasnetworks



Best Regards,
Shehan.

Shehan Mendis
Customer Relationship Specialist

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13. Corporate Services

13.1. 2025-26 Budget Estimates and Long Term Financial Plan Summary

File Reference	S12-02-001
Report Author	Craig Davies Director Corporate Services
Authorised By	Jonathan Harmey General Manager
Decision Sought	Approval of the Budget Estimates for the 2025-26 financial year.
Vote	Absolute majority

Recommendation

That Council, by absolute majority and pursuant to the *Local Government Act 1993*:

1. section 82(3)(a), adopts the Budget Estimates for the financial year ending 30 June 2026, as set out in Attachment 1; and
2. section 82(6), authorises the General Manager to make minor adjustments of up to \$20,000 to individual items within the estimated operating expenditure, under section 82(2)(b) and the estimated capital works under section 82(2)(d), so long as the total amount of the Budget Estimates is not altered.

Report

The Budget Estimates and Long Term Financial Plan (Financial Plan) for the 2025-26 financial year are presented for adoption by Council. A detailed analysis of the various aspects of the Budget Estimates is provided in the Budget Estimates and Rates Resolution Report (Attachment 1).

The Budget Estimates and Financial Plan will provide for the continuation of many essential services to the community. The intention of the Council's Budget Estimates is to generate sufficient rate revenue to fund operating expenditure, whilst keeping cost increases to a minimum. The Council must balance increasing demand for services with a property owner's capacity to contribute to the cost of additional community infrastructure and support. This is also balanced against the need to facilitate, encourage and plan for sustainable growth in the region.

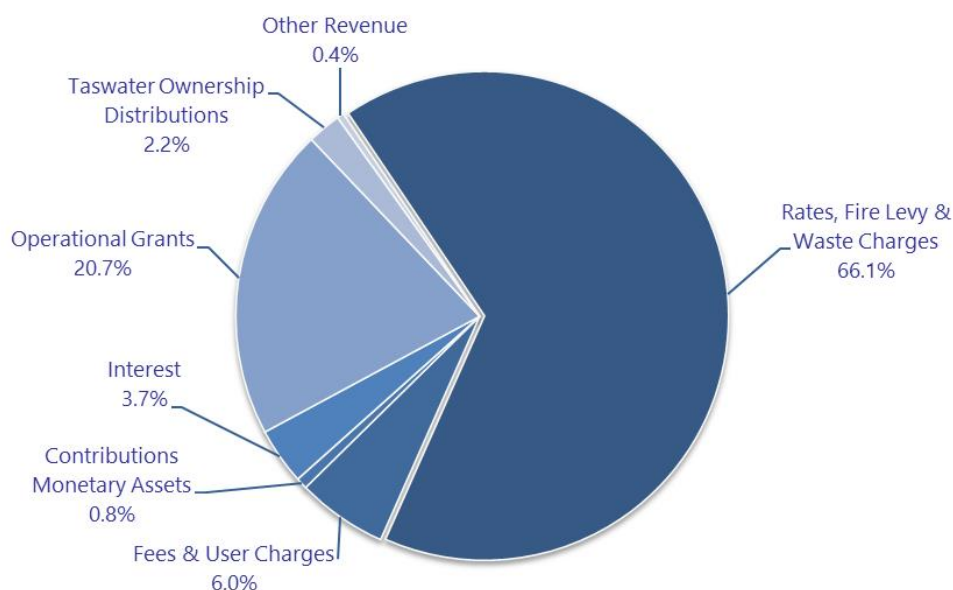
The Council's 2025-26 Budget Estimates is forecast to deliver an operating loss of \$369,600. The loss position follows cost increases across the Council's operations in recent years. The Budget Estimates are a one year performance measure, however, as responsible financial custodians, the Council needs to plan for the next 10-year period. The updated Financial Plan provides for financial sustainability over this 10-year period with modest rate increases above inflation flagged for the 2027-2030 years.

The Council is mindful that property owners are impacted by challenging economic conditions. The Council is not immune to these challenges, which are particularly apparent across the Council's capital works, service delivery and maintenance programs.

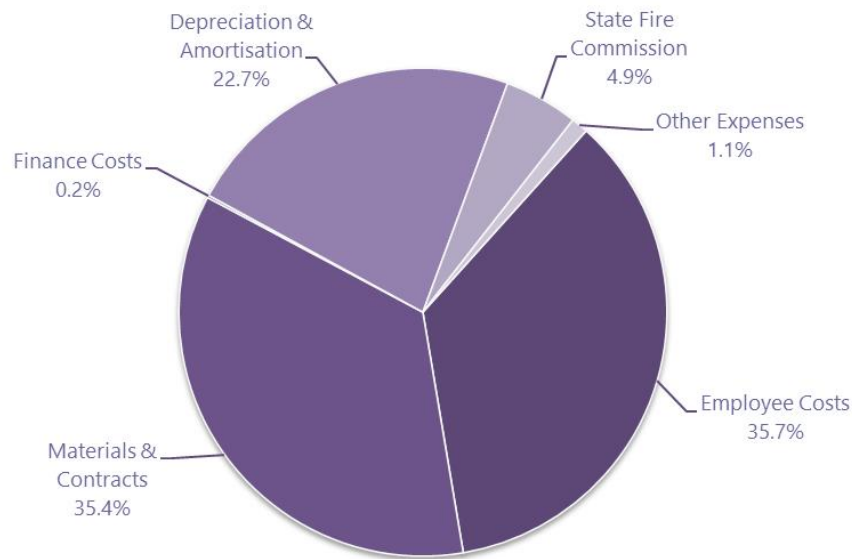
The Office of the Valuer-General released updated adjustment factors in March 2024 and this valuation information forms the basis for the General Rates recommendation for the 2026 financial year. The Council is proposing an average General Rate increase of 4.3% to enable existing programs of work to continue and to allow for additional operating costs of new community infrastructure. Much of the General Rate rise will be borne by the Primary Production land use class as this segment experienced the most significant growth in assessed annual values when these were received for the 2024-25 financial year. The average rate increase for the Primary Production land use class will be in excess of the headline 4.3% average, offset by smaller increase across the remaining land use classes.

The Budget Estimates will fully fund a capital expenditure program of \$12,282,000. This will cover renewal of existing road, bridge, stormwater and recreation assets as well as exciting new community infrastructure across the municipality.

The Budget Estimates include operational revenue of \$29,894,500 in 2025-26 sourced from the following areas:



The Budget Estimates include operational expenditure of \$30,264,100 in 2025-26 to be incurred in the following areas:



The Budget Estimates, Long Term Financial Plan and Rates Resolution were discussed in detail at the Council Workshop on 27 May 2025.

Attachments

1. Budget Estimates and Rates Resolution Report [13.1.1 - 60 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
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 2024-34. [Click here](https://www.meander.tas.gov.au/plans-reports) or visit <https://www.meander.tas.gov.au/plans-reports> to visit.

Policy

The Budget Estimates are guided by Council Policy No. 77: Rates and Charges and the Council's Financial Management Strategy.

Legislation

The Council's financial activities are governed by the *Local Government Act 1993* (the Act) Part 8, Financial Management (sections 73 to 84).

The Budget Estimates have been prepared in accordance with section 82 of the Act.

A further recommendation provides authority for the General Manager to make minor adjustments, under section 82(6) of the Act, where there is no overall change the underlying budget balance.

Consultation

The budget estimates underpin the Council's Community Strategic Plan which was developed in consultation with the community.

Budget and Finance

Approval of this recommendation will establish the budget framework for the Council to fund activities for the 2026 financial year.

Risk Management

Not applicable

Alternate Motion

Council can defer this item and return to Workshop for discussion.



Meander Valley Council
Working Together

BUDGET ESTIMATES & RATES RESOLUTION 2026 Financial Year



13.1.1 Budget Estimates And Rates Resolution Report



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13.1.1 Budget Estimates And Rates Resolution Report



Basis of Preparation

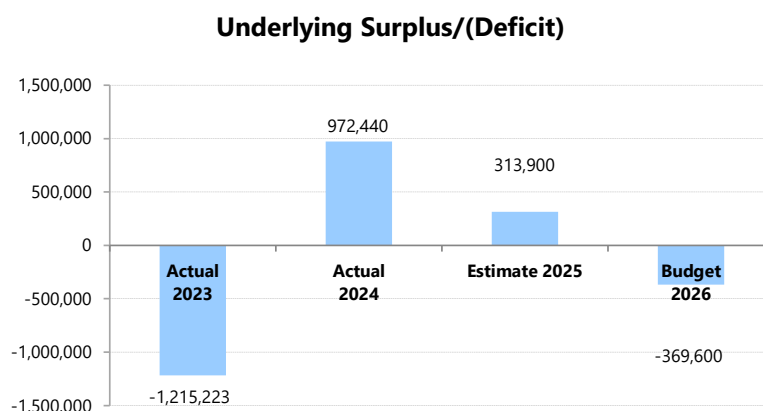
The operating Budget Estimates and Rates Resolution is presented for the 2026 financial year. The requirements of Council Policy 77 'Rates and Charges' (Rates Policy) and Council's Financial Management Strategy have been taken into consideration. The objective of the Rates Policy is to maintain a sustainable rates system that provides revenue stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations. The purpose of the Financial Management Strategy is to manage the Long Term Financial Plan (LTFP) to retain an underlying surplus after excluding capital income and expenditure. In preparing the operating budget, Council considers the demand for services and the cost of maintaining facilities for the benefit of community members.

Underlying Deficit

The 2026 operating budget provides for an underlying deficit (loss) of \$369,600. After removing the impact of one-off expenditure, the position is an estimated surplus of \$548,900. Returning to a budget surplus is achieved over the ten years of Council's Long Term Financial Plan with modest rates increases above inflation forecast in near term. Funding for specific one-off projects and programs to be delivered (Attachment 3) is considered and accommodated within the context of the Long Term Financial Plan.

An underlying operating surplus occurs where the operating revenue exceeds operating expenditure. The benchmark is a surplus greater than zero (break even operating result). A positive result designates a surplus, a negative result indicates a deficit which cannot be sustained long-term.

Table 1: Actual and budget underlying surplus / (deficit) 2023 to 2026



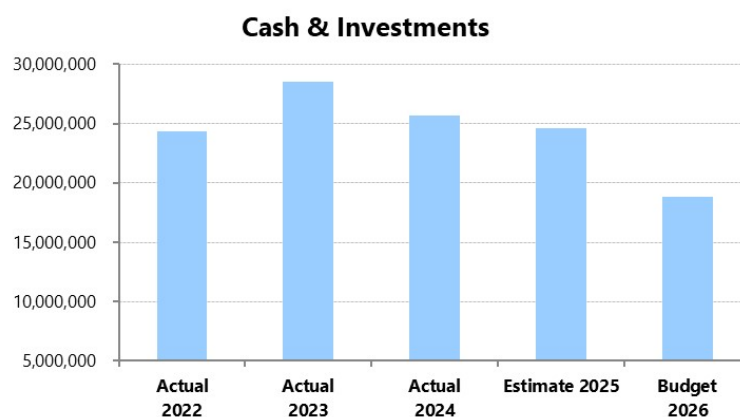
13.1.1 Budget Estimates And Rates Resolution Report



Cash & Investments

The opening cash & investments balance in 2024 financial year was \$25,699,200. The balance is estimated to decrease to \$18,785,700 at the end of 2026 before taking into account liabilities.

Table 2: Actual and budget cash & investments balance 2023 to 2026



Capital Works Expenditure

The Infrastructure and Works departments continue to manage increased capital works expenditure programs. The amounts in Table 3 summarise the extent of the annual capital works program in addition to the annual carry forward for works that are yet to be completed. Accelerated and new capital expenditure will increase depreciation and maintenance expenses in future operating budgets. The proposed capital works program for 2026 combined with the estimated carry forward projects from prior years brings the works to \$25,807,800. Carry forward projects include building works at Deloraine Waste Facility Upgrades, Deloraine Racecourse Precinct, ERP software upgrades and Westbury Works Depot which are intended to occur over multiple financial years.

Table 3: Budgeted capital works expenditure 2023 to 2026

	2023	2024	2025	2026
Capital Works Program amount	\$7,911,500	\$8,542,000	\$13,255,000	\$12,282,000
Carried Forward amounts	\$4,647,300	\$7,840,500	\$11,587,600	\$13,525,800
Total Estimated Spend	\$12,558,800	\$16,382,500	\$24,842,600	\$25,807,800

13.1.1 Budget Estimates And Rates Resolution Report



Inflation Reference

The Financial Management Strategy requires that general rates be increased at least in line with inflation to ensure that the primary source of funding in the LTFP is not diminished and that Council is keeping pace with meeting the cost of providing services to the community. Keeping pace with inflation allows current levels of service to be maintained, assuming other revenue sources (e.g. grants, interest and distributions from TasWater) also increase in line with costs.

The Council Cost Index (CCI) is produced by the LGAT and provides an indication of how Council expenditure has changed over a period of time where spending remains constant. The index components are wage price index (50%), road & bridge construction index (30%) and the CPI for Hobart (20%). Consumer Price Index (CPI) measures the change in prices paid by households for goods and services for consumption purposes typically by measurement of the price change in a basket of consumer goods. The road & bridge construction index measures the general changes in prices in construction costs in the road and bridge construction sector. Across these key indicators we are seeing a moderation of the above average price escalation that has been evident in recent years. The one measure that remains at elevated levels is wages price escalation.

Table 4: Relevant inflation indexes

Ratio	2024	2025
Council Cost Index (CCI) Tasmania	3.74% (Jan 23 - Dec 23)	3.1% (Jan 24 - Dec 24)
Consumer Price Index (CPI) Aust	3.6% (Mar 23 to Mar 24)	2.4% (Mar 24 to Mar 25)
Wage Price Index Tasmania	4.3% (Mar 23 to Mar 24)	3.2% (Mar 24 to Mar 25)
Road and Bridge Construction Index Australia	4.2% (Mar 23 to Mar 24)	2.2% (Mar 24 to Mar 25)
Non-residential building construction Tasmania	2.7% (Mar 23 to Mar 24)	3.9% (Mar 24 to Mar 25)

On 1 July 2024 Council had \$347,513,405 of capital assets of which a significant portion relate to a providing a safe road, bridge and stormwater network. The respective asset classes are required to be maintained and renewed at the end of their useful life. The cost of constructing these assets has increased in the past twelve months as demonstrated by the building construction indexes in Table 4 however, as indicated, the increase has moderated significantly from what has been experienced over recent years. Any increase in materials and contractor's costs will, in turn, increase Council's maintenance and depreciation expenses.

13.1.1 Budget Estimates And Rates Resolution Report



Consolidated Operating Statement

The consolidated operating statement provides an overview of Council's revenue, expenditure, underlying surplus, capital income and cash reconciliation for the 2026 financial year.

Meander Valley Council

2025-26 Budget Estimates

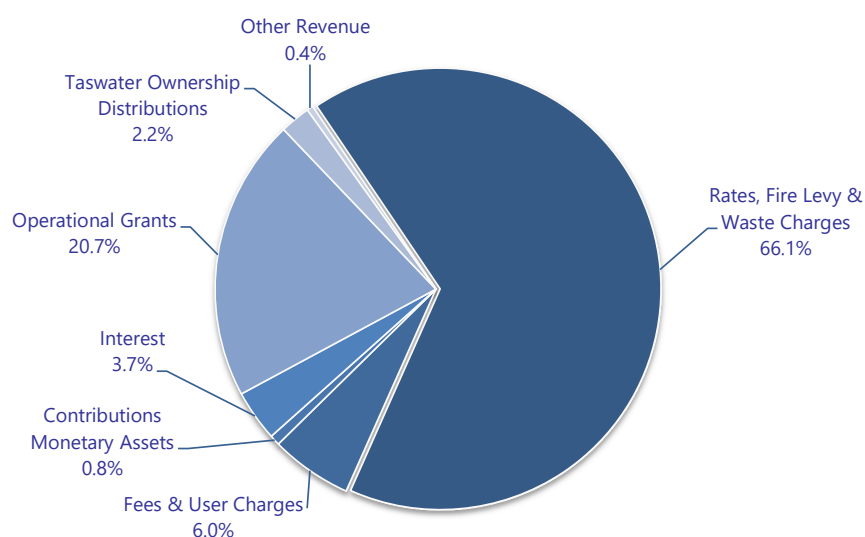
	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	2025 to 2026 Variance	
Consolidated Operating Statement					
Operating Revenue					
Rate Revenue	18,785,400	18,901,300	19,762,200	976,800	5.20%
Fees & User Charges	1,661,800	1,668,200	1,789,400	127,600	7.68%
Contributions	245,500	236,500	225,500	(20,000)	-8.15%
Interest	1,273,800	1,544,700	1,120,200	(153,600)	-12.06%
Grants & Subsidies	5,940,793	5,837,300	6,196,200	255,407	4.30%
Other Revenue	814,400	860,000	801,000	(13,400)	-1.65%
Total Operating Revenue	28,721,693	29,048,000	29,894,500	1,172,807	4.08%
Operating Expenditure					
Departments					
Governance & Community	2,881,017	2,656,400	3,020,600	139,583	4.84%
Corporate Services	3,165,900	2,937,700	3,535,700	369,800	11.68%
Infrastructure Services	6,321,600	5,443,100	6,241,200	(80,400)	-1.27%
Development & Regulatory Services	2,924,100	2,564,200	2,903,800	(20,300)	-0.69%
Works	5,151,100	5,647,700	5,821,900	670,800	13.02%
Maintenance & Working Expenses	20,443,717	19,249,100	21,523,200	1,079,483	5.28%
Borrowing Costs	50,000	50,000	50,000	-	0.00%
Depreciation	6,632,700	7,701,000	6,867,400	234,700	3.54%
Payments to Government Authorities	1,431,900	1,443,000	1,486,500	54,600	3.81%
Administration Allocated	-	-	-	-	-
Other Expenses	289,653	291,000	337,000	47,347	16.35%
Total Operating Expenditure	28,847,970	28,734,100	30,264,100	1,416,131	4.91%
Underlying Surplus/(Deficit)	(126,277)	313,900	(369,600)		
Removed Net Actual One Off Expenditure	1,713,000	1,366,300	1,818,500		
Added Long Term Financial Plan One Off Allocation	(800,000)	(800,000)	(900,000)		
Estimated Recurring Surplus/(Deficit)	786,723	880,200	548,900		
Capital Items					
Subdivision Contributions	1,344,000	1,327,000	1,327,000		
Capital Contributions	-	-	-		
Disaster Recovery Funding	-	-	-		
Capital Roads to Recovery Funding	1,126,500	1,136,600	1,398,900		
Capital Grants	5,756,400	3,872,300	4,453,700		
Sale of Assets	1,170,500	-	1,170,500		
Total Capital Items	9,397,400	6,335,900	8,350,100		
Cash Reconciliation					
Opening Cash Balance	23,038,776	25,699,200	24,577,100		
Surplus, Non-Cash Items & Rehabilitation	15,089,324	13,193,800	13,080,399		
Capital Asset Expenditure	(18,747,619)	(14,315,900)	(18,871,800)		
Closing Cash Balance	19,380,481	24,577,100	18,785,700		

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Revenue

Revenue Item	Budget 2024	Budget 2025	Budget 2026	Increase / (Decrease)
Rate Revenue	\$17,727,500	\$18,785,400	\$19,762,200	\$976,800
Fees & User Charges	\$1,489,500	\$1,661,800	\$1,789,400	\$127,600
Contributions	\$134,700	\$245,500	\$225,500	(\$20,000)
Interest	\$982,200	\$1,273,800	\$1,120,200	(\$153,600)
Grants & Subsidies	\$5,563,600	\$5,940,793	\$6,196,200	\$255,407
Other Revenue (inc. TasWater distributions)	\$788,600	\$814,400	\$801,000	(\$13,400)
Total Revenue	\$26,686,100	\$28,721,693	\$29,894,500	\$1,172,807



General Rates

General rates constitute taxation for the purposes of Local Government rather than a fee for service and are based on the value of rateable land. Council's rates policy requires the general rates to be levied based on a property's Assessed Annual Value (AAV). The values for each property are determined by the Tasmanian Valuer General (OVG) who are regarded as the independent assessor of a property's value. AAV reflects a ratepayer's capacity to pay.

In March 2024 the State Government gazetted adjustment factors that were required to be applied for property values (AAV) from 1 July 2024 (see Table 5). This is a broad indexation to every property based on their property class. This indexation continues the trend of above average valuation

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increases for the Primary Production and Vacant Land LUCs, similar to the experience with the 2022 adjustment factors.

Table 5: Valuation adjustment factors applied to property values for 2025

Locality	Land Use Class of Property					
	Residential	Commercial	Industrial	Primary Production	Community Services	Vacant Land
General Land	1.40	1.20	1.20	2.25	1.20	2.25

For the 2024-2025 rates year, the Council opted to smooth the valuation increases over a period of two years, rather than all at once, with the aim to return to one RID for the 2025-26 financial year. The RID applied in 2024-25 was 4.010 cents in the dollar AAV for Primary Production and Vacant properties, and 4.644 cents in the dollar AAV for all remaining LUCs.

Table 6 identifies the overall general rates increases the Council has applied, before allowing for property development increases, for the 2023 to 2025 financial years and a recommendation for the 2026 year. The proposed 4.3% increase in rates recognises the increasing cost of delivering the Council's services at the standard expected by the community. It is also critical for Council to secure the necessary funding to deliver priority projects such as the ERP upgrade, establishing a contemporary Works Depot and continuing to maintain core community infrastructure.

Table 6: Meander Valley Council rate increases 2023 to 2026

	2023	2024	2025	2026
General rate increase	5.95%	8.90%	5.00%	4.30%

Council receives an increase in general rates each year due to property development activity, primarily new building construction and property subdivision. The value of additional rates from supplementary property revaluation varies from year to year, \$100,000 in rates from property development has been budgeted for 2026.

An increase is proposed to the minimum general rate from \$275 to \$285. This change will raise an additional \$10,000 and affect around 400 property owners.

Council is proposing a single rate in the dollar of 4.644 cents across all land use classes for 2026. This rate will allow for the staged increase of rates on the Primary Production land use class across the 2025 and 2026 financial years in accordance with Council's decision at the June 2024 Council meeting. The rates model is consistent with Council's Rates Policy where the property value largely determines the general rate levied. General rates are expected to provide \$14,146,500 when supplementary valuations throughout the year are included.

The rates model for 2026 is based on the following principles:

- The Financial Management Strategy states that general rates will be increased annually at least with inflation to ensure that the primary source of funding in the LTFP is not diminished and

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that Council is keeping pace with meeting the cost of providing services to the community. The general rate for 2026 is proposed to increase by 4.3%.

- The rate increase is designed to keep pace with the cost of delivering on community expectations and meeting current service level requirements.
- Interest for late payment of rates has been produced in accordance with the Rates Policy. It is applied where a payment is made after the instalment due date. The amount is determined in accordance with Section 128 of the Act, which has increased from 10.14% to 10.30% per annum for 2025.
- Council's Rates Policy does not apply a fixed penalty in addition to the daily interest charge which is allowed under the Act for overdue instalments
- Council's Rates Policy does not provide a discount for early payment of general rates which is allowed under the Act.
- The instalment system with a late payment interest charge with no discount and no fixed penalty has worked well since inception of Meander Valley Council in 1993. The community is familiar with our rates collection arrangements.
- Delivering new and upgraded capital works projects has the effect of increasing depreciation and maintenance operating expenditure. Future rates increases are expected to be required to offset the decline in bank interest from cash at bank and increased operating expenditure. The need for increases will be assessed annually as revenue and expenditure assessments are often subject to change. Instances of general rate increases above inflation are factored into the LTFP to provide for at least a break even position over the ten year period.
- An increase of 4.3% in overall general rates will apply in the 2026 financial year. It is important to note that this is an average and the actual increases differ between land use classes. The impact on the residential land use class will be minimal for the 2026 year.

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Table 7: Indicative distribution of general rates provided from each Land Use Class

Land Use Class (LUC)	Rateable Properties	Rates 2026	LUC Share of Rates	Average per Property	Average Increase	
Commercial	190	\$797,640	5.7%	\$4,198	112	2.7%
Industrial	92	\$343,512	2.4%	\$3,734	132	3.7%
Primary Production	1,174	\$4,366,319	31.1%	\$3,719	499	15.5%
Public Service	118	\$214,502	1.5%	\$1,818	(2)	-0.1%
Quarry	3	\$4,897	0.0%	\$1,632	(34)	-2.0%
Residential	8,414	\$7,805,299	55.6%	\$928	9	1.0%
Sport & Recreation	15	\$23,575	0.2%	\$1,572	22	1.4%
Vacant	928	\$490,756	3.5%	\$529	(28)	-5.0%
Total	10,934	\$14,046,500	100.0%			

Waste Management Service Charges

The waste service charges have been produced in line with Council's Financial Management Strategy and Rates Policy. The charge is based on all properties paying a fixed charge for the cost of Council's household waste management infrastructure including landfills and transfer stations. An additional variable amount is charged for those properties receiving kerbside bin collection. The additional charge is for a standard 80 litre mobile garbage bin and one mobile recycle bin. The variable charge is increased where ratepayers opt for the larger 140 litre or 240 litre size mobile garbage bin. There is also a fee in 2026, based on cost recovery, for properties that have requested additional garbage bins.

Council seeks to make the household waste function self-funding, receiving an even contribution from all rateable properties to cover the significant cost of waste management for the municipality. The revenue it provides underpins a lower general rate.

Council has been able to retain all fees across waste management at the same levels as 2025 due to some adjustments to management of recycling. The equitable fixed charge for the provision of waste services will remain at \$183 in 2026.

The State Government waste levy was introduced at \$20 per tonne placed in landfill in 2023 and increased to \$44.88 per tonne in 2025. This fee will remain the same for 2026 but is scheduled to increase by 50% to over \$60 next year. This cost increase will most likely need to be passed on to ratepayers.

It must be noted that Council does not make money from waste management services. The underlying cost of this service is budgeted to be \$170,000 in 2026 which reflects the one off and non-recurrent expenses planned to achieve compliance with EPA requirements.

Property owners will again receive vouchers for entry to Meander Valley waste facilities, these vouchers can also be redeemed at the regional facility at Remount Rd, Launceston. The face value of

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the vouchers has been amended to equate to the new minimum price of \$7.20 at our waste facilities and the number of vouchers provided will increase from three (3) to six (6).

The fixed waste charge will raise approximately \$2,038,500 which reflects the costs of providing household waste infrastructure in a charge, rather than being included in Council's general rate calculations, based on property value.

The kerbside bin collection charges are calculated on a cost recovery basis for those properties that receive the service. The collection charges are the same regardless of where in the municipality a property is located. The Eastern townships of Prospect Vale, Blackstone Heights and Hadspen all receive fortnightly garbage collection and alternate fortnightly Food Organics Garden Organics (FOGO) collection with Carrick moving to this schedule from July 2025. The remaining Western townships receive a weekly garbage collection. Table 8 identifies the waste charges from 2024 to 2026 and reflects our decision to hold collection charges at 2025 levels. Costs are scheduled to be \$441 for an 80 litre garbage bin service, \$467 for a 140 litre garbage bin service and \$540 for a 240 litre garbage bin service which includes the base \$183 charge for all rateable properties. Kerbside bin collection charges will raise approximately \$2,091,000.

The waste and transfer station gate fees revenue are forecast to increase to \$404,500 as a result of the decision to introduce weight-based pricing. We will also see increased volumes through the Deloraine Waste Facility with the closure of the Cluan Waste Facility.

Table 8: Waste service charges progressing to cost recovery 2024 to 2026

	2024	2025	2026	Increase
80L kerbside collection	\$409	\$441	\$441	\$0
140L extra capacity kerbside collection	\$434	\$467	\$467	\$0
240L extra capacity kerbside collection	\$504	\$540	\$540	\$0
Fixed service charge	\$162	\$183	\$183	\$0

State Fire Commission Contribution

The revenue to be raised for the State Fire Service Contribution is determined by, and paid to, the State Fire Commission. The individual fire district contributions are set by the State Fire Commission. The Tasmanian Government have applied an average increase for 2026 of 3.8% with a minimum charge of \$50, amounts contained in Table 9.

Table 9: State fire commission contribution revenue request 2023 to 2026

Rating District	2023	2024	2025	2026
Launceston Permanent Fire Brigade	\$821,500	\$839,000	\$852,800	\$867,500
Country Volunteer Fire Brigade	\$264,500	\$273,500	\$286,000	\$300,000
General Land	\$260,300	\$276,000	\$293,100	\$319,000
Total	\$1,346,300	\$1,388,500	\$1,431,900	\$1,486,500

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Financial Assistance Grants

Financial Assistance Grants (FAGs) funding is provided from the Commonwealth and administered by the State Grants Commission. The overall grants pool was approved in the Federal Budget. Whilst indexation in the overall grant pool is expected from the Federal Government, the formula for distribution amongst Councils was reviewed in 2025 and Meander Valley Council saw a relative decrease in our share of funding. The grants have been budgeted for 2026 based on an overall increase of 3.0%. The actual distribution to be received is not confirmed by the State Grants Commission until August which will be after Council's budget is formed for 2026.

Table 10: Financial Assistance Grant allocation 2023 to 2026

FAGs	2023	2024	2025	2026
Roads Grant	\$2,754,100	\$2,867,200	\$3,036,600	\$3,127,700
General Grants	\$2,305,000	\$2,689,900	\$2,627,700	\$2,706,500
Annual FAG Payment	\$5,059,100	\$5,556,200	\$5,664,300	\$5,834,200

Fees & User Charges

Fees and user charges cover a wide range of services including planning, building plumbing, health services, animal licences, cemetery fees and hire of Council facilities. They are reviewed by Council annually to ensure the amount charged is relative to the cost of providing a service (where applicable) and being in line with community expectations. Revenue from the Deloraine Waste Facility is forecast to grow in 2026 as we move to weight-based pricing and this revenue will continue to be reinvested in maintaining contemporary and sustainable waste management practices. Council's volume of planning applications has remained high for the 2025 financial year and is forecast to remain so in 2026. The approved and completed subdivisions in the past twelve months will continue to see new road and stormwater subdivision assets being transferred to Council, these all need to be maintained and renewed in the future as part of our public infrastructure network.

The annual review of fees and charges will occur at the June Council meeting with animal charges and health fees having been reviewed and set by Council in May 2025. The percentage of fees and charges revenue, relative to overall revenue, is consistent with prior years. The amount in 2026 is estimated to be \$1,789,400, 5.9% of revenue which compares with 5.8% in the 2025 budget.

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Table 11: Fees & user charges income 2023 to 2026

	2023	2024	2025	2026
Fees & User Charges	\$1,482,600	\$1,489,500	\$1,661,800	\$1,789,400
Operating Revenue	\$23,721,900	\$26,686,100	\$28,721,693	\$29,894,500
Percentage of Revenue	6.2%	5.6%	5.8%	5.9%

Other Revenue

Interest revenue from investments remained relatively high with good cash reserves and interest rates above 5% for most of the year. The average interest rate on invested funds in June 2024 was 5.31%, the average interest rate on invested funds in May 2025 was 5.01%. Rate debtor interest is expected to increase slightly in line with the prescribed rate increasing from 10.14% in 2025 to 10.34% in 2026.

Council has an ownership interest of 3.02% in the State's water and sewerage corporation TasWater. Council's current ownership distribution is \$556,000 annually. The current corporate plan has reported favourable conditions and identifies a distribution of \$667,200 for 2024 through to 2026 to repay the reduced dividend distribution through the COVID impacted years.

Council is also forecasting non-operating revenue to be generated through the sale of surplus land holdings.

In addition to the FAGs, Council has received a number of grants in 2025 and anticipates receipt of a range of grants 2026 outlined in Table 12 and Table 13.

Table 12: Operating grants income 2025 & 2026

Operating Grants	Anticipated 2025	Budget 2026
Diesel Fuel Rebate	\$49,000	\$52,000
Isolated Community Resilience	\$5,600	\$0
Short Walk Project	\$90,400	\$0
Storm Damage Funding	\$0	\$300,000
Dragon Boat Club	\$20,000	\$0
Australia Day Event	\$8,000	\$10,000
	\$173,000	\$362,000

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Table 13: Capital grants income 2025 & 2026

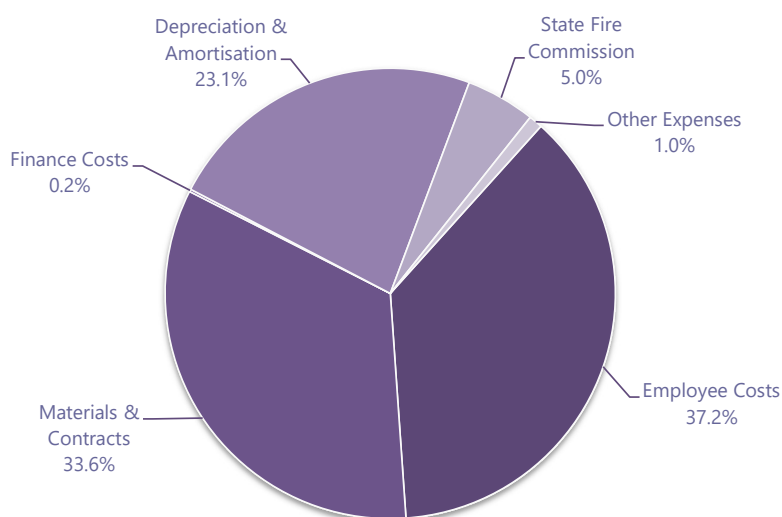
Capital Grants	Anticipated 2025	Budget 2026
Roads to Recovery	\$1,136,600	\$1,398,900
Carrick Recreation Ground Public Toilets & Playground	\$39,000	\$0
Isolated Community Resilience	\$22,700	\$0
Federal LRCI Phase 2	\$552,300	\$0
Federal LRCI Phase 3	\$874,300	\$0
Federal LRCI Phase 4	\$0	\$827,200
Deloraine Squash Courts	\$1,130,000	\$0
Panorama Road footpath	\$0	\$610,000
Deloraine Landfill Site Improvements	\$115,000	\$60,000
CCTV Upgrades	\$0	\$96,500
Safer Rural Roads Projects	\$29,000	\$0
Deloraine Pontoon upgrade	\$0	\$248,000
Meander River Nature Walk upgrades	\$0	\$75,000
Deloraine Tennis Courts resurfacing	\$0	\$192,000
Deloraine Recreation Ground Precinct	\$670,000	\$2,345,000
Blackspot Blackstone Rd	\$440,000	\$0
	\$5,008,900	\$5,852,600

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Expenditure

Expenditure Item	2024	2025	2026	Increase / (Decrease)
Departments Wages	\$9,892,000	\$10,113,000	\$10,799,600	\$686,600
Departments Materials & Contractors	\$9,827,482	\$10,330,717	\$10,723,600	\$392,883
Borrowing Costs	\$46,500	\$50,000	\$50,000	\$0
Depreciation	\$6,172,800	\$6,632,700	\$6,867,400	\$234,700
State Fire Commission Contribution	\$1,388,500	\$1,431,900	\$1,486,500	\$54,600
Other Expenditure	\$264,018	\$289,653	\$337,000	\$47,347
Total Expenditure	\$27,591,300	\$28,847,970	\$30,264,100	\$1,416,131



The operating expenditure of Council covers a wide range of services contained within the functions of Administration, Roads Streets & Bridges, Health & Community Services, Land Use Planning & Building, Recreation & Culture and Other Unallocated. Expenditure will increase in 2026, in part due to increased cost of materials, depreciation, employee expenses including increased staffing levels.

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Departments Expenditure

The operating expenses of the Departments will increase by \$1,079,483 (5.2%). There remains a particularly high one-off and non-recurring project listing. Alternatively recurring projects are those that occur each year (such as parks & reserves mowing). A total of \$1,818,500 one off projects are anticipated to occur in 2026. A complete list of the one-off projects is provided as Attachment 3. Recurring Departmental expenses have increased by \$973,983 (5.2%).

Table 14: Departments expenditure itemised by function

Functional Area	2024	2025	2026
Administration & Governance	\$4,835,082	\$4,959,847	\$5,245,500
Roads, Streets & Bridges	\$2,673,900	\$2,970,300	\$3,259,700
Health, Community & Welfare	\$8,442,900	\$8,464,870	\$8,455,500
Land Use Planning & Building	\$1,910,100	\$2,030,700	\$2,149,000
Recreation & Culture	\$2,305,800	\$2,479,800	\$2,927,400
Unallocated & Heavy Plant CWP	(\$448,300)	(\$461,800)	(\$513,900)
Total Departmental Expenditure	\$19,719,482	\$20,443,717	\$21,523,200
Removal of one-off project expenditure	(\$2,747,500)	(\$1,713,000)	(\$1,818,500)
Recurring Total Departmental	\$16,971,982	\$18,730,717	\$19,704,700

Employee Expenditure

Council's total employee costs are budgeted at \$12,223,000 for the 2026 financial year, an increase of \$866,000 (7.6%) from the 2025 total employee cost of \$11,357,000. The anticipated actual cost for 2025 is \$10,561,500 which is \$796,300 under budget due to unfilled positions during the year. Increases in employee expenditure result from a range of proposed new positions, cost increases for current employees (including annual salary increase) and increases in employment on costs such as Payroll Tax, Superannuation and Workers Compensation Insurance.

Table 15: Wage expense breakdown 2025 to 2026

Function	FTE	2025	FTE	2026
Total Wages & oncosts	98.8	\$11,357,000	106.3	\$12,223,000
Operating Budget allocation		\$10,113,000		\$10,799,600
Capital Budget allocation		\$1,244,000		\$1,423,500

Annual salary increases are still to be finalised as the Council's Employment Agreement is being renegotiated for the new term post 30 June 2025. Employee on-costs increase proportionately in line with the salary increases for current employees and additional costs are incurred for new positions.

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Payroll Tax and Workers Compensation percentages remain largely unchanged for the 2026 financial year however the government superannuation guarantee rate has been increased again by 0.5% (to 12.0%) by the Federal Government.

New positions proposed for inclusion in the 2026 Budget Estimates are as follows:

Table 16: New positions introduced 2025 to 2026

Position	Department	FTE
Team Leader	Works	1.0
Mechanic	Works	1.0
Administration Officer	Works	1.0
Compliance Officer	Development	1.0
Project Manager	Infrastructure	1.0
ERP Support	Corporate	2.4
WHS Officer	Corporate	1.0

Borrowing Costs

This expenditure item represents the present value movement associated with Council's liability to rehabilitate two landfill sites at Deloraine and Cluan.

Depreciation

Depreciation recognises the allocation of the value of an asset over its useful life. The depreciation charged on an annual basis is reflective of the services being provided to the community during the year. New and upgraded infrastructure capital expenditure has the effect of increasing the value of depreciation as to does the overall cost of materials and inputs increasing which requires assets to be revalued to reflect current costs of these assets. Substantial new and upgraded projects such as the Deloraine Squash Courts, Deloraine Racecourse Precinct and the Westbury Works Depot have the effect of increasing depreciation. Asset classes are revalued on an alternating basis every three years. This will keep asset values current and reflect movement in the cost of constructing assets over time. The 2025 year has also been impacted by the write-down of assets associated with the Cluan Waste Facility that is scheduled for closure on 30 June 2025.

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Other Expenditure

Community incentive grants have been increased to \$150,000 in accordance with the recent Council decision in April 2025 to approve a revision to Policy No. 82: Community Grants and Sponsorship Fund. This amount also includes event grants, school awards, community organisation regulatory fee refunds and representative sporting grants. Also included in other expenditure is external audit fees paid to the State Government of \$60,000.

Long Term Financial Plan

Council's Long Term Financial Plan (LTFP) has been updated for the period 2026 to 2035 to help assess the long term impact of decisions made in the operating budget. The LTFP demonstrates how Council's operating position is very much dependant on external revenue sources being Federal Finance Assistance Grants, TasWater distributions and interest revenue. Cash reserves are also impacted by the level of capital works undertaken and the subsequent levels of interest income. The Financial Management Strategy requires Council to manage its LTFP to retain an underlying surplus after excluding capital income and expenditure. On this basis a real increase (i.e. above inflation) of 1.2% is provided for in the Budget Estimates and LTFP for 2026. Similar increases have been identified for inclusion for financial years 2027-2030 to prepare for increased depreciation charges as new infrastructure is delivered for the community. The need for such increases will be thoroughly assessed in those respective years. These increases are included to ensure Council does not run at a loss over the ten year period. The LTFP is updated annually to review estimates for the ten year period and ensure they are current. The LTFP is prepared on the basis that one off project expenditure returns from the 2026 level (\$1,818,500) to an average of \$900,000 in future years. The LTFP summary is provided as Attachment 1.

The LTFP provides long term projections, a summary of significant financial information is provided in Tables 17 to 19.

Table 17: LTFP Underlying surplus / (deficit) projections 2026 to 2035 ("000)

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
(370)	(340)	(466)	(318)	(138)	(102)	(39)	53	163	304

Table 18: LTFP Cash & investment projections 2026 to 2035 ("000)

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
18,786	12,812	9,258	10,026	9,995	7,385	9,574	11,093	13,112	15,211

*Note the gross cash & investment balance does not take into account Council liabilities

Table 19: LTFP Capital works expenditure projections (excl. subdivisions) 2026 to 2035 ("000)

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
20,199	24,662	13,034	9,406	10,447	9,262	8,424	9,249	8,922	9,045

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Summary

The 2026 Budget Estimates are expected to see Meander Valley maintain service levels while retaining a comparatively low general rate for Tasmanian Local Government. The operating budget, rates resolution and long term financial plan for 2026 will provide for the continuation of many essential services for the community. While the operating budget presents an operating loss for 2026, due to the high value of one off and non-recurrent projects, general rate increases above inflation may be required in future financial years to maintain the Long Term Financial Plan in a sustainable position. It is important to note that we have been able to maintain costs attributable to waste management at the same levels as 2025, due primarily to more efficient processing of recycling. Council will encounter challenges in coming years to return to operating surplus such as the additional cost of new infrastructure developments, Council's reliance on external funding sources such as TasWater distributions, interest income and any downward pressure on Financial Assistance Grants.

The operating budget, long term financial plan and capital works program have been prepared after presenting information to Councillors and discussions held at the May Council Workshop.

A summary of the rating recommendation is provided in Table 20.

Table 20: Recommended rates & charges comparison 2025 to 2026

	Budget 2025	Budget 2026	Rates & Charges 2026
General Rates: Variable rates for each property Land Use Class (LUC)	\$13,319,500	\$14,146,500	\$285 minimum rate, 4.644 cents in the \$ for all other LUC's
Fire Levy: Launceston Permanent Brigade	\$853,000	\$867,500	1.1 cents in \$ \$50 minimum
Fire Levy: Volunteer Brigade Districts	\$286,000	\$300,000	0.297 cents in \$ \$50 minimum
Fire Levy: General Land	\$292,900	\$319,000	0.228 cents in \$ \$50 minimum
Fire Levy Total	\$1,431,900	\$1,486,500	
Waste Management Infrastructure Contribution	\$707,700	\$712,000	\$183
Waste Kerbside Collection 80, 140 & 240 Litre	\$3,326,300	\$3,417,200	\$441, \$467, \$540
Waste Management Service Charges Total	\$4,034,000	\$4,129,200	
Total Rate Revenue (Consolidated Operating Statement)	\$18,785,400	\$19,762,200	

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Attachments

1. Long Term Financial Plan Summary
2. Operating Statement by Function
3. One Off Specific Projects & Programs

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MEANDER VALLEY COUNCIL Long Term Financial Plan 2026

Statement of Comprehensive Income

	Anticipated 2024-25 \$'000	Budget 2025-26 \$'000	Estimate 2026-27 \$'000	Estimate 2027-28 \$'000	Estimate 2028-29 \$'000	Estimate 2029-30 \$'000	Estimate 2030-31 \$'000	Estimate 2031-32 \$'000	Estimate 2032-33 \$'000	Estimate 2033-34 \$'000	Estimate 2034-35 \$'000
Operating Revenue											
General Rate Revenue	13,388	14,147	14,429	14,718	15,012	15,313	15,466	15,620	15,777	15,934	16,094
Waste Management Service Charges	4,071	4,129	4,129	4,129	4,129	4,129	4,129	4,129	4,129	4,129	4,129
Fire Levy	1,443	1,487	1,487	1,487	1,487	1,487	1,487	1,487	1,487	1,487	1,487
Fees & User Charges	1,668	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789
Contributions & Donations	237	226	226	226	226	226	226	226	226	226	226
Interest	1,545	1,120	696	487	425	394	342	334	356	417	488
Operating Grants	5,837	6,196	5,834	5,834	5,834	5,834	5,834	5,834	5,834	5,834	5,834
Other Revenue	860	801	683	683	683	683	683	683	683	683	683
Total Operating Revenue	29,048	29,895	29,273	29,352	29,585	29,853	29,955	30,101	30,280	30,499	30,729
Operating Expenditure											
Employee Expenses	8,279	9,588	9,588	9,588	9,588	9,588	9,588	9,588	9,588	9,588	9,588
Materials & Contractors Expenses	9,634	10,117	10,117	10,117	10,117	10,117	10,117	10,117	10,117	10,117	10,117
Added Maintenance Estimate: AM Plans	-	-	176	223	238	263	288	314	339	384	411
Depreciation	7,701	6,867	6,978	7,137	7,206	7,270	7,341	7,398	7,460	7,524	7,585
Unwinding Tip Provision	50	50	30	30	30	30	-	-	-	-	-
Payments to Government Authorities	1,443	1,487	1,487	1,487	1,487	1,487	1,487	1,487	1,487	1,487	1,487
One off Non-Recurrent	1,336	1,818	900	900	900	900	900	900	900	900	900
Other Payments	291	337	337	337	337	337	337	337	337	337	337
Total Operating Expenditure	28,734	30,264	29,613	29,818	29,902	29,992	30,057	30,141	30,227	30,336	30,425
Underlying Surplus/(Deficit)	314	(370)	(340)	(466)	(318)	(138)	(102)	(39)	53	163	304
Non-Operating Items											
Subdivisions Taken Over	1,327	1,327	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
Profit/(Loss) on Disposal of Assets	-	1,170	-	1,000	-	-	-	-	-	-	-
Capital Grants & Contributions	5,009	5,853	10,514	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749
Comprehensive Result	6,650	7,981	11,560	3,668	2,817	2,996	3,032	3,095	3,188	3,298	3,439
Add											
Depreciation	7,701	6,867	6,978	7,137	7,206	7,270	7,341	7,398	7,460	7,524	7,585
Cost of Asset Sales	-	390	-	-	-	-	-	-	-	-	-
Less											
New Asset Expenditure (incl.subdivisions)	10,747	10,384	13,350	5,452	2,715	4,901	3,406	3,406	3,892	3,656	3,656
Asset Renewal/Replacement Expenditure	4,896	9,815	11,312	7,582	6,691	5,546	5,856	5,018	5,357	5,266	5,389
Accrual Non-Cash Adjustments	(170)	(170)	(150)	(150)	(150)	(150)	(120)	(120)	(120)	(120)	(120)
Tip Rehabilitation Payments	-	1,000	-	1,475	-	-	3,841	-	-	-	-
Cash Surplus/(Deficit)	(1,122)	(5,791)	(5,973)	(3,554)	767	(30)	(2,610)	2,189	1,519	2,019	2,099
Opening Cash Balance	25,699	24,577	18,786	12,812	9,258	10,026	9,995	7,385	9,574	11,093	13,112
Closing Cash Balance	24,577	18,786	12,812	9,258	10,026	9,995	7,385	9,574	11,093	13,112	15,211
Rate increase above inflation required	1.00%	2.00%	1.00%	1.00%	1.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Comment regarding basis of preparation:

- * There is an expectation of Waste Management costs increasing, the State waste levy increasing. The cost to property owners will be increased accordingly when changes are known.
- * Asset classes are revalued on a three year basis in a staggered manner. There has been no revaluation change reflected on the basis that incremental changes will reflect inflation.
- * The amount of one off and non-recurrent operating expenditure projects vary each year and will be updated when annual values are known.

13.1.1 Budget Estimates And Rates Resolution Report

Budget 2026

Meander Valley Council

2025-26 Budget Estimates

Consolidated Operating Statement	Budget	Anticipated	Budget	2025 to 2026 Variance	
	2024-25	Actual 2024-25	2025-26		
Operating Revenue					
Rate Revenue	18,785,400	18,901,300	19,762,200	976,800	5.20%
Fees & User Charges	1,661,800	1,668,200	1,789,400	127,600	7.68%
Contributions	245,500	236,500	225,500	(20,000)	-8.15%
Interest	1,273,800	1,544,700	1,120,200	(153,600)	-12.06%
Grants & Subsidies	5,940,793	5,837,300	6,196,200	255,407	4.30%
Other Revenue	814,400	860,000	801,000		0.00%
Total Operating Revenue	28,721,693	29,048,000	29,894,500	1,172,807	4.08%
Operating Expenditure					
Departments					
Governance & Community	2,881,017	2,656,400	3,020,600	139,583	4.84%
Corporate Services	3,165,900	2,937,700	3,535,700	369,800	11.68%
Infrastructure Services	6,321,600	5,443,100	6,241,200	(80,400)	-1.27%
Development & Regulatory Services	2,924,100	2,564,200	2,903,800	(20,300)	-0.69%
Works	5,151,100	5,647,700	5,821,900	670,800	13.02%
Maintenance & Working Expenses	20,443,717	19,249,100	21,523,200	1,079,483	5.28%
Borrowing Costs	50,000	50,000	50,000	-	0.00%
Depreciation	6,632,700	7,701,000	6,867,400	234,700	3.54%
Payments to Government Authorities	1,431,900	1,443,000	1,486,500	54,600	3.81%
Administration Allocated	-	-	-	-	-
Other Expenses	289,653	291,000	337,000	47,347	16.35%
Total Operating Expenditure	28,847,970	28,734,100	30,264,100	1,416,131	4.91%
Underlying Surplus/(Deficit)	(126,277)	313,900	(369,600)		
Removed Net Actual One Off Expenditure	1,713,000	1,366,300	1,818,500		
Added Long Term Financial Plan One Off Allocation	(800,000)	(800,000)	(900,000)		
Estimated Recurring Surplus/(Deficit)	786,723	880,200	548,900		
Capital Items					
Subdivision Contributions	1,344,000	1,327,000	1,327,000		
Capital Contributions	-	-	-		
Disaster Recovery Funding	-	-	-		
Capital Roads to Recovery Funding	1,126,500	1,136,600	1,398,900		
Capital Grants	5,756,400	3,872,300	4,453,700		
Sale of Assets	1,170,500	-	1,170,500		
Total Capital Items	9,397,400	6,335,900	8,350,100		
Cash Reconciliation					
Opening Cash Balance	23,038,776	25,699,200	24,577,100		
Surplus, Non-Cash Items & Rehabilitation	15,089,324	13,193,800	13,080,399		
Capital Asset Expenditure	(18,747,619)	(14,315,900)	(18,871,800)		
Closing Cash Balance	19,380,481	24,577,100	18,785,700		

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
General Administration			
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	170,000	190,000	190,000
Contributions	-	-	-
Interest	-	-	-
Grants & Subsidies	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	170,000	190,000	190,000
Operating Expenditure			
Departments			
Governance & Community	1,273,246	1,192,700	1,289,400
Corporate Services	3,114,400	2,884,300	3,476,900
Infrastructure Services	423,901	363,000	334,400
Development & Regulatory Services	146,400	152,300	142,800
Works	1,900	6,600	2,000
Maintenance & Working Expenses	4,959,847	4,598,900	5,245,500
Interest on Loans	-	-	-
Depreciation	218,300	238,800	259,400
Payments to Government Authorities	-	-	-
Administration Allocated	(106,000)	(101,900)	(108,600)
Other Payments	55,000	58,000	60,000
Total Operating Expenditure	5,127,147	4,793,800	5,456,300
Operating Surplus/(Deficit)	(4,957,147)	(4,603,800)	(5,266,300)
Add			
Depreciation	218,300	238,800	259,400
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	679,202	562,400	1,209,000
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(5,418,049)	(4,927,400)	(6,215,900)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
General Administration				
Administration				
Operating Revenue				
Rate Revenue				
Fees & User Charges	170,000	190,000	190,000	
Contributions	-	-	-	
Interest	-	-	-	
Grants & Subsidies	-	-	-	
Other Revenue	-	-	-	
Total Operating Revenue	170,000	190,000	190,000	
Operating Expenditure				
Departments				
Governance & Community	1,273,246	1,192,700	1,289,400	
Corporate Services	3,114,400	2,884,300	3,476,900	
Infrastructure Services	423,901	363,000	334,400	GIS, Asset & Property mgt
Development & Regulatory Services	146,400	152,300	142,800	337 Certificates
Works	1,900	6,600	2,000	
Maintenance & Working Expenses	4,959,847	4,598,900	5,245,500	
Interest on Loans				
Depreciation	218,300	238,800	259,400	
Payments to Government Authorities				
Administration Allocated	(106,000)	(101,900)	(108,600)	
Other Payments	55,000	58,000	60,000	Audit office fees
Total Operating Expenditure	5,127,147	4,793,800	5,456,300	
Operating Surplus/(Deficit)	(4,957,147)	(4,603,800)	(5,266,300)	
Add				
Depreciation	218,300	238,800	259,400	
Loan Funds				
Asset Sales	-	-	-	
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	679,202	562,400	1,209,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(5,418,049)	(4,927,400)	(6,215,900)	

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Roads, Streets & Bridges			
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	50,900	50,900	50,900
Contributions	896,000	889,000	889,000
Interest	-	-	-
Grants & Subsidies	5,125,600	5,317,200	5,963,800
Other Revenue	-	-	-
Total Operating Revenue	6,072,500	6,257,100	6,903,700
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	105,000	81,000	109,500
Development & Regulatory Services	-	-	-
Works	2,865,300	3,287,600	3,150,200
Maintenance & Working Expenses	2,970,300	3,368,600	3,259,700
Interest on Loans	-	-	-
Depreciation	3,649,800	3,749,400	3,822,600
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	120,000	120,000	120,000
Total Operating Expenditure	6,740,100	7,238,000	7,202,300
Operating Surplus/(Deficit)	(667,600)	(980,900)	(298,600)
Add			
Depreciation	3,649,800	3,749,400	3,822,600
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(896,000)	(889,000)	(889,000)
Less			
Asset Expenditure	6,100,647	3,732,400	6,497,700
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	(120,000)	(120,000)	(120,000)
Cash Surplus/(Deficit)	(3,894,447)	(1,732,900)	(3,742,700)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Roads, Streets & Bridges				
Roads & Streets				
Operating Revenue				
Rate Revenue				
Fees & User Charges	50,900	50,900	50,900	
Contributions	896,000	889,000	889,000	Subdivisions taken over
Interest				
Grants & Subsidies	4,658,800	4,848,600	5,498,900	FAGs & Capital Grants
Other Revenue				
Total Operating Revenue	5,605,700	5,788,500	6,438,800	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Works	2,865,300	3,287,600	3,150,200	
Maintenance & Working Expenses	2,865,300	3,287,600	3,150,200	
Interest on Loans				
Depreciation	3,129,400	3,199,000	3,267,600	
Payments to Government Authorities				
Administration Allocated				
Other Payments	120,000	120,000	120,000	Asset disposal write off
Total Operating Expenditure	6,114,700	6,606,600	6,537,800	
Operating Surplus/(Deficit)	(509,000)	(818,100)	(99,000)	
Add				
Depreciation	3,129,400	3,199,000	3,267,600	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	(896,000)	(889,000)	(889,000)	Subdivisions taken over
Less				
Asset Expenditure	5,591,325	3,597,800	5,907,700	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets	(120,000)	(120,000)	(120,000)	
Cash Surplus/(Deficit)	(3,746,925)	(1,985,900)	(3,508,100)	

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Roads, Streets & Bridges				
Bridges				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	466,800	468,600	464,900	FAGs & Capital Grants
Other Revenue				
Total Operating Revenue	466,800	468,600	464,900	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	105,000	81,000	109,500	
Development & Regulatory Services	-	-	-	
Works	-	-	-	
Maintenance & Working Expenses	105,000	81,000	109,500	
Interest on Loans				
Depreciation	520,400	550,400	555,000	
Payments to Government Authorities				
Administration Allocated				
Other Payments	-	-	-	
Total Operating Expenditure	625,400	631,400	664,500	
Operating Surplus/(Deficit)	(158,600)	(162,800)	(199,600)	
Add				
Depreciation	520,400	550,400	555,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	509,322	134,600	590,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets	-	-	-	
Cash Surplus/(Deficit)	(147,522)	253,000	(234,600)	

Meander Valley Council

2025-26 Budget Estimates

	Budget	Anticipated	Budget
Health, Community & Welfare	2024-25	Actual	2025-26
Function Summary			
Operating Revenue			
Rate Revenue	5,465,900	5,513,800	5,615,700
Fees & User Charges	633,500	637,700	728,200
Contributions	503,000	464,000	463,000
Interest	-	-	-
Grants & Subsidies	243,693	233,700	360,000
Other Revenue	99,600	125,100	103,600
Total Operating Revenue	6,945,693	6,974,300	7,270,500
Operating Expenditure			
Departments			
Governance & Community	1,571,270	1,427,800	1,690,000
Corporate Services	-	-	-
Infrastructure Services	4,527,099	3,711,500	4,360,600
Development & Regulatory Services	973,700	738,300	844,800
Works	1,392,800	1,408,800	1,560,100
Maintenance & Working Expenses	8,464,869	7,286,400	8,455,500
Interest on Loans	50,000	50,000	50,000
Depreciation	1,463,000	2,296,200	1,172,800
Payments to Government Authorities	1,431,900	1,443,000	1,486,500
Administration Allocated	105,600	101,900	108,200
Other Payments	114,653	113,000	157,000
Total Operating Expenditure	11,630,022	11,290,500	11,430,000
Operating Surplus/(Deficit)	(4,684,329)	(4,316,200)	(4,159,500)
Add			
Depreciation	1,463,000	2,296,200	1,172,800
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(428,000)	(388,000)	(388,000)
Less			
Asset Expenditure	3,753,168	1,510,900	3,449,900
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(7,402,497)	(3,918,900)	(6,824,600)

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Preventive Health			
Operating Revenue			
Rate Revenue			
Fees & User Charges	45,200	38,000	39,300
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	-	-	-
Total Operating Revenue	45,200	38,000	39,300
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	365,000	192,400	290,800
Works	-	-	-
Maintenance & Working Expenses	365,000	192,400	290,800
Interest on Loans			
Depreciation	3,000	20,100	15,700
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	368,000	212,500	306,500
Operating Surplus/(Deficit)	(322,800)	(174,500)	(267,200)
Add			
Depreciation	3,000	20,100	15,700
Loan Funds			
Asset Sales		-	
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(319,800)	(154,400)	(251,500)

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Animal Control			
Operating Revenue			
Rate Revenue			
Fees & User Charges	115,900	130,000	125,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	-	-	-
Total Operating Revenue	115,900	130,000	125,000
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	348,600	275,100	339,300
Works	26,700	25,899	37,900
Maintenance & Working Expenses	375,300	300,999	377,200
Interest on Loans			
Depreciation	9,100	6,700	9,200
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	384,400	307,699	386,400
Operating Surplus/(Deficit)	(268,500)	(177,699)	(261,400)
Add			
Depreciation	9,100	6,700	9,200
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	80,000	21,800	48,700
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(339,400)	(192,799)	(300,900)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Health, Community & Welfare				
Fire Protection				
Operating Revenue				
Rate Revenue	1,431,900	1,443,000	1,486,500	
Fees & User Charges	3,000	2,000	2,000	
Contributions				
Interest				
Grants & Subsidies				
Other Revenue	57,300	57,700	59,500	
Total Operating Revenue	1,492,200	1,502,700	1,548,000	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	2,400	3,400	3,500	Fire hazard control
Works	370,500	401,100	409,300	Roadside vegetation
Maintenance & Working Expenses	372,900	404,500	412,800	
Interest on Loans				
Depreciation				
Payments to Government Authorities	1,431,900	1,443,000	1,486,500	
Administration Allocated	57,300	57,700	59,500	
Other Payments				
Total Operating Expenditure	1,862,100	1,905,200	1,958,800	
Operating Surplus/(Deficit)	(369,900)	(402,500)	(410,800)	
Add				
Depreciation				
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure				
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(369,900)	(402,500)	(410,800)	

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Health, Community & Welfare			
Cemeteries			
Operating Revenue			
Rate Revenue			
Fees & User Charges	32,100	26,000	26,900
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	32,100	26,000	26,900
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	-	-	-
Works	73,500	55,500	65,600
Maintenance & Working Expenses	73,500	55,500	65,600
Interest on Loans			
Depreciation	7,300	6,800	7,500
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	80,800	62,300	73,100
Operating Surplus/(Deficit)	(48,700)	(36,300)	(46,200)
Add			
Depreciation	7,300	6,800	7,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	106,000	46,700	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(147,400)	(76,200)	(38,700)

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Community Amenities				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions	-	-	-	
Interest				
Grants & Subsidies	-	-	-	
Other Revenue				
Total Operating Revenue	-	-	-	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Works	342,700	360,700	439,000	Public toilets
Maintenance & Working Expenses	342,700	360,700	439,000	
Interest on Loans				
Depreciation	50,200	34,100	38,500	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	392,900	394,800	477,500	
Operating Surplus/(Deficit)	(392,900)	(394,800)	(477,500)	
Add				
Depreciation	50,200	34,100	38,500	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	420,586	248,500	376,100	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(763,286)	(609,200)	(815,100)	

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Street Lighting			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions	-	-	-
Interest			
Grants & Subsidies			
Other Revenue	400	400	400
Total Operating Revenue	400	400	400
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	261,999	265,798	278,199
Development & Regulatory Services	-	-	-
Works	-	-	-
Maintenance & Working Expenses	261,999	265,798	278,199
Interest on Loans			
Depreciation	39,100	39,000	39,000
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	301,099	304,798	317,199
Operating Surplus/(Deficit)	(300,699)	(304,398)	(316,799)
Add			
Depreciation	39,100	39,000	39,000
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(261,599)	(265,398)	(277,799)

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Area Promotion			
Operating Revenue			
Rate Revenue			
Fees & User Charges	127,300	126,700	130,500
Contributions	-	-	-
Interest	-	-	-
Grants & Subsidies	-	-	-
Other Revenue	41,400	42,000	43,200
Total Operating Revenue	168,700	168,700	173,700
Operating Expenditure			
Departments			
Governance & Community	490,100	496,800	661,500
Corporate Services	-	-	-
Infrastructure Services	54,000	20,300	52,600
Development & Regulatory Services	-	-	-
Works	7,600	7,300	7,700
Maintenance & Working Expenses	551,700	524,400	721,800
Interest on Loans			
Depreciation	25,900	28,900	29,300
Payments to Government Authorities			
Administration Allocated			
Other Payments	5,000	5,000	5,000
Total Operating Expenditure	582,600	558,300	756,100
Operating Surplus/(Deficit)	(413,900)	(389,600)	(582,400)
Add			
Depreciation	25,900	28,900	29,300
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	40,000	8,100	72,900
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(428,000)	(368,800)	(626,000)

In kind support

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Emergency Services				
Operating Revenue				
Rate Revenue	-	-	-	
Fees & User Charges	-	-	-	
Contributions	-	-	-	
Interest	-	-	-	
Grants & Subsidies	-	-	300,000	Flood reimbursement & Grant
Other Revenue	-	-	-	
Total Operating Revenue	-	-	300,000	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	26,000	29,300	30,100	
Development & Regulatory Services	-	-	-	
Works	-	-	-	
Maintenance & Working Expenses	26,000	29,300	30,100	
Interest on Loans				
Depreciation	-	-	-	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	26,000	29,300	30,100	
Operating Surplus/(Deficit)	(26,000)	(29,300)	269,900	
Add				
Depreciation	-	-	-	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	20,000	44,900	-	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(46,000)	(74,200)	269,900	

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Economic Development				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	50,400	90,400	-	Shorts Walks grant programs
Other Revenue				
Total Operating Revenue	50,400	90,400	-	
Operating Expenditure				
Departments				
Governance & Community	412,667	328,200	425,000	
Corporate Services	-	-	-	
Infrastructure Services	409,300	156,500	23,000	
Development & Regulatory Services	-	-	-	
Works	1,700	1,700	1,800	
Maintenance & Working Expenses	823,667	486,400	449,800	
Interest on Loans				
Depreciation	-	-	-	
Payments to Government Authorities				
Administration Allocated				
Other Payments	2,000	-	2,000	
Total Operating Expenditure	825,667	486,400	451,800	
Operating Surplus/(Deficit)	(775,267)	(396,000)	(451,800)	
Add				
Depreciation	-	-	-	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	-	-	-	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(775,267)	(396,000)	(451,800)	

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Household Waste				
Operating Revenue				
Rate Revenue	4,034,000	4,070,800	4,129,200	
Fees & User Charges	310,000	315,000	404,500	
Contributions		-		
Interest				
Grants & Subsidies	120,000	115,000	60,000	
Other Revenue				
Total Operating Revenue	4,464,000	4,500,800	4,593,700	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	3,756,900	3,221,301	3,960,401	
Development & Regulatory Services	-	-	-	
Works	1,300	6,400	2,500	
Maintenance & Working Expenses	3,758,200	3,227,701	3,962,901	
Borrowing Costs	50,000	50,000	50,000	Tip rehab provision mvmt
Depreciation	867,800	1,665,500	529,100	Tips & Transfer Station assets
Payments to Government Authorities				
Administration Allocated	48,300	44,200	48,700	
Other Payments				
Total Operating Expenditure	4,724,300	4,987,401	4,590,701	
Operating Surplus/(Deficit)	(260,300)	(486,601)	2,999	
Add				
Depreciation	867,800	1,665,500	529,100	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	50,000	50,000	50,000	
Less				
Asset Expenditure	1,591,240	598,900	1,842,800	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(933,740)	629,999	(1,260,701)	

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Non-Household Waste			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	-	-	-
Works	358,200	350,700	379,600
Maintenance & Working Expenses	358,200	350,700	379,600
Interest on Loans			
Depreciation	-	-	-
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	358,200	350,700	379,600
Operating Surplus/(Deficit)	(358,200)	(350,700)	(379,600)
Add			
Depreciation	-	-	-
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(358,200)	(350,700)	(379,600)

Street Bins

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Stormwater Drainage				
Operating Revenue				
Rate Revenue				
Fees & User Charges	-	-		
Contributions	478,000	438,000	438,000	Subdivisions taken over
Interest				
Grants & Subsidies	-	-	-	
Other Revenue	-	-	-	
Total Operating Revenue	478,000	438,000	438,000	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	5,400	8,400	5,500	
Development & Regulatory Services	-	-	-	
Works	171,000	162,500	175,900	
Maintenance & Working Expenses	176,400	170,900	181,400	
Interest on Loans				
Depreciation	428,500	455,100	464,500	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	604,900	626,000	645,900	
Operating Surplus/(Deficit)	(126,900)	(188,000)	(207,900)	
Add				
Depreciation	428,500	455,100	464,500	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	(478,000)	(438,000)	(438,000)	Subdivision contributions
Less				
Asset Expenditure	1,495,342	542,000	1,109,400	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(1,671,742)	(712,900)	(1,290,800)	

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Environmental Protection			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions	-	-	-
Interest			
Grants & Subsidies	-	-	-
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	257,700	267,400	211,200
Works	39,600	37,000	40,800
Maintenance & Working Expenses	297,300	304,400	252,000
Interest on Loans			
Depreciation	-	-	-
Payments to Government Authorities			
Administration Allocated			
Other Payments - Grants	-	-	-
Total Operating Expenditure	297,300	304,400	252,000
Operating Surplus/(Deficit)	(297,300)	(304,400)	(252,000)
Add			
Depreciation	-	-	-
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(297,300)	(304,400)	(252,000)

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Community Development			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	-	-	-
Contributions	-	-	-
Interest	-	-	-
Grants & Subsidies	73,293	28,300	-
Other Revenue	-	-	-
Total Operating Revenue	73,293	28,300	-
Operating Expenditure			
Departments			
Governance & Community	617,703	557,000	565,500
Corporate Services	-	-	-
Infrastructure Services	13,500	9,900	10,800
Development & Regulatory Services	-	-	-
Works	-	-	-
Maintenance & Working Expenses	631,203	566,900	576,300
Interest on Loans			
Depreciation	24,000	25,100	25,100
Payments to Government Authorities			
Administration Allocated			
Other Payments - Community Grants	107,653	108,000	150,000
Total Operating Expenditure	762,856	700,000	751,400
Operating Surplus/(Deficit)	(689,563)	(671,700)	(751,400)
Add			
Depreciation	24,000	25,100	25,100
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(665,563)	(646,600)	(726,300)

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Families, Youth & Children				
Operating Revenue				
Rate Revenue				
Fees & User Charges	-	-	-	
Contributions				
Interest				
Grants & Subsidies	-	-	-	
Other Revenue				
Total Operating Revenue	-	-	-	
Operating Expenditure				
Departments				
Governance & Community	22,800	23,300	10,000	Grant program
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Works	-	-	-	
Maintenance & Working Expenses	22,800	23,300	10,000	
Interest on Loans				
Depreciation	700	600	600	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	23,500	23,900	10,600	
Operating Surplus/(Deficit)	(23,500)	(23,900)	(10,600)	
Add				
Depreciation	700	600	600	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	-	-	-	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(22,800)	(23,300)	(10,000)	

Meander Valley Council

2025-26 Budget Estimates

Health, Community & Welfare	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Aged & Disabled				
Operating Revenue				
Rate Revenue	-	-	-	
Fees & User Charges	-	-	-	
Contributions	25,000	26,000	25,000	Special Committee contrib.
Interest	-	-	-	
Grants & Subsidies	-	-	-	
Other Revenue	500	25,000	500	
Total Operating Revenue	25,500	51,000	25,500	
Operating Expenditure				
Departments				
Governance & Community	28,000	22,500	28,000	Community car expenses
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Works	-	-	-	
Maintenance & Working Expenses	28,000	22,500	28,000	
Interest on Loans	-	-	-	
Depreciation	7,400	14,300	14,300	
Payments to Government Authorities				
Administration Allocated				
Other Payments	-	-	-	
Total Operating Expenditure	35,400	36,800	42,300	
Operating Surplus/(Deficit)	(9,900)	14,200	(16,800)	
Add				
Depreciation	7,400	14,300	14,300	
Loan Funds		-		
Asset Sales		-		
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure		-		
Loan Principal		-		
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(2,500)	28,500	(2,500)	

Meander Valley Council

2025-26 Budget Estimates

	Budget	Anticipated	Budget
Land Use Planning & Building	2024-25	Actual	2025-26
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	647,000	611,500	632,900
Contributions	500	500	500
Interest	-	-	-
Grants & Subsidies	-	-	-
Other Revenue	12,000	6,000	6,000
Total Operating Revenue	659,500	618,000	639,400
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	216,800	138,000	222,900
Development & Regulatory Services	1,813,900	1,683,500	1,926,100
Works	-	-	-
Maintenance & Working Expenses	2,030,700	1,821,500	2,149,000
Interest on Loans	-	-	-
Depreciation	4,300	35,500	-
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	-	-	-
Total Operating Expenditure	2,035,000	1,857,000	2,149,000
Operating Surplus/(Deficit)	(1,375,500)	(1,239,000)	(1,509,600)
Add			
Depreciation	4,300	35,500	-
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	-	-	-
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(1,371,200)	(1,203,500)	(1,509,600)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Land Use Planning & Building			
Land Use Planning			
Operating Revenue			
Rate Revenue			
Fees & User Charges	341,600	315,000	326,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	-	-	-
Total Operating Revenue	341,600	315,000	326,000
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	216,800	138,000	222,900
Development & Regulatory Services	1,265,700	1,183,200	1,317,400
Works	-	-	-
Maintenance & Working Expenses	1,482,500	1,321,200	1,540,300
Interest on Loans			
Depreciation	2,600	-	-
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	1,485,100	1,321,200	1,540,300
Operating Surplus/(Deficit)	(1,143,500)	(1,006,200)	(1,214,300)
Add			
Depreciation	2,600	-	-
Loan Funds			
Asset Sales	-	-	-
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure		-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(1,140,900)	(1,006,200)	(1,214,300)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Land Use Planning & Building			
Building Control			
Operating Revenue			
Rate Revenue			
Fees & User Charges	305,400	296,500	306,900
Contributions	500	500	500
Interest			
Grants & Subsidies			
Other Revenue	12,000	6,000	6,000
Total Operating Revenue	317,900	303,000	313,400
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	548,200	500,300	608,700
Works	-	-	-
Maintenance & Working Expenses	548,200	500,300	608,700
Interest on Loans			
Depreciation	1,700	35,500	-
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	549,900	535,800	608,700
Operating Surplus/(Deficit)	(232,000)	(232,800)	(295,300)
Add			
Depreciation	1,700	35,500	-
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure		-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(230,300)	(197,300)	(295,300)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Recreation & Culture			
Function Summary			
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	160,400	178,100	187,400
Contributions	190,000	210,000	200,000
Interest	1,000	1,000	1,000
Grants & Subsidies	4,669,900	2,618,600	2,966,500
Other Revenue	6,900	6,900	6,900
Total Operating Revenue	5,028,200	3,014,600	3,361,800
Operating Expenditure			
Departments			
Governance & Community	36,500	35,900	41,200
Corporate Services	51,500	53,400	58,800
Infrastructure Services	1,059,900	1,157,900	1,221,300
Development & Regulatory Services	-	-	-
Works	1,331,900	1,421,400	1,606,100
Maintenance & Working Expenses	2,479,800	2,668,600	2,927,400
Interest on Loans	-	-	-
Depreciation	839,700	885,000	1,003,700
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	-	-	-
Total Operating Expenditure	3,319,500	3,553,600	3,931,100
Operating Surplus/(Deficit)	1,708,700	(539,000)	(569,300)
Add			
Depreciation	839,700	885,000	1,003,700
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	5,458,930	3,487,700	6,216,400
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(2,910,530)	(3,141,700)	(5,782,000)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Recreation & Culture				
Public Halls				
Operating Revenue				
Rate Revenue				
Fees & User Charges	5,500	5,500	5,500	
Contributions	35,000	25,000	25,000	Special Committees
Interest	1,000	1,000	1,000	Special Committees
Grants & Subsidies	-	-	-	
Other Revenue				
Total Operating Revenue	41,500	31,500	31,500	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	40,700	42,300	46,500	Insurance, rates, land tax
Infrastructure Services	112,300	118,500	123,700	Maintenance program
Development & Regulatory Services	-	-	-	
Works	13,000	9,400	12,000	
Maintenance & Working Expenses	166,000	170,200	182,200	
Interest on Loans				
Depreciation	127,300	120,700	122,100	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	293,300	290,900	304,300	
Operating Surplus/(Deficit)	(251,800)	(259,400)	(272,800)	
Add				
Depreciation	127,300	120,700	122,100	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	108,000	45,400	146,700	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(232,500)	(184,100)	(297,400)	

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Recreation & Culture			
Swimming Pools & Other Swimming			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions	-	-	-
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	137,800	165,100	145,200
Development & Regulatory Services	-	-	-
Works	5,600	6,100	5,700
Maintenance & Working Expenses	143,400	171,200	150,900
Interest on Loans			
Depreciation	23,800	25,600	31,200
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	167,200	196,800	182,100
Operating Surplus/(Deficit)	(167,200)	(196,800)	(182,100)
Add			
Depreciation	23,800	25,600	31,200
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	40,000	195,700	82,200
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(183,400)	(366,900)	(233,100)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Recreation & Culture			
Recreation Grounds & Sports Facilities			
Operating Revenue			
Rate Revenue			
Fees & User Charges	98,200	114,800	122,600
Contributions	5,000	5,000	5,000
Interest			
Grants & Subsidies	4,483,300	2,454,000	2,633,500
Other Revenue	-	-	-
Total Operating Revenue	4,586,500	2,573,800	2,761,100
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	612,500	695,700	779,300
Development & Regulatory Services	-	-	-
Works	722,300	784,900	866,900
Maintenance & Working Expenses	1,334,800	1,480,599	1,646,200
Interest on Loans			
Depreciation	480,500	509,100	581,500
Payments to Government Authorities			
Administration Allocated			
Other Payments - Recreation Grants	-	-	-
Total Operating Expenditure	1,815,300	1,989,699	2,227,700
Operating Surplus/(Deficit)	2,771,200	584,101	533,400
Add			
Depreciation	480,500	509,100	581,500
Loan Funds			
Asset Sales less Transfers to C'ttees			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	4,507,314	2,825,300	4,353,600
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(1,255,614)	(1,732,099)	(3,238,700)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Recreation & Culture			
Library Services			
Operating Revenue			
Rate Revenue			
Fees & User Charges	49,400	50,500	52,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	49,400	50,500	52,000
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	10,800	11,100	12,300
Infrastructure Services	3,300	7,000	3,800
Development & Regulatory Services	-	-	-
Works	-	-	-
Maintenance & Working Expenses	14,100	18,100	16,100
Interest on Loans			
Depreciation	7,500	7,500	7,500
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	21,600	25,600	23,600
Operating Surplus/(Deficit)	27,800	24,900	28,400
Add			
Depreciation	7,500	7,500	7,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	35,300	32,400	35,900

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Recreation & Culture			
Sundry Cultural Activities			
Operating Revenue			
Rate Revenue			
Fees & User Charges	7,000	7,000	7,000
Contributions	-	-	-
Interest	-	-	-
Grants & Subsidies	10,000	8,000	10,000
Other Revenue	-	-	-
Total Operating Revenue	17,000	15,000	17,000
Operating Expenditure			
Departments			
Governance & Community	36,500	35,900	41,200
Corporate Services	-	-	-
Infrastructure Services	157,800	162,200	158,300
Development & Regulatory Services	-	-	-
Works	14,100	13,200	15,200
Maintenance & Working Expenses	208,400	211,300	214,700
Interest on Loans			
Depreciation	40,000	42,300	42,500
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	248,400	253,600	257,200
Operating Surplus/(Deficit)	(231,400)	(238,600)	(240,200)
Add			
Depreciation	40,000	42,300	42,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	40,000
Loan Principal			
Profit (loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(191,400)	(196,300)	(237,700)

Meander Valley Council

2025-26 Budget Estimates

	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Recreation & Culture				
Parks & Reserves				
Operating Revenue				
Rate Revenue				
Fees & User Charges	300	300	300	
Contributions	150,000	180,000	170,000	Public open space cont.
Interest				
Grants & Subsidies	176,600	156,600	323,000	
Other Revenue	6,900	6,900	6,900	
Total Operating Revenue	333,800	343,800	500,200	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	36,200	9,401	11,000	
Development & Regulatory Services	-	-	-	
Works	576,900	607,800	706,300	
Maintenance & Working Expenses	613,100	617,201	717,300	
Interest on Loans				
Depreciation	160,600	179,800	218,900	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
Total Operating Expenditure	773,700	797,001	936,200	
Operating Surplus/(Deficit)	(439,900)	(453,201)	(436,000)	
Add				
Depreciation	160,600	179,800	218,900	
Loan Funds				
Asset Sales	-	-	-	
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	803,616	421,300	1,593,900	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(1,082,916)	(694,701)	(1,811,000)	

Meander Valley Council

2025-26 Budget Estimates

	Budget	Anticipated	Budget
Unallocated & Unclassified	2024-25	Actual	2025-26
Function Summary		2024-25	
Operating Revenue			
Rate Revenue	13,319,500	13,387,500	14,146,500
Fees & User Charges	-	-	-
Contributions	-	-	-
Interest	1,272,800	1,543,700	1,119,200
Grants & Subsidies	2,784,500	2,676,700	2,758,500
Other Revenue	1,866,400	722,000	1,855,000
Total Operating Revenue	19,243,200	18,329,900	19,879,200
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	(11,100)	(8,300)	(7,500)
Development & Regulatory Services	(9,900)	(9,900)	(9,900)
Works	(440,800)	(476,700)	(496,500)
Maintenance & Working Expenses	(461,800)	(494,900)	(513,900)
Interest on Loans-internal loan	-	-	-
Depreciation	457,600	496,100	608,900
Payments to Government Authorities			
Administration Allocated	400	-	400
Other Payments	-	-	-
Total Operating Expenditure	(3,800)	1,200	95,400
Operating Surplus/(Deficit)	19,247,000	18,328,700	19,783,800
Add			
Depreciation	457,600	496,100	608,900
Loan Funds & Capital Repayments	-	-	-
Asset Sales	1,560,000	-	1,560,000
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	2,755,672	5,022,500	1,498,800
Loan Principal	-	-	-
Profit on Sale	1,170,500	-	1,170,500
Cash Surplus/(Deficit)	17,338,428	13,802,300	19,283,400

Meander Valley Council

2025-26 Budget Estimates

Unallocated & Unclassified	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26
Private Works			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	5,000	13,000	5,000
Total Operating Revenue	5,000	13,000	5,000
Operating Expenditure			
Departments			
Governance & Community	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development & Regulatory Services	-	-	-
Works	3,500	-	3,500
Maintenance & Working Expenses	3,500	-	3,500
Interest on Loans			
Depreciation			
Payments to Government Authorities			
Administration Allocated	400	-	400
Other Payments			
Total Operating Expenditure	3,900	-	3,900
Operating Surplus/(Deficit)	1,100	13,000	1,100
Add			
Depreciation			
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	1,100	13,000	1,100

Meander Valley Council

2025-26 Budget Estimates

Unallocated & Unclassified	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Plant Working				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	48,000	49,000	52,000	Diesel fuel rebate
Other Revenue				
Total Operating Revenue	48,000	49,000	52,000	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development & Regulatory Services	-	-	-	
Works	-	-	-	
Maintenance & Working Expenses	-	-	-	
- Internal Hire Charges	(1,065,600)	(1,018,700)	(1,025,300)	
- Operating Expenditure	677,000	597,700	581,000	
Interest on Loans				
Depreciation	309,900	378,800	424,500	
Administration Allocated				
Training Costs				
Other Payments				
Total Operating Expenditure	(78,700)	(42,200)	(19,800)	
Operating Surplus/(Deficit)	126,700	91,200	71,800	
Add				
Depreciation	309,900	378,800	424,500	
Loan Funds				
Asset Sales (excl. trade-in)				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure - Changeover cost	745,000	367,200	773,600	
Loan Principal				
Internal return on Plant	126,700	91,200	71,800	
Cash Surplus/(Deficit)	(435,100)	11,600	(349,100)	

13.1.1 Budget Estimates And Rates Resolution Report

Meander Valley Council

2025-26 Budget Estimates

Unallocated & Unclassified	Budget 2024-25	Anticipated Actual 2024-25	Budget 2025-26	
Other Unallocated & Unclassified				
Operating Revenue				
Rate Revenue	13,319,500	13,387,500	14,146,500	
Fees & User Charges		-		
Contributions	-	-	-	
Interest	1,272,800	1,543,700	1,119,200	Bank, Loans & Rates
Grants & Subsidies	2,736,500	2,627,700	2,706,500	Financial Assistance Grants
Other Revenue	1,861,400	709,000	1,850,000	
Total Operating Revenue	19,190,200	18,267,900	19,822,200	
Operating Expenditure				
Departments				
Governance & Community	-	-	-	
Corporate Services	-	-	-	Unallocated land tax
Infrastructure Services	(11,100)	(8,300)	(7,500)	Depreciation & rental prop.
Development & Regulatory Services	(9,900)	(9,900)	(9,900)	Depreciation in overheads
Works	(55,700)	(55,700)	(55,700)	Depreciation in overheads
Maintenance & Working Expenses	(76,700)	(73,900)	(73,100)	
Interest on Loans				
Depreciation	147,700	117,300	184,400	Depots & minor plant
Payments to Government Authorities				
Administration Allocated				
Other Payments	-	-	-	
Total Operating Expenditure	71,000	43,400	111,300	
Operating Surplus/(Deficit)	19,119,200	18,224,500	19,710,900	
Add				
Depreciation	147,700	117,300	184,400	
Loan Funds & Capital Repayments	-	-	-	
Asset Sales	1,560,000	-	1,560,000	Sale of Public Land
Accrual Non-Cash Adjustments	-	-	-	
Less				
Asset Expenditure	2,010,672	4,655,300	725,200	Depots, vehicles & minor plant
Loan Principal				
Profit on Sale	1,170,500	-	1,170,500	Sale of Public Land
Internal Return on plant	(126,700)	(91,200)	(71,800)	
Cash Surplus/(Deficit)	17,772,428	13,777,700	19,631,400	

13.1.1 Budget Estimates And Rates Resolution Report

One Off Specific Projects & Programs

		Budget 2025	Anticipated 2025	Budget 2026
Governance & Community				
Implementation of Child Safe Legislation	Administration	30,000	-	15,000
NTARC Membership Agreement	Other Functions	35,600	35,300	25,000
Northern councils shared services initiatives	Other Functions	10,000	-	10,000
Rebranding MV Visitor Centre	Tourism & Area Promotion	-	-	150,000
Corporate style manual	Communications	10,000	-	-
Council signage & style manual	Communications	25,000	3,000	25,000
Corporate imagery updates	Communications	15,000	5,000	15,000
New websites (2)	Communications	25,000	-	50,000
Council rebranding documentation	Communications	-	-	25,000
Economic Development Forum	Economic Development	20,000	20,500	-
Westbury Bicentennial Projects	Community Development	65,000	25,000	35,000
Social Recovery Plan Engagement	Community Development	-	-	20,000
Placemaking township activation	Community Development	60,000	60,000	60,000
New community event activation	Community Development	25,000	16,700	25,000
Youth Strategy (Grant)	Youth Support	22,800	22,800	-
		343,400	188,300	455,000
Corporate				
Meeting Room Technology	Administration	-	70,000	-
Policy Documentation Review	People & Safety	10,000	10,000	5,000
Safety Consultant	People & Safety	40,000	-	-
Culture Improvement Activities	People & Safety	8,000	-	-
Workforce Strategy	People & Safety	-	-	14,000
Health & Safety Office Contract	People & Safety	-	43,800	134,600
IT Strategic Plan: ERP program	IT	267,100	246,800	437,400
		325,100	370,600	591,000
Development & Regulatory				
Dog magement plan & signage update	Animal Control	3,000	2,500	-
EHO Succession Planning	Environmental Health	44,800	-	-
EHO Succession Planning	Preventative Health	104,500	149,200	-
Consultancy (ERP Cover)	Planning	-	-	20,000
Wesbury Structure & Character Planning	Strategic Planning	10,000	4,000	6,000
Council Land Rezoning Applications	Strategic Planning	-	-	15,000
Regional Planning Project Contribution	Strategic Planning	30,000	20,500	-
LPS Review	Strategic Planning	-	-	20,000
PVBH structure plan update	Strategic Planning	15,000	5,000	10,000
Regional Land Use Strategy amendments	Strategic Planning	-	-	-
Carrick Outline Development Plan	Strategic Planning	20,000	12,000	8,000
		227,300	193,200	79,000
Infrastructure				
Crack sealing	Road Management	30,000	30,000	30,000
Westbury Rd & Vale St intersection feasibility	Road Management	50,000	22,000	-
School intersections safety assessment	Road Management	10,000	1,500	-
Access system upgrade	Property Management	40,000	80,000	-
Westbury: Weed management & tyre removal	Household Waste	15,000	15,000	15,000
Westbury: Groundwater bores	Household Waste	16,200	16,200	8,000
Westbury: Hydromulching old landfill area	Household Waste	9,500	7,200	5,000
Westbury: Planning scheme rezone (height & tonnage)	Household Waste	30,000	28,500	-
Deloraine: SMP leachate pond assessment	Household Waste	18,000	18,000	10,000
Deloraine: Weed control & tyre removal	Household Waste	5,000	10,000	-
Deloraine: Leachate & sediment pond silt removal	Household Waste	10,000	9,500	12,000
Deloraine: Stormwater lines inspection and cleaning	Household Waste	-	-	10,000
Deloraine: New groundwater monitoring bores	Household Waste	16,200	-	16,200
Deloraine: Updated EMP (compliance)	Household Waste	20,000	-	20,000
Deloraine: Decommission & rehabilitation plan	Household Waste	25,000	23,000	-
Deloraine: Noise monitoring	Household Waste	8,000	8,000	-
Deloraine: Security	Household Waste	-	-	22,000
Deloraine: Gas Monitoring	Household Waste	-	-	63,000
Strategy: Waste Communication Plan	Household Waste	10,000	5,000	10,000
Strategy: Garage Sale Trail	Household Waste	6,600	6,600	6,800
Strategy: Waste Management Strategy document	Household Waste	10,000	-	10,000

13.1.1 Budget Estimates And Rates Resolution Report

One Off Specific Projects & Programs		Budget 2025	Anticipated 2025	Budget 2026
Strategy: New Landfill Feasibility		180,000	20,000	-
Meander Valley Rd Hadspen design work (Grant)	Economic Development	174,500	500	-
Tasmanian Short Walks project (Grant)	Economic Development	102,700	60,000	20,000
Combined Short Walks Project Kentish (Grant)	Economic Development	100,800	80,000	-
Caveside Pool & Court Repairs	Swimming Pools	5,000	-	5,000
Deloraine Pool retaining wall	Swimming Pools	11,000	36,000	11,000
Community Complex sand & seal	Sport & Recreation	-	28,000	-
Community Complex Repairs	Sport & Recreation	-	-	15,000
Communit Complex Water Damage	Sport & Recreation	-	28,000	-
Wesbury Function Centre upgrades	Sport & Recreation	-	-	10,000
Facilities Review	Sport & Recreation	-	-	20,000
MVPAC Painting	Sundry Cultural	14,000	12,200	-
Westbury RSL lighting installation	Sundry Cultural	5,000	-	-
Westbury Town Hall external paint & lighting	Public Halls	-	5,000	-
Visitors Centre - Safety Barriers	Tourism Promotion	19,500	-	19,500
Deloraine Pool - Changeroom Vinyl	Swimming Pools	11,000	-	-
		953,000	550,200	338,500
Works				
Community street bin replacement program	Non-Household Waste	75,000	40,000	35,000
Linemarking Blackstone Heights Road	Roads & Streets	40,000	-	40,000
Landscape corridor design (Hadspen)	Roads & Streets	10,000	-	10,000
Road Signage Update Stage 2	Tourism	25,000	-	25,000
Technology - tablets and data	Administration	30,000	25,000	10,000
Culvert upgrade (Exton)	Stormwater	15,000	50,000	40,000
Storm Remediation (Grant)	Roads & Streets	-	382,300	-
Rotary Park riverbank	Parks & Reserves	20,000	20,000	-
Wild Wood tree maintenance	Parks & Reserves	10,000	10,000	10,000
Establish Christmas Decorations	Parks & Reserves	-	-	100,000
Traffic Management Training	Management	30,000	-	-
Major Plant Risk Assessments	Management	-	-	20,000
Westbury Depot - Establishment Costs	Management	-	-	65,000
Country Club playground removal	Parks & Reserves	10,000	-	-
		265,000	527,300	355,000
One Off Project Expenditure		\$ 2,113,800	\$ 1,829,600	\$ 1,818,500
Grants & Reimbursements One Off Operating Projects		-\$ 400,800	-\$ 463,300	\$ -
Amended One Off Projects Balance		\$ 1,713,000	\$ 1,366,300	\$ 1,818,500
		Annual Increase/(Decrease): -\$ 295,300		

13.2. 2025-26 Rates Resolution

File Reference	S12-02-001
Report Author	Craig Davies Director Corporate Services
Authorised By	Jonathan Harmey General Manager
Decision Sought	Approval of the 2025-26 financial year Rates Resolution.
Vote	Absolute majority

Recommendation

That Council, by absolute majority, adopts the following rates and charges for the period 1 July 2025 to 30 June 2026, pursuant to Part 9 of the *Local Government Act 1993*:

1. General Rate

- a. section 90, Council makes the following General Rate in relation to all rateable land within the municipal area (excluding land which is exempt pursuant to the provisions of section 87) for the period commencing 1 July 2025 and ending on 30 June 2026, namely a rate of 4.644 cents in the dollar of assessed annual value of the land;
- b. section 90(4), Council sets a minimum amount payable in respect of the General Rate of \$285.

2. Waste Management Charges

Sections 93 and 94, makes the following Service Charges in respect of all rateable land within the municipal area (including land which is otherwise exempt from rates pursuant to the provisions of section 87) for the period commencing 1 July 2025 and ending on 30 June 2026, namely:

- a. a service charge for waste management in respect of all lands of \$183 for making available waste management facilities.
- b. that pursuant to section 94(3A), declares, that the service charge for waste management is varied as follows:
 - i. by reason of the provision of a waste collection service one 80 litre mobile garbage bin and one mobile recycling bin and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$258 to \$441;

- ii. by reason of the provision of a waste collection service one 140 litre mobile garbage bin and one mobile recycling bin and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$284 to \$467;
- iii. by reason of the provision of a waste collection service one 240 litre mobile garbage bin and one mobile recycling bin and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$357 to \$540;
- iv. by reason of the provision of each additional 80 litre mobile bin service charge for waste management is varied for all lands receiving such a service, by increasing it by a further \$118;
- v. by reason of the provision of each additional 140 litre mobile bin service charge for waste management is varied for all lands receiving such a service, by increasing it by a further \$150;
- vi. by reason of the provision of each additional 240 litre mobile bin service charge for waste management is varied for all lands receiving such a service, by increasing it by a further \$205.

3. Service Rates

Sections 93A, makes the following Service Rates in respect of Fire Service Contributions it must collect under the *Fire Services Act 1979* for the period commencing 1 July 2025 and ending on 30 June 2026, namely:

- a. in respect of the Launceston Permanent Fire Brigade Rating District a rate of 1.1 cents in the dollar of assessed annual value of rateable land within that district; and
- b. in respect of the Volunteer Brigade Rating District a rate of 0.297 cents in the dollar of assessed annual value of rateable land within that district;
- c. in respect of General Land a rate of 0.228 cents in the dollar of assessed annual value of rateable General Land; and
- d. that pursuant to section 93(3), Council states a minimum amount payable in respect of the fire protection service rates of \$50.

4. Separate Apportionments

That for the purposes of these resolutions, the rates and charges shall apply to each parcel of land that is shown as being separately assessed in the valuation list prepared under the *Valuation of Land Act 2001*.

5. Instalment Payments

That pursuant to section 124:

- a. decides all rates are payable by all ratepayers by four approximately equal instalments;
- b. determines that the dates by which instalments are to be paid shall be as follows:
 - i. the first instalment on or before 29 August 2025.
 - ii. the second instalment on or before 31 October 2025.
 - iii. the third instalment on or before 30 January 2026.
 - iv. the fourth instalment on or before 31 March 2026.

6. Interest on Late Payments

That, pursuant to section 128, if any rate or instalment is not paid on or before the date it falls due there is payable a daily interest charge of 0.028219% (10.30% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

7. Adjusted Values

That, for the purposes of each of these resolutions any reference to assessed annual value, includes a reference to that value as adjusted pursuant to sections 89 and 89A.

Report

The Rates Resolution is considered by Council annually and was discussed with Councillors at the 27 May 2025 Workshop. For the 2024-25 financial year Council adopted a varied rate in the dollar for the Primary Production and Vacant land use classes. In accordance with Council's Policy No. 77: Rates and Charges it is proposing to return to a single rate in the dollar to calculate the General Rate across all land use classes for the 2025-26 financial year. Waste management charges will be maintained at the same level as 2025.

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 2024-34. [Click here](https://www.meander.tas.gov.au/plans-reports) or visit <https://www.meander.tas.gov.au/plans-reports> to visit.

Policy

The Rates Resolution is guided by Council Policy No. 77: Rates and Charges
Council's Financial Management Strategy

Legislation

The Rates Resolution provides for the Council's budgeted rates and charges revenue to be applied to each property under Part 9 of the *Local Government Act 1993*.

Consultation

Not applicable

Budget and Finance

The Rates Resolution establishes how the Council's rates and charges are applied to each property in the municipality, which contributes to the Council's revenue for the 2025-26 financial year.

Risk Management

Not applicable

Alternate Motion

Councillors can defer the Item for further Workshop consideration

13.3. 2025-26 Annual Review of Fees and Charges

File Reference	S12-02-001
Report Author	Justin Marshall Team Leader Finance
Authorised By	Craig Davies Director Corporate Services
Decision Sought	Adoption of the proposed fees and charges for the 2025-26 financial year.
Vote	Simple majority

Recommendation

That Council approves the fees and charges for the 2025-26 financial year as set out in Attachments 1 and 2.

Report

The annual fees and charges are set in conjunction with the annual Budget Estimates process. It includes setting the price for the Council's activities including engineering, waste facilities, cemeteries, planning, building and plumbing as well as the use of recreational and cultural facilities. Setting fees and charges that meet the true cost of the service is challenging and is unattainable for some community services such as public halls and recreation facilities. The true cost is taken as being the cost, less the cost of any community service obligations. Putting an objective value on the Council's community service obligations is also a challenging process.

For the Council to continue to provide the same level of service to the community, it is recommended that the 2025-26 fees and charges are increased and, in most cases, that the fee increase reflects the Council Cost Index (CCI) for 2025 as a benchmark. The CCI is prepared by the Local Government Association of Tasmania and captures the cost increases associated with the delivery of local government services, recognising that the Consumer Price Index alone does not always reflect cost increases across the range of the Council's services.

The CCI for 2025 was 3.13%. It is recommended that the majority of fees and charges are increased by CCI and rounded as appropriate.

Weight-based pricing for the Deloraine Waste Facility was approved at the May 2025 Council Meeting. The minimum charge at the Mole Creek Waste Transfer Station is proposed to increase to a level that is consistent with the minimum charge at Deloraine. Charges for other individual items at both waste sites are proposed to increase by CCI and rounded. The proposed fee schedule also provides further clarification around the categories of waste that can be accepted and processed through each of our facilities.

Fees in the Sport and Recreation area have predominately been increased by CCI with some minor adjustments to our hiring arrangements for kitchens, showers and AV equipment at some facilities.

The recommendation provides for the majority of the fees and charges revenue, there are, however, some categories that are set independently. Fees for producing rates 132 and property 337 Certificates are set in legislation by the State Government. The annual heavy vehicle licence fees distribution from the State Government is also included in the fees and charges budget revenue.

Attachments

1. Fees and Charges 2025-26 [13.3.1 - 11 pages]
2. Sport and Recreation Fees 2025-26 [13.3.2 - 4 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
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 2024-34. [Click here](https://www.meander.tas.gov.au/plans-reports) or visit <https://www.meander.tas.gov.au/plans-reports> to visit.

Policy

Not applicable

Legislation

Local Government Act 1993: sections 73, 205 and 206

Consultation

Not applicable

Budget and Finance

The annual review of fees and charges is aimed at ensuring the Council's income from fees and charges keeps pace with cost increases and maintains the relative percentage of total income from fees and charges from one year to the next. Where appropriate, the fees and charges are reflective of the cost of providing the service.

The 2025-26 Budget Estimates report highlights a similar level of fees and charges revenue for the forthcoming financial year, with the budget being 5.9% of total revenue (excluding non-cash items), which is consistent with previous years.

Risk Management

Not applicable

Alternate Motion

Council can defer this item and return to Workshop for discussion.

13.3.1 Fees And Charges 2025-26



MEANDER VALLEY COUNCIL Proposed Fees & Charges: 2025-26

FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Planning/Development Permit Fees			
Planning Review	\$95.00	\$98.00	Increase in line with CCI
Developments less than \$10,000 (Permitted Status)	\$190.00	\$196.00	Increase in line with CCI
Visitor Accommodation Permitted	\$300.00	\$309.00	Increase in line with CCI
Single Dwelling and/or Residential Outbuilding (Discretionary Application including Advertising Fee)	\$830.00	\$856.00	Increase in line with CCI
Single Dwelling and/or Outbuilding (Permitted Status)	\$365.00	\$376.00	Increase in line with CCI
Discretionary Development (including Advertising Fee)	0.30% of development cost. Minimum charge \$830.00. For developments costing more than \$7,000,000 fee to be determined by Director Development & Regulatory. Plus advertising fee at cost for level 2 activities.	0.30% of development cost. Minimum charge \$856.00. For developments costing more than \$7,000,000 fee to be determined by Director Development & Regulatory. Plus advertising fee at cost for level 2 activities.	Increase minimum charge in line with CCI.
Development (Permitted Status)	0.30% of development cost. Minimum charge \$365.00. For developments costing more than \$7,000,000 fee to be determined by Director Development & Regulatory.	0.30% of development cost. Minimum charge \$376.00. For developments costing more than \$7,000,000 fee to be determined by Director Development & Regulatory.	Increase minimum charge in line with CCI.
Re-advertising Fee - amended plan prior to determination (at applicants request)	\$320.00	\$330.00	Increase in line with CCI
Retrospective Planning Application	Double Planning/Development Fee	Double Planning/Development Fee	No change
Application for Subdivision (Discretionary Application including Advertising Fee)	\$830.00 + \$95.00 per additional lot created	\$856.00 + \$98.00 per additional lot created	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Application for Subdivision/Boundary Adjustment (Permitted Status)	\$365.00 + \$95.00 per additional lot created	\$376.00 + \$98.00 per additional lot created	Increase in line with CCI
Application for sealing of Final Plan of Subdivision (incl. 1 site inspection)	\$365.00	\$376.00	Increase in line with CCI
Application to amend sealed plan	\$365.00	\$376.00	Increase in line with CCI
Application for new, modification, or release of Adhesion Order	\$365.00	\$376.00	Increase in line with CCI
Stratum Subdivision: Application for Certificate of Approval & sealing of plan (inc. 1 site inspection)	\$490.00	\$505.00	Increase in line with CCI
Subdivision: Additional Inspections	\$135.00	\$139.00	Increase in line with CCI
Other			
Application for amendment to Permitted planning permit	\$195.00	\$201.00	Increase in line with CCI
Application for amendment to Discretionary planning permit	\$365.00	\$376.00	Increase in line with CCI
Part 5 Agreements – Processing & Sealing	\$320.00	\$330.00	Increase in line with CCI
Copy of Planning scheme SPP & LPS	\$120.00	\$124.00	Increase in line with CCI
Copy of Planning Scheme Maps (Large Scale A3)	\$2.30 per Map	\$2.40 per Map	Increase in line with CCI
Application for extension of time of planning permit	\$170.00	\$175.00	Increase in line with CCI
Amendments to Planning Scheme			
Application for rezoning, map and text amendments	\$4,700.00 Plus advertising fees at cost. Plus Tasmanian Planning Commission fee. If including new PPZ, SAP or SSQ, plus \$2,100.00	\$4,847.00 Plus advertising fees at cost. Plus Tasmanian Planning Commission fee. If including new PPZ, SAP or SSQ, plus \$2,166.00	Increase in line with CCI
Combined amendment and development permit	\$4,700.00 Plus Development Application Fee. Plus advertising fees at cost. Plus Tasmanian Planning Commission fee. If including new PPZ, SAP or SSQ, plus \$2,100.00	\$4,847.00 Plus Development Application Fee. Plus advertising fees at cost. Plus Tasmanian Planning Commission fee. If including new PPZ, SAP or SSQ, plus \$2,166.00	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Engineering (Subdivisions)			
Plan checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by Director Infrastructure)	1.5% of value of public works Minimum fee \$525.00*	1.5% of value of public works Minimum fee \$540.00*	Increase in line with CCI
Inspection of failed works	\$164.00* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	\$169.00* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	Increase in line with CCI
Application and processing fee for approval of bonds for incomplete subdivision work	\$618.20*	\$638.00*	Increase in line with CCI
<i>N.B. Public works are defined as any works that council is obliged to maintain for the community and include roads, footpaths, drainage (both underground and surface), landscaping, parks and public buildings.</i>			
Deloraine Waste Depot Fees			
Individual Items			
Car Tyres & Light Truck Tyres (each)	\$15.60*	\$16.10*	Increase in line with CCI
Truck Tyres (each)	\$47.70*	\$49.20*	Increase in line with CCI
Mattresses (each)	\$11.40*	\$11.80*	Increase in line with CCI
Other Categories			
Drum Muster chemical containers (must meet collection criteria and must be triple washed)	Free of charge	Free of charge	No change
Clean fill (no rocks greater than 150mm, no concrete and no contamination)	Free of charge	Free of charge	No change
Scrap metal including ferrous and non-ferrous metals (no motor vehicle bodies)	Free of charge	Free of charge	No change
Separated and Sorted Recyclables (Check Council's website for a detailed list of acceptable recyclable items at Deloraine Waste Depot)			
Limits apply, household sized loads only, up to 0.5 cubic metres.			
The following items/materials are not suitable for recycling: soft plastics (plastic bags, food wrappers), liquid paperboard and clear plastic food punnets.			
E-waste (televisions, computers, screens and other computer parts)	Free of charge	Free of charge	No change

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Batteries (household and car)	Free of charge	Free of charge	No change
Polystyrene	Free of charge	Free of charge	No change
Motor oil and cooking oil (volume limit of 20 litres or less)	Free of charge	Free of charge	No change
Wet/dry paint and paint tins (limit of 100 litres per visit in containers 20 litres or less)	Free of charge	Free of charge	No change
Paper and cardboard	Free of charge	Free of charge	No change
Aerosols, aluminium and steel cans (must be empty)	Free of charge	Free of charge	No change
Fluorescent tubes and light bulbs	Free of charge	Free of charge	No change
Hard plastics including PET (number 1), HDPE (number 2) and Mixed Plastics (Numbers 3-7)	Free of charge	Free of charge	No change
Items suitable for tip shop (subject to operator approval)	Free of charge	Free of charge	No change
Prohibited Materials. The following items/materials will not be accepted at Deloraine Waste Depot.			
Asbestos, chemicals and chemical containers (except Drum Muster) controlled waste, liquid waste, hospital waste, sharps (syringes), animal carcasses, low-level contaminated soil, sewage sludge, marine flares and gas bottles.			
Mole Creek Waste Transfer Station Fees			
General Domestic Waste (Fees are inclusive of State Waste Levy)			
Domestic Disposal Only: Any quantities of building material over 0.5 cubic metres (such as bricks and mortar, plasterboards, cement boards, bitumen products and concrete) will not be accepted and customers will be directed to the Deloraine Waste Depot.			
Minimum Charge (per bin/bag)	N/A	\$7.20*	Consistent with minimum charge at Deloraine Waste Depot.
Car, SUV or station wagon	\$21.50*	\$22.20*	Increase in line with CCI
Ute (up to 1.5 cubic metres)	\$38.50*	\$39.70*	Increase in line with CCI
Trailer - single or dual axle (up to 3 cubic metres)	\$38.50*	\$39.70*	Increase in line with CCI
Individual Items			
Car Tyres & Light Truck Tyres (each)	\$15.60*	\$16.10*	Increase in line with CCI
Truck Tyres (each)	\$47.70*	\$49.20*	Increase in line with CCI
Mattresses (each)	\$11.40*	\$11.80*	Increase in line with CCI
Other Categories			
Scrap metal including ferrous and non-ferrous metals (no motor vehicle bodies)	Free of charge	Free of charge	No change

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
<i>Separated and Sorted Recyclables (Check Council's website for a detailed list of acceptable recyclable items at Mole Creek Waste Transfer Station)</i>			
Limits apply, household sized loads only, up to 0.5 cubic metres.			
The following items/materials are not suitable for recycling: soft plastics (plastic bags, food wrappers), E-waste (televisions, computers, screens and other computer parts), liquid paperboard, clear plastic food punnets, polystyrene, wet/dry paint and paint tins, motor oil and cooking oil, fluorescent tubes and light bulbs.			
Batteries (household and car)	Free of charge	Free of charge	No change
Paper and cardboard	Free of charge	Free of charge	No change
Aerosols, aluminium and steel cans (must be empty)	Free of charge	Free of charge	No change
Hard plastics including PET (number 1), HDPE (number 2) and Mixed Plastics (Numbers 3-7)	Free of charge	Free of charge	No change
Items suitable for tip shop subject to operator approval	Free of charge	Free of charge	No change
<i>Prohibited Materials. The following items/materials will not be accepted at Mole Creek Waste Transfer Station.</i>			
Green waste (garden waste), clean fill, asbestos, refrigerators, freezers, air conditioners, chemicals and chemical containers, controlled waste, liquid waste, hospital waste, sharps (syringes), animal carcasses, low-level contaminated soil, sewage sludge, marine flares and gas bottles.			
<i>Cemetery Fees</i>			
<i>Public Graves (Mole Creek and Bracknell only for General Cemeteries)</i>			
Single depth burial	\$900.00*	\$930.00*	Increase in line with CCI
Double depth burial	\$900.00*	\$930.00*	Increase in line with CCI
<i>Reservation of Land</i>			
Reserve land 2.5m x 1.25m	\$695.00	\$720.00	Increase in line with CCI
Single depth burial in reservation	\$235.00*	\$240.00*	Increase in line with CCI
Double depth burial in reservation	\$235.00*	\$240.00*	Increase in line with CCI
Second interment in double depth grave	\$235.00*	\$240.00*	Increase in line with CCI
<i>Garden of Memory – Deloraine</i>			
Reservation of plot	\$445.00	\$460.00	Increase in line with CCI
Interment of ashes	\$685.00*	\$710.00*	Increase in line with CCI
Interment in reserved plot	\$310.00*	\$320.00*	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Wall of Memory – Deloraine, Mole Creek & Bracknell			
Reservation of niche	\$345.00	\$355.00	Increase in line with CCI
Interment of ashes in niche	\$525.00*	\$540.00*	Increase in line with CCI
Interment in reserved niche	\$270.00*	\$280.00*	Increase in line with CCI
Supply and install Bronze vase	\$130.00*	\$135.00*	Increase in line with CCI
Cemetery Miscellaneous Fees			
Applications for graves made outside normal Council office hours – additional fee	\$235.00*	\$240.00*	Increase in line with CCI
Graves for children under 12 years of age	Nil	Nil	No change
Interment of ashes in existing grave (includes placement of plaque if installed at the same time)	\$345.00*	\$355.00*	Increase in line with CCI
Interment of ashes in existing grave (no plaque)	\$200.00*	\$205.00*	Increase in line with CCI
Placement of plaque or additional/replacement plaque	\$200.00*	\$205.00*	Increase in line with CCI
Cost of works on Cemetery land as required	To be determined by Director Works	To be determined by Director Works	No change
Exhumation	\$1,165.00*	\$1,200.00*	Increase in line with CCI
Deloraine Swimming Pool Fees			
Child	\$2.50*	\$2.50*	No change
Adult	\$3.50*	\$3.50*	No change
Spectator	\$1.00*	\$1.00*	No change
Season Child	\$57.00*	\$59.00*	Increase in line with CCI
Season Adult	\$68.00*	\$70.00*	Increase in line with CCI
Season Family	\$180.00*	\$185.00*	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Hall Rentals			
Westbury Town Hall and Supper Room			
Full facility (per hour or part thereof up to \$219.00)	\$35.50*	\$36.50*	Increase in line with CCI
Main hall only (per hour or part thereof up to \$124.50)	\$20.00*	\$20.75*	Increase in line with CCI
Supper room only (per hour or part thereof up to \$189.00)	\$30.50*	\$31.50*	Increase in line with CCI
Preparation for any function on night preceding	\$24.00*	\$24.75*	Increase in line with CCI
Regular Users (Supper Room only)			
Dinner/luncheon meetings, group meetings (per hour or part thereof up to \$124.50)	\$20.00*	\$20.75*	Increase in line with CCI
Bond (refundable)			
Key & Property Bond	\$200.00	\$200.00	No change
Rates Search			
Includes providing replacement copies of rates notices – Per hour (or part thereof) for the time taken	\$60.00*	\$62.00*	Increase in line with CCI
Clearing of Fire Hazards			
Arranging clearing of fire hazard at the request of a landowner or occupier – in addition to contractor's costs	\$110.00*	\$113.00*	Increase in line with CCI
Parks & Reserves			
Administration fee to facilitate reserve hire agreement of Council land for social gatherings of 50 or more people upon request (e.g. weddings & birthdays)	\$30.00*	\$31.00*	Increase in line with CCI
Environmental Health Fees			
Mobile Food Vehicles – Vendor's Permit	\$207.00	\$213.00	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Permit Authority (PA)			
Notifiable Works – Building			
Notification lodgement from Building Surveyor	\$315.00	\$325.00	Increase in line with CCI
Demolition Only or Underpinning Only	\$155.00	\$160.00	Increase in line with CCI
Building Permit			
Class 1 Residential New/Alterations/Additions	\$400.00	\$413.00	Increase in line with CCI
Multi-Unit Class 1	\$400.00	\$413.00	Increase in line with CCI
Class 10 or 7b Outbuilding	\$315.00	\$325.00	Increase in line with CCI
Class 2 – 9 Commercial < \$200,000	\$395.00	\$407.00	Increase in line with CCI
Class 2 – 9 Commercial \$200,000 to \$500,000	\$785.00	\$810.00	Increase in line with CCI
Class 2 – 9 Commercial \$500,001 to \$1,000,000	\$1,165.00	\$1,201.00	Increase in line with CCI
Class 2 – 9 Commercial > \$1,000,000	\$1,970.00	\$2,032.00	Increase in line with CCI
Demolition Only	\$155.00	\$160.00	Increase in line with CCI
Permit of Substantial Compliance	Double Permit Authority Fees	Double Permit Authority Fees	No change
Staged Development	Building Permit Fee + \$205.00 per stage	Building Permit Fee + \$211.00 per stage	Increase in line with CCI
Amended Permit Class 1 Residential	\$200.00	\$206.00	Increase in line with CCI
Amended Permit Class 10 Outbuilding	\$155.00	\$160.00	Increase in line with CCI
Amended Permit Class 2 – 9 Commercial	\$275.00	\$284.00	Increase in line with CCI
Plumbing Permit			
Notifiable Works – Plumbing			
Class 1 Residential no fixtures	\$230.00	\$237.00	Increase in line with CCI
Class 1 Residential up to 3 fixtures New/Alterations/Additions	\$510.00	\$526.00	Increase in line with CCI
Class 1 Residential up to 6 fixtures New/Alterations/Additions	\$665.00	\$686.00	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Class 1 Residential 7 fixtures or more New/Alterations/Additions	\$795.00	\$820.00	Increase in line with CCI
Class 1 Residential – Multiple Units	\$655.00 + \$430.00 for each additional unit	\$676.00 + \$443.00 for each additional unit	Increase in line with CCI
Class 10 or 7b Outbuilding no fixtures	\$230.00	\$237.00	Increase in line with CCI
Class 10 or 7b Outbuilding with fixtures	\$510.00	\$526.00	Increase in line with CCI
Class 2-9 Commercial < \$200,000	\$665.00	\$686.00	Increase in line with CCI
Class 2-9 Commercial \$200,000 to \$500,000	\$1,315.00	\$1,356.00	Increase in line with CCI
Class 2-9 Commercial \$500,001 to \$1,000,000	\$1,590.00	\$1,640.00	Increase in line with CCI
Class 2-9 Commercial > \$1,000,000	Price on Application	Price on Application	No change
Amended Certificate of Likely Compliance	\$250.00	\$258.00	Increase in line with CCI
Demolition Only	\$200.00	\$206.00	Increase in line with CCI
Additional Inspections	\$135.00	\$139.00	Increase in line with CCI
Plumbing Permit			
Category 4 - Class 10 or 7b - Karst Area	\$85.00	\$88.00	Increase in line with CCI
Category 4	\$340.00	\$351.00	Increase in line with CCI
Category 4 - Including On-site Wastewater Assessment	\$580.00	\$598.00	Increase in line with CCI
Category 4 - Retrospective Approval	Double Plumbing Permit Fees	Double Plumbing Permit Fees	No change
Staged Plumbing Permit	Plumbing Permit Fees + \$205.00 per stage	Plumbing Permit Fees + \$211.00 per stage	Increase in line with CCI
Demolition Only	\$200.00	\$206.00	Increase in line with CCI
Amended Permit	\$200.00	\$206.00	Increase in line with CCI
Additional Inspections	\$135.00	\$139.00	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Building Surveying			
Building Work Category			
Amendment to Certificate of Likely Compliance Class 1 Residential New/Alterations/Additions	\$400.00*	\$413.00*	Increase in line with CCI
Amendment to Certificate of Likely Compliance Class 10 Outbuilding	\$400.00*	\$413.00*	Increase in line with CCI
Amendment to Certificate of Likely Compliance Class 2-9 Commercial	\$400.00*	\$413.00*	Increase in line with CCI
Additional Inspections	\$230.00*	\$237.00*	Increase in line with CCI
State Government Levies			
Construction Industry Training Fund Levy (Applies to All work over the value of \$20,000)	0.2% of the total estimated cost of construction		
Building Levy (Applies to All work over the value of \$20,000)	0.1% of the total estimated cost of construction		
Other Fees and Charges			
Withdrawn Applications (partially processed) – Admin fee	\$120.00*	\$124.00*	Increase in line with CCI
Withdrawn Applications (substantially processed) – Admin fee	To be determined by Director Development & Regulatory Services	To be determined by Director Development & Regulatory Services	No change
Permit Extension – Current Permit	\$125.00	\$129.00	Increase in line with CCI
Permit Extension – Expired Permit	\$375.00	\$387.00	Increase in line with CCI
Notifiable Work Extension	\$120.00	\$124.00	Increase in line with CCI
Re-Open Closed File	\$230.00	\$237.00	Increase in line with CCI
Plumbing Permit Extension	\$125.00	\$129.00	Increase in line with CCI
Review Plans to Determine Category of Building Work	\$68.00	\$70.00	Increase in line with CCI
Review Plans to Determine Category of Plumbing Work	\$68.00	\$70.00	Increase in line with CCI

13.3.1 Fees And Charges 2025-26



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Review Plans to Determine Planning Requirement (where Planning Review not requested)	\$80.00	\$83.00	Increase in line with CCI
Records Search Fee (Copy of Plans)	\$90.00	\$93.00	Increase in line with CCI
Paper Copy of Certified Documents	\$40.00*	\$41.00*	Increase in line with CCI
Receipt of Form 80 - Notice of Low Risk Plumbing Work	\$63.00	\$65.00	Increase in line with CCI
Receipt of Form 80 - Notice of Low Risk Building Work	\$63.00	\$65.00	Increase in line with CCI
Building Certificate	\$300.00	\$309.00	Increase in line with CCI
Form 49 – EHO Report	\$260.00	\$268.00	Increase in line with CCI
Form 50 – EHO Occupancy Report	\$195.00	\$201.00	Increase in line with CCI
Technical Review	\$120.00* per hour	\$124.00* per hour	Increase in line with CCI
Processing Enforcement Notices & Orders	\$120.00* per hour	\$124.00* per hour	Increase in line with CCI

13.3.2 Sport And Recreation Fees 2025-26

RECOMMENDED NEW HIRE RATES - FROM 1 JULY 2025 - ALL REGULAR USERS

DELORAIN COMMUNITY COMPLEX, MEANDER VALLEY PERFORMING ARTS CENTRE, WESTBURY FUNCTION & SPORTS CENTRES & HADSPEN RECREATION GROUND MEMORIAL

	CURRENT 2024-25 FEES/CHARGES GST Inclusive		PROPOSED 2025-26 FEES/CHARGES GST Inclusive	
DELORAIN COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE				
Stadiums (per basketball court)				
Seniors : Indoor	\$15.50	Per Hour	\$16.00	Per Hour
: Outdoor	\$9.00	Per Hour	\$9.25	Per Hour
Juniors/Concession : Indoor	\$7.75	Per Hour	\$8.00	Per Hour
: Outdoor	\$4.50	Per Hour	\$4.75	Per Hour
Showers	N/A		\$12.00	Per Hour
DCC Meeting Room	\$9.00	Per Hour	\$9.25	Per Hour
DCC Auditorium				
All uses (morning,afternoon,evening)	\$120.00	Per Day	\$123.75	Per Day
All uses (hourly rate)	\$20.00	Per Hour	\$20.75	Per Hour
Kitchens				
Main kitchen DCC	\$20.00	Per Hour	\$10.00	Per Hour
Main kitchen DCC when combined with Stadium/Auditorium hire	\$2.50	Per Hour	\$2.50	Per Hour
MV Performing Arts Centre	\$9.00	Per Hour	N/A	
MV Performing Arts Centre when combined with Stadium or Theatre hire	\$2.50	Per Hour	\$2.50	Per Hour
Squash Courts	\$8.00	Per Hour	\$8.00	Per Hour
MVPAC				
Stadium	\$15.00	Per Hour	\$15.50	Per Hour
Stadium Day Rate	\$90.00	Per Day	\$93.00	Per Day
Little Theatre	\$15.00	Per Hour	\$15.50	Per Hour
Little Theatre Day Rate	\$90.00	Per Day	\$93.00	Per Day
AV Equipment	N/A		\$50.00	Per Booking
Venue Day Rates (all facilities, 24 hours)				
Deloraine Community Complex	\$429.00	Per Day	\$442.50	Per Day
MV Performing Arts Centre	\$198.00	Per Day	\$204.25	Per Day
Westbury Sports Centre	\$132.00	Per Day	\$90.00	Per Day
WESTBURY FUNCTION CENTRE				
Function Room	\$15.50	Per Hour	\$16.00	Per Hour
Function Room Day Rate	\$123.00	Per Day	\$96.00	Per Day
Kitchen Only	\$20.00	Per Hour	N/A	
Kitchen when combined with Function room hire	\$5.00	Per Hour	\$2.50	Per Hour
Kitchen when combined with Function room hire Day Rate	N/A		\$15.00	Per Day
Change Rooms (per change room, use of 2 hours)	\$4.50	Per Hour	\$4.75	Per Hour
WESTBURY SPORTS CENTRE				
Seniors	\$12.50	Per Hour	\$13.00	Per Hour
Juniors/Concession	\$6.50	Per Hour	\$6.75	Per Hour
Showers	N/A		\$12.00	Per Hour
HADSPEN RECREATION GROUND MEMORIAL CENTRE				
Memorial Centre Building	\$9.00	Per Hour	\$9.25	Per Hour
Kitchen	\$10.00	Per Hour	N/A	
Kitchen when combined with Function room hire	\$2.50	Per Hour	\$2.50	Per Hour
ALL VENUES				
Key & Property Bond (refundable)	\$200.00	Per Use	\$200.00	Per Use

13.3.2 Sport And Recreation Fees 2025-26

RECOMMENDED NEW HIRE RATES - FROM 1 JULY 2025 - ALL CASUAL USERS

DELORAINIE COMMUNITY COMPLEX, MEANDER VALLEY PERFORMING ARTS CENTRE, WESTBURY FUNCTION & SPORTS CENTRES & HADSPEN RECREATION GROUND MEMORIAL

	CURRENT 2024-25 FEES/CHARGES GST Inclusive		PROPOSED 2025-26 FEES/CHARGES GST Inclusive	
DELORAINIE COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE				
Stadiums (per basketball court)				
Seniors : Indoor	\$31.00	Per Hour	\$32.00	Per Hour
: Outdoor	\$18.00	Per Hour	\$18.50	Per Hour
Juniors/Concession : Indoor	\$15.50	Per Hour	\$16.00	Per Hour
: Outdoor	\$9.00	Per Hour	\$9.25	Per Hour
Showers	N/A		\$12.00	Per Hour
DCC Meeting Room	\$18.00	Per Hour	\$18.50	Per Hour
DCC Auditorium				
All uses (morning,afternoon,evening)	\$240.00	Per Day	\$247.50	Per Day
All uses (hourly rate)	\$40.00	Per Hour	\$41.25	Per Hour
Kitchens				
Main kitchen DCC	\$40.00	Per Hour	\$20.00	Per Hour
Main kitchen DCC when combined with Stadium/Auditorium hire	\$5.00	Per Hour	\$5.25	Per Hour
MV Performing Arts Centre	\$18.00	Per Hour	N/A	
MV Performing Arts Centre when combined with Stadium or Theatre hire	\$5.00	Per Hour	\$5.25	Per Hour
Squash Courts	\$16.00	Per Hour	\$16.00	Per Hour
MVPAC				
Stadium	\$30.00	Per Hour	\$31.00	Per Hour
Stadium Day Rate	\$180.00	Per Day	\$186.00	Per Day
Little Theatre	\$30.00	Per Hour	\$31.00	Per Hour
Little Theatre Day Rate	\$180.00	Per Day	\$186.00	Per Day
AV Equipment	N/A		\$50.00	Per Booking
Venue Day Rates (all facilities, 24 hours)				
Deloraine Community Complex	\$858.00	Per Day	\$884.75	Per Day
MV Performing Arts Centre	\$396.00	Per Day	\$408.50	Per Day
Westbury Sports Centre	\$264.00	Per Day	\$154.50	Per Day
Main kitchen DCC	N/A		\$120.00	Per Day
WESTBURY FUNCTION CENTRE				
Function Room	\$31.00	Per Hour	\$32.00	Per Hour
Function Room Day Rate	\$246.00	Per Day	\$192.00	Per Day
Kitchen Only	\$40.00	Per Hour	N/A	
Kitchen when combined with Function room hire	\$10.00	Per Hour	\$5.25	Per Hour
Kitchen when combined with Function room hire Day Rate	N/A		\$31.50	Per Day
Change Rooms (per change room, use of 2 hours)	\$9.00	Per Hour	\$9.25	Per Hour
WESTBURY SPORTS CENTRE				
Seniors	\$25.00	Per Hour	\$25.75	Per Hour
Juniors/Concession	\$12.50	Per Hour	\$13.00	Per Hour
Showers	N/A		\$12.00	Per Hour
HADSPEN RECREATION GROUND MEMORIAL CENTRE				
Memorial Centre Building	\$18.00	Per Hour	\$18.50	Per Hour
Kitchen	\$20.00	Per Hour	N/A	
Kitchen when combined with Function room hire	\$5.00	Per Hour	\$5.25	Per Hour
ALL VENUES				
Key & Property Bond (refundable)	\$200.00	Per Use	\$200.00	Per Use

13.3.2 Sport And Recreation Fees 2025-26

REGULAR USER GROUND HIRE RATES - FROM COUNCIL POLICY 56 ALL VENUES - ALL REGULAR USERS IN THESE SPORTS

SPORT	PLAYER NUMBERS PER TEAM	SENIOR / JUNIOR	CURRENT 2024-25 RATE PER TEAM PER SEASON (inc GST)	PROPOSED 2025-26 RATE PER TEAM PER SEASON (inc GST)
Football (AFL)	25	Senior Men	\$640.00	\$660.00
	20	Senior Women	\$320.00	\$330.00
	20	Junior	\$160.00	\$165.00
Soccer	12	Senior Men	\$320.00	\$330.00
	12	Senior Women	\$160.00	\$165.00
	10	Junior	\$80.00	\$82.50
Cricket	12	Senior Men	\$320.00	\$330.00
	12	Senior Women	\$160.00	\$165.00
	12	Junior	\$80.00	\$82.50
Touch Football	8	Senior Men	\$160.00	\$165.00
	8	Senior Women	\$80.00	\$82.50
	8	Junior	\$40.00	\$41.25

13.3.2 Sport And Recreation Fees 2025-26

RECOMMENDED CASUAL USER GROUND HIRE RATES - FROM 1 JULY 2025 ALL VENUES - ALL CASUAL USERS

SPORTS GROUNDS / FACILITIES FOR CASUAL USERS				
FEES/CHARGES GST Inclusive				
SPORTS GROUNDS / FACILITIES	CURRENT 2024-25 RATE PER HOUR	PROPOSED 2025-26 RATE PER HOUR	CURRENT 2024-25 RATE PER DAY	PROPOSED 2025-26 RATE PER DAY
Bracknell rec ground / change rooms	\$25.50	Fee determined by leaseholder	\$153.00	Fee determined by leaseholder
Bracknell rec ground only	\$20.00	\$20.75	\$120.00	\$124.50
Bracknell clubrooms		Fee determined by leaseholder		Fee determined by leaseholder
Deloraine rec ground / change rooms	\$25.50	Fee determined by leaseholder	\$153.00	Fee determined by leaseholder
Deloraine rec ground only	\$20.00	\$20.75	\$120.00	\$124.50
Deloraine clubrooms		Fee determined by leaseholder		Fee determined by leaseholder
Hadspen rec ground / centre	\$38.50	\$39.75	\$231.00	\$238.50
Hadspen rec ground only	\$25.50	\$26.25	\$153.00	\$157.50
Hagley rec ground / change rooms	\$20.00	\$20.75	\$120.00	\$124.50
Hagley rec ground only	\$14.00	\$14.50	\$84.00	\$87.00
Hagley clubrooms		Fee determined by leaseholder		Fee determined by leaseholder
Prospect Vale Park - per touch field	\$17.00	\$17.50	\$102.00	\$105.00
Prospect Vale Park - per soccer field	\$25.50	\$26.25	\$153.00	\$157.50
Prospect Vale Park - per football field	\$33.50	\$34.50	\$201.00	\$207.00
Prospect Vale Park - clubrooms		Fee determined by leaseholder		Fee determined by leaseholder
Prospect Vale Park - per change room		Fee determined by leaseholder		Fee determined by leaseholder
Westbury rec ground only	\$20.00	\$20.75	\$120.00	\$124.50
Whitemore rec ground only	\$14.00	\$14.50	\$84.00	\$87.00
Whitemore clubrooms		Fee determined by leaseholder		Fee determined by leaseholder
Sports Ground Lighting	\$19.00	\$19.50	N/A	\$117.00
Key & Property Bond (refundable)	\$200.00	\$200.00	\$200.00	\$200.00
Discounts – Ground Only				
Junior Discount (under 18 years)	50%	50%	50%	50%
Female & Inclusion Discount	50%	50%	50%	50%
Off-peak Use (between 6am and 4pm)	25%	25%	25%	25%

14. Infrastructure Services

14.1. 2025-26 Capital Works Program

File Reference	S29-26-000
Report Author	Robert Little Asset Management Coordinator
Authorised By	David Murray Director Infrastructure Services
Decision Sought	Approval of the 2025-26 Capital Works Program budget.
Vote	Absolute majority

Recommendation

That Council approves the 2025-26 Capital Works Program budget as detailed in Attachment 1.

Report

The Capital Works Program (CWP) is developed annually and allows the Council to deliver asset renewals and new projects for the benefit of its community and is part of the budget development process.

The CWP is developed considering the Council's Forward Works Program (FWP). The FWP reflects input from:

- the community (via requests received from Councillors and the Council's Officers);
- consideration of the Council's strategic objectives and planning initiatives;
- identified levels of service needs;
- the Long-Term Financial Plan (LTFP); and
- the Strategic Asset Management Plan (SAMP).

The recommended 2025-26 CWP also considers the Council's Asset Management Policy and the Asset Management Strategy and reflects consideration of:

- the need to deliver affordable services that will meet expectations and provide benefit to the community over the long term.
- requirements to manage existing assets effectively through planned renewal programs.
- the longer term and operating costs of new or major upgrade projects.

Key Projects

Key projects noted for the 2025-26 CWP have been identified as having a value of greater than \$150,000 and are listed in Table 1. These projects include both renewal and upgrade/new expenditure and have a combined value of \$8,157,000.

Item No	Description	Estimate
PV.001	Council Revaluation (all properties in the Meander Valley)	\$260,000
25.078	IT software upgrades (remaining stages)	\$1,500,000
Pr.005	Footpath renewal program (annual allocation)	\$294,000
Pr.004	Renewal of the Council's roads (road reconstruction program)	\$1,279,000
26.078	Selbourne Road widening and upgrades at Meander River Bridge	\$250,000
26.038	Reedy Marsh Porters Bridge Road upgrades (Council funded)	\$200,000
21.161	Westbury Town Centre streetscape renewal – Year 2	\$515,000
22.287	Liffey River Gulf Road Bridge renewal – List No 289	\$515,000
25.017	Deloraine Emu Bay Road public toilet upgrade	\$170,000
23.016	Deloraine Train Park public toilet upgrade	\$170,000
26.049	Deloraine Landfill stormwater pipe relining	\$300,000
25.072	Finalise Deloraine Waste Transfer Station – Stage 2 works	\$800,000
21.426	Prospect Vale Park internal road upgrade – Stage 1	\$874,000
25.049	Deloraine Tennis Club court resurfacing (two courts)	\$240,000
26.031	Bracknell Recreation Ground away changerooms refurbishment	\$480,000
26.029	Deloraine Riverbank Park pontoon upgrade	\$310,000
	Total	\$8,157,000

Table 1: Key Projects, greater than \$150,000

Workshop and Closed Council Meeting

The Draft CWP was reviewed by Councillors at the 29 April 2025 Workshop and was endorsed by Council in the Closed Session of the May 2025 Ordinary Council Meeting.

Approval of the 2025-26 Capital Budget

- Total program value for the 2025-26 CWP is \$13,955,500.
- The Council's contribution to this program is \$13,282,000.
- Committed external contribution is \$96,500.
- Un-committed external contributions are \$577,000.

Council is requested to approve \$13,282,000 for the 2025-26 CWP, this includes committed external contribution of \$96,500 for the Local Government Association of Tasmania's CCTV project.

Upon advice of approval of un-committed external contributions, the Council's Officers will seek formal approval from Council to commit to this additional funding at that time.

Asset Renewal

As proposed in the draft CWP, the Council's asset renewal expenditure of \$8,113,500 is \$2,149,500 above the forecast in the asset management plan. This increase in planned renewal expenditure includes works occurring as part of the Westbury main street upgrade and IT system review, and an increase in the Council's planned road resurfacing budget for 2025-26. Additionally, three projects have been brought forward to the 2025-26 financial year, including, Liffey River Gulf Road bridge renewal, the Bracknell away changeroom refurbishment and the Deloraine landfill stormwater pipe relining.

The Council is funding renewal projects in-line with renewal targets as outlined in the Council's SAMP and LTFP. This is a key objective of the Council's Asset Management Policy and Asset Management Strategy.

Upgrade and New Assets

As proposed in the draft CWP, new/upgrade asset expenditure of \$5,842,000 is \$2,024,000 over the forecast. Whilst new/upgrade expenditure is above forecast, this remains consistent with long-term financial plan and is aimed at addressing a number of strategic outcomes for the Council and new services for the community.

Impact on the Council's Annual Operational Budget

New assets and major asset upgrades increase services provided to the community, however, these increased services can also increase the Council's operational costs. It is estimated from the additional \$5,842,000 of new/upgrade expenditure, this will require an ongoing annual increase (year on year) for the Council operational budget of \$238,00 per annum. An increase of 1.78% in the general rate would be needed to fully recover this cost. This increase in operational costs includes an additional annual depreciation of \$220,000 and an annual increase in operation and maintenance costs of \$18,000.

Table 2 lists 18 projects that have been identified with a projected annual operating cost greater than \$2,500.

Project Description	Annual Depreciation	Annual Operational Cost	Total Annual Cost Increase
Council Revaluation (all properties in the Meander Valley)	\$13,333	\$0	\$13,333
IT software upgrades (remaining stages)	\$50,000	\$0	\$50,000
Programmed renewal of the Council's roads	\$2,763	\$552	\$3,315
Westbury Town Centre streetscape renewal – Year 2	\$3,090	\$773	\$3,863
Emu Bay Road public toilet upgrade	\$5,667	\$425	\$6,092
Train Park public toilet upgrade	\$8,000	\$600	\$8,600
Deloraine Landfill recycling handling and storage	\$4,000	\$2,400	\$6,400
Deloraine Landfill installation of leachate monitoring	\$13,333	\$400	\$13,733
Deloraine Landfill implementing bushfire mitigation recommendations	\$2,920	\$365	\$3,285
Finalise Deloraine Waste Transfer Station – Stage 2 works	\$26,667	\$8,000	\$34,667
Stormwater network constraint upgrades	\$2,000	\$780	\$2,780
Caveside Pool renewal of barbeque and park furniture	\$3,000	\$0	\$3,000
Prospect Vale Park internal road upgrade – Stage 1	\$17,480	\$2,622	\$20,102
Deloraine Tennis Club court resurfacing (two courts)	\$8,000	\$0	\$8,000
Deloraine Community Complex court curtain	\$3,000	\$150	\$3,150
Deloraine riverbank bank erosion control	\$6,000	\$750	\$6,750
Deloraine Riverbank Park pontoon upgrade	\$6,400	\$1,600	\$8,000

Table 2: Annual Operational Cost Increase (greater than \$2,500 per annum)

Grants and External Contributions

The Council has secured grant funding of \$96,500 for the LGAT CCTV project. Table 3 provides additional detail on this project.

Item No	Project Description	Grant Detail	Grant Amount
26.068	CCTV renewals	LGAT CCTV Grants	\$96,500
Total			\$96,500

Table 3: Secured External Contributions 2025-26

The Council has received confirmation of the 2025-26 *Roads to Recovery* funding allocation of \$1,398,937, for the 2025-26 CWP. This grant funding will not be in addition to the 2025 LTFP budget.

The Council is also seeking additional external contributions for another seven projects which have a current value of \$577,000. This funding is unconfirmed and yet to be secured.

Please note these projects will require the securing of external contribution funding and will require formal approval from Council prior to commencement of works. Table 4 provides details on these projects.

Item No	Project Detail	External Funding Detail	External Contribution
25.127	Deloraine Landfill recycling handling and storage	Future Grant Opportunity	\$60,000
26.007	Carrick Hall heating	User Contribution	\$1,000
26.070	Mole Creek Hall heating	User Contribution	\$1,000
25.049	Deloraine, Tennis Club court resurfacing	Future Grant Opportunity	\$192,000
21.549	Deloraine riverbank bank erosion control	Future Grant Opportunity	\$75,000
26.029	Deloraine Riverbank Park pontoon upgrade	Active Tas	\$248,000
Total			\$577,000

Table 4: Unsecured External Contributions for 2025-26

Loss on Disposal

The estimated loss on disposal anticipated as part of the 2025-26 CWP is approximately \$140,000. This expense is reconstructing assets before they are due. The Council has budgeted for several road upgrade projects along with a general allocation resulting from programmed renewal works.

Provisional Projects and Market Uncertainty

The draft CWP identifies a number of projects as *Provisional*. This is shown in the *Provisional* area in each Functional area of the CWP document. The allocation of a provisional status is reflective of uncertainty relating to the project due to factors such as pending receipt of grant funding.

In terms of program delivery risk, the market remains uncertain in terms of contractor availability (impacting delivery lead times) and escalated cost of construction. The status of projects will be reviewed during the financial year and changes recommended based on more certain information of the capacity to achieve delivery of projects.

Project Costs

Project costs detailed in the CWP are informed by several methods, including estimates by the Council, by either preparing a detailed breakdown of project cost items, using empirical information from other similar and recent projects, or simply by applying a general allocation only. In some instances, project cost estimates will need to be reviewed subject to detailed design and prior to the commencement of construction work on the project.

Attachments

1. 2025-26 Capital Works Program [14.1.1 - 14 pages]

Strategy

Supports the objectives of Council's strategic future direction

3. Creating a well-designed, sustainable built environment
4. Investing in infrastructure that strengthens connection

See Meander Valley Community Strategic Plan 2024-34. [Click here](https://www.meander.tas.gov.au/plans-reports) or visit <https://www.meander.tas.gov.au/plans-reports> to visit.

Policy

Meander Valley Council Policy No. 60: Asset Management

Meander Valley Council Policy No. 78: New and Gifted Assets

Legislation

Local Government Act 1993

Consultation

Community consultation has informed the CWP planning process. This consultation has been in the form of community and resident requests for projects and community engagement by Councillors.

A number of capital projects rely on funding contributions from the Federal and State Governments, with the contributions for these projects yet to be confirmed.

Budget and Finance

The expenditure has been factored into the 2025-26 budget estimates being considered at the June 2025 Council Meeting.

Risk Management

The objectives of the CWP are to:

- renew assets and facilities to ensure they are in a safe and serviceable condition; and
- provide upgraded and new assets to meet growth and community expectations.

Asset construction and the addition of new and increased levels of service can be a long-term investment by the Council.

The asset management and long-term financial planning that the Council is undertaking allows it to better understand the financial risks associated with new assets and increased levels of service. The management of assets through the adoption of sustainable principles will ensure the ongoing benefit is realised by future generations.

Alternate Motion

Not applicable

Capital Works Program 2025-2026



Meander Valley Council
Working Together



Deloraine Squash Courts Alveston Drive - Under Construction

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

SUMMARY - RECOMMENDED PROJECTS

1.0 ADMINISTRATION

100 GENERAL ADMINISTRATION

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS, ROADS & STREETS RECONSTRUCTION & UPGRADES

201.2 ROAD RESURFACING

210 BRIDGE RECONSTRUCTION

TOTAL ROADS, STREETS & BRIDGES

3.0 HEALTH, COMMUNITY & WELFARE

316 COMMUNITY AMENITY

321 AREA PROMOTION

335 HOUSEHOLD WASTE DISPOSAL

351 URBAN STORMWATER DRAINAGE

5.0 RECREATION & CULTURE

505 PUBLIC HALLS

515 SWIMMING POOLS

525 RECREATION GROUNDS & SPORTS FACILITIES

545 SUNDRY CULTURAL ACTIVITIES

565 PARKS & RESERVES

6.0 UNALLOCATED & UNCLASSIFIED

625 MANAGEMENT & INDIRECT OVERHEADS

655 MAJOR PLANT REPLACEMENT

675 OTHER UNALLOCATED TRANSACTIONS

TOTALS

Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
\$1,138,000	\$750,000	\$1,888,000	\$0	\$1,888,000
\$1,138,000	\$750,000	\$1,888,000	\$0	\$1,888,000
\$2,088,000	\$1,325,000	\$3,413,000	\$0	\$3,413,000
\$2,125,000	\$0	\$2,125,000	\$0	\$2,125,000
\$540,000	\$50,000	\$590,000	\$0	\$590,000
\$4,753,000	\$1,375,000	\$6,128,000	\$0	\$6,128,000
\$116,500	\$340,000	\$360,000	\$96,500	\$456,500
\$0	\$41,000	\$41,000	\$0	\$41,000
\$300,000	\$1,033,000	\$1,273,000	\$60,000	\$1,333,000
\$0	\$653,000	\$653,000	\$0	\$653,000
\$416,500	\$2,067,000	\$2,327,000	\$156,500	\$2,483,500
\$65,000	\$40,000	\$103,000	\$2,000	\$105,000
\$30,000	\$0	\$30,000	\$0	\$30,000
\$750,000	\$1,200,000	\$1,758,000	\$192,000	\$1,950,000
\$40,000	\$0	\$40,000	\$0	\$40,000
\$150,000	\$410,000	\$237,000	\$323,000	\$560,000
\$1,035,000	\$1,650,000	\$2,168,000	\$517,000	\$2,685,000
\$36,000	\$0	\$36,000	\$0	\$36,000
\$375,000	\$0	\$375,000	\$0	\$375,000
\$360,000	\$0	\$360,000	\$0	\$360,000
\$771,000	\$0	\$771,000	\$0	\$771,000
\$8,113,500	\$5,842,000	\$13,282,000	\$673,500	\$13,955,500

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

INTRODUCTION

As part of the Asset Management Plan it is necessary to separate works into the following categories:

RENEWAL

Replacing like-with-like or providing a similar level of service, for example reconstructing a road to the same width, or replacing a single lane timber bridge with a single lane concrete bridge. In these cases depreciation rates and other costs of ownership may not significantly change and could possibly reduce.

NEW/UPGRADE WORK:

Increasing the level of service by improving or constructing additional assets or infrastructure where none previously existed or existed at a lower service level. The creation of new assets has an impact on Council's finances from the point of increasing depreciation, as well as increasing operational and maintenance costs.

Upgrades can increase or reduce the total life cycle costs of an asset in the longer term, e.g. road rehabilitation and widening, or replacing a single lane bridge with a two lane bridge. This type of work may have a component of renewal/replacement and a component of upgrade/new.

PROVISIONAL PROJECTS

Provisional projects are those which may be subject to external grant funding, feasibility work, or further discussion with Council or community stakeholders.

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

1.0 ADMINISTRATION

100 GENERAL ADMINISTRATION

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
PV.001	Municipal Revaluation	All Property Revaluation Meander Valley	\$260,000	\$0	\$260,000	\$0	\$260,000
Pi.004	P&E - Computer Hardware	Computer workstation and monitor replacements	\$38,000	\$0	\$38,000	\$0	\$38,000
25.078	Council Offices	IT ERP software program (inc. Financial and Property systems)	\$750,000	\$750,000	\$1,500,000	\$0	\$1,500,000
26.073	P&E - Office Hardware	New photocopier Works Depot	\$5,000	\$0	\$5,000	\$0	\$5,000
26.016	Council Chambers	Council Chambers AV Upgrade	\$85,000	\$0	\$85,000	\$0	\$85,000
TOTAL GENERAL ADMINISTRATION			\$1,138,000	\$750,000	\$1,888,000	\$0	\$1,888,000

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS, ROADS & STREETS RECONSTRUCTION & UPGRADES

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
Pr.005	Footpath Program	Programmed renewal of Council footpaths (funding in accordance with SAMP) and construction of new footpaths as identified by the footpath strategy	\$294,000	\$0	\$294,000	\$0	\$294,000
21.079	Westbury, Meander Valley Road	Footpath renewal William St to Lonsdale Prom & intersection upgrade Lonsdale Prom - Year 1 Design	\$15,000	\$0	\$15,000	\$0	\$15,000
25.001	Hagley, Meander Valley Road	New footpath & drainage - 63 Meander Valley Road to Beverages Lane - Year 1 Design	\$0	\$15,000	\$15,000	\$0	\$15,000
26.058	Deloraine, West Goderich Street	New footpath, Weston St to Winter St	\$0	\$75,000	\$75,000	\$0	\$75,000
25.123	Deloraine, West Goderich Street	New footpath, Winter St and Dry St	\$0	\$75,000	\$75,000	\$0	\$75,000
26.059	Deloraine, Winter Street	New footpath, West Goderich St to Marlendy Dr	\$0	\$35,000	\$35,000	\$0	\$35,000
26.056	Carrick, Percy Street	New footpath, Church Street to Ashburner St	\$0	\$100,000	\$100,000	\$0	\$100,000
26.012	Main Street, Hadspen	Access ramps & footpath extension - Kipling Crescent Intersection	\$0	\$15,000	\$15,000	\$0	\$15,000
Pr.004	Road rehabilitation projects	Project allocation for the programmed renewal of Council roads	\$1,058,000	\$221,000	\$1,279,000	\$0	\$1,279,000
26.06	Westbury, Lonsdale Promenade	Kerb & channel & pavement renewal	\$80,000	\$20,000	\$100,000	\$0	\$100,000
25.095	Westbury, Dexter Street	Safety Improvements, Westbury Primary School - Year 2 Construct	\$25,000	\$60,000	\$85,000	\$0	\$85,000
26.001	Deloraine, Gleadow Street	Road widening & kerb extension (including design of new footpath)	\$0	\$50,000	\$50,000	\$0	\$50,000

cont

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS, ROADS & STREETS RECONSTRUCTION & UPGRADES

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
26.078	Selbourne Road	Road widening & upgrades at Meander River bridge	\$50,000	\$200,000	\$250,000	\$0	\$250,000
26.057	Carrick, Arthur Street	Pavement reconstruction, sealing & drainage works	\$0	\$20,000	\$20,000	\$0	\$20,000
26.045	Reedy Marsh, Wadleys Road	Safety improvement - intersection sealing	\$0	\$30,000	\$30,000	\$0	\$30,000
26.045	Reedy Marsh, Johns Road	Safety improvement - intersection sealing	\$0	\$30,000	\$30,000	\$0	\$30,000
21.161	Westbury, Meander Valley Road	Westbury town centre streetscape renewal - Year 2 funding	\$206,000	\$309,000	\$515,000	\$0	\$515,000
26.061	Westbury, Mary Street	Pavement widening & strengthening, Dexter St to King St	\$100,000	\$20,000	\$120,000	\$0	\$120,000
26.062	Westbury, King Street	Pavement widening & strengthening, Mary St to Lonsdale Prom	\$60,000	\$15,000	\$75,000	\$0	\$75,000
26.063	Blackstone Heights, Blackstone Road	Drainage & pavement repairs adjacent to Blackstone IGA development	\$0	\$20,000	\$20,000	\$0	\$20,000
26.044	Deloraine, West Parade	Car park improvements including consideration of EV charging - Year 1 Design	\$0	\$15,000	\$15,000	\$0	\$15,000
PROVISIONAL ROADS & STREETS PROJECTS							
26.038	Reedy Marsh, Porters Bridge Road	Road upgrade	\$200,000	\$0	\$200,000	\$0	\$200,000
TOTAL ROAD RECONSTRUCTION & UPGRADE			\$2,088,000	\$1,325,000	\$3,413,000	\$0	\$3,413,000

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

201.2 ROAD RESURFACING

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
Pr.001	General	Asphalt Resurfacing Program	\$550,000	\$0	\$550,000	\$0	\$550,000
Pr.002	General	Bituminous Resurfacing Program	\$1,100,000	\$0	\$1,100,000	\$0	\$1,100,000
Pr.003	General	Gravel Resheeting	\$475,000	\$0	\$475,000	\$0	\$475,000
TOTAL ROAD RESURFACING			\$2,125,000	\$0	\$2,125,000	\$0	\$2,125,000

210 BRIDGE RECONSTRUCTION

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
22.287	Liffey River, Gulf Road	Renewal of Bridge - List No 289	\$515,000	\$0	\$515,000	\$0	\$515,000
22.292	Meander River, Westwood Road	Renewal of Bridge - List No 223 - Stage 1 - geotech & preliminary design	\$25,000	\$0	\$25,000	\$0	\$25,000
Br.001	Bridges	Guard Rail Program	\$0	\$50,000	\$50,000	\$0	\$50,000
TOTAL BRIDGE RECONSTRUCTION			\$540,000	\$50,000	\$590,000	\$0	\$590,000
TOTAL ROADS, STREETS & BRIDGES			\$4,753,000	\$1,375,000	\$6,128,000	\$0	\$6,128,000

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program 3.0 HEALTH, COMMUNITY & WELFARE

316 COMMUNITY AMENITY

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
25.017	Deloraine, Emu Bay Road	Public toilet upgrade	\$0	\$170,000	\$170,000	\$0	\$170,000
23.016	Deloraine, Train Park	Public toilet upgrade	\$0	\$170,000	\$170,000	\$0	\$170,000
26.035	Westbury, Town Hall	Public toilet refurbishment - Year 1 Design	\$20,000	\$0	\$20,000	\$0	\$20,000

PROVISIONAL COMMUNITY AMENITY PROJECTS

26.068	Westbury & Deloraine	CCTV renewal Program (grant funded)	\$96,500	\$0	\$0	\$96,500	\$96,500
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TOTAL COMMUNITY AMENITY	\$116,500	\$340,000	\$360,000	\$96,500	\$456,500
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321 AREA PROMOTION

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
24.033	Various Locations	Feature Town Entry Signs	\$0	\$41,000	\$41,000	\$0	\$41,000

TOTAL AREA PROMOTION	\$0	\$41,000	\$41,000	\$0	\$41,000
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14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

3.0 HEALTH, COMMUNITY & WELFARE

335 HOUSEHOLD WASTE DISPOSAL

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
25.093	Deloraine Landfill	Installation of leachate monitoring	\$0	\$40,000	\$40,000	\$0	\$40,000
26.049	Deloraine Landfill	Relining of existing stormwater main	\$300,000	\$0	\$300,000	\$0	\$300,000
26.019	Deloraine Landfill	Implement bushfire mitigation	\$0	\$73,000	\$73,000	\$0	\$73,000
25.072	Deloraine Waste Transfer Station	Finalise Waste Transfer Station - Stage 2 works	\$0	\$800,000	\$800,000	\$0	\$800,000
PROVISIONAL HOUSEHOLD WASTE DISPOSAL PROJECTS							
25.127	Deloraine Landfill	Recycling optimisation & storage (subject to grant funding)	\$0	\$120,000	\$60,000	\$60,000	\$120,000
TOTAL HOUSEHOLD WASTE DISPOSAL			\$300,000	\$1,033,000	\$1,273,000	\$60,000	\$1,333,000

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

3.0 HEALTH, COMMUNITY & WELFARE

351 URBAN STORMWATER DRAINAGE

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
23.047	Westbury, King Street	Stormwater upgrades, Jones to Franklin St D&C - Stage 2 Construct Year 1	\$0	\$118,000	\$118,000	\$0	\$118,000
21.365	Various locations	Stormwater drainage infrastructure - General allocation for improvement of network constraints.	\$0	\$150,000	\$150,000	\$0	\$150,000
24.044	Carrick, East Street	Stormwater upgrades - eastern catchment program	\$0	\$60,000	\$60,000	\$0	\$60,000
25.122	Westbury, King Street	Construct road crossing - flooding assessment reports - Year 2	\$0	\$150,000	\$150,000	\$0	\$150,000
26.006	Westbury, William Street	Overland Flow Path	\$0	\$105,000	\$105,000	\$0	\$105,000
26.047	Hadspen, South Esk Drive	Continuation of stormwater upgrades	\$0	\$50,000	\$50,000	\$0	\$50,000
26.066	Deloraine, Alverston Drive	Stormwater upgrades	\$0	\$20,000	\$20,000	\$0	\$20,000

TOTAL URBAN STORMWATER DRAINAGE	\$0	\$653,000	\$653,000	\$0	\$653,000
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TOTAL HEALTH, COMMUNITY & WELFARE	\$416,500	\$2,067,000	\$2,327,000	\$156,500	\$2,483,500
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14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

5.0 RECREATION & CULTURE

505 PUBLIC HALLS

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
21.413	Carrick Hall	Hall floor replacement	\$65,000	\$0	\$65,000	\$0	\$65,000

PROVISIONAL PUBLIC HALL PROJECTS

26.007	Carrick Hall	Heating upgrade (subject to committee contribution)	\$0	\$20,000	\$19,000	\$1,000	\$20,000
26.07	Mole Creek Hall	Heating upgrade (subject to committee contribution)	\$0	\$20,000	\$19,000	\$1,000	\$20,000

TOTAL PUBLIC HALLS	\$65,000	\$40,000	\$103,000	\$2,000	\$105,000
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515 SWIMMING POOLS

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
25.067	Caveside Pool	Renewal of BBQ, park furniture & pool deck resurfacing	\$30,000	\$0	\$30,000	\$0	\$30,000

TOTAL SWIMMING POOLS	\$30,000	\$0	\$30,000	\$0	\$30,000
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14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

5.0 RECREATION & CULTURE

525 RECREATION GROUNDS & SPORTS FACILITIES

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
21.426	Prospect Vale Park	Internal road reconfiguration, renewed parking & pedestrian access improvements - Stage 1 Construction	\$0	\$874,000	\$874,000	\$0	\$874,000
26.067	Deloraine, Alverston Drive	New pathway linkage, rear of squash courts	\$0	\$40,000	\$40,000	\$0	\$40,000
26.024	Deloraine, Alverston Drive	New walkway, Alverston Drive to Rickman St	\$0	\$60,000	\$60,000	\$0	\$60,000
26.054	Deloraine, Squash Courts	Landscaping	\$0	\$40,000	\$40,000	\$0	\$40,000
26.014	Carrick Recreation Ground	New walkway access	\$0	\$30,000	\$30,000	\$0	\$30,000
26.034	Bracknell Recreation Ground	New safety fence at playground	\$0	\$25,000	\$25,000	\$0	\$25,000
25.113	Westbury Recreation Ground	Function Centre access improvements, artificial grass area	\$0	\$10,000	\$10,000	\$0	\$10,000
26.052	Westbury Recreation Ground	New sprinkler system	\$0	\$5,000	\$5,000	\$0	\$5,000
25.050	Westbury Sports Centre	Basketball back board upgrade (nominated for grant funding)	\$30,000	\$31,000	\$61,000	\$0	\$61,000
26.053	Westbury Recreation Ground	Storage shed extension (nominated for grant funding)	\$0	\$25,000	\$25,000	\$0	\$25,000
26.032	Deloraine Community Complex	Court curtain	\$0	\$60,000	\$60,000	\$0	\$60,000

PROVISIONAL RECREATION GROUNDS & SPORTS FACILITIES PROJECTS

25.049	Deloraine, Tennis Club	Court resurfacing (subject to grant funding)	\$240,000	\$0	\$48,000	\$192,000	\$240,000
26.031	Bracknell Recreation Ground	Visitor changerooms refurbishment	\$480,000	\$0	\$480,000	\$0	\$480,000

TOTAL RECREATION GROUNDS & SPORTS FACILITIES	\$750,000	\$1,200,000	\$1,758,000	\$192,000	\$1,950,000
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14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program

5.0 RECREATION & CULTURE

545 SUNDRY CULTURAL ACTIVITIES

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
21.502	Deloraine, MVPAC	Stage curtain renewal	\$40,000	\$0	\$40,000	\$0	\$40,000
TOTAL SUNDRY CULTURAL ACTIVITIES			\$40,000	\$0	\$40,000	\$0	\$40,000

565 PARKS & RESERVES

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
21.561	Hadspen, Glenmore Drive	New pathway, 26-30 Glenmore Dr to riverbank	\$0	\$100,000	\$100,000	\$0	\$100,000
PROVISIONAL PARKS & RESERVES PROJECTS							
21.549	Deloraine, Riverbank Park	Riverbank erosion and willow control (subject to grant funding)	\$0	\$150,000	\$75,000	\$75,000	\$150,000
26.029	Deloraine, Riverbank Park	Pontoon removal & staged landing upgrade (subject to grant funding)	\$150,000	\$160,000	\$62,000	\$248,000	\$310,000
TOTAL PARKS & RESERVES			\$150,000	\$410,000	\$237,000	\$323,000	\$560,000
TOTAL RECREATION & CULTURE			\$1,035,000	\$1,650,000	\$2,168,000	\$517,000	\$2,685,000

14.1.1 2025-26 Capital Works Program

Meander Valley Council 2025/26 Capital Works Program 6.0 UNALLOCATED & UNCLASSIFIED

625 MANAGEMENT & INDIRECT OVERHEADS

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
21.589	Minor Plant Replacement	Replacement of works minor plant	\$36,000	\$0	\$36,000	\$0	\$36,000
TOTAL MANAGEMENT & INDIRECT OVERHEADS			\$36,000	\$0	\$36,000	\$0	\$36,000

655 MAJOR PLANT REPLACEMENT

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
21.582	P&E, Major Plant	Major Plant - Replacements	\$375,000	\$0	\$375,000	\$0	\$375,000
TOTAL MAJOR PLANT REPLACEMENT			\$375,000	\$0	\$375,000	\$0	\$375,000

675 OTHER UNALLOCATED TRANSACTIONS

Item No	Location	Description	Renewal	New/ Upgrade	Council Contribution	External Contributions	Project Total
22.521	P&E, Fleet Vehicles	Fleet vehicle replacements	\$110,000	\$0	\$110,000	\$0	\$110,000
26.064	Westbury & Deloraine Depot	Decommission underground fuel storage, commence demolition & development	\$100,000	\$0	\$100,000	\$0	\$100,000
26.065	Westbury & Deloraine Gravel Storage Yards	Construct storage sheds	\$150,000	\$0	\$150,000	\$0	\$150,000
TOTAL LIGHT VEHICLE REPLACEMENT			\$360,000	\$0	\$360,000	\$0	\$360,000
TOTAL UNALLOCATED AND UNCLASSIFIED			\$771,000	\$0	\$771,000	\$0	\$771,000
TOTAL 2025-26 CAPITAL WORKS			\$8,113,500	\$5,842,000	\$13,282,000	\$673,500	\$13,955,500

15. Governance and Community Wellbeing

15.1. 2025-26 Annual Plan

File Reference	S13-12-001
Report Author	Anthony Kempnich Manager Governance and Legal
Authorised By	Jonathan Harmey General Manager
Decision Sought	Adoption of the 2025-26 Annual Plan for Meander Valley Council.
Vote	Simple majority

Recommendation

That Council, pursuant to section 71 of the *Local Government Act 1993*, adopts the 2025-26 Annual Plan as per Attachment 1.

Report

The 2025-26 Annual Plan describes a combination of business as usual (Core Program Activities) and specific projects to be delivered in the forthcoming year (Annual Projects). Core Program Activities will not be subject to specific periodic reporting, while Annual Projects will be reported to Council on a quarterly basis.

The draft 2025-26 Core Program Activities and Annual Projects were discussed with Councillors at the 27 May 2025 Workshop.

The recommended plan includes the following components as required by section 71 of the *Local Government Act 1993* (the Act):

- consistency with the Meander Valley Community Strategic Plan (CSP);
- contains an outline of how the Council will meet the five future directions and related goals and objectives contained in its CSP;
- summarises the budget estimates to be adopted at the Council Meeting on 10 June 2025 (per section 82 of the Act); and
- summarises the major strategies to be used in relation to the Council's public health goals and objectives.

The Meander Valley Council's 2025-26 Annual Plan will be available for viewing and review at the Council's offices during normal business hours. The 2025-26 Annual Plan will also be available on the Meander Valley Council's website.

Attachments

1. 2025-26 Annual Plan [15.1.1 - 45 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
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 2024-34. [Click here](https://www.meander.tas.gov.au/plans-reports) or visit <https://www.meander.tas.gov.au/plans-reports> to view.

Policy

Not applicable

Legislation

Local Government Act 1993: section 71

Consultation

Not applicable.

Budget and Finance

Not applicable.

Risk Management

Not applicable.

Alternate Motion

Councillors can refer the Annual Plan back to Workshop for further discussion.

Meander Valley Council

2025-26 ANNUAL PLAN



Acknowledgment of Traditional Owners

Meander Valley Council acknowledges the Pallittorre and Panninher past peoples as the traditional owners and custodians of the land we call home. We pay respect to elders, past, present and future.



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This is **MEANDER VALLEY.**



21,579
Residents



46%
of kerbside collection
waste is recycled



9 Elected
Members

110,000

Attendees at council
sports grounds and
venues



1,786
Local
businesses



193
Bridges



12
Public
Halls



7 Bike &
skate parks



8 Sporting grounds

822
Kilometres of
road netWorks



3,327
Square
kilometres
of land area



10,971
Rateable
assessments



2
Municipal
waste
facilities



59 Parks &
Reserves



38 Playgrounds &
fitness stations



2 Municipal swimming pools

MEANDER VALLEY

A place for nature; a place for nurture; a place for families, seeds, and ideas to grow; a place where down-to-earth doers and makers reach for the sky; a place of stunning vistas, fertile pastures, and awe-inspiring peaks.

In our towns, hard work and warm welcomes go hand in hand. From our rich cultural heritage to our culinary delights, there are stories to tell and experiences to share. As we plan for 2025-26, let's take a moment to celebrate everything that makes Meander Valley special. Through careful planning and thought-

ful execution, Meander Valley Council is working to improve the way we connect and move around our region—investing in road upgrades and ongoing maintenance that make travel safer and easier for everyone. We take just as much care with our finances, always mindful of balancing fiscal stability with delivering the high-quality services you expect and deserve. And when it comes to engagement, we're deeply committed to gathering your input, making sure that every voice contributes to the decisions that shape our future.

Your community,
YOUR COUNCIL.

Nine councillors represent Meander Valley. Drawing on community feedback, expert advice, and a deep understanding of our region's needs, they bring your voices to the table. They're here to listen and to lead, weighing every decision, and making sure our plans reflect the hopes and ambitions of those

who call Meander Valley home. Councillors also play key role in developing the Annual Plan, working with Council officers to set priorities and shape a program of work that serves the community.



Deputy Mayor
Stephanie Cameron



Mayor
Wayne Johnston



Councillor
Christine Cronshaw



Councillor
Ben Dudman



Councillor
Kevin House



Councillor
Anne-Marie Loader



Councillor
Daniel Smedley



Councillor
John Temple



Councillor
Rodney Synfield

About our ANNUAL PLAN

The *Local Government Act 1993* requires that Council develop an Annual Plan. We treat that responsibility with the seriousness it deserves. This Annual Plan sets out exactly what we intend to deliver in the 2025-26 financial year—covering everything from critical infrastructure projects to the everyday services that keep our community thriving. It's a practical blueprint, informed by our Community Strategic Plan 2024-2034, Council decisions, Council's budget and long-term financial plans, Tasmania's local government legislative framework, and other strategic priorities. These elements work in harmony to ensure that everything we do is aligned with your needs, your values, and the long-term vision we're building together.



Guide to **READING THE ANNUAL PLAN**

By following this guide, you can understand how our activities support our strategic goals and track Council's progress throughout the year. The tables on the following pages provide a clear breakdown of our ongoing tasks and special projects, showing how each align with our long-term objectives.

You'll see the specific goals we're targeting, the timing of each activity, and how we measure success. This transparency allows you to stay informed about our efforts and how we are working to achieve the community's vision as outlined in Council's Community Strategic Plan 2024-2034.

The following pages use tables to outline our operational program for 2025-26, divided into 'core program activities' and 'annual projects':

Core program activities - are the ongoing tasks essential for Council's successful operation each year.

Annual projects - are specific initiatives planned for 2025-26 aimed at achieving particular outcomes or improvements. We provide progress reports to Council each quarter and at year's end, with additional informal updates as needed.

Understanding and reading the tables -

Link Column - This column on the left of each table shows how each activity aligns with the Five Future Directions in our Community Strategic Plan.

Activity Timing - This column indicates the quarter when the activity is expected to occur. Quarter 1 is from July to September, aligning with the start of the financial year.

15.1.1 2025-26 Annual Plan

Here's an example of a table from our Annual Plan, along with explanations for each column header to help you understand the information presented:

Link	Activity	Department Lead		
CORE PROGRAM ACTIVITIES				
1.3	Provide accessible first point of contact for community enquiries via the Council's Customer Service Centre, website and telephone service channels		Corporate Services	
Link indicates which Future Directions the activity aligns with.	Activity describes the project, program and work actions.	Measure describes how we will assess the results of the activity.	Department Lead indicates who is responsible for delivery of the activity.	Activity Timing indicates the quarter of the year we'll report on our progress.
Link	Activity	Measure	Department Lead	Activity Timing
ANNUAL PROJECTS				
2.4, 5.3	Rezoning, servicing and divestment of select Council's properties in accordance with Council's decision 268/2022	Properties sold	Works	3,4
'LINK' REFERS TO OUR FIVE FUTURE DIRECTIONS				
Delivering responsible leadership and governance.	Investing in infrastructure that strengthens our connections.	Creating a well-designed, sustainable built environment.	Valuing and protecting our natural environment.	Cultivating a diverse, cohesive and empowered community.

*Annual Plan***SUPPORTING OUR CUSTOMERS**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
1.3	Provide accessible first point of contact for community enquiries via the Council's Customer Service Centre, website and telephone service channels	Corporate Services
5.3	Manage dog registrations, renewals and processing associated payments	Corporate Services
5.3	Process rates, pension applications, notice of sale updates, supplementary valuations and financial hardship applications	Corporate Services
5.4	Maintain the Council's cemetery records in accordance with the <i>Burial and Cremation Act 2019</i> (including online information for the Council's cemetery facilities)	Corporate Services
5.4	Respond to applications for disclosure of information under the <i>Right to Information Act 2009</i>	Governance & Community Wellbeing
1.7, 1.8, 5.7, 5.9	Operate tourism and visitor information services through the Meander Valley Visitor Centre	Governance & Community Wellbeing
2.5, 3.1, 3.2, 3.7	Provide planning, building and plumbing advice in response to customer requests	Development & Regulatory Services
5.4	Process applications for the Council's Land Information Certificates (Section 337 Certificate)	Development & Regulatory Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.3	Manage the invoicing and payment processing of fees and charges for the Council and relevant State Government charges	Corporate Services
4.2, 4.3	Support billing and payment for use of the Council's sports grounds and reserves	Infrastructure
5.4	Assist Councillors to respond to customer queries	All

*Annual Plan***MANAGING OUR ASSET PORTFOLIO**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
3.5, 3.6	Manage the Council's asset portfolio to ensure optimal value and least cost; maintain Strategic Asset Management Plan (SAMP) and Asset Management Plans	Infrastructure
3.5, 3.6	Review and update asbestos register for the Council's building facilities	Infrastructure
3.5, 4.3	Manage legal agreements for the Council owned facilities and implement a program of lease renewal	Infrastructure
3.5, 3.6	Develop and maintain a public building renewal policy, considering asset condition, utilisation of rates, renewal and maintenance costs and service options	Infrastructure
4.5	Deliver the bridge inspection and maintenance program	Infrastructure
4.5, 4.6	Continue to provide a safe road, bridge and stormwater network through the provision of maintenance renewal and upgrade of Infrastructurestructure and assets.	Infrastructure/Works
5.3	Provide cost effective and sustainable fleet management that meets the operational needs of the organisation	Corporate Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.3	Review and assess plant replacement needs, facilitate the replacement of heavy, light and small plant including purchase and disposal	Works
3.5, 3.6, 4.7	Update asset information and asset revaluation in line with the revaluation cycle	Infrastructure
3.5, 3.6, 4.5, 4.6	Apply for and administer State and Federal Grant Funding requests and documentation for approved projects	Infrastructure

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
2.4, 5.3	Rezoning, servicing and divestment of select Council's properties in accordance with Council's decision 268/2022	Properties sold	Works	3,4
2.4, 5.3, 5.8	Complete construction of new Works Depot at Valley Central Industrial Precinct, Westbury	Percentage complete	Works	1,2
2.4, 5.3, 5.8	Commence plant and employee operations at the new Works Depot	Depot operational	Works	2,3,4
2.4, 5.3, 5.8	Decommission current Westbury and Deloraine Depots and commence preparation of the sites for redevelopment	Percentage complete	Works	4
1.2, 2.5, 3.1, 3.2, 3.4, 3.7, 4.2, 5.8	Support the development of the Hadspen Urban Growth area	Engagement with stakeholders	Infrastructure/ Development & Regulatory Services	1,2,3,4

*Annual Plan***INVESTING IN COMMUNITY FACILITIES & INFRASTRUCTURE**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
2.4, 5.3, 5.8	Operate the Council's Westbury and Prospect Vale Works depots and material storage areas	Works
2.3, 2.5, 2.6, 3.4, 4.2	Maintain Westbury Town Common in line with Natural, Resources and Environment (NRE) Tasmania Management Plan	Works
4.7	Manage the Customer Service Centre and administration buildings in line with facility management plans	Infrastructure
4.7	Deliver planned and reactive maintenance of community facilities (buildings) to ensure safe, well used facilities	Infrastructure
4.5, 4.6	Deliver operational programs to maintain road related assets	Works
2.2, 3.6, 4.7	Deliver operational programs to maintain urban streetscapes, public amenities and on-street waste collection	Works
4.3	Manage the Deloraine swimming pool to ensure availability safety and compliance standards	Infrastructure
4.3	Facilitate safety standard compliance and continuing management by the community of the Caveside Pool	Infrastructure
4.7	Oversight of maintenance and safety at Deloraine and Districts Folk Museum	Infrastructure

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
4.7	Manage contracts and arrangements for cleaning buildings	Infrastructure
5.5	Complete and submit State and Federal grant funding applications as they arise to support facilities	Infrastructure

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
3.5, 3.6, 4.2, 4.5, 4.6, 4.7	Plan and deliver projects in line with the approved Capital Works Programs	Percentage completed	Works/ Infrastructure	1,2,3,4
3.4, 3.6	Complete construction of Stage 1 work packages at the Deloraine Racecourse Precinct project	Project elements completed	Infrastructure	1,2,3
3.4, 3.5, 3.6, 4.2, 4.7	Complete the Deloraine Pool Masterplan to determine future levels of investment proposed for the site	Masterplan completed	Infrastructure	1,2
3.5, 3.6, 4.1	Design the Deloraine Function Centre at Deloraine Racecourse Precinct	Percentage completed	Infrastructure	3,4
5.6	Engage with contractors and suppliers on tendering for the Council's work	Delivery of Workshop	Infrastructure	1

*Annual Plan***MAKING A POSITIVE CONTRIBUTION TO
COMMUNITY WELLBEING**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
1.6, 1.7, 1.10, 1.11, 5.9	Promote and facilitate activities and events that connect community and develop community capacity	Governance & Community Wellbeing
1.6, 1.7, 1.11, 5.2	Provide advice and deliver support for community engagement activities on the Council's projects	Governance & Community Wellbeing
1.6, 1.7, 4.1, 5.2, 5.6, 5.9	Promote, administer and distribute the Council's Community Grants each quarter	Governance & Community Wellbeing
1.6	Manage Memorandum of Understandings (MoUs) with the Deloraine and Westbury Community Cars and support initiatives for increasing the skill of drivers	Governance & Community Wellbeing
1.6, 1.7, 1.11, 4.1, 5.9	Process applications for Place of Assembly Licences for large events	Development & Regulatory Services
1.7	Promote and deliver the annual Australia Day Awards (all categories)	Governance & Community Wellbeing
1.6, 5.1, 5.6, 5.7	Deliver quarterly Citizenship Ceremonies	Governance & Community Wellbeing
1.6, 1.7, 5.9	Provide in-kind support to approved community events	Works

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
1.3	Conduct quarterly community forums, in various Meander Valley townships, to provide engagement opportunities for community members with elected members and the Council's Officers	Forums completed	Governance & Community Wellbeing	1,2,3,4

*Annual Plan***SUPPORTING ECONOMIC GROWTH, PROSPERITY,
& THE ENVIRONMENT**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.3, 5.5, 5.7	Fund and partner in regional collaboration through the Northern Tasmanian Development Corporation	Governance & Community Wellbeing
1.5, 1.10, 1.11, 2.3, 2.5, 3.2, 3.7, 4.4, 5.3, 5.5, 5.7	Engage with regional organisations Visit Northern Tasmania to progress regional development activities	Governance & Community Wellbeing
2.1, 2.3, 2.5, 2.6	Support the Tamar Estuary Management Taskforce	Governance & Community Wellbeing
2.1, 2.3, 2.5, 2.6	Fund, support and partner with the Tamar Estuary and Esk Rivers Program (NRM North)	Governance & Community Wellbeing
1.10, 2.1, 2.3, 2.4, 2.5, 2.6, 5.5	Fund, support and partner with the Northern Tasmanian Alliance of Resilient Councils (NTARC)	Governance & Community Wellbeing
1.1, 1.6, 1.7, 1.8, 4.1	Support volunteers at the Deloraine and Districts Folk Museum to deliver new exhibits to highlight the history of the Meander Valley	Governance & Community Wellbeing
2.6	Manage weeds on roadside and land owned by the Council	Works
2.6	Support management of stray cats by contributing funds to the regional Northern Cat Management Facility	Development & Regulatory Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
2.4	Develop and adopt a Council Climate Change Strategy, in consultation with the Northern Tasmanian Alliance of Resilient Councils (NTARC)	Strategy adopted	Governance & Community Wellbeing	2, 3

*Annual Plan***SUPPORTING COMMUNITY HEALTH OUTCOMES,
RESILIENCE, & EMERGENCY MANAGEMENT RESPONSES**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
1.3, 2.3, 2.6, 3.6, 4.1, 5.7	Manage public health risk through monitoring and sampling of recreational water and public pools and spas	Development & Regulatory Services
5.7, 5.9	Promote safe food practices including registrations, education, monitoring, inspections and compliance in accordance with the <i>Food Act 2003</i>	Development & Regulatory Services
1.2, 1.5	Provide a school-based immunisation program as part of the National Immunisation Program	Development & Regulatory Services
1.2, 1.3, 1.5, 1.10,	Monitor Public Health activities through licencing, registration and inspection of public health risk activities and regulated systems	Development & Regulatory Services
2.3, 2.6, 5.4, 5.9	Ensure environmental health monitoring is compliant and incidents effectively managed	Development & Regulatory Services
1.10, 2.1, 2.4,	Complete annual fire abatement inspections and investigate complaints	Development & Regulatory Services
2.1, 3.4, 4.2, 4.5	Deliver fuel reduction programs on land owned by the Council, including roadsides	Works
1.10	Support planning and responses under the Tasmanian Emergency Management Arrangements (TEMA)	Infrastructure

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
1.10	Support Meander Valley SES units through ongoing management of the Memorandum of Understanding	Infrastructure
1.10	Maintain and implement the Municipal Emergency Management Plan	Infrastructure
1.10	Support Municipal Emergency Management and Social Recovery Committee	Infrastructure

*Annual Plan***MANAGING PLANNING, DEVELOPMENT, & REGULATION**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
3.7	Provide strategic and statutory land use planning advice for planning proposals	Development & Regulatory Services
3.1, 3.2, 3.4, 3.7	Process applications for amendment to the Tasmanian Planning Scheme – Meander Valley within statutory time frames	Development & Regulatory Services
3.1, 3.2, 3.7	Process planning, building and plumbing applications within statutory time frames	Development & Regulatory Services
3.7	Manage any planning appeals through Tasmanian Civil and Administrative Tribunal	Development & Regulatory Services
3.7	Process applications for Certificate of Approval for Strata and Final Plan of Subdivisions	Development & Regulatory Services
2.3, 2.6, 4.2, 4.5, 5.7	Provide animal management and responsible pet ownership services (enforcement and education)	Development & Regulatory Services
2.6, 4.2, 4.6	Administer dog registration compliance in line with the <i>Dog Control Act 2000</i>	Development & Regulatory Services
2.3, 2.6, 4.2, 4.5, 5.7, 4.6	Respond to reports of dogs and livestock at large in a timely manner	Development & Regulatory Services
2.6, 4.2	Investigate and take appropriate actions on animal control matters in accordance with the <i>Dog Control Act 2000</i>	Development & Regulatory Services
4.2, 4.6, 5.7	Inspect and monitor compliance with Dangerous Dog Declarations	Development & Regulatory Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
1.2, 2.5, 3.2, 3.3, 3.7, 5.4, 5.7	Investigate identified non-compliance against <i>Building Act 2016</i> and the Tasmanian Planning Scheme – Meander Valley	Development & Regulatory Services
2.3, 2.6, 5.4, 5.7	Provide environmental health related assessment of development applications	Development & Regulatory Services
5.4	Complete Federal and State Government Monthly Reporting for building activities	Development & Regulatory Services
2.1, 4.5, 4.6, 5.3	Provide road, stormwater and other Infrastructure assessment of development applications	Infrastructure

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
1.2, 3.2, 3.3, 5.1, 5.5	Actively participate in regional planning initiatives including the review of the Northern Tasmanian Regional Land Use Strategy	Contribution to review	Development & Regulatory Services	1,2,3,4
2.5, 2.6, 3.2, 3.3, 3.4, 3.7, 4.6, 5.1, 5.4, 5.7	Finalise development of a Structure Plan for Carrick	Structure Plan adopted	Development & Regulatory Services	1,2
3.2, 3.3, 4.6, 5.1, 5.4, 5.7	Development of Carrick Character Precinct – Specific Area Plan. Scheme amendment application submitted to Tasmanian Planning Commission	Application submitted	Development & Regulatory Services	3,4
2.5, 2.6, 3.2, 3.3, 3.4, 3.7, 4.6, 5.1, 5.4, 5.7	Finalise the review of the Prospect Vale – Blackstone Heights Structure Plan	Structure Plan adopted	Development & Regulatory Services	1,2
2.5, 2.6, 3.2, 3.3, 3.4, 3.7, 5.1, 5.4, 5.7	Development of Westbury Village Green Character Precinct – Specific Area Plan. Scheme amendment application submitted to Tasmanian Planning Commission	Application submitted	Development & Regulatory Services	3,4
3.7, 5.1, 5.5	Review of Meander Valley Council Local Provisions Schedule – Statutory requirement under section 35O <i>Land Use Planning and Approvals Act 1993</i>	Review completed	Development & Regulatory Services	1,2





*Annual Plan***PROVIDE CONTEMPORARY WASTE COLLECTION, DISPOSAL, RECYCLING SERVICES, & INFRASTRUCTURE**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
2.2, 2.4	Manage waste facility management and kerbside bin collection service contracts	Infrastructure
2.2, 2.4	Collaborate with Circular North Waste Management Group for regional priorities	Infrastructure
2.2, 2.4	Deliver the annual Hard Waste Collection	Infrastructure
2.6	Maintain compliance with Environmental Protection Notice for landfill cells	Infrastructure

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
2.4, 2.6	Decommission and commence rehabilitation Works for the Cluan landfill site	Rehabilitation commenced	Infrastructure	1,2
2.2	Investigate the expansion of kerbside bin collection services where services are currently not offered	Investigations completed	Infrastructure	1,2
2.2	Conduct surveys and investigate the expansion of kerbside FOGO collection where services are currently not offered	Investigations completed	Infrastructure	3,4
2.2, 2.4	Complete construction of the waste transfer station at the Deloraine waste facility	Percentage completed	Infrastructure	2,3,4

*Annual Plan***PROVIDE A ROBUST, RELIABLE, SECURE, & AVAILABLE, ICT ENVIRONMENT**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.3	Manage review and schedule changeover of corporate hardware requirements, implement modern, resilient platforms and software solutions	Corporate Services
5.3	Define and meet performance and availability performance indicators for ICT systems	Corporate Services
5.3	Provide helpdesk services for efficient management of incidents and requests	Corporate Services
5.3	Procure, administer, maintain and support corporate hardware (PC and laptops)	Corporate Services
5.3	Manage ancillary communications including printing, email and internet services and contracts related to support contractors	Corporate Services
5.3	Plan and provision for business continuity of ICT Services in line with the Risk Appetite Statement, undertake annual review or when a material change to ICT hardware or systems is made	Corporate Services
5.3	Manage ongoing network storage capacity	Corporate Services
5.3	Implement network security improvements and protections as required	Corporate Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
5.3	Finalise implementation of SharePoint and Records Management Systems	Product implemented	Corporate Services	1,2
5.3	Identify and negotiate contract for preferred vendor(s) for implementation of ERP software upgrades	Contract Signed	Corporate Services	1
5.3	Identify staged implementation plan for ERP project and complete annual stages	Implementation plan established	Corporate Services	2,3,4
5.3	Deliver staff training to support staff in the use of new technologies	Training delivered	Corporate Services	1,2,3,4

Annual Plan

DELIVER GOOD GOVERNANCE & RESILIENCE THROUGH SOUND CORPORATE & FINANCIAL MANAGEMENT

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.3	Deliver the Annual Budget Estimates and Long-Term Financial Plan	Corporate Services
2.6	Maintain planning and environmental approvals and compliance for existing landfill operations	Infrastructure
2.6	Achieve necessary EPA approvals and manage landfill cell at Deloraine in accordance with the approvals to provide for continuing operation compliance with EPA	Infrastructure
5.4	Maintenance of legislation-based delegations to the Council's Officers	Governance & Community Wellbeing
5.1, 5.4	Provide monthly briefing reports to Council	Governance & Community Wellbeing
5.3	Keep the Council's Long Term Financial Plan and associated financial estimates current	Corporate Services
5.3	Review the strategic and operational risk registers and implement mitigation actions considering Risk Appetite Statement	Corporate Services
5.3	Manage accounts payable and receivable	Corporate Services
5.3	Review financial policies and procedures when due or as required	Corporate Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.3	Provision of relevant, timely and accurate financial information for corporate and audit reporting	Corporate Services
5.3	Provide ongoing staff training for budgeting processes and monitoring	Corporate Services
5.4	Manage the Council's rates; issue section 132 certificates (property rates), manage revenue and debtors' functions	Corporate Services
5.4	Complete Consolidation Data Collection Sheets for State Government	Corporate Services
5.4	Manage taxation compliance (submit BAS, FBT and payroll tax returns within legislative timeframes)	Corporate Services
5.4	Arrange annual insurance renewals and reconciliation of control accounts	Corporate Services
5.4	Maintain records management processes in line with requirements of the <i>Archives Act 1993</i> , including annual archive disposal	Corporate Services
5.3	Maintain records management system and deliver training to ensure compliance with policies	Corporate Services
5.4	Coordinate external audit programs	Corporate Services
5.3	Facilitate reporting of progress of audit recommendations and tasks	Corporate Services
5.3	Review controls for addressing fraud and corruption risk and deliver awareness training	Corporate Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.1, 5.4	Coordinate updating of the Council's policies and procedures in accordance with the review schedule	Governance & Community Wellbeing
5.4	Review and manage the Council's gifts and benefit register	Governance & Community Wellbeing

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
5.1	Develop plan for upgrades to the Council Chambers	Development plan provided to Council	Governance & Community Wellbeing	1,2
5.4	Councillors attend Council Meetings and Workshops in order to contribute to Policy and Strategy development and adoption	Meeting attendance	Governance & Community Wellbeing	1,2,3,4
5.4	Consider and apply changes from State Government legislation including Local Government (Meeting Procedures) Regulations 2015, Local Government (General) Regulations 2015 and the <i>Electoral Act 2004</i>	Policies and procedures updated	Governance & Community Wellbeing	1,2,3,4
5.3	Review and updated Financial Management Strategy for approval by Council	Strategy approved	Corporate Services	4

*Annual Plan***MANAGING OUR SUPPLY CHAIN TO
PROCURE GOODS & SERVICES**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.4, 5.6	Monitor implementation of audits and compliance with policy and procedures to minimise supply procurement and contract management risks and costs	Corporate Services
5.4, 5.6	Maintain a contractor induction and verification of requirements regime in line with policy and processes	Corporate Services

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
5.2	Explore further opportunities for shared services and/or resource sharing opportunities with other Tasmanian Councils	Shared services investigated	Governance & Community Wellbeing	1,2,3,4

*Annual Plan***INFORMING & ENGAGING OUR COMMUNITY**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
1.3, 4.1, 5.1, 5.4, 5.9	Provide communication services, production of media and project communication material, including supporting unplanned road closures, service disruptions, etc.	Governance & Community Wellbeing
2.2, 5.3	Production of budget related collateral including rate notice brochure and waste vouchers	Governance & Community Wellbeing
1.3, 4.1, 5.1, 5.4, 5.9	Produce information to support special projects and engagement activities as requested (briefing notes, advertising, project collateral and promotional material)	Governance & Community Wellbeing
1.3, 1.6, 1.8, 5.1, 5.4	Administer and coordinate all the Council's social media accounts	Governance & Community Wellbeing
5.4	Complete annual content audit of website information, update as required	ALL
5.4, 5.5	Provide strategic communication, media and issues management responses to the Mayor, Councillors and General Manager	Governance & Community Wellbeing
5.4	Develop and maintain the Council's online presence including website	Governance & Community Wellbeing

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.4	Deliver design and layout for corporate documents	Governance & Community Wellbeing
1.3, 1.6, 3.7, 5.1, 5.4	Deliver regular updates of the Council to the community to keep them informed on operations	Governance & Community Wellbeing

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
5.7	Complete signage upgrades and layout improvements to changeover the Great Western Tiers Visitor Centre to the Meander Valley Visitor Centre	Building changes applied	Governance & Community Wellbeing	2,3,4
5.7	Implement changes to Meander Valley place brand imagery and colour scheme in communication mechanisms such as road and recreation signage	Communication opportunities used	Governance & Community Wellbeing	1,2,3,4
5.7, 5.1	Redevelop the Great Western Tiers Visitor Centre website to be refocused on Meander Valley community and tourism. Redevelop the Meander Valley Council website to a contemporary and customer friendly offering	New website upgrades commenced	Governance & Community Wellbeing	2,3,4

*Annual Plan***DEMONSTRATING A COMMITMENT TO OUR PEOPLE**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.3	Maintain employee related records, training and reporting systems	Corporate Services
5.3	Maintain and administer the employee Code of Conduct Policy	Corporate Services
5.3	Maintain a contemporary approach to job design and currency of position descriptions	Corporate Services
5.3	Support recruitment and selection	Corporate Services
5.3	Manage and investigate workplace complaints and grievances	Corporate Services
5.3	Promote and administer the Council's Employee Assistance Program	Corporate Services
5.3	Provide employee relations support and advice	Corporate Services
5.3	Undertake annual and periodic performance and development reviews in line with approved processes	Corporate Services
5.3	Provide advice on employee learning and development opportunities	Corporate Services
5.3	Coordinate the annual staff performance review process	Corporate Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.4	Coordinate register of mandatory training; including tickets, licenses and permits	Corporate Services
5.4	Process worker's compensation claims	Corporate Services
5.3	Coordinate the delivery of Code of Conduct Policy awareness to all the Council's employees	Corporate Services
5.3	Maintain professional advisory services for employee relations (legal and HR)	Corporate Services

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
5.3	Undertake priority actions identified by employees in the Cultural Development Action Plan	Number progressed	Corporate Services	1,2,3,4
5.4	Complete review and update human resource management policies and deliver employee training to align with contemporary practices and industrial law	Policies reviewed and training completed	Corporate Services	1,2
5.3	Undertake employee culture survey and revise cultural action plan	Survey completed	Corporate Services	2, 4
5.3, 5.5	Full implementation and information sharing for staff on new Enterprise Agreement	Completed	Corporate Services	1,2

*Annual Plan***ENSURING A SAFE & HEALTHY WORKPLACE**

Strategic Plan Ref.	Activity Description	Department Lead
CORE PROGRAM ACTIVITIES		
5.5	Develop and implement an enhanced WH&S system so that the work environment remains healthy and safe	Corporate Services
5.5	Coordinate safety inspections and finalisation of corrective actions to minimise the risk of workplace injury or loss	Corporate Services
5.5	Provide information, training and supervision to ensure people take reasonable care for their own health and safety along with that of others	Corporate Services
5.5	Monitor third party suppliers to ensure that the supply of goods and services comply with all WH&S requirements	Corporate Services
5.5	Promote the Risk and WH&S Committee as a consultative forum for employees to have input into matters that impact upon their work health and safety	Corporate Services
5.5	Review, investigate and report incidents and near misses, recommend controls and prevention strategies	Corporate Services
5.5	Delivery of workplace WH&S wellness initiatives to encourage our people to maintain a physically and psychologically healthy lifestyle	Corporate Services
5.5	Provide regular reporting of WH&S incidents and performance to the Executive Management Team	Corporate Services
5.5	Maintain a fair and equitable workers' compensation and claims management process to provide care and rehabilitation to minimise the costs and loss for injured employees and the Council	Corporate Services

15.1.1 2025-26 Annual Plan

Strategic Plan Ref.	Activity Description	Annual Activity Measurement	Department Lead	Quarter Delivered
ANNUAL PROJECTS				
5.5	Implement an organisation wide engagement on WHS including sharing incident stories and promoting the reporting of hazards, incidents and near misses	WHS sharing opportunities delivered	Corporate Services	1,2,3,4
1.4, 1.6	Embed the Child and Youth Safe Organisations Framework, as required by the Tasmanian Government's <i>Child and Youth Safe Organisations Act 2023</i>	Changes applied in operations	Governance & Community Wellbeing	2,3
2.4	Progressive implementation of WHS software, equipment purchases, digitisation of employee templates and undertake training for employees	Software opportunities implemented	Corporate Services/ Works	1,2,3,4

BUDGET SUMMARY 2025-26

Meander Valley Council's Budget for 2025-26 is influenced by several key factors to ensure financial stability and effective service delivery.

1. Review of Long Term Financial Plan:

Council has prepared the 2025-26 Budget after reviewing factors that influence the long term financial sustainability of operations. The following are items that are key to decision making:

- Changes to employee costs
- Changes to inflation forecasts
- Changes to revenue received from investing surplus funds
- Performance against ratios established in Council's Financial Management Strategy
- Current assumptions about Council's proposed ERP software upgrade project
- Growth in depreciation costs from asset management decisions and expected revaluation changes (each asset class is revalued every three years)
- Investment in assets required for essential Council service provision
- Strategic decisions Council has made around the long-term management of waste
- Changes to full time equivalent employee numbers to meet current service demand.
- Establishing a reasonable basis for 'recovery of cost' from Council's ratepayers.

2. Service Levels and Funding:

Council aims to continue to maintain a low general rate while delivering the necessary services to support our community. Any material increments in service levels will require new funding strategies or cost reductions.

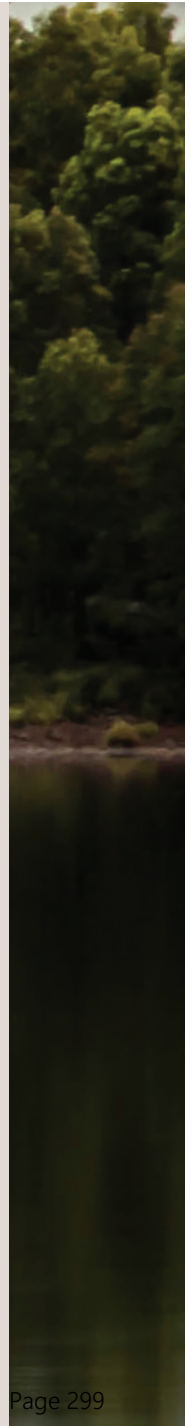
3. Staffing:

The 2025-26 Budget introduces a number of new roles that position Council to respond to increasing demand for capital upgrades across our asset portfolio. There is also reinvestment in our capacity to maintain the diverse facilities under Council's stewardship.

4. Financial Health:

Council expects an operating surplus of \$313,900 for 2025, due to higher interest revenue and lower staffing costs due to vacancies throughout the year. This surplus also includes a write-down of asset at the Cluan Waste Facility that is scheduled for closure on 30 June 2025. A budget deficit of \$369,600 is forecast for the 2026 financial year.

The consolidated operating statement gives a clear overview of the Council's revenue, expenditure, surplus, and cash flow, ensuring transparency and informed decision-making.



WHERE IS COUNCIL'S BUDGET SPENT?

Road & Bridge Management	30.5%	\$8,964,100	Planning & Building Services	9.2%	\$2,674,700
Street Lighting	1.4%	\$394,800	Other Community, Health & Welfare	20.1%	\$5,389,600
Household Waste	21.2%	\$5,653,200	Parks, Sport, & Recreation Grounds	11.6%	\$3,937,900
Storm Water Management	2.7%	\$804,000	Other Recreation & Culture	3.3%	\$959,100
				Total	\$27,335,400

Summary of **BUDGET ESTIMATES**

	Budget 2025-26	Forecast 2024-25	Actual 2023-24
OPERATING REVENUE			
Rates and Charges	\$19,762,200	\$18,901,300	\$17,739,371
Fees and User Charges	\$1,789,400	\$1,668,200	\$1,681,788
Contributions	\$225,500	\$236,500	\$718,120
Interest	\$1,120,200	\$1,544,700	\$1,719,757
Operating Grants	\$6,196,200	\$5,837,300	\$5,941,330
TasWater Distributions	\$667,000	\$667,000	\$667,200
Other Revenue	\$134,000	\$193,000	\$1,461
Total Operating Revenue	\$29,894,500	\$29,048,000	\$28,469,027

15.1.1 2025-26 Annual Plan

	Budget 2025-26	Forecast 2024-25	Actual 2023-24
OPERATING EXPENDITURE			
Operating Wages	\$10,799,600	\$9,308,800	\$8,903,326
Operating Materials and Contracts	\$10,723,600	\$9,947,800	\$10,031,635
Finance Costs	\$50,000	\$50,000	\$35,224
Depreciation	\$6,867,400	\$7,701,000	\$6,275,420
State Fire Contribution	\$1,486,500	\$1,443,000	\$1,388,492
Other Expenditure	\$337,000	\$291,000	\$218,939
Total Operating Expenditure	\$30,264,100	\$28,734,100	\$26,853,036
Underlying Surplus/(Deficit)	(\$369,600)	\$313,900	\$1,615,991

	Budget 2025-26	Forecast 2024-25	Actual 2023-24
CAPITAL, CASH & INVESTMENTS			
Capital Revenue	\$8,350,100	\$6,335,900	\$7,368,159
Capital Expenditure	\$18,871,800	\$14,315,900	\$11,192,441
Opening Cash and Investment Balance	\$24,577,100	\$30,155,947	\$28,532,421
Closing Cash and Investment Balance	\$18,785,700	\$24,577,100	\$30,155,947

PUBLIC HEALTH *GOALS & OBJECTIVES*

Council's Environmental Health Officers are responsible for ensuring the statutory obligations in relation to public and environmental health are met. This includes requirements under the *Public Health Act 1997*, *Food Act 2003*, *Local Government Act 1993*, *Building Act 2016*, *Burial and Cremation Act 2019* and *Environmental Management and Pollution Control Act 1994*.

As part of Meander Valley Council's 2025-26 public health goals and objectives, the Environmental Health Officers will seek to:

- Ensure safe food practices at food businesses and events, and provide food handler training for community groups;
- Promptly investigate public and environmental health complaints;
- Respond to notifiable disease notifications and investigations;
- Continue to actively participate and contribute to policy and legislative development at a regional and state level to further the public and environmental health of our community;
- Coordinate a school based immunisation program in accordance with the National Immunisation Program and directives from the Department of Health;
- License and undertake routine inspections of public health risk activities, water carriers and public events;
- Continue to actively participate in the Tamar Estuary and Esk Rivers program (TEER) and the River Health Action Plan (RHAP).
- Coordinate a monitoring program of public recreational waters and public pools and spas to ensure water quality is suitable for swimming.



16. 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:

16.1 Confirmation of Closed Minutes

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 34(2)

16.2 Leave of Absence Applications

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2)(h) applications by Councillors for a leave of absence

16.3 Local Government Association of Tasmania Elections – President and General Management Committee Member

Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2)(g) regarding information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

16.4 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.

17. Close of Meeting
