

Meander Valley Council

W O R K I N G   T O G E T H E R

# **ORDINARY AGENDA**

**COUNCIL MEETING**

**Tuesday 7 June 2016**

# **COUNCIL MEETING VISITORS**

Visitors are most welcome to attend Council meetings.

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

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

## **SECURITY PROCEDURES**

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



PO Box 102, Westbury,  
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on ***Tuesday 7 June 2016 at 1.30pm.***

Greg Preece  
**GENERAL MANAGER**

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**Evacuation and Safety:**

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

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

Agenda for an ordinary meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 7 June 2016 at 1.30pm.

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

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary meeting of Council held on Tuesday 10 May, 2016, be received and confirmed.”***

**COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:**

Date	Items Discussed
24 May 2016	<ul style="list-style-type: none"><li>• Dairy Industry Update</li><li>• Meander Falls Road Extension</li><li>• Westbury Clubrooms Development</li><li>• TasWater – Moratorium on increase in distributions</li><li>• Westbury Road property opportunity</li><li>• Site Visit – 1A Bayview Drive, Blackstone Heights</li><li>• Updated Long Term Financial Plan &amp; Rating/Budget</li><li>• Review of Policy 65 – Staged Development Schemes under Strata Titles Act 1988</li><li>• Hadspen Urban Growth Area Infrastructure Provision Policy and Hadspen Urban Growth Area Project</li><li>• Agfest Review</li><li>• Department of Education land</li></ul>

## **ANNOUNCEMENTS BY THE MAYOR:**

Thursday 12 May 2016

TasWater Shareholders Representatives meeting

Friday 13 May 2016

Investiture, Judith Kilby (Government House)

Monday 16 May 2016

Conclusion of Crime Stoppers Week event (Launceston)

Tuesday 17<sup>th</sup> May 2016

Meeting with Metro Tasmania Chair and CEO

Saturday 21 May 2016

Westbury Recreation Ground, Commitment of Funding announcement by Eric Hutchinson MHA

Tuesday 24 May 2016

Council Workshop & Citizenship Ceremony, Westbury

Monday 30 May 2016

Blackstone Heights, Mobile Blackspot commitment of funding announcement by Andrew Nikolic MHA

Friday 3 June 2016

NTD Local Government Committee meeting

Tuesday 7 June 2016

Citizenship Ceremony, Westbury

## **DECLARATIONS OF INTEREST:**

## **TABLING OF PETITIONS:**

# **PUBLIC QUESTION TIME**

## **General Rules for Question Time:**

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

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

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

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

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

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

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

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

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

## **Notes**

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

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

For further information please telephone 6393 5300 or visit [www.meander.tas.gov.au](http://www.meander.tas.gov.au)

## **PUBLIC QUESTION TIME**

### **1. QUESTIONS TAKEN ON NOTICE – MAY 2016**

Nil

### **2. QUESTIONS WITHOUT NOTICE – JUNE 2016**

## **COUNCILLOR QUESTION TIME**

### **1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – MAY 2016**

#### **1.1 Cr Tanya King**

The April Briefing report to Council included a letter from Gregory Andrews, Threatened Species Commissioner, Dept of Environment, Federal Government. Gregory refers to feral cat management activities and specifically references cat trapping initiatives of Griffith City Council.

Can Council investigate the feasibility of implement similar initiatives here?

Can Officers provide a time-frame for implementation, if the initiatives are deemed appropriate?

***Response by Martin Gill, Director Development Services***

***Council officers have contacted Griffith City Council to enquire about the program referred to by the Threatened Species Commissioner in his letter of 11 March 2016.***

***The program at Griffith City Council can be summarised in the following way:***

- ***Council hires out cat traps for local residents***
- ***Residents capturing cats in the traps can deposit the cats in the traps at the animal pound***
- ***Initially all cats were euthanised, however following feedback from the community, the first step now is to try to rehouse cats***

***There is no active cat trapping undertaken by Council officers***



***If this is a program Council would like to initiate in Meander Valley a full feasibility study could be undertaken.***

***Council would need to address the following issues in the study:***

- ***Upgrade of the existing animal pound facility in order to receive and house cats***
- ***There is no public access to the existing animal pound***
- ***Managing the process of euthanasia and disposal of corpses***

***Because Council would need to resolve issues around the pound, which might include finding a new site and building a new facility, it would most likely need 12 to 18 months to implement the program.***

## 1.2 Cr Bob Richardson

It has been noted that NBN has begun installation of “cables” etc in Westbury. Apart from that installation being somewhat amateurish (trenches were dug in King Street around a parked vehicle, rather than moving the vehicle to produce a straight trench) the real question is:-

Given the imminent Federal election, and the possibility of a different Government, is it too late to suspend NBN activity, so that proper, not copper, may be installed in Westbury and Hadspen.

Could Council advise who the Federal Minister for Communications was who made the decision to downgrade from proper to copper?

My understanding is that the previous Minister’s choice to have copper rather than proper was based on the UK model. Could council confirm that the last copper in the UK was recently replaced by fibre to the premises – near John O’Groats?

***Response by Rick Dunn, Director Economic Development & Sustainability***

***When the Liberal Ministry was sworn into Cabinet on 18 September 2013, the Minister for Communications was Malcolm Turnbull.***

***Electronic media reports indicate that broadband fibre will be installed to John O’Groats sometime in 2016.***

## 2. COUNCILLOR QUESTIONS ON NOTICE – JUNE 2016

Nil

## 3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JUNE 2016

## **DEPUTATIONS BY MEMBERS OF THE PUBLIC**

## **NOTICE OF MOTIONS BY COUNCILLORS**

GOV 3      SUSTAINABLE ENVIRONMENT COMMITTEE – CR DEB WHITE

## CERTIFICATION

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

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



**Greg Preece**  
**GENERAL MANAGER**

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

## COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for item DEV 1 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

## **DEV 1 SUBDIVISION – 1A BAYVIEW DRIVE, BLACKSTONE HEIGHTS**

### **1) Introduction**

This report considers the planning application PA\16\0145 for a 2 Lot Subdivision for land located at 1A Bayview Drive, Blackstone Heights (CT 159573/1).

### **2) Background**

#### **Applicant**

DJ McCulloch Surveying

#### **Planning Controls**

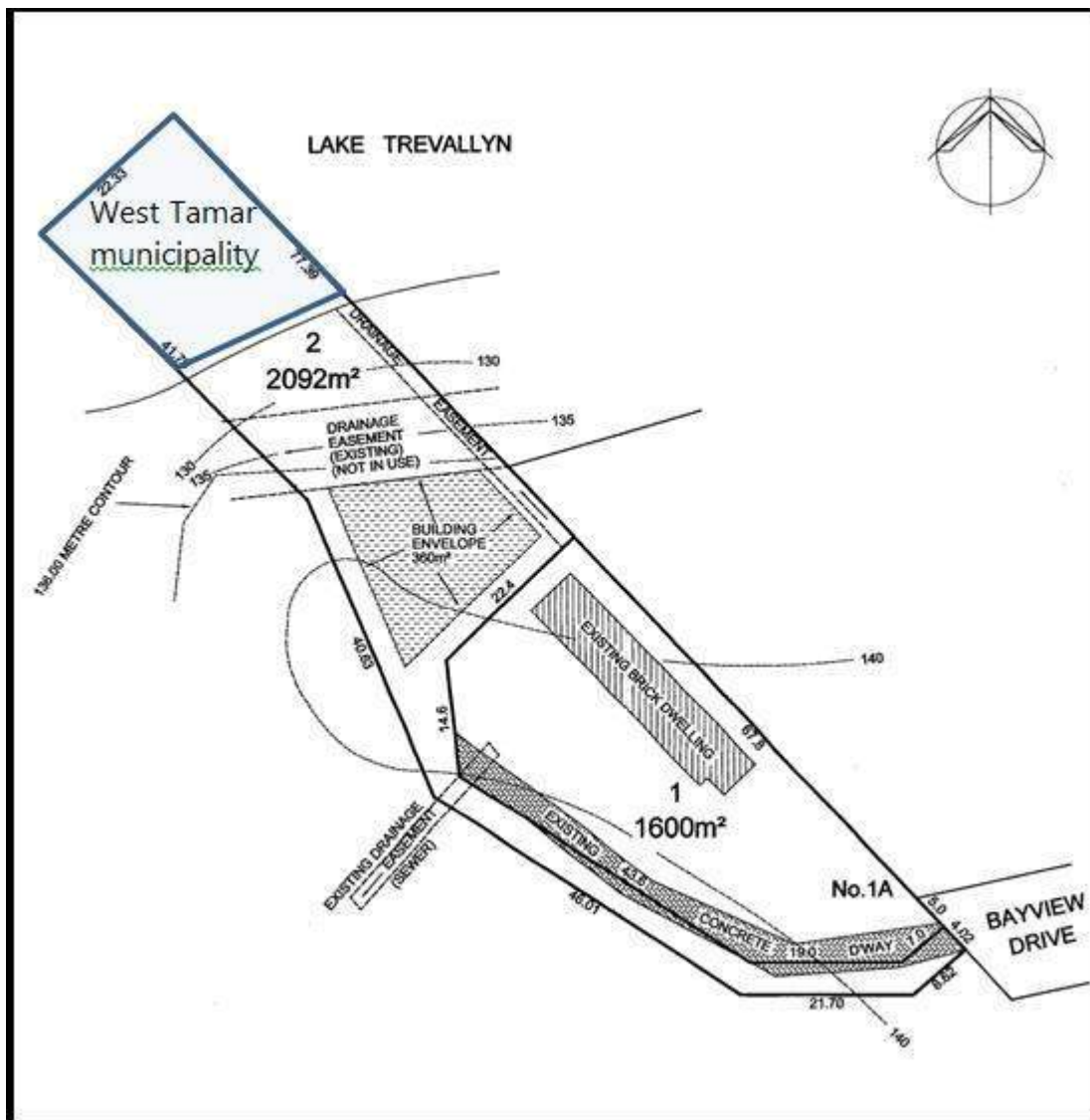
The majority of the subject land is controlled by the Meander Valley Interim Planning Scheme 2013 (referred to in this report as the 'Scheme').

Part of the property (which extends into Lake Trevallyn) is within the West Tamar municipality. The West Tamar Council has been notified of this application.

#### **Development**

The application is for a 2 lot subdivision at 1A Bayview Drive in Blackstone Heights. The property has access off the cul-de-sac at the western end of Bayview Drive.

Lot 1 contains an existing house and outbuilding, while Lot 2 (an internal lot) is vacant land. The proposal is to utilise the existing driveway to service both lots via a reciprocal Right-of-Way.



**Figure 1: Proposed plan of subdivision (with notation showing West Tamar municipality area).**



**Photo 1: Aerial photo of subject property and surrounding land.**

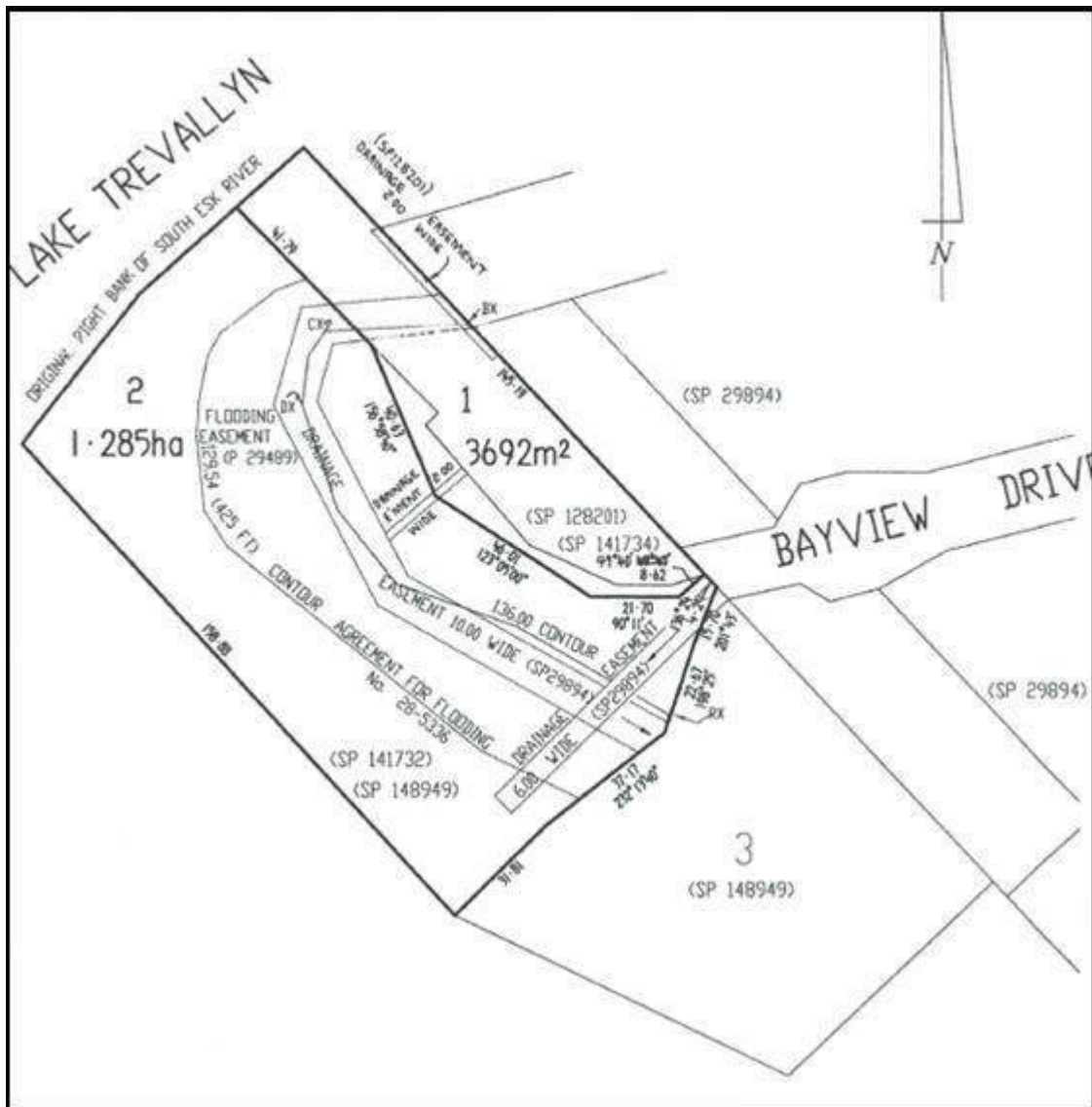
### **Site & Surrounds**

The subject land and neighbouring properties are used for residential purposes (see Photos 1 & 2). The existing access to the land is off Bayview Drive.

The property extends from Bayview Drive, sloping downwards into Lake Trevallyn. As shown on the title document (Folio Plan – Figure 2) the rear boundary is the original bank of the South Esk River. That majority of the portion of land submerged (shown in Photo 1) is within the West Tamar municipality.

The Folio Plan also shows a *129.54m contour Agreement for Flooding*. This allows the Hydro Electric Commission (Hydro Tasmania) to flood land to this specific contour line.

The property contains three drainage easements (see Figure 2 below). The northern 2 m wide easement provides for a stormwater connection for the neighbouring house (1-3 Bayview Drive). The southern 2m wide easement provides for sewerage and stormwater connection to the house. The 10m wide drainage easement contains sewerage infrastructure. These easements provide the ability for the proposed Lot 2 to be serviced. A *Submission to Planning Authority Notice* from TasWater has been received.



**Figure 2: Extract from title document (Folio Plan CT 159573/1) showing easements on 1A (1) and 1B (2) Bayview Drive, Blackstone.**





**Photo 2: Aerial photo with 2m contours internal shown.**

### **Statutory Timeframes**

Date Received:	1 April 2016
Request for further information:	Not Applicable
Information received:	Not Applicable
Advertised:	9 April 2016
Closing date for representations:	26 April 2016
Extension of time granted:	Not Applicable
Extension of time expires:	Not Applicable
Decision due:	7 June 2016

### **3) Strategic/Annual Plan Conformance**

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

### **4) Policy Implications**

Not Applicable



## **5) Statutory Requirements**

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

## **6) Risk Management**

Not Applicable

## **7) Consultation with State Government and other Authorities**

The application was referred to TasWater. A *Submission to Planning Authority Notice* (TWDA 2016/00413-MVC) was received on the 22 April 2016.

## **8) Community Consultation**

The application was advertised for the 14-day period required under legislation. One representation from Adam Martin (on behalf of A Smith) was received (attached document). The representation is discussed in the assessment below.

## **9) Financial Impact**

Not Applicable

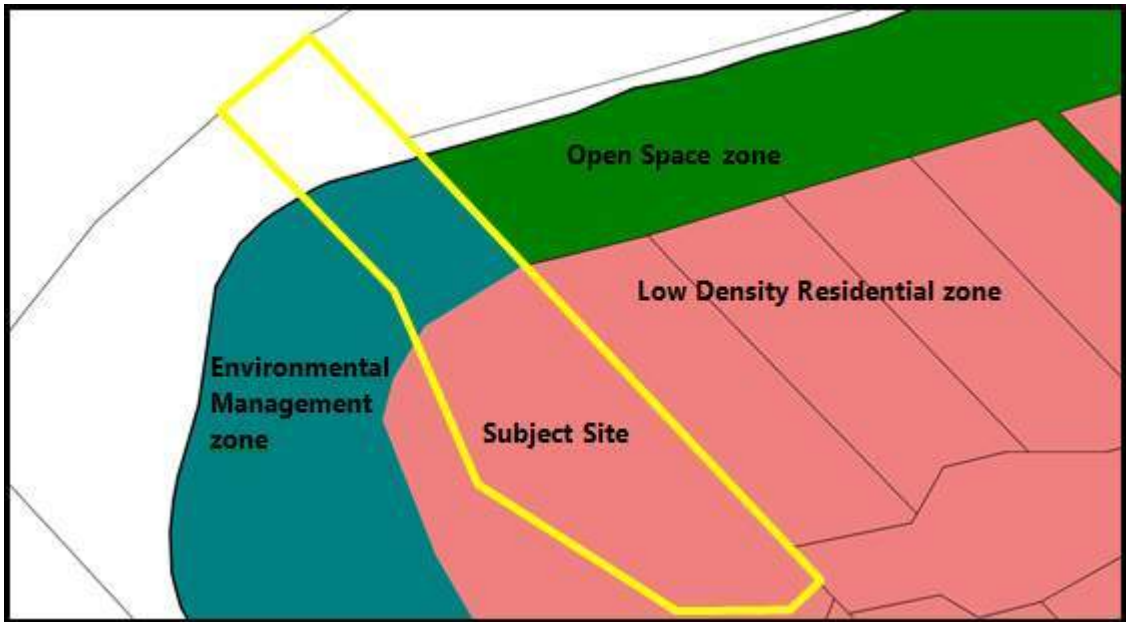
## **10) Alternative Options**

Council can either approve the development, with or without conditions, or refuse the application.

## **11) Officers Comments**

### **Zone**

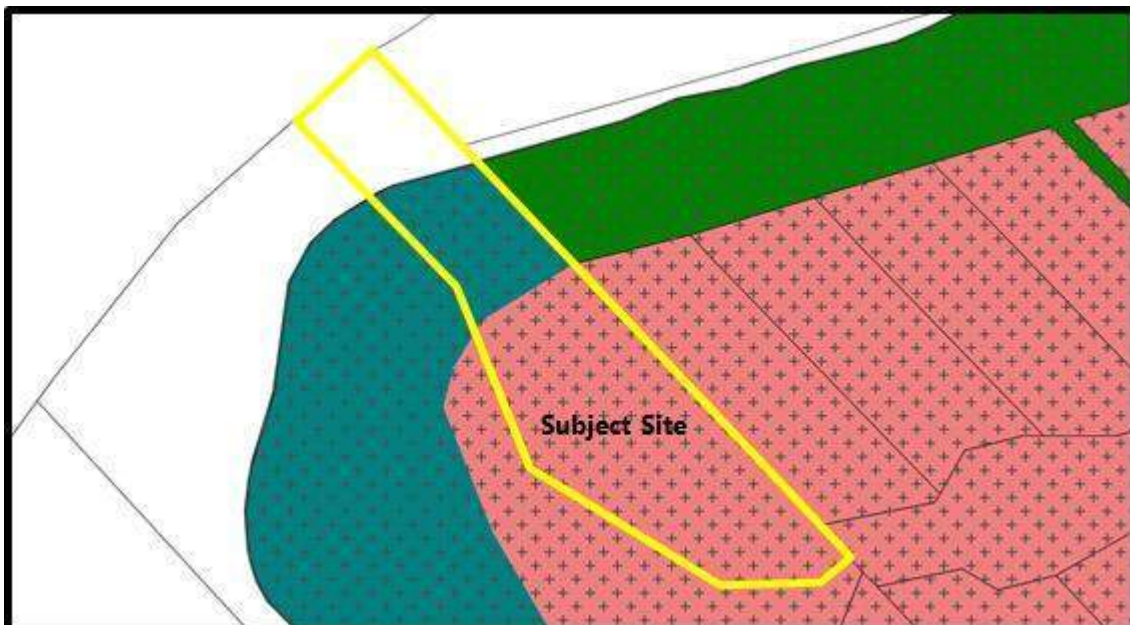
The subject property is zoned Low Density Residential and Environmental Management (see Figure 3 below). The portion of land shown as white is within the West Tamar municipality area. The West Tamar Interim Planning Scheme 2013 zones that portion of land Environmental Management.



**Figure 3: Zoning of subject property and surrounding land. The area coloured white is within the West Tamar municipality area.**

- **Overlays**

The title is subject to the Salinity Risk Overlay (see Figure 4 below).



**Figure 4: Overlays of subject property and surrounding land.**

**Use Class**

In accordance with Table 8.2 in the Scheme the proposed Use Class is:

- Residential

The use class is specified in Table 12.2 (Low Density Residential) as being *No Permit Required*.

The use class is specified in Table 29.2 (Environmental Management) as being *Discretionary*.

### **Applicable Standards**

This assessment considers all applicable planning scheme standards.

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

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

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

### **Compliance Assessment**

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

<b>12. Low Density Residential Zone</b>			
Scheme Standard		Comment	Assessment
<b>12.3.1 Amenity</b>			
A1	If for permitted or no permit required uses.	No permit required use class - as the proposed subdivision is for residential purposes.	Complies

12.4.3.1 General Suitability				
A1	No Acceptable Solution		Relies on Performance Criteria	
12.4.3.2 Lot Area, Building Envelopes and Frontage				
A1	Each lot must: a) have a minimum area in accordance with Table 12.4.3.1 below; and Table 12.4.3.1 – Lot Size	Lot 1 is wholly contained within the Low Density Residential Zone and is 1600m <sup>2</sup> .	Complies	
	<table><tr><td>Blackstone Heights</td><td>1600m<sup>2</sup></td></tr></table> b) be able to contain a 35 metres diameter circle with the centre of the circle not more than 35 metres from the frontage; and c) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or ...	Blackstone Heights	1600m <sup>2</sup>	Lot 2 is partially within the Low Density Zone and that portion is approximately 754m <sup>2</sup> .  Lots 1 and 2 are unable to contain a 35m diameter circle within the first 35m from the frontage.  The setback from the existing dwelling on Lot 1 to the proposed north west boundary is 3m.
Blackstone Heights	1600m <sup>2</sup>			
A2	Each lot must have a frontage of at least 4 metres.	Lot 1 has a frontage of 5m. Lot 2 has a frontage of 4.02m.	Complies	
A3	Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	A Submission to Planning Authority Notice (TWDA 2016/00413-MVC) from TasWater has been received.	Complies	
A4	Each lot must be connected to a reticulated stormwater system.	The stormwater from the existing house on Lot 1 is directed to the 10m wide	Complies	

		<p>drainage easement via the 2m wide 'existing drainage easement'.</p> <p>Stormwater from Lot 2 has the ability to connect directly to Lake Trevallyn.</p>	
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29.0 Environmental Management Zone			
Scheme Standard		Comment	Assessment
29.4.3.1 General Suitability			
A1	No Acceptable Solution		Relies on Performance Criteria
29.4.3.2 Lot Requirements and Frontage			
A1	Subdivision must be: a) for the consolidation of a lot with another lot with no additional titles created; or b) to align existing titles with zone boundaries and no additional lots are created.	An additional title is created.	Relies on Performance Criteria
A2	The lot must have a minimum frontage of 3.6 metres.	Lot 2 has a frontage of 4.02m.	Complies
A3	No Acceptable Solution		Relies on Performance Criteria

<b>E4 Road and Railway Assets Code</b>			
Scheme Standard		Comment	Assessment
<b>E4.6.1 Use and road or rail infrastructure</b>			
A2	For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	A residential house generates 9 daily vehicle trips. Each lot will generate less than 40 vehicle movements per day.	Complies
<b>E4.7.2 Management of Road Accesses and Junctions</b>			
A1	For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	The proposal is to utilise the existing access with a Right-of-Way. If in the future, each lot would require its own access, the length of frontage limit access potential to one access each.	Complies
<b>E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings</b>			
A1	Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and...	The access is onto the end of a cul-de-sac. The sight distance is acceptable with direct line of sight up Bayview Drive.	Complies

<b>E10 Recreation and Open Space Code</b>			
<b>E10.6.1 Provision of Public Open Space</b>			
A1	The application must: a) include consent in writing from the General Manager	Consent from the General Manager was provided.	Complies

	that no land is required for public open space but instead there is to be a cash payment in lieu.		
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## **Performance Criteria**

<b>12. Low Density Residential Zone</b>
<b>12.4.3.1 General Suitability</b>
<p>Objective:</p> <p><i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.</i></p>
<p><i>P1</i></p> <p><i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i></p> <ul style="list-style-type: none"> <li><i>a) slope, shape, orientation and topography of land;</i></li> <li><i>b) any established pattern of use and development;</i></li> <li><i>c) connection to the road network;</i></li> <li><i>d) availability of or likely requirements for utilities;</i></li> <li><i>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and</i></li> <li><i>f) potential exposure to natural hazards.</i></li> </ul>
<p>Comment:</p> <p>The Zone Purpose for the Blackstone Heights area includes the Desired Future Character Statement: <i>Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.</i></p>



a) slope, shape, orientation and topography of land

**Lot 1**

Lot 1 is 1600m<sup>2</sup> with a 5m wide frontage to Bayview Drive. The lot contains the existing house and outbuilding. Usable Private Open Space (over 100m<sup>2</sup>) is available to the south-western side of the house. Space for vehicle manoeuvring is available on the sealed area between the house and outbuilding.



**Photo 3: Sealed area between house and outbuilding.**

**Lot 2**

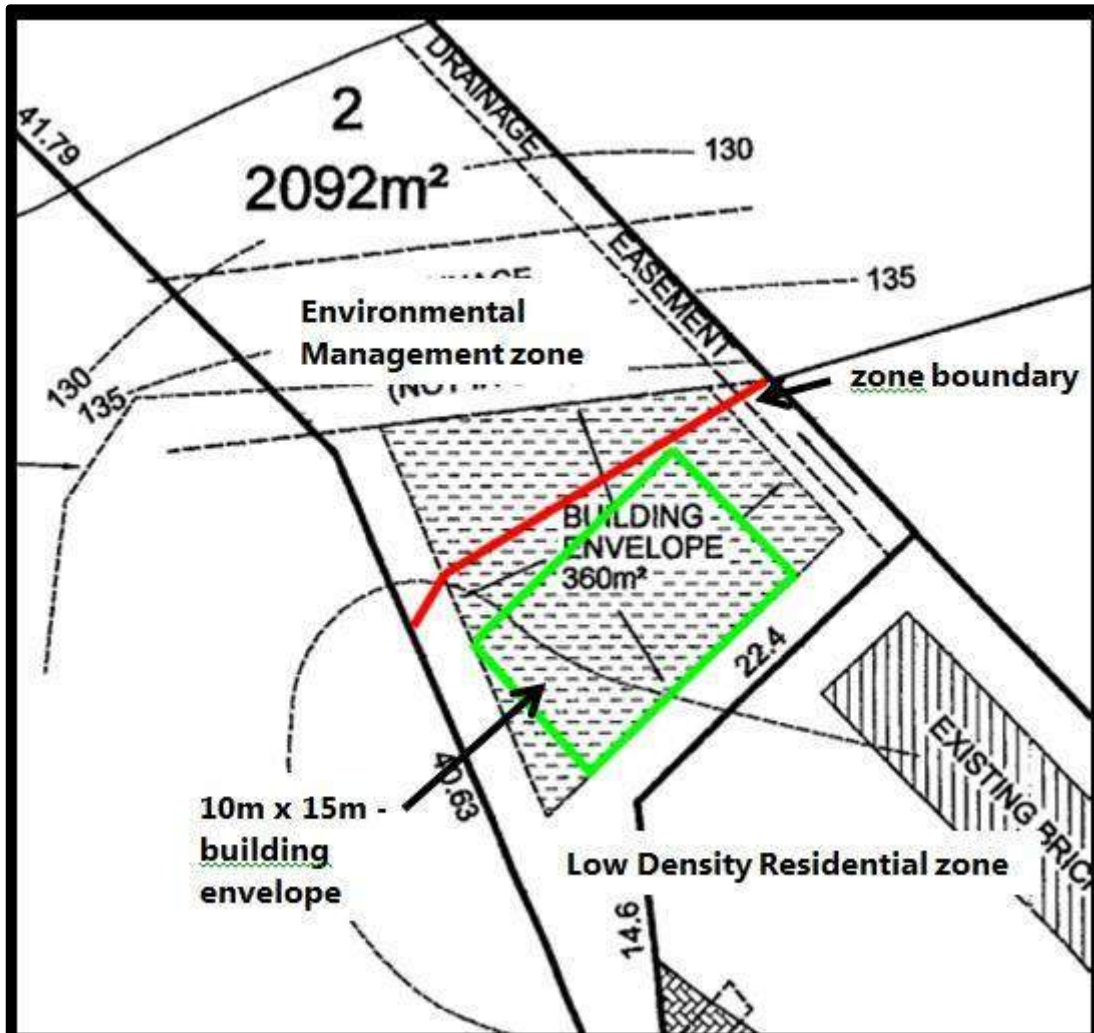
Lot 2 is an internal lot, with a 4.02m wide internal access strip. The plan shows a building envelope of 360m<sup>2</sup>. This area is bordered by a garden bed, before sloping steeply to Lake Trevallyn.

The majority of the Building Envelope is located within the Low Density Residential zone, with a small portion within the Environmental Management zone. A single dwelling is a No Permit Required use class in the Low Density Residential zone, and is a Discretionary use class in the Environmental Management zone. As the purpose of this application is to create an additional residential lot, the assessment for a future building will focus on the area zoned Low Density Residential.

The area of the Building Envelope within the Low Density Residential zone is approximately 251m<sup>2</sup> with dimensions capable of containing a rectangular



dwelling footprint measuring 10m x 15m. Usable private open space would ultimately depend on the future house design; however there is the potential for private open space to the eastern and northern side of the 10m x 15m footprint (see Figure 5 below).



**Figure 5: Showing the zone boundary and building envelope for Lot 2.**

In considering the zone purpose, the use of a minimal building foot print of 10m x 15m is relatively small when compared with surrounding larger development. However, double storey dwelling with a 10m x 15m foot print and a maximum overall height of 8m, could be considered. It is noted that a dwelling could be constructed with a foot print of 251m<sup>2</sup>, though it would compromise usable private open space, vehicle manoeuvrability on site and the ability to provide space for any outbuilding.

The access strip for Lot 2 is approximately 90m long. It would be unreasonable to expect a vehicle to reverse that entire distance before

exiting onto Bayview Drive. Based on a 10m x 15m building footprint and the Australian Standard for off-street car parking (AS/NZS 2890.1), vehicles may be able to turn on site before exiting the lot. As stated above, a dwelling with a large foot print may compromise the ability for vehicles to turn on site. Vehicle manoeuvring will be assessed as part of any future development.

b) any established pattern of use and development;

The surrounding area is generally characterised by long rectangular-shaped lots, with large single dwellings and outbuildings. The sizes of the lots provide for large usable development areas. Development on some lots has resulted in a close linear development pattern, with large usable landscaped areas to the front and rear of the dwellings (such as off Bayview Drive). There are some internal lots within the Blackstone Heights area, however these lots contain large usable development areas (such as off Baker Court).

The location of the building envelope forces any future development to be in close proximity to the existing dwelling on Lot 1 and the dwelling at 1B Bayview Drive. The zoning and slope of the land limits the options for positioning any future development. This potential cluster of housing is not in keeping with the established surrounding pattern of use and development.

### **Lot 1**

A lot with smaller frontages off a cul-de-sac is not unusual.

### **Lot 2**

Lot 2 is an internal lot at the end of a cul-de-sac. Within the Blackstone Heights area there are other examples of internal lots off cul-de-sacs – such as the northern end of Bayview Drive and off Baker Court. The main feature of these examples is that the lots are wholly within the Low Density Residential zone, which provides greater flexibility in development area, allowing for larger dwellings/outbuildings and larger usable private open space.

The amount of usable development area within Lot 2 is restrained due to zone boundaries (see Figure 5). As stated above, there is the ability for a future dwelling to be designed to comply with the applicable setback and

height standards. However, the location of the building envelope results in 3 dwellings in close proximity to each other. This is more in keeping with densities in the General Residential zone and, and not in keeping with the surrounding area.

c) connection to the road network;

Both lots have frontages to Bayview Drive. Lot 2 has a 90m long access strip. The planning scheme requires new development where parking is greater than 30m from the road to provide adequate vehicle manoeuvring space on site. As stated above, a dwelling with a small footprint could potentially meet these standards. A larger dwelling, would struggle to provide adequate manoeuvring space.

The proposal is for reciprocal right-of-ways over the existing driveway. This driveway is partially over both lots. It is noted that both lots have the sufficient space to create their own driveways, if required.

d) availability of or likely requirements for utilities;

Both lots are able to be serviced by sewerage, reticulated water and stormwater.

e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values;

The property is not heritage listed. Council's mapping system does not identify any Priority Habitat or threatened species on the site.

The property is next to park land (Crown Land) that abuts Lake Trevallyn. Due to the setback of the Low Density Residential zone from Lake Trevallyn, any visual impact of a potential dwelling on Lot 2, from the park land, would be in keeping with existing surrounding residential development.

f) potential exposure to natural hazards.

There are no known potential natural hazards for this property. The land is

not mapped having a landslip hazard.

The proposed lots are capable of containing a dwelling and provide for vehicle manoeuvrability and private open space. Lot 2 has some limitations in regards to the potential building envelope, which would need to be considered with any future development design. The future character statement refers to *large, prominent single dwellings and outbuildings* on larger lots. When considering:

1. the size and shape of the building envelope limits the future development potential of the lot, when considering similar surrounding development, and
2. the location of the building envelope results in close residential living, which is not in keeping with the surrounding area,

the proposed subdivision layout is inconsistent with the Zone Purpose.



**Photo 4: Garden bed before land slopes downwards to Lake Trevallyn.**





**Photo 5: View of proposed building envelope for Lot 2.**

## 12. Low Density Residential Zone

### 12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective:

To ensure:

- a) the area and dimensions of lots are appropriate for the zone; and
- b) the conservation of natural values, vegetation and faunal habitats; and
- c) the design of subdivision protects adjoining subdivision from adverse impacts; and
- d) each lot has road, access, and utility services appropriate for the zone.

P1

*Each lot for residential use must provide sufficient useable area and dimensions to allow for:*

- a) a dwelling to be erected in a convenient and hazard free location; and
- b) on-site parking and manoeuvrability; and
- c) adequate private open space; and
- d) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and

*e) development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape.*

*f) additional lots must not be located within the Low Density Residential Zone at Hadspen, Pumicestone Ridge or Travellers Rest.*

Comment:

Lot 1 is 1600m<sup>2</sup> and Lot 2 is 2092m<sup>2</sup>. It is noted that part of Lot 2 is located within Lake Trevallyn. Excluding that portion, Lot 2 is approximately 1470m<sup>2</sup> in size. And if the area below the 129.54m contour line is excluded, Lot 2 has an area of approximately 1266m<sup>2</sup>. The Acceptable Solution For lot area is 1600m<sup>2</sup>.

The standard is for a 35m diameter circle being located so that the centre of the circle is within 35m of the frontage. Both Lots 1 and 2 are unable to achieve this standard. At their widest points both lots are 31m wide.

As stated above, Lot 1 contains an existing house. The lot shape provides acceptable vehicle manoeuvring and usable private open space.

The zoning, lot shape and building envelope shape for Lot 2 does place some limitations on any future dwelling design (see comments above). Acceptable vehicle manoeuvring and private open space would need to be considered in the design phase. The planning scheme provides for buildings to be located within 3m of a side boundary and an overall height of 8m.

The amenity of the area is characterised by larger dwellings with large private open space. It is acknowledge that some established development along Bayview Drive has resulted in dwellings with are in close proximity to side boundaries. These lots are also characterised by large areas for private open space and landscaping to the front and rear.

The land within the Environmental Management zone contains native vegetation and weed species, with some cleared area. The majority of this area slopes steeply towards Lake Trevallyn. The use of this land for private open space is limited due to the slope of the land.

Based on the land area above potential inundation, the proposal effectively creates a lot significantly less than surrounding properties. As such the subdivision layout is considered inconsistent with the Objectives.

## 29.0 Environmental Management Zone

### 29.1 Zone Purpose

*To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.*

*To only allow for complementary use or development where consistent with any strategies for protection and management.*

#### Comment:

It is noted that the proposed subdivision layout results in the area within the Environmental Management Zone being wholly contained within Lot 2. The proposal shows a building envelope that extends into the Environmental Management zone. This area is currently cleared on native vegetation and landscaped. A dwelling (or part of) in this zone is classified as a Discretionary use class. As such, any future dwelling application, the assessment would consider the zone purpose.

In addition, it is anticipated that stormwater disposal would be directed to Lake Trevallyn through the land zoned Environmental Management. Presently, there is a 2m wide drainage easement along the north-eastern side boundary. This easement provides for stormwater disposal from the house at 1 Bayview Drive. Use of this easement for future stormwater disposal is considered in keeping with the existing situation.

With the existing drainage easement, it is considered that the proposed subdivision layout is consistent with the Zone Purpose.

## 29.0 Environmental Management Zone

### 29.4.3.1 General Suitability

#### Objective:

*The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Environmental Management Zone.*

#### P1

*Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:*

*a) slope, shape, orientation and topography of land;*

- b) any established pattern of use and development;*
- c) connection to the road network;*
- d) availability of or likely requirements for utilities;*
- e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and*
- f) potential exposure to natural hazards.*

**Comment:**

As stated above, a dwelling (or part of) within this zone would be processed as a Discretionary application. Within this zone, the majority of the land is steeply sloped. There is a small portion of land that is part of the established levelled, landscaped area. As this land is already used for private open space, the continuation of that use would be considered acceptable. However, any future development (including vegetation removal and benching) would need to be considered on its individual merits.

As previously discussed, there is the ability for a dwelling to be constructed outside of the Environmental Management zone. This would allow for the land within the Environmental Management zone to be continually managed for natural values.

The subdivision is considered consistent with the Objectives.

## 29.0 Environmental Management Zone

### 29.4.3.2 Lot Requirements and Frontage

**Objective:**

*To ensure that subdivision:*

- a) is appropriate to the protection of the natural values identified on the subject land; and*
- b) provides for the intended use of the lots.*

**P1**

*The lots must be used for:*

- a) utilities; or*
- b) in accordance with a Reserve Activities Assessment approved under the National Parks and Reserves Management Act 2002; or*
- c) use by the public under the Crown Lands Act 1976; or*
- d) a purpose that is consistent with the local area objectives , if any.*



P3

*Any lot created for building purposes must be:*

- a) of sufficient size to allow for on-site disposal of any waste water if reticulated services are unavailable to the lot; or*
- b) connected to reticulated services where available and needed for the development.*

Comment:

As discussed above, Lot 2 contains a portion of land zoned Low Density Residential and a portion zoned Environment Management. Consideration of the zone purpose is considered above.

The development is considered consistent with the Objectives.

### **Representation**

One representation was received during the advertising period (see attached documents).

A summary of the representation is as follows:

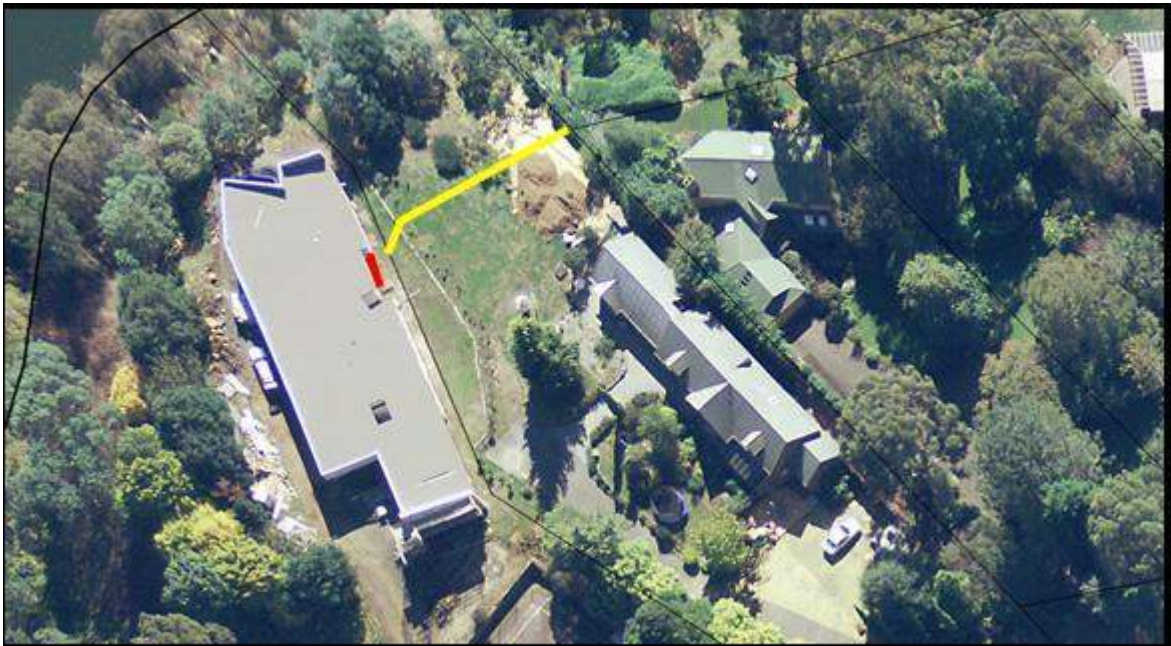
- *Overshadowing*
- *Traffic management/safety for the inclusion of an additional allotment.*
- *Inclusion of additional traffic load into Bayview Drive noting that the cul-de-sac is already densely developed.*
- *Specific site stormwater management relative to Lots 1A and 1B.*
- *Direction as to proposed on-site stormwater/sewer connection points.*
- *Sensible provision of waste service collection for this additional allotment.*

### **COMMENT:**

The representation makes reference to PD4. PD4 is the Planning Directive No. 4.1 – being the standards for Residential Development in the General Residential zone. The subject land is zoned Low Density Residential and Environmental Management. As such, PD4 cannot be considered in the assessment of this application.

The planning scheme provides for residential buildings within the Low Density Residential zone to be built 3m from a side boundary and to an overall height

of 8m without the requirement of a planning permit. In addition, a side boundary fence could be constructed to 2.1m in height and not require a planning permit.



**Photo 6: Showing location of zone boundary on 1A Bayview Drive (yellow line) and dining room window location of 1B Bayview Drive (red line).**

It is acknowledged that a future building on Lot 2 has the potential to cast a shadow onto 1B Bayview Drive. It is also noted that the impacts would be similar if the owners of 1A Bayview Drive built a *No Permit Required* outbuilding/ancillary apartment within 3m of the shared side boundary and to 8m in height. However, an additional dwelling would create a housing density similar to that of the General Residential zone, which is inconsistent with development in the surrounding area.



**Photo 7: View from window from dwelling at 1B Bayview Drive.**



**Photos 8-11: Subject access (yellow arrow) and surrounding accesses.**

Council's Infrastructure Department assessed the proposed subdivision and considered the cul-de-sac arrangement. Their assessment noted that the cul-de-sac has a length of 100 metres and has 10 properties accessing this portion of road.

In accordance with LGAT standard drawing TSD-R06-v1 the minimum requirements for the road width is 6.9 metres and a cul-de-sac head of 15.0 metres in diameter. Bayview Drive has the required width and has a turning head in excess of 15.0 metres.

The RTA *'Guide to Traffic Generating Developments'* indicates that a residential dwelling produces 9.0 daily vehicle trips. Given there are 90 daily vehicle trips

from the existing dwellings, the increase is only 10% and as such not considered significant.

Bayview Drive dwellings on the northern side discharge stormwater directly to Trevallyn Lake. The topography of 1A Bayview Drive indicates that stormwater runoff will run away from 1B Bayview Drive. Future sewerage connections for Lot 2 will be assessed by TasWater. There is an existing stormwater easement to Lake Trevallyn that Lot 2 may potentially utilise for stormwater management.

There is adequate nature strip in front of the possible 7 properties for the maximum 14 mobile garbage bins that could be presented on collection days.

### **Conclusion**

In conclusion, it is considered that Lot 2 is not of sufficient size and shape to provide a housing density that is in keeping with the character of Blackstone Heights. It is considered that a 2 lot subdivision cannot be effectively managed by conditions and should be refused.

**AUTHOR:** Leanne Rabjohns  
TOWN PLANNER

## **12) Recommendation**

***It is recommended that the application for a use and development for a Subdivision (2 lots), for land located at 1A Bayview Drive, Blackstone Heights (CT 159573/1) by DJ McCulloch Surveying, requiring the following discretions:***

***12.4.3.1 General Suitability***

***12.4.3.2 Lot Area, Building Envelopes and Frontage***

***29.4.3.1 General Suitability***

***29.4.3.2 Lot Requirements and Frontage***

***be REFUSED, on the following grounds:***

***1. In accordance with Section 12.4.3.1 General Suitability and performance criteria P1 a) and b), the proposed Lot 2 is not suitable for use and development in an arrangement that is consistent with the zone purpose, particularly section 12.1.3 Desired Future Character Statement for Blackstone Heights.***

## **DECISION:**



# D.J.McCulloch Surveying

AUTHORISED LAND, ENGINEERING & MINING SURVEYORS

A.B.N. 36 400 870 790

**Dallas McCulloch, M.I.S.(Tas) M.I.S.V.**  
**Registered Land Surveyor (Tas.)**



**P.O. BOX 725**

**148 West Tamar Road**  
**RIVERSIDE, TAS, 7250**

Phone (03) 63271394

Mobile 0417 526589

Facsimile (03) 63272934

mcculldj@bigpond.net.au

Your ref :

**0516GL1MVC**

Our ref :

**The Manager**  
**Meander Valley Council**  
**PO Box 102,**  
**Westbury**  
**Tas. 7303**

Index No.			
Doc No.			
Batch No.			
RCVD	04 MAR 2016		MVC
Action Officer		Dept.	
EO	OD	BOX	

**2 March, 2016**

Dear Sir,

**Re: - Proposed Development – Subdivision – 1A Bayview Drive, Blackstone Heights**  
**Keith & Sandra Pybus owners**

Please find enclosed herewith, for Councils' consideration:

- 4 copies of our subdivision proposal plan
- Our planning report
- The completed Development Application Form
- Copy of the subject title and title plan
- The required planning fees.

Please do not hesitate to contact us to arrange a meeting with your planning staff to discuss any issues in respect of this submission.

Yours sincerely,

Dallas McCulloch

**D.J.McCulloch & Associates**  
**Consulting Land & Engineering Surveyors**

P.O.BOX 725 Riverside,  
TAS, 7250

148 West Tamar Road Riverside,  
TAS, 7250

Phone:---03 63271394

Mobile:-- 0417 526589

Facsimile :- 63272934

Tuesday 1<sup>st</sup> March 2016

**Planning Report**

**Proposed Subdivision**

**Land at 1A Bayview Drive, Blackstone Heights**

**Sandra Pybus owner**

**Planning Authority: - Meander Valley Council**

**Planning Scheme: - Meander Valley Interim Planning Scheme 2013**

### **The Proposed Subdivision**

It is proposed to subdivide the existing 3692m<sup>2</sup> title to create 1 new rural residential titles (Lot 2) and the balance of title (Lot 1).

Lot 1 includes the existing dwelling & outbuildings at No.1A Bayview Drive, Blackstone Heights.

No change in use of the existing buildings at No.1A Bayview Drive is proposed by this development application.

### **Zoning**

The whole of the parent title is zoned **Low Density Residential** under the provisions of the Meander Valley Interim Planning Scheme 2013

### **Easements**

A Drainage Easement 10.00 Wide and a Drainage Easement 2.00 Wide burden the subject title. These easements will be carried forward of the final Plan of Survey for the subdivision.

It is proposed that reciprocal Rights of Way will be created over the existing concrete driveway that is located within Lots 1 & 2

**Compliance with the Development Requirements and  
Standards for Development in the Low Density Residential Zone**

**12.4.3 SUBDIVISION**

**12.4.3.1 General Suitability**

Each lot in the proposed subdivision is suitable for use and development that is consistent with the Zone Purpose having made due regard to factors a) to f) listed in the Performance Criteria.

**12.4.3.2 Lot Area, Building Envelopes and Frontage**

Each lot in the proposed subdivision satisfies the Acceptable Solutions A1 a), A1 c), A2, A3 a), A3 b) & A4.


Neither lot in the proposed subdivision satisfies Acceptable Solution A1 b) in respect of the 35 metre diameter circle but the Performance Criteria P1 is satisfied by:

- a) The existing dwelling on Lot 1 is in a convenient and hazard free location and the building envelope shown on Lot 2 will allow a dwelling to be erected in a convenient and hazard free location
- b) There is sufficient space on each lot for on site parking and manoeuvring.
- c) There is adequate private open space on each lot
- d) There is reasonable vehicular access from Bayview Drive to the building sites on each lot.
- e) The proposed development will not adversely affect the amenity of, or the character of, the surrounding development and streetscape.

**General**

This development complies with the objectives of the Meander Valley Interim Planning Scheme 2013 and satisfies the purposes of the Low Density Residential Zone thereof.

Dallas McCulloch



1st March 2016.



SEARCH OF TORRENS TITLE

VOLUME 159573	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Dec-2014

SEARCH DATE : 02-Mar-2016

SEARCH TIME : 02.59 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 1 on Sealed Plan 159573  
 Derivation : Part of 500 Acres Located to Patrick Dalrymple  
 Prior CTs 141734/1 and 148949/2

SCHEDULE 1

C559222, C636289 & M288295 TRANSFER to SANDRA ELAINE PYBUS

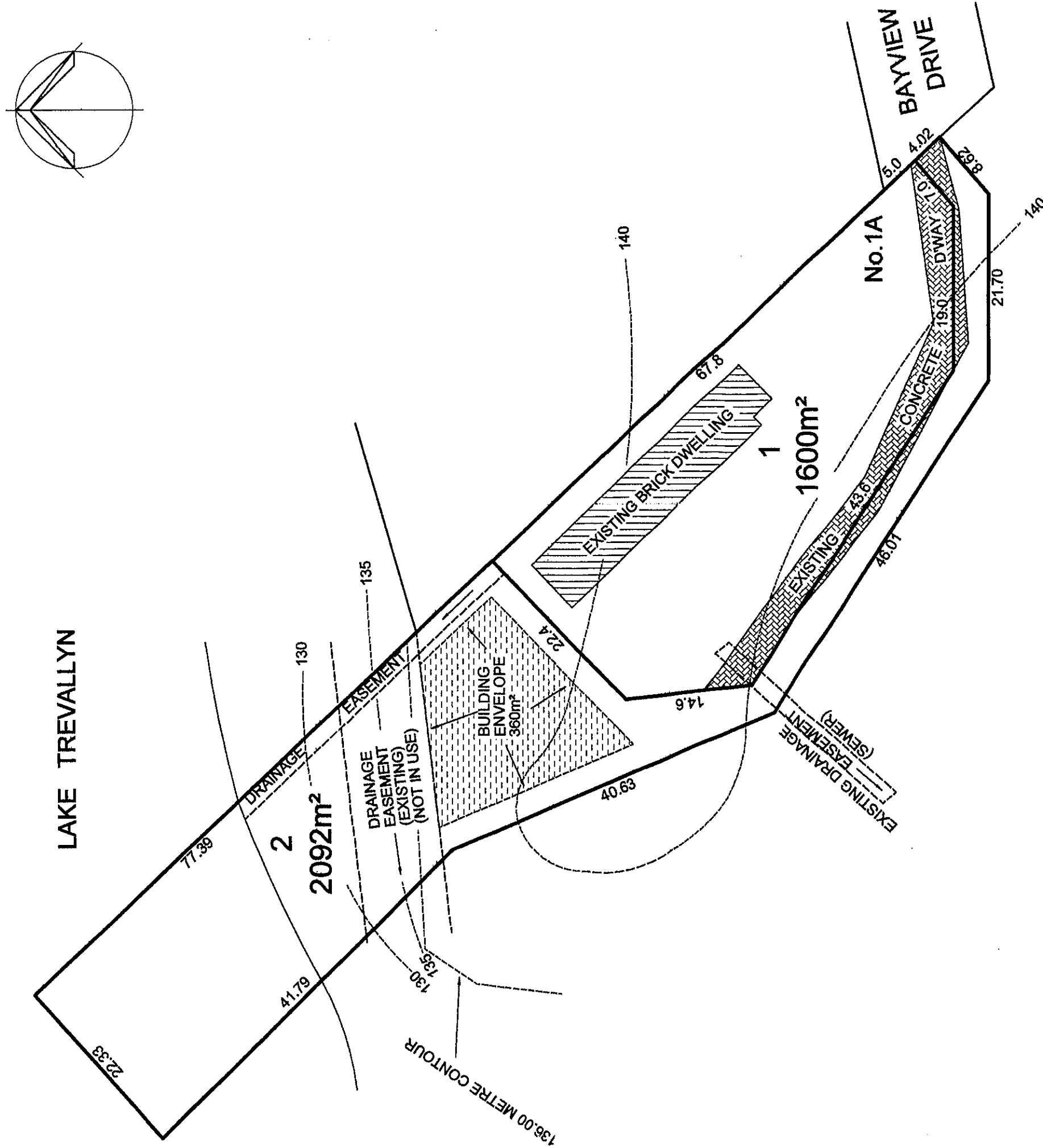
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP159573 EASEMENTS in Schedule of Easements  
 SP159573 COVENANTS in Schedule of Easements  
 SP159573 FENCING COVENANT in Schedule of Easements  
 SP29894, SP128201, SP141734 & SP148949 COVENANTS in Schedule  
 of Easements  
 SP128201 & SP141734 FENCING COVENANT in Schedule of Easements  
 C583712 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 22-Oct-2004 at noon  
 D150944 MORTGAGE to Secure Funding Pty Ltd Registered  
 19-Dec-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

[illegible]



NOTES  
LOTS 1 & 2 COMPRISE THE WHOLE OF THE AREA IN F/R 159573-1  
LOT 1 & LOT 2 ARE TO HAVE RECIPROCAL RIGHTS OF WAY OVER APPURTENANT SECTIONS OF THE EXISTING CONCRETE DRIVEWAY  
THE PHYSICAL ENTRANCES OFF BAYVIEW DRIVE WILL BE MODIFIED TO COMPLY WITH ANY APPLICABLE STATUTORY REQUIREMENT

## D.J.McCULLOCH SURVEYING

LAND, ENGINEERING & MINING SURVEYORS

PO BOX 725 RIVERSIDE TAS 7250  
PHONE 03 63271394 A.B.N. 36 400 870 790  
MOBILE 0417526599 EMAIL: d.j.mcculloch@bigpond.net.au

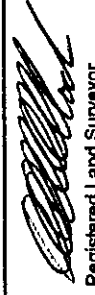
### PROPOSED SUBDIVISION

1A BAYVIEW DRIVE, BLACKSTONE HEIGHTS  
SANDRA PYBUS - OWNER  
F/R 159573-1

Development Application for Planning Permit  
Meander Valley Council

SCALE 1:500 (A3)

Job No. 1190-1605

  
Registered Land Surveyor

1/3/2016  
Date

Plan Number  
0516-01DA

# **Bushfire Exemption Report**

## **1A Bayview Dr, Blackstone Heights**

**Report for:** S. Pybus – D.J. McCulloch Surveying

**Property Location:** 1A Bayview Drive, Blackstone Heights

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

**Date:** 21<sup>st</sup> March 2016



## INTRODUCTION

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The proponent is applying to subdivide the existing title CT 159573/1 into 2 lots. Lot 1 will contain the existing dwelling, while lot 2 will have sufficient area for a new dwelling to be constructed. The proposed subdivision will not affect the adjacent area of the existing dwelling for bushfire management.

## RISK ASSESSMENT

---

The title is zoned a Low Density Residential under *the Meander Valley Council Interim Planning Scheme 2013*. Under this scheme in section 12.4.3.1.P1 it must be established that any potential subdivision must have considered potential exposure to natural hazards (bushfires).

The subject title and land immediately to the east, south and west is zoned as Low Density Residential. Land on the subject title plus the surrounding Low Density Residential titles is managed as managed land. Directly to the north and northwest is zoned as environmental management. This land is mostly managed land, with a thin band of trees that lines the bank of the South Esk River. To the northeast is a parcel of land that is managed by the crown as an open space. While this area does have some native vegetation and tree cover it is mostly managed as managed land.

The title is not considered to be within a Bushfire Prone area because it is not within proximity of bushfire prone vegetation greater than 1 ha. Therefore, I consider that there is insufficient increase in risk to warrant any specific bushfire protection measures. The proposal is considered exempt under clause E1.6.1.1.A1a of the *Draft Interim Planning Directive No. 1 Bushfire-Prone Areas Code*.

## FIREFIGHTING WATER SUPPLY

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No water supply is required as the development is exempt.

The building area on Lot 2 will be within 120m of an existing hydrant located at the boundary of 1 & 3 Bayview Drive.

## ACCESS

---

There are no access requirements as the development is exempt.

Access to Lot 2 will be greater than 30m, the existing and possible duplicate access, if constructed, will provide adequate access to within 30m of the building area on Lot 2.

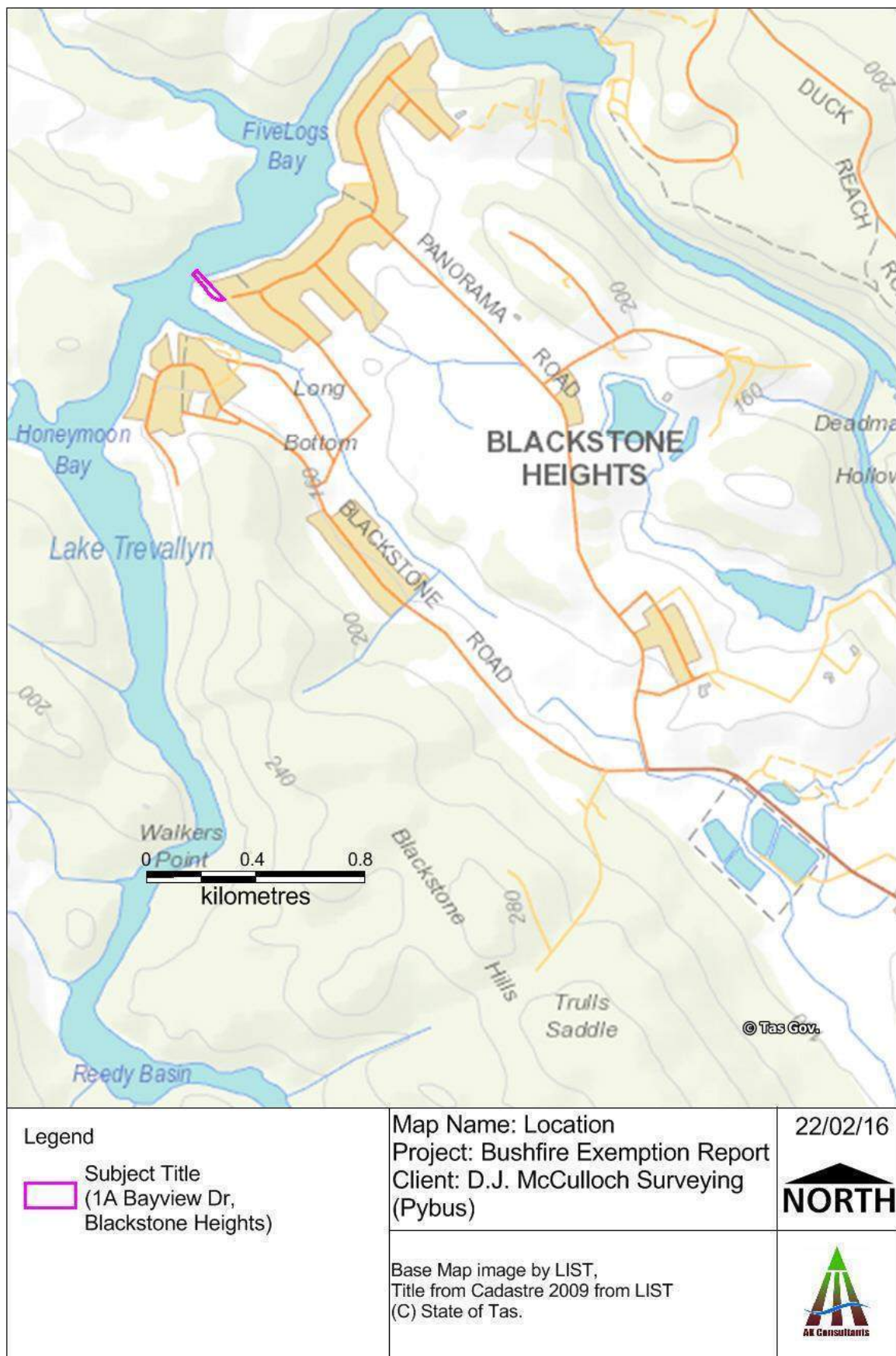
## CONCLUSIONS

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The area is not bushfire prone, being not within 100m from vegetation greater than 1 ha in size. There is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision is considered exempt under clause E1.6.1.1.A1a of the *Draft Interim Planning Directive No. 1 Bushfire-Prone Areas Code*.





**Figure 1: Location**





## CODE E1 – BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

#### 1. Land to which certificate applies<sup>2</sup>

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

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

1A Bayview Drive, Blackstone Heights

Certificate of Title / PID:

CT 159573/1

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

Street address:

N/A

Certificate of Title / PID:

#### 2. Proposed Use or Development

##### Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

Subdivision of CT 159573/1 into 2 lots. Lot 1 will contain the existing dwelling and lot 2 will have sufficient area to construct a dwelling.

##### Code Clauses<sup>3</sup>:

☒ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☐ E1.6.1 Subdivision

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

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

<sup>3</sup> Indicate by placing X in the corresponding ☐ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

### 3. Documents relied upon<sup>4</sup>

#### Documents, Plans and/or Specifications

<b>Title:</b>	<i>Proposed Subdivision, 1A Bayview Drive, Blackstone Heights</i>		
<b>Author:</b>	D.J. McCulloch		
<b>Date:</b>	1 <sup>st</sup> March 2016	<b>Version:</b>	1

#### Bushfire Report

<b>Title:</b>	<i>Bushfire Exemption Report,</i>		
<b>Author:</b>	Scott Livingston		
<b>Date:</b>	21 <sup>st</sup> March 2016	<b>Version:</b>	1

#### Bushfire Hazard Management Plan

<b>Title:</b>	N/A		
<b>Author:</b>			
<b>Date:</b>		<b>Version:</b>	

#### Other Documents

<b>Title:</b>	<i>Bushfire Exemption Report, 1A Bayview Drive, Blackstone Heights</i>		
<b>Author:</b>	Scott Livingston		
<b>Date:</b>	21 <sup>st</sup> March 2016	<b>Version:</b>	1

---

<sup>4</sup> List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

#### 4. Nature of Certificate<sup>5</sup>

<input type="checkbox"/>	<b>E1.4 – Use or development exempt from this code</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
×	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/>	<b>E1.5.1 – Vulnerable Uses</b>		
	<b>E1.5.1.1 Standards for vulnerable use</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.1.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.1.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.1.1 A2.2	Emergency Plan	

<input type="checkbox"/>	<b>E1.5.2 – Hazardous Uses</b>		
	<b>E1.5.2.1 Standards for hazardous use</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.2.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.2.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.2.1 A2.2	Emergency Plan	

×	<b>E1.6.1 – Development standards for subdivision</b>		
	<b>E1.6.1.1 Subdivision: Provision of hazard management areas</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.1.1 P1.	Hazard Management Areas are sufficient to mitigate risk	
×	E1.6.1.1 A1. (a)	Insufficient increase in risk	1a Bayview Bushfire Report
<input type="checkbox"/>	E1.6.1.1 A1. (b)	Provides BAL 19 for all lots	

<sup>5</sup> The certificate must indicate by placing X in the corresponding ☐ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

	<b>E1.6.1.2 Subdivision: Public and fire fighting access</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	
✖	E1.6.1.2 A1. (a)	Insufficient increase in risk	1a Bayview Bushfire Report
<input type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	

	<b>E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
✖	E1.6.1.3 A1. (a)	Insufficient increase in risk	1a Bayview Bushfire Report
<input type="checkbox"/>	E1.6.1.3 A1. (b)	Reticulated water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A1. (c)	Reticulated water supply complies with Table E6.	
<input type="checkbox"/>	E1.6.1.3 A2. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.3 A2. (b)	Static water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A2. (c)	Static water supply complies with Table E7.	

## 5. Bushfire Hazard Practitioner<sup>6</sup>

<b>Name:</b>	Scott Livingston	<b>Phone No:</b>	03 6334 1033
<b>Address:</b>	40 Tamar Street	<b>Fax No:</b>	03 6334 1117
	Launceston	<b>Email Address:</b>	scott@akconsultants.com.au
	Tasmania		7250
<b>Accreditation No:</b>	BFP – 105	<b>Scope:</b>	1. 2. 3A. 3B. 3C.

## 6. Certification<sup>7</sup>

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

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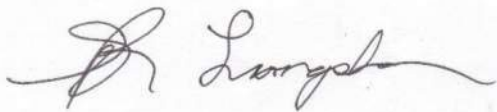
or

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

and/or

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

**Signed:**  
certifier

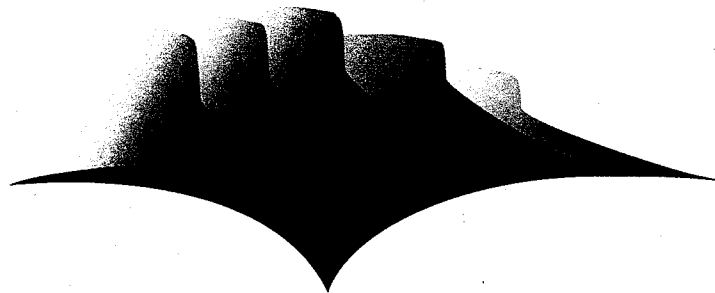


**Date:** 21/03/16      **Certificate No:** BFP - 105

<sup>6</sup> A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

<sup>7</sup> The relevant certification must be indicated by placing X in the corresponding ☐.

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# Meander Valley Council

W O R K I N G   T O G E T H E R

## **Public Open Space contribution**

In accordance with Clause E10.0 of the Meander Valley Interim Planning Scheme 2013 the General Manager gives consent that no land is required for public open space but instead there is to be a cash payment in lieu for PA\16\0145 Subdivision (2 lots) at 1A Bayview Drive, Blackstone Heights CT159573/1 .

Signed:

Greg Preece

**GENERAL MANAGER**

15 March 2016



**From:** Adam Martin  
**Sent:** 22 Apr 2016 15:37:02 +1000  
**To:** Planning @ Meander Valley Council  
**Cc:** Leanne Rabjohns; Amanda Smith  
**Subject:** REPRESENTATION TO PLANNING APPLICATION - PA/16/0145  
**Attachments:** Figures 1.1 & 1.2.pdf, Figures 1.3.pdf, Representation Letter - PLANNING APPLICATION - 160145 .pdf

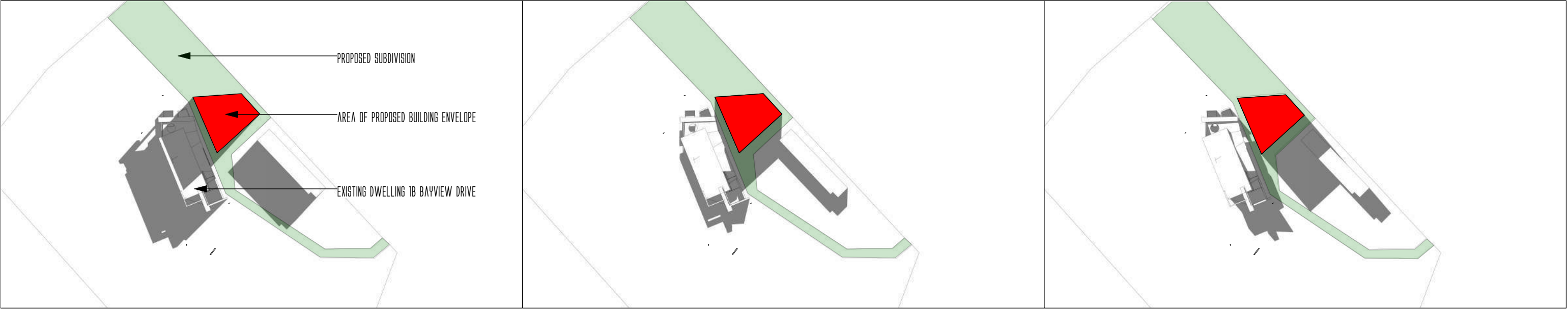
Attention Leanne Rabjohns

Hi Leanne -

Further to our meeting on the 13th April, please find attached representation documents, relative to the above planning application.

Regards,  
Adam

Adam Martin  
AM/A  
Director  
0417 389 404



SUNSHADOW DIAGRAMS  
21ST JUNE @ 9AM  
PROPOSED BUILDING ENVELOPE @ BM

SUNSHADOW DIAGRAMS  
21ST JUNE @ 12PM  
PROPOSED BUILDING ENVELOPE @ BM

SUNSHADOW DIAGRAMS  
21ST JUNE @ 3PM  
PROPOSED BUILDING ENVELOPE @ BM

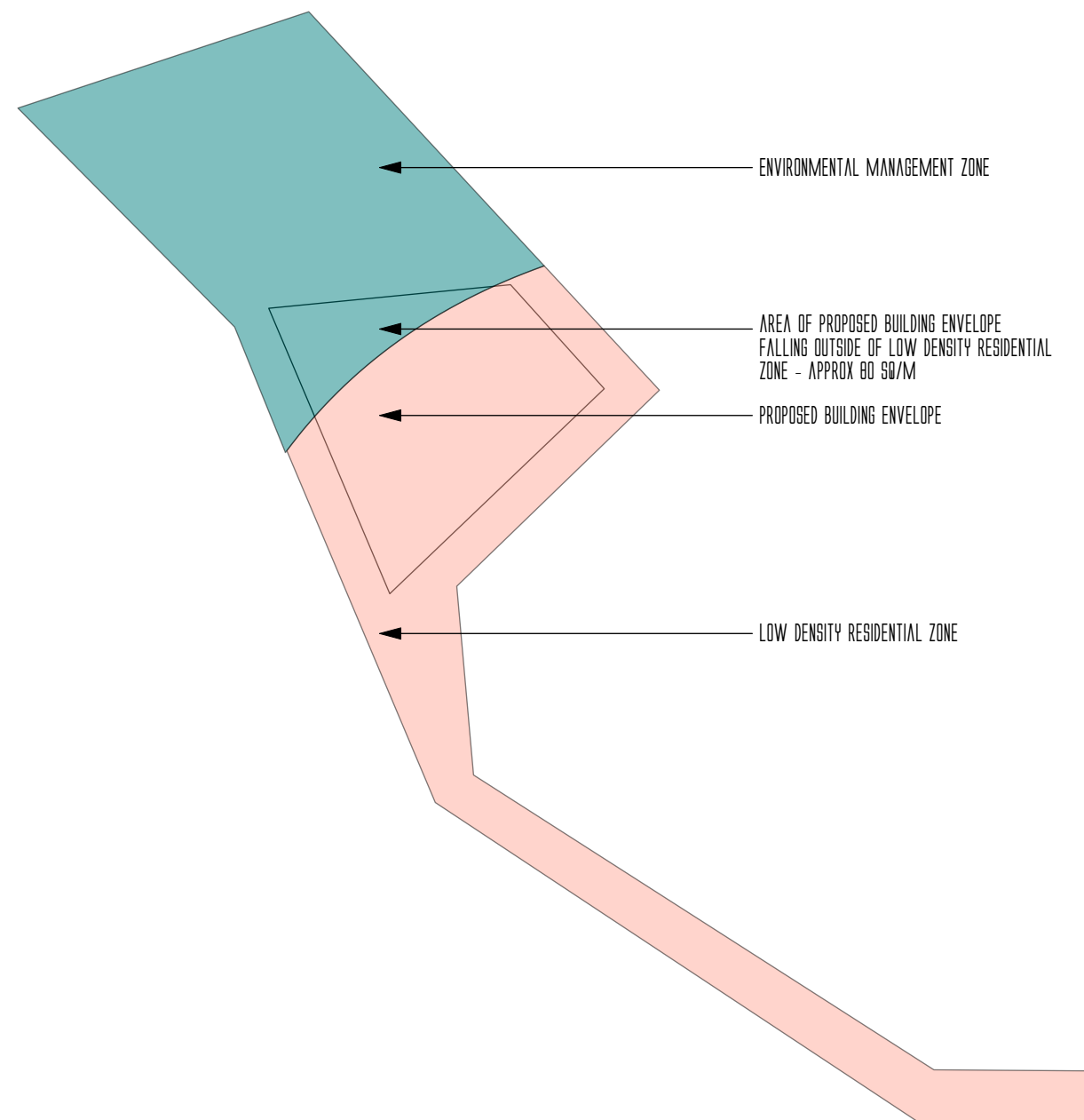
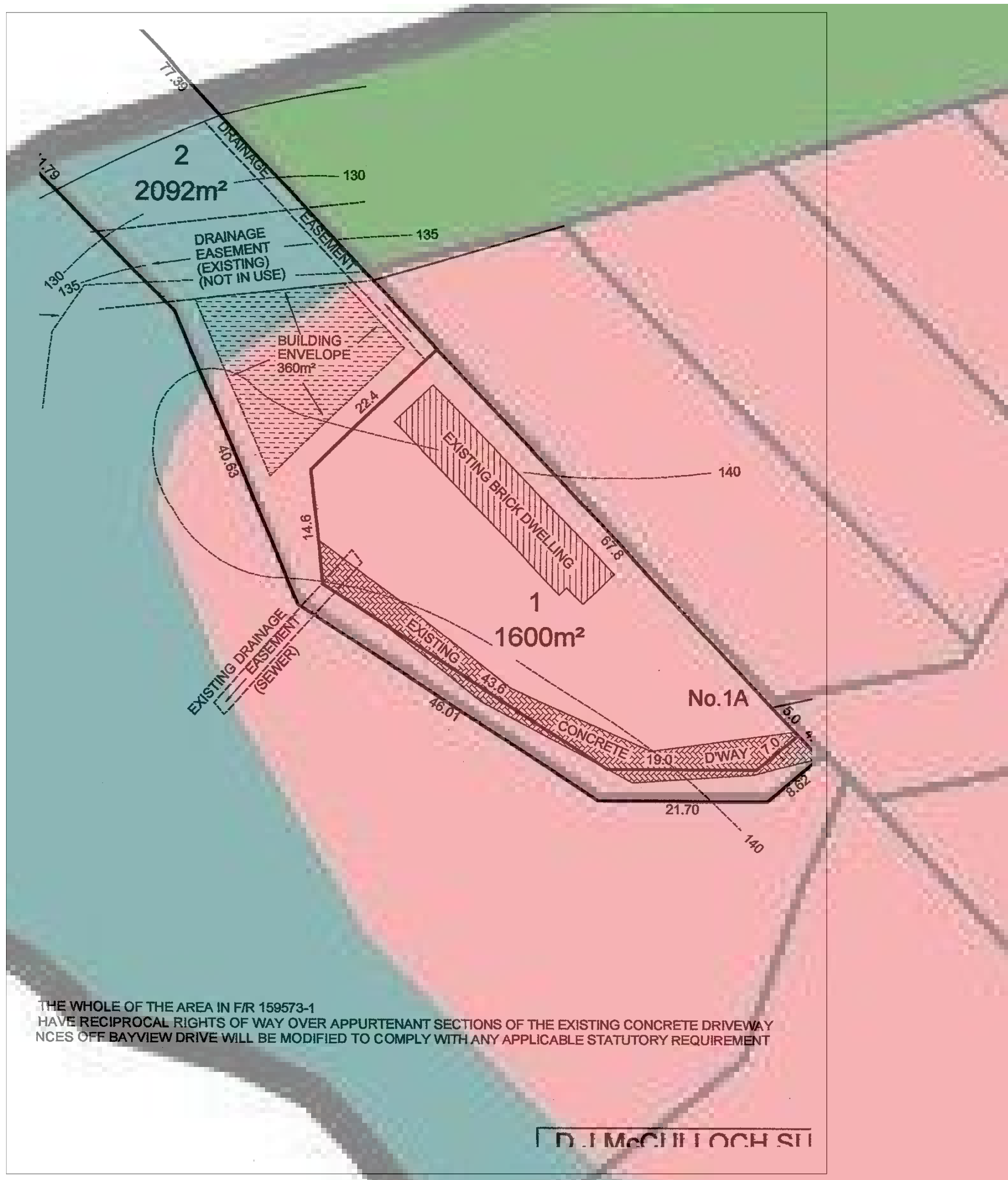


FIGURE 1.2  
DEV 1



TITLE BOUNDARY CT1<sup>r</sup>

TEN

## ELEVATION EFFECTED BY OVER SHADOWING

AS/NZS2890.1 – 2004 Manoeuvre Template

SQUARE SET WINDOW REVEALS FLUSH WITH PLASTER WALL LINE AND CEILING CONFIRM WINDOW WIDTHS ON SITE

**NOTE:**

**MINIMUM REQUIREMENTS:**  
STAIR TO COMPLY WITH LATEST B.C.A. CLAUSE 3.9.1 AND COUNCIL STANDARDS. 190mm MAX. RISE, 250mm RUN, 275mm TREAD, 1000mm BALUSTRADE, ENSURE 2040mm MIN. HEAD CLEARANCE FROM TOE OF TREAD TO OPENING ABOVE. ARE TO COMPLY WITH B.C.A.PART 3.9.2.

**NOTE TO WINDOWS MANUFACTURER:**  
ALL GROUND FLOOR LEVEL WINDOWS TO BE DOUBLE  
GLAZED, TINTED UNLESS NOTED OTHERWISE.  
UNTINTED WINDOWS IN LAUNDRY, GARAGE, ENSUITE,  
COMPUTER ROOM AND DOWNSTAIRS.  
SINGLE GLAZED WINDOWS IN GARAGE, LAUNDRY AND  
DOWNSTAIRS.  
INSECT SCREEN FOR OPENABLE WINDOWS AND  
SLIDING DOORS, UNLESS NOTED OTHERWISE.  
TO BE CONFIRMED BY CLIENT DURING CONSTRUCTION

WINDOW SCHEDULE NOTE:  
S1815 = S: SLIDING, 18: 1800mm HIGH, 15:1510 WIDE.  
A1509 = A: AWNING, 15: 1500mm HIGH, 09:910 WIDE.  
D = DOUBLE HUNG, F = FIXED, C = CASEMENT. D.G. = DOUBLE GLAZED

DISCLAIMER: THE ARCHITECT A VISES THAT THIS PLAN HAS BEEN DRAWN TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. MESH HOWEVER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR INTERPRETATION. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED TO COVER AREAS OF STRUCTURAL DESIGN, WIND CONDITIONS AND/OR SOIL CONDITIONS. THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE AND A COMPETENT STRUCTURAL ENGINEER SHOULD BE ENGAGED. THESE PLANS SHOULD BE READ IN ACCORDANCE WITH ENGINEERING DRAWINGS.

90mm Hardwood Timber Frame

Precast Concrete Panel

### LEGEND

Vb	Villaboard
Pb	Plasterboard
Pb1	Plasterboard Type 1
Pbw	Plasterboard Wet
Tf1	Ampliette
Pw	Plywood
Cp#	Carpet Type 1
T1	Tile Type 1
V1	Vinyl Type 1
Td	Timber Decking
Cn	Concrete (Trowel Finish)
##.D#	Room No. Door No.
##.W#	Room No. Window No.
G##.J##	Room No. Joinery No.
Col.	Column

<b>TOTAL AREA</b>	
BUILDING ENVELOPE (EXC. DECK)	65 SQ/M
TERRACE AREA	30 SQ/M

## PRELIMINARY

As01	TENDER & BUILDING APP.	ADM*	28.02.1
REV	DESCRIPTION	APP'D	DATE

BAYVIEW DRIVE - BLACKSTONE HEIGHTS  
SMITH DWELLING  
DRAWING TITLE XX XXXX

AMA

Conditions of Use: This document may only be used by AMA client (and any other person who AMA has agreed can use this document) for the purpose for which it was

scale	1:100 for A2	job no.	13.SMI
date	MAR 2013	rev no.	

approved. A MARTIN

DEV 1

\_\_\_\_ approved - A.M.A.

Development and Planning Services  
Meander Valley Council  
26 Lyal St  
Westbury  
TAS 7303

20th April 2016

Dear Leanne

**REPRESENTATION TO PLANNING APPLICATION - PA/16/0145**

**Proposed subdivision (2 Lots) erection at 1a Bayview Drive, BLACKSTONE HEIGHTS**

On behalf of Ms Amanda Smith (owner of existing dwelling at 1b Bayview Drive), I write in connection with the above planning application. Further to our meeting on the 13th April, I have examined the plans and I know the site well. We wish to object to the current proposal based on the following points -

**Over Shadowing**

As per Figure 1.1, the building envelope proposed in the above application, presents serious overshadowing concerns / impact on Ms Smiths existing dwelling.

The relative application is for subdivision, however our understanding is that the respective building envelope is also subject to approval under the current application. Under the current zoning elements of Low Density, the elements of the Planning Policy Framework relevant to future or proposed Single Dwellings (which are normally replaced by PD4) will not be relevant to future development of this land - hence, there are no protective measure in place, mitigating overshadowing to adjacent dwellings (specifically 1B Bayview Drive). As the current zone provision enables a height limit (for future dwellings) to be 8m, as demonstrated in the overshadowing diagrams, there will be significant impact to Ms Smiths dwelling.

PD4 establishes 6 standards by which the development of a single dwelling must be considered.

- A Single Dwelling is a permitted as of right development if it complies with the acceptable solutions for each of the relevant standards of PD4.
- The proposal if assessed under PD4 relies upon discretion with respect to Standard 3 meaning that a Discretionary Planning Permit is therefore require giving Ms Smith an opportunity to forward concerns to Council.

As demonstrated in by Figure 1.1, Standard 3: Building Envelope under PD4 “P1. The siting and scale of single dwellings must be designed to:

- Ensure there is no unreasonable loss of amenity on -
- Adjoining lots by: (i) overshadowing and reduction of sunlight to
- Habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on 21 June or by increasing existing overshadowing where greater than above”.

Analysis of the likely overshadowing to result from the proposed building envelope (8m-height limit) to habitable rooms and private open space of the adjoining properties is substantial. As demonstrated, the adjoining property will not retain existing sunlight between approximately 8am and 2pm in mid winter.

Given the nil protection of PD4 measures, I would like Council to consider the additional and following impacts to Ms Smiths dwelling -

- Overlooking and loss of privacy;
- Visual impacts when viewed from adjoining lots;

We are requesting that Council consider a significant reduction in the nominated maximum height, as well as greater setbacks to assist in mitigating the above impacts of overshadowing to Ms Smiths dwelling.

#### Change of Zone

As demonstrated in Figure 1.2, there is a change of zone within the proposed subdivision that intercepts at the proposed building envelope (Low Density / Environmental Management).

Can Council please demonstrate or provide a response to the following points -

- How the proposed subdivision (along with proposed building envelope) is compliant under the necessary performance criteria needing to be exonerated for both zones. This question is specific to setback requirements that differ under both zones;
- Confirmation of required set-backs taken from the title boundaries or from waters edge?

#### Additional Concerns

Finally, I would appreciate if council could provide statements on the following points –

- Traffic management / safety for the inclusion of an additional allotment;
- Inclusion of additional traffic load into Bayview Drive noting that the Cul-de-sac is already densely developed;
- Specific site storm water management relative to Lots 1A and 1B;
- Direction as to proposed on-site storm water / sewer connection points;
- Sensible provision of waste service collection for this additional allotment;

If this application is to be decided by councilors, please take this as notice that I (on behalf of Ms Smith) would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Yours faithfully,

**Adam D Martin AIA**

*b env des b arch*

Director/Principal Architect

amartin.architect@gmail.com



**From:** TasWater - Development  
**Sent:** 19 Apr 2016 01:27:29 +0000  
**To:** Planning @ Meander Valley Council  
**Subject:** Submission to Planning Authority Notice; TWDA 2016/00413-MVC; 1a BAYVIEW DR, BLACKSTONE HEIGHTS; 2 lot subdivision  
**Attachments:** 1a BAYVIEW DR, BLACKSTONE HEIGHTS TasWater Submission to Planning Authority Notice 2015 DA ~ MVC.pdf

Please find attached TasWater's Submission to Planning Authority Notice  
Please arrange for the TasWater Submission to Planning Authority Notice to be referenced within the permit and appended to it.  
If you have any queries, please contact me.

Greg Clausen

Assessment Engineer, Development Services



**D** (03) 6237 8242  
**F** 1300 862 066  
**A** GPO Box 1393, Hobart TAS 7001  
169 Main Road, Moonah, TAS 7009  
**E** [greg.clausen@taswater.com.au](mailto:greg.clausen@taswater.com.au)  
**W** <http://www.taswater.com.au/>

## Submission to Planning Authority Notice

Council Planning Permit No.	PA\16\0145	Council notice date	4/04/2016
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2016/00413-MVC		Date of response
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
<b>Response issued to</b>			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
<b>Development details</b>			
Address	1a BAYVIEW DR, BLACKSTONE HEIGHTS	Property ID (PID)	3036391
Description of development	2 lot subdivision		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
D.J.McCulloch Surveying	Proposed Subdivision		1/3/2016
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. Suitably sized water supply and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> </ol> <p><b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>3. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made;</li> <li>4. Pipeline easements must be created over existing/proposed sewerage pipelines on TasWater's standard pipeline easement conditions. Pipeline easement width, location of easements relative to pipes, and terms and conditions must be to TasWater's satisfaction.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$240.00 for development assessment and the fee will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice and payment is required within 30 days from the date of the invoice.</li> </ol>			
<b>Advice</b>			
<p>For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a></p> <p>For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a></p> <p>The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site, at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the</p>			

*developer's cost to locate the infrastructure.*

*For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.*

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### Authorised by



**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Our Ref:

Your Ref: PA16\0145

Enquiries: Planning Department

Phone: (03) 6323 9300

Fax: (03) 6323 9349

27 April 2016

Ms L Rabjohns  
Meander Valley Council  
P O Box 102  
**WESTBURY TAS 7303**

12053

Index No.			
Doc No.			
Batch No.			
RCVD	28 APR 2016		MVC
Action Officer	LR	Dept.	OS
EO		OD	BOX

Dear Leanne

**RE: PA16\0145 – subdivision 1A Bayview Drive, Blackstone Heights**

Thank you for your letter dated 8 April 2016; and our subsequent discussion on 26 April 2016.

West Tamar Council cannot process this subdivision proposal under the Environmental Management Zone, West Tamar Interim Planning Scheme 2016.

We have no objection to the proposal.

If you have any queries regarding this matter, please contact Council's Planning Department on (03) 6323 9300.

Yours faithfully



**Karin van Straten**  
**Senior Statutory Planner**

## **DEV 2 ENVIRONMENTAL NUISANCE – PROSPECT VALE**

### **1) Introduction**

The purpose of this report is to seek Council approval to engage an environmental engineer to undertake an emissions audit on residential land abutting the Donalds Avenue light industrial area.

### **2) Background**

Over a number of years Council has received infrequent complaints about dust and noise emissions caused by manufacturing activity at the Hudson Civil Products site in Donalds Avenue, Prospect Vale. Hudson Civil Products manufacture concrete pipes and other concrete building and civil stormwater infrastructure.

During the past 18 months the frequency of complaints about dust emissions has increased and the origin of these complaints has concentrated around properties in Akuna Court, in particular the property at 10 Akuna Court. Figure 1 below shows the area under discussion.

Council officers visited 10 Akuna Court in January 2015. Following the site visit, Council officers:

- Contacted Hudson Civil Products and worked with them to finalise any of the outstanding development work required by the planning conditions in the planning permit issued for the extension to the operations in 2011. This included asphalt sealing of the storage yard.
- Worked with Hudson Civil Products to change some of the activities on the site to minimise impacts on neighbouring properties.
- Continued to receive complaints from the property owner at 10 Akuna Court.

More recently, in addition to complaints about dust emissions, the property owner at 10 Akuna Court has also complained about noise generated by manufacturing processes at Hudson Civil Products.

In April 2016 the Mayor and General Manager attended 10 Akuna Court to speak with the property owner and another local resident about their concerns.

The issues raised at this meeting included frustration at the apparent lack of action from Council to 'fix the problem'.





**Figure 1.**

Hudson Civil products have worked with Council officers and responded to matters as they have been raised. They believe that they are meeting their statutory obligations on site and do not agree that there is a problem to fix.

The unresolved question in this matter is whether the current activities constitute an environmental nuisance as defined by the provisions of the Environmental Management and Pollution Control Act 1994.

A previous audit undertaken by VIPAC Engineers and Scientists on behalf of Council in 2011 investigated the impact of noise and dust from the Hudson Civil Products site on the property at 48 Chris Street, Prospect Vale. The findings of that audit indicated that:

- During some times noise from the 'light industrial site' was audible and exceeded acceptable guidelines. It was concluded

that there is evidence of the potential for noise emissions to cause an 'environmental nuisance' but 'further observation is likely to be required to establish the validity' of these findings.

- At the time of the audit dust emissions fell well below the criterion levels, but it was recommended that additional monitoring be undertaken during the summer months December through February.

Hudson Civil Products have extended the footprint of the site since this audit was undertaken and some manufacturing processes now occur outside.

### **3) Strategic/Annual Plan Conformance**

Further the objectives of Council's Community Strategic Plan 2014 – 2024, in particular:

- Future Direction (4) - A healthy and safe community

### **4) Policy Implications**

Not Applicable

### **5) Statutory Requirements**

Environmental Management and Pollution Control Act 1995

### **6) Risk Management**

Not Applicable

### **7) Consultation with State Government and Other Authorities**

Council has consulted with the Environment Protection Agency seeking clarification about:

- Complaints that they might have received about emissions in the area
- Health risks associated with cement dust

### **8) Community Consultation**

Not Applicable

## **9) Financial Impact**

The cost of engaging a suitably qualified environmental engineer to undertake the monitoring program will be managed within the Environmental Protection operational budget.

## **10) Alternative Options**

Council can elect to not undertake the audit.

## **11) Officers Comments**

The 2011 emissions audit conducted by Council did not provide any definitive evidence to confirm or refute concerns that manufacturing activities at Hudson Civil Products were causing an environmental nuisance as defined by the Environment Protection and Pollution Control Act 1994.

Following that audit, the footprint for operations at Hudson Civil Products has expanded and during the past 18 months Council has been receiving complaints from parties abutting the site but located in an area where complaints had not previously been received.

Council has worked with Hudson Civil Products to try and address a number of the potential nuisance issues raised in complaints but this does not appear to have moderated the impact on some property owners.

If Council is to take any further action, or require certain works to be undertaken to mitigate environmental nuisance it will require evidence to define the problem and design a solution.

It is recommended that Council engage an environmental consultant to work with Council officers to:

- undertake an emission audit in the area
- design an audit program which measures emissions under the broadest range of conditions.

It is also recommended that Council officers continue to work with Hudson Civil Products to ensure the integrity of the audit.

**AUTHOR:** Martin Gill  
DIRECTOR DEVELOPMENT SERVICES



## **12) Recommendation**

***It is recommended that Council:***

- 1. Engages a suitably qualified environmental engineer to record and monitor emissions from Hudson Civil Products for a period of up to two months across the remainder of 2016; and***
- 2. Review the results of the audit program before determining if any further action is required.***

## **DECISION:**

## **DEV 3 REVIEW OF POLICY NO. 65 – STAGED DEVELOPMENT SCHEMES UNDER STRATA TITLES ACT 1998**

### **1) Introduction**

The purpose of this report is to review Policy No 65 - Staged Development Schemes under the Strata Titles Act 1998.

### **2) Background**

The Policy has been in place for several years and provides flexibility for the provision of infrastructure in staged strata developments.

### **3) Strategic/Annual Plan Conformance**

The Annual Plan provides for the review of this policy in the March 2016 quarter.

### **4) Policy Implications**

The process of policy review ensures that policies remain up to date and relevant.

### **5) Statutory Requirements**

- Strata Titles Act 1998;
- Land Use Planning and Approval Act 1993; and
- Local Government (Building and Miscellaneous Provisions) Act 1993.

### **6) Risk Management**

There is financial and physical risk for the community associated with the timing of the establishment of infrastructure services required for strata developments. The policy will mitigate any risk to Council.

### **7) Consultation with State Government and other Authorities**

Not Applicable

## 8) Community Consultation

Not Applicable

## 9) Financial Impact

Not Applicable

## 10) Alternative Options

Council can elect to amend or discontinue the existing policy.

## 11) Officers Comments

Allowing the staged development of strata infrastructure is a pragmatic and reasonable approach for Council to adopt. There have been no instances since the initial implementation of the policy where it has been found to be inadequate.

The proposed changes to the policy:

- reflect current formatting and drafting standards for Council policies
- remove matters that are controlled by other statutory processes
- remove unnecessary procedures

**AUTHOR:** Martin Gill  
DIRECTOR DEVELOPMENT SERVICES

## 12) Recommendation

***It is recommended that Council adopt the amended Policy No. 65 – Staged Development Scheme Under Strata Titles Act 1988, as follows:***

# POLICY MANUAL

**Policy Number: 65**

**Staged Development Schemes Under Strata Titles Act 1998**

**Purpose:**

To ensure the orderly construction of staged development schemes under the Strata Titles Act 1998

**Department:**

Development Services

**Author:** Martin Gill, Director

**Council Meeting Date:** ~~12<sup>th</sup> March 2013~~ 7 June 2016

**Minute Number:**

**Next Review Date:** March ~~2016~~2020

## POLICY

### 1. Definitions

Vicinity: The area ~~encompassed by~~within a stage of development that will not require ~~disturbance demolition or modification~~ for the construction of a latter stage.s

### 2. Objective

The objective of the policy is ~~to provide direction for Council regarding the certification of a strata plan in to safeguard against circumstances instances~~ where staged development schemes are left partially completed, or ~~cases~~ where building has not been completed but titles are issued because the developer has gained an exemption from the requirements for a certificate of approval under Part 2 of the Strata Titles Act 1998.

### 3. Scope

The policy shall apply to all applicants to Council for a staged development scheme under the Strata Titles Act 1998.

### 4. Policy

1. Council ~~will not approve an application for Approval of Scheme which requires an exemption from the requirements for a certificate of approval under Part 2 of the Strata Titles Act 1998.~~
2. Council will approve an application for a Staged Development Scheme under the Strata Titles Act 1998 subject to it being in accordance with a permit having been issued under the Land Use Planning & Approvals Act 1993.
3. That for Staged Development Schemes of land for single unit development, Council will require that all of the common areas within the vicinity of each stage, and in restricted sites, all of the excavation and foundation works for the latter staged units are to be completed before a strata plan is certified for the first stage

4. That for multi storey Staged Development Schemes, each floor level must be totally completed with all relevant Certificates issued and all of the common areas finished for that level before a strata plan is certified for that stage

5. That authority to approve a Staged Development Scheme under Part 3 of the Strata Titles Act 1998 be delegated to the General Manager

6. That Prior to any stage being certified by Council, all certificates under Part 2 of the Local Government (Building & Miscellaneous Provisions) Act 1993 have been issued where building work has been involved.

7. That all landscaping required for a stage has been established to the satisfaction of Council's town planner or a prescribed landscaping bond has been submitted to Council, before the strata plan is certified for that stage.

### Principles:

Council will not approve an application for Approval of Scheme in Principle which requires an exemption from the requirements for a certificate of approval under Part 2 of the Strata Titles Act 1998. This exemption means that no certificate of Occupancy, Completion Certificate nor Building Certificate has been issued. The building has not been completed but titles could be issued.

All staged Development Schemes must have a planning permit firstly issued under the Land Use Planning and Approvals Act 1993. It is to be noted that this Act and the Strata Titles Act 1998 are totally separate Legislation.

It is considered that for multi storey Staged Development Schemes, each floor level must be totally completed with all relevant Certificates issued and all of the common areas finished for that level before the strata plan is certified.

For strata development for land for single unit development Council requires that all of the common areas within the vicinity of each stage be built plus, in restricted sites, all of the excavation and foundation works for the latter units. For a typical unit site where the street frontage comprises a driveway and the first unit, with the remaining units and car parking located internally the staging should be; **Stage 1:**

- Unit 1 (plus any other units included in that stage)
- All common areas within vicinity of stage 1
- Reticulated services clear of vicinity of stage 1

- Fencing between stage 1 and bulk of site. (Some of this may be temporary for the duration of the construction) Ensuring that undeveloped stages are not openly accessible.

#### **Stage 2:**

- There are to be no works within stage 1
- All common areas within vicinity of stage 2,
- Reticulated services clear of vicinity of stage 2
- Fencing between stage 2 and bulk of site. (Some of this may be temporary for the duration of the construction) Ensuring that undeveloped stages are not openly accessible.

**Subsequent stages shall be executed in the same manner described above**

#### **5. Legislation**

Strata Titles Act 1998

Land Use Planning and Approval Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

#### **6. Responsibility**

The Director of Development Services is responsible for the application of this policy.

#### **DECISION:**

## **DEV 4      LEGISLATIVE COUNCIL INQUIRY INTO THE WILD FALLOW DEER POPULATION IN TASMANIA**

### **1)    Introduction**

The purpose of this report is to seek Council approval of a submission to the inquiry into the wild fallow deer population in Tasmania.

### **2)    Background**

The Legislative Council Government Administration Committee 'A' (Committee) has determined to 'inquire into the wild fallow deer population in Tasmania'

The inquiry has the following terms of reference:

- Environmental impacts on public and private land
- Any impact on commercial activities on private land
- The partly protected status of fallow deer under the Wildlife (General) Regulations 2010;
- Commercial opportunities for the use of wild population stocks; and
- Any matters incidental thereto.

Written submissions have been invited and need to be submitted no later than close of business Thursday 30 June 2016.

The Committee has the following guidelines for preparing a submission:

*It is important that your submission addresses all or part of the terms of reference. You do not have to comment on every aspect of the terms of reference, nor are you confined to just one aspect. Your submission may contain factual information, opinion or both. You may wish to draw the attention of the committee to something relevant to the inquiry. You may choose to emphasise solutions to the matter or issue before the committee. This is entirely your choice. Your submission will be welcomed by the committee provided it is relevant, not frivolous or offensive in nature, and addresses the terms of reference.*

At the ordinary Council meeting of January 2016 Cr King raised concerns about increasing wild fallow deer numbers and impacts on the community. Cr King made particular mention of the risks to the safety of road users, the aggressive behaviour of stags and damage to private and public property.

A submission to the inquiry provides Council an opportunity to raise these concerns within a formal setting and to advocate for changes to legislation to address these impacts.

### **3) Strategic/Annual Plan Conformance**

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

- Future Direction (1): A sustainable natural and built environment
- Future Direction (4): A healthy and safe community

### **4) Policy Implications**

Not Applicable

### **5) Statutory Requirements**

Not Applicable

### **6) Risk Management**

Not Applicable

### **7) Consultation with State Government and other Authorities**

The submission would form part the consultation process conducted by the Committee.

### **8) Community Consultation**

Not Applicable

### **9) Financial Impact**

Not Applicable

### **10) Alternative Options**

Council can elect to not make a submission to the enquiry.



## 11) Officers Comments

Council officers have prepared some key points for inclusion in a draft submission which can be further developed before the June Council workshop and subsequent submission on 30 June 2016.

The proposed submission has been prepared to address the following terms of reference provided by the Committee:

- The partly protected status of fallow deer under the Wildlife (General) Regulations 2010;

Issues of road safety have also been discussed under:

- Any matters incidental thereto.

Council officers are recommending the following points are included in the submission:

- the partly protected status of fallow deer does not provide effective control of an introduced species that has detrimental impacts on:
  - Farming practices including cropping
  - Local ecology and biodiversity
  - Native flora species
- the increasing fallow deer population numbers are causing:
  - migration into urban areas and towns like Westbury
  - more interaction with roads
- Council has started to see an increase in vehicle accidents caused by fallow deer, especially on the Bass Highway in the Hadspen area.

If Council agrees with these points officers will expand them and use them as the basis for the Council submission.

**AUTHOR:** Martin Gill  
DIRECTOR DEVELOPMENT SERVICES

## 12) Recommendation

**It is recommended that Council:**

- 1. makes a submission to the Legislative Council Government Administration Committee 'A' inquiry into the wild fallow deer population in Tasmania**
- 2. includes the following points in it's submission:**

- the partly protected status of fallow deer does not provide effective control of an introduced species
- there is increasing evidence of property damage caused by fallow deer in Meander Valley
- there is increasing evidence of motor accidents caused by or involving wild fallow deer on roads within Meander Valley
- Council attributes the increase in property damage and vehicle accidents to the increase in fallow deer populations

## **DECISION:**

## **CORP 1      REQUEST FOR REMISSION OF THE 2015-16 RATES AND CHARGES ON 152 AND 154 BLACKSTONE ROAD, BLACKSTONE HEIGHTS**

### **1)    Introduction**

The purpose of this report is for Council to consider a request from the owner of 152 and 154 Blackstone Rd, Blackstone Heights for a remission of the 2015-16 rates and charges levied on these two properties that are affected by the landslip at Blackstone Heights.

### **2)    Background**

In July 2014 a landslip event occurred at the front of the properties at 152 and 154 Blackstone Road, Blackstone Heights. As a result of this event Council commissioned an assessment of the sites and the potential risk to the residents of the affected properties.

The assessment concluded that there was risk of further landslip activity and recommended the evacuation of residents of 152 and 154 Blackstone Road and ongoing monitoring of landslip activity. The residents were issued a notice to vacate on 12 August 2014. The notice is still in force and the properties remain unoccupied.

When considering the ongoing management of the landslip at the affected properties at its November 2014 meeting, Council decided to provide a pro-rata rate remission from the date of the notice to vacate for the General Rate (subject to applying the Minimum Amount of \$135) and the Waste Management service charge for 2014-15. The State Government Fire Levy was not remitted as Council is required to pay this amount to the State Fire Commission.

The owner of 152 and 154 Blackstone Road has written to Council requesting rate remissions on the properties for the 2015-16 financial year.

### **3)    Strategic/Annual Plan Conformance**

Not Applicable

#### **4) Policy Implications**

Not Applicable

#### **5) Statutory Requirements**

Rate remissions may be granted by Council in accordance with Section 129 of the Local Government Act 1993.

#### **6) Risk Management**

Not Applicable

#### **7) Consultation with State Government and other Authorities**

Not Applicable

#### **8) Community Consultation**

Not Applicable

#### **9) Financial Impact**

The proposed rate remissions, if granted, will reduce Council revenue. The 2015-16 rates and charges for the properties are as follows:

<b>Property</b>	<b>General Rates</b>	<b>Fire Levy</b>	<b>Waste Charges</b>	<b>Total Revenue</b>
1/152 Blackstone Rd	715.47	164.93	30.00	910.40
2/152 Blackstone Rd	715.47	164.93	30.00	910.40
154 Blackstone Rd	1,031.94	237.89	30.00	1,299.83
<b>Total</b>	<b>2,462.88</b>	<b>567.75</b>	<b>90.00</b>	<b>3,120.63</b>

#### **10) Alternative Options**

Council can provide a partial or no rate remission for the General Rate and Waste Management charge.

#### **11) Officers Comments**

Section 129 of the Local Government Act 1993 allows Council, by absolute majority to grant a remission of any rates payable by a rate payer. Until the engineering issues are resolved and the structural integrity of the dwellings

restored, the properties need to remain unoccupied. In this instance it is recommended that Council grants a remission of the General Rate (subject to applying the Minimum Amount of \$135) and the Waste Management service charge for 152 and 154 Blackstone Road. Council sets a minimum amount payable in respect of the General Rate to ensure that all rateable properties make a base contribution to the cost of administering council's activities and maintaining the services and physical infrastructure that supports each property. A remission of the Fire Levy is not recommended as Council is required to pay this amount to the State Fire Commission

**AUTHOR:** Malcolm Salter  
DIRECTOR CORPORATE SERVICES

## **12) Recommendation**

***It is recommended that Council grants a rate remission for the General Rate (subject to applying the Minimum Amount of \$135) and Waste Management charge for 2015-16 under Section 129 of the Local Government Act 1993 to the following properties:***

- ***Unit 1/152 Blackstone Road, Blackstone Heights***
- ***Unit 2/152 Blackstone Road, Blackstone Heights***
- ***154 Blackstone Road, Blackstone Heights***

## **DECISION:**

## **CORP 2      ANNUAL REVIEW OF FEES AND CHARGES 2016-17**

### **1)    Introduction**

The purpose of this report is for Council to review and adopt the fees and charges for the 2016-17 financial year.

### **2)    Background**

Attached is the schedule of recommended fees and charges for the 2016-17 financial year along with comparative current fees and charges for 2015-16.

Each category has been reviewed by the relevant department director and amended as deemed appropriate. GST inclusive fees have been indicated with an asterisk. The annual review of Health Fees and Dog Registration and Licence Fees were undertaken at the May Council meeting and increased in line with the Council Cost Index (CCI).

### **3)    Strategic/Annual Plan Conformance**

The Annual Plan requires that the fees and charges be taken to the June Council meeting.

### **4)    Policy Implications**

Not Applicable

### **5)    Statutory Requirements**

Fees and charges are set in accordance with Sections 73 and 205 of the Local Government Act (LGA) 1993 and the requirements of the Building Act 2000.

### **6)    Risk Management**

Not Applicable

### **7)    Consultation with State Government and other Authorities**

Not Applicable

## 8) Community Consultation

Not Applicable

## 9) Financial Impact

The annual review of fees and charges is aimed at ensuring 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 to provide the service.

The budget report highlights a similar level of fees and charges for 2016-17 with the budget being 5.9% of adjusted revenue (net of subdivision works taken over and capital grants). This figure is lower than 2015-16 in part due to the removal of fees for building surveying services. The fees and charges percentage has been relatively consistent around 6% of adjusted revenue. The fees and charges percentage of adjusted budgeted revenue for the previous five years are as follows:

	2016-17	2015-16	2014-15	2013-14	2012-13
<b>% of Adj. Revenue</b>	5.9%	6.1%	6.2%	6.2%	6.5%
<b>Fees &amp; Charges</b>	\$1,101,700	\$1,119,300	\$1,106,900	\$1,051,800	\$1,084,100
<b>Adj. Revenue</b>	\$18,657,500	\$18,310,700	\$17,818,100	\$16,994,700	\$16,691,000

## 10) Alternative Options

Council can amend the recommended fees and charges or retain the current fees and charges.

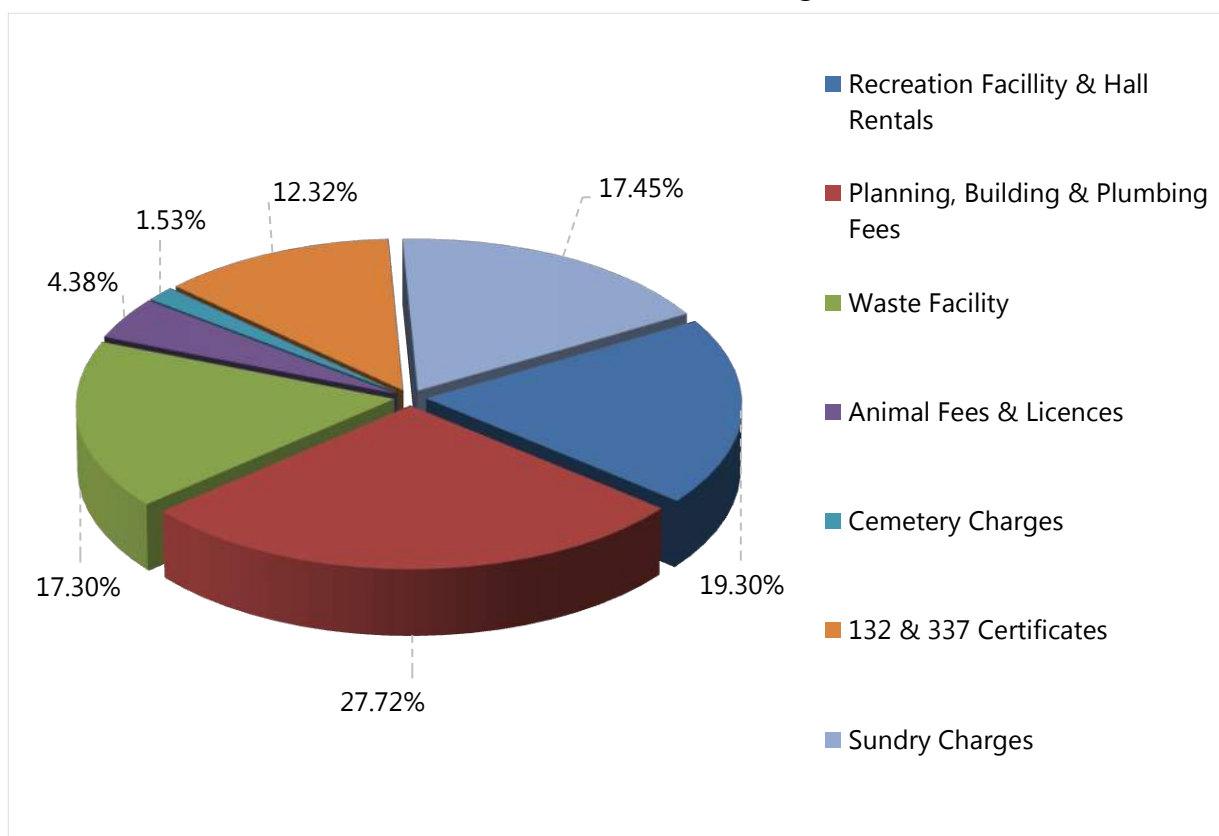
## 11) Officers Comments

The annual fees and charges are set in conjunction with the annual budget process. It includes setting the price for Council activities including engineering, tips, cemeteries, planning, building and plumbing. Setting fees and charges that meet the true cost of the service is difficult and is unattainable for 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 community service obligations is particularly difficult.

Council staff have reviewed the fees and charges with reference to the CCI. The CCI has principally been applied where the activities involved have not changed significantly and management estimate the fees and charges will generate the budgeted income. The recommended fees and charges have been prepared on the general basis that the value shall be maintained year on year.

The current economic climate is experiencing low levels of inflation with the annual CCI being 1.87% (2015 calendar year). As a reference the annual Hobart Consumer Price Index (CPI) for the same period was 1.81%. The CCI is provided by LGAT and represents an estimate of the cost increases Tasmania Council's experience in completing activities from one year to the next. It is produced with reference to the road and bridge construction index, Hobart CPI and the Public Sector Wages Price Index.

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 (\$135,000 in 2015) are set by the State Government. Some recreation facility revenue is issued under Council's Recreation Facilities Pricing policy (\$151,000 in 2015) and the annual heavy vehicle licence fees distribution from the State Government (\$61,000 in 2015) is also included in the fees and charges budget. The fees and charges revenue for 2015-16 to date are identified in the following areas:





## **Development Services Department**

The Permit Authority, Plumbing and Building Surveying fees have been reviewed taking into account:

- changes to the Building Act 2000 which are projected to come into effect in September 2016.
- Council's decision in April 2016 to no longer provide Building Surveying services for new certification applications.

As a result a number of new Permit Authority and Plumbing fees have been introduced to reflect the new statutory processes. Building Surveying fees have been removed except for the processes that are required to service open files.

An administrative fee is proposed to address the increasing number of requests for paper copies of certified documents. Council will receive an application electronically, return the certified documents electronically and then receive a request for paper copies of those certified documents. The Form 49 Environmental Health Report fee has also been reviewed and it is proposed that the fee be increased to better reflect the cost of undertaking the work required to prepare the report for Building Surveyors.

The planning fees have been reviewed and two changes are proposed:

- a new fee for compliance assessment - residential development.
- an increased fee for retrospective planning applications.

Compliance assessment is a process that will have greater impact on the resources of Council when the changes to the Building Act come into effect. Under the changes, Residential buildings that comply with the provisions of PD4.1 in the planning scheme will be exempt from requiring a building permit. Building designers will be seeking a planning compliance certificate from Council to trigger this exemption. This will be a statutory process with time frames, and Council will need to shift some of its existing resources within the planning team to undertake these compliance assessments and issue certificates.

The proposed increase in the retrospective planning application fee has been recommended in order to:

- match the fee structure of surrounding Council's
- discourage the practice of 'building first and then asking for forgiveness'

Across the Development Services function, it is proposed that all fees are increased in line with CCI to reflect the increase costs to Council to provide the service.

### **Infrastructure Department**

Engineering fees for checking plans and inspecting works are calculated as a percentage of the value of total public work. The percentage of the fee is unchanged while the minimum charge is recommended to increase marginally in line with CCI.

Tip fees have been reviewed with no increases recommended to the current fees. The outsourced management services of the tips and transfer station were recently reviewed with a change in provider to occur from 1 July 2016. The revenue from the tips and transfer stations will be monitored and fees assessed over 2016-17. Two new fees have been recommended for the collection of mattresses and refrigerators/freezers. The regional waste levy associated with tip fees remains unchanged for 2016-17 with this component of the fee not retained by Council.

The Deloraine swimming pool fees were reviewed in consultation with the 2015-16 season provider with no increases to the fees recommended. The fees are considered appropriate with reference to other facilities the provider manages.

### **Corporate Services Department**

Cemetery fees have been increased in line with CCI. Fees are consistent at the Deloraine, Bracknell and Mole Creek cemeteries. Achieving a comparative fee with adjoining Councils is difficult as each cemetery varies in the level of service provided. Council will continue to outsource grave digging with this service charged by an external provider on top of the Council fees and charges.

The Westbury Town Hall and Supper Room charges have also been increased with reference to the CCI. Some values are recommended to increase slightly above this where they have received very little or no change in the past five years. The fee for rates searches is rarely used. The recommended hourly charge of \$50 is the approximate cost of providing the service with the minimum charge of four hours accommodating most searches undertaken.

## **Governance and Community Services Department**

Council's Recreation Facilities Pricing policy sets expectations for the majority of recreation facility user charges. Recommended charges for the Deloraine Community Complex, Meander Valley Performing Arts Centre, Westbury Community Centre and Hadsphen Recreation Ground Memorial Centre have been increased in line with the CCI in Attachment 1.

A fee for Venue Day Rates has been proposed. The fee has been planned taking into account the cost of hiring the various areas over an eight to ten hour period, a discount then applied to encourage usage and promotion. An hourly rate is proposed for use of the Deloraine Community Complex auditorium, this is to meet the expectation of hirers and to assist with managing multiple bookings throughout any given day. A new fee for funeral services is proposed. The fee for use after 12am has been removed as Council no longer allows use after midnight. Staff manage use with licences limited to 12am. A fee is proposed for the Performing Arts Centre kitchen when used in conjunction with the stadium. This is to cover the additional costs such as cleaning and is slightly lower than the existing Deloraine Community Complex fee reflecting the smaller kitchen. The fee for use of the data projector and tv/video is to be discontinued as Council no longer provide this facility. A fee is proposed to be introduced for the Hadsphen Memorial Centre evening function hire to mirror the hire arrangements at Deloraine and also Prospect Vale where Council has facilities, the amount has been determined relative to the capacity of the building.

**AUTHOR:** Jonathan Harmey  
SENIOR ACCOUNTANT

### **12) Recommendation**

***It is recommended that Council adopt the proposed fees and charges for the 2016-17 financial year, as follows:***

# MEANDER VALLEY COUNCIL

## Fees & Charges: 2016-2017

### FEES AND CHARGES REVISION JUNE 2017

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
<b>Planning/Development Permit Fees</b>			
Compliance Assessment – Residential Development	New Fee	\$80	New Fee
Developments less than \$4,000 (Permitted Status)	\$115	\$117	Increase \$2 in line with CCI.
Historic Cultural Heritage Act	\$115 (plus cost of advertising)	\$117 (plus cost of advertising)	Increase \$2 in line with CCI.
Outbuildings (Permitted Status)	\$274	\$280	Increase \$6 in line with CCI.
House (Discretionary Application)	\$454	\$463	Increase \$9 in line with CCI.
House (Permitted Status)	\$274	\$280	Increase \$6 in line with CCI.
Discretionary Development	0.30% of development cost. Minimum charge \$454. Maximum charge \$5,000. Plus advertising fee at cost for level 2 activities.	0.30% of development cost. Minimum charge \$463. Maximum charge \$5,000. Plus advertising fee at cost for level 2 activities.	Minimum charge increase \$9 in line with CCI.
Development (Permitted Status)	0.30% of development cost. Minimum charge \$274. Maximum charge \$5,000.	0.30% of development cost. Minimum charge \$280. Maximum charge \$5,000.	Minimum charge increase \$6 in line with CCI.
Retrospective Planning Application	New Fee	Triple Planning Fee	New Fee
<b>Subdivision Applications:</b>			
Application for Subdivision	\$526 + \$55 per lot	\$535 + \$55 per lot	Increases \$9 in line with CCI.
Application for sealing of Final Plan of Subdivision	\$274	\$280	Increase \$6 in line with CCI.
Application to amend sealed plan	\$274	\$280	Increase \$6 in line with CCI.
Application for modification, or release of Adhesion Order	\$372	\$380	Increase \$8 in line with CCI.

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
<b>Stratum Subdivision:</b>			
Application for sealing of final plan	\$372	\$380	Increase \$8 in line with CCI.
<b>Forest Practices Plans:</b>			
Approval of Forest Practices Plan	\$330	\$340	Increase \$10 in line with CCI.
Harvesting of Plantation Forestry Less than 1ha	\$175	\$180	Increase \$5 in line with CCI.
<b>Other:</b>			
Application for amendment to planning permit: 1-10 adjoining owner notices Greater than 10 adjoining owner notices	\$274 \$274 + \$5 per additional notice	\$280 \$280 + \$5 per additional notice	Increase \$6 in line with CCI.
Part 5 Agreements – Processing & Sealing	\$137	\$140	Increase \$3 in line with CCI
Copy of Planning scheme Ordinance	\$40	\$40	No increase
Copy of Planning Scheme Maps (Large Scale)	\$22 per Map	\$22 per Map	No increase
Determining extension of time requests	\$94	\$96	Increase \$2 in line with CCI
Adjoining property permits advice – not on 337 certificate	\$27	\$28	Increase \$1 in line with CCI
<b>Amendments to Planning Scheme (not including fee payable to TPC):</b>			
Text or Map Alteration	0.30% of development cost. Minimum charge \$330. Maximum charge \$5,000. Plus advertising fee \$990.	0.30% of development cost. Minimum charge \$340. Maximum charge \$5,000. Plus advertising fee \$1,000.	Minimum charge increase \$10, advertising fee increase \$10 in line with CCI.
Section 43A – House in Rural Zone	\$880	\$900	Increase \$20 in line with CCI.
<b>Health Fees</b>			
Fees and Charges approved at the May 2016 Council meeting			
<b>Dog Registration and Licence Fees</b>			
Fees and Charges approved at the May 2016 Council meeting			

## 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 the Director Infrastructure Services)	1.5% of value of public works Minimum fee \$410*	Increase of \$10 to minimum fee.
Inspection of failed works	\$127.50* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	Increase of \$2.50 to hourly fee.

*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.*

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
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## Tip Fees

Includes domestic vehicles, domestic vehicles taking trailers, and small trucks that are less than 3.0 tonne Gross Vehicle Mass/Gross Combination Mass (GVM/GCM) only, disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. Does not include any vehicles transporting controlled waste. All vehicles greater than 3.0 tonnes GVM/GSM are charged per m<sup>3</sup> rate.

<b>Waste Cars &amp; Trailers</b> Car / Wagon (includes \$0.32 regional waste levy)	\$8.50*	\$8.50*	No increase
Ute & Single Axle Trailer (up to 1m <sup>3</sup> ) covered (includes \$1.60 regional waste levy that is exempt from GST)	\$15*	\$15*	No increase
Ute & Single Axle Trailer (up to 1m <sup>3</sup> ) uncovered (includes \$1.60 regional waste levy that is exempt from GST)	\$21*	\$21*	No increase
Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) covered (includes \$3.20 regional waste levy that is exempt from GST)	\$25*	\$25*	No increase
Tandem Axle Trailer & Small Truck (up to 3.0 T GVM) uncovered (includes \$3.20 regional waste levy that is exempt from GST)	\$33*	\$33*	No increase
<b>Domestic and Trade Waste</b> Loose per m <sup>3</sup> (includes \$2.50 per m <sup>3</sup> regional waste levy that is exempt from GST) Compacted per m <sup>3</sup>	\$36* By Appointment Only	\$36*	No increase, removal of requirement for appointment.
<b>Motor Vehicle - Other</b> Car Tyres and Light Truck Tyres – each Truck Tyres – each	\$12.50* \$37.50*	\$12.50* \$37.50*	No increase
Motor Vehicle Bodies – each	\$105*	\$105*	No increase

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
<b>Recyclables</b>			
Waste oil 20 litre containers	\$1*	\$1*	No increase
Separated and sorted recyclables	Free of charge	Free of charge	No change
Comingled recyclables	Per Waste Fees	Per Waste Fees	No change
Clean green waste (no rubbish, plastic, contamination)	Half Price*	Half Price*	No change
Timber – salvageable	Half Price*	Half Price*	No change
Timber – scrap, stumps, logs >150mm	Full Price*	Full Price*	No change
Drum Muster (must be triple washed)	Free of charge	Free of charge	No change
Clean fill (<150mm rocks, no contamination or concrete)	Free of charge	Free of charge	No change
Light scrap steel and non-ferrous metal	Free of charge	Free of charge	No change
e-waste – televisions, computers, screens & keyboards	Free of charge	Free of charge	No change
Batteries	Free of charge	Free of charge	No change
Items suitable for tip shop	Free of charge	Free of charge	No change
Mattresses (per Item)	No Fee	\$5*	New Fee
Refrigerators and Freezers (per Item)	No Fee	\$5*	New Fee
<b>Cemetery Fees</b>			
<b>Lawn Cemeteries:-</b>			
Public Graves			
Single depth burial	\$545*	\$555*	Increase \$10 in line with CCI.
Double depth burial	\$545*	\$555*	Increase \$10 in line with CCI.
Reservation of Land			
Reserve land 2.5m x 1.25m	\$464*	\$473*	Increase \$9 in line with CCI.
Private Graves			
Single depth burial in reservation	\$122*	\$124*	Increase \$2 in line with CCI.
Double depth burial in reservation	\$122*	\$124*	Increase \$2 in line with CCI.
Second interment in double depth grave	\$83*	\$84*	Increase \$1 in line with CCI.
<b>General Cemeteries – Deloraine, Mole Creek and Bracknell</b>			
Public Graves (Mole Creek and Bracknell Cemeteries only)			
Single depth burial	\$292*	\$297*	Increase \$5 in line with CCI.
Double depth burial	\$292*	\$297*	Increase \$5 in line with CCI.



<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
Reservation of Land (Mole Creek and Bracknell Cemeteries only)			
Reserve land 2.5m x 1.25m	\$251*	\$255*	Increase \$4 in line with CCI.
Private Graves			
Single depth burial in reservation	\$83*	\$84*	Increase \$1 in line with CCI.
Double depth burial in reservation	\$83*	\$84*	Increase \$1 in line with CCI.
Second interment in double depth grave	\$83*	\$84*	Increase \$1 in line with CCI.
<b>Wall of Memory - Mole Creek &amp; Bracknell</b>			
Reservation of niche	\$127*	\$129*	Increase \$2 in line with CCI.
Interment of ashes in niche	\$251*	\$255*	Increase \$4 in line with CCI.
Interment in reserved niche	\$167*	\$170*	Increase \$3 in line with CCI.
<b>Wall or Memory – Deloraine</b>			
Reservation of niche	\$167*	\$170*	Increase \$3 in line with CCI.
Interment of ashes in niche	\$292*	\$297*	Increase \$5 in line with CCI.
Interment in reserved niche	\$167*	\$170*	Increase \$3 in line with CCI.
<b>Miscellaneous</b>			
Applications for graves made outside normal Council office hours – additional fee	\$212*	\$216*	Increase \$4 in line with CCI.
Graves for children under 18 years of age	Nil	Nil	No change
Interment of ashes in existing grave (if arranged by Council)	\$167*	\$170*	Increase \$3 in line with CCI.
Exhumation	\$669*	\$681*	Increase \$12 in line with CCI.
Fee for inspecting registers	\$10*	\$10*	No increase
<b>Deloraine Swimming Pool Fees</b>			
Child	\$2*	\$2*	No increase
Adult	\$3*	\$3*	No increase
Spectator	\$1*	\$1*	No increase
Season Child	\$51*	\$51*	No increase
Season Adult	\$61*	\$61*	No increase
Season Family	\$164*	\$164*	No increase

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
<b>Hall Rentals</b>			
<b>Westbury Town Hall and Supper Room</b>			
Social functions – including balls, dances, discos, weddings, dinners, parties (maximum 10 hours use)	\$148*	\$150*	Increase \$2 in line with CCI.
<b>Regular Local Community User (Supper Room only)</b>			
Dinner/luncheon meetings, group meetings (maximum 3 hours use)	\$42*	\$45*	Increase \$3 (fee increased \$3 2012 to 2015)
<b>All Other Uses</b>			
Full facility (per hour or part thereof)	\$26*	\$30*	Increase \$4 (fee increased \$2: 2012 to 2015)
Main hall only (per hour or part thereof)	\$10*	\$12*	Increase \$2 (no fee increase 2012 to 2015)
Supper room only (per hour or part thereof)	\$20*	\$24*	Increase \$4 (fee increased \$2: 2012 to 2015)
Preparation for any function on night preceding	\$20*	\$20*	No increase (no fee increase 2012 to 2015)
Friends of the Town Hall fundraising functions	No Charge	No Charge	No change
<b>Bond (social functions only)</b>			
If liquor provided at function	\$370	\$375	Increase \$5 in line with CCI.
If liquor not provided at function	\$125	\$125	No increase
<b>Rates Search</b>			
Per hour (or part thereof) for the time taken in search (subject to minimum fee of \$200 per property)	\$46*	\$50*	Increase \$4 (fee increased \$4: 2012 to 2015)
<b>Clearing of Fire Hazards</b>			
Arranging clearing of fire hazard at the request of a landowner or occupier – in addition to contractor's costs	\$82*	\$82*	No increase
<b>Recreation Facilities &amp; Reserves</b>			
Hire charges for regular user groups are determined under the Recreation Facilities Pricing Policy. Recommended fees for the Deloraine Community Complex, Meander Valley Performing Arts Centre, Westbury Community Centre and Hadspen Recreation Ground Memorial Centre are provided in Attachment 1.			

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
<b>Permit Authority (PA)</b>			
<b>Notifiable Works – Building</b>			
Class 1	New Fee	\$240	Fee required with new legislation
Class 1 – Unit Developments	New Fee	\$300	Fee required with new legislation
Class 10	New Fee	\$122	Fee required with new legislation
Class 2-9 Commercial < \$500,000	New Fee	\$300	Fee required with new legislation
Class 2-9 Commercial > \$500,000	New Fee	\$600	Fee required with new legislation
Demolition	New Fee	\$122	Fee required with new legislation
<b>Building Permit</b>			
Class 1 Residential New/Alterations/Additions < \$4,000	\$120	\$122	Increase \$2 in line with CCI.
Class 1 Residential New/Alterations/Additions \$4,000 to \$10,000	\$200	\$204	Increase \$4 in line with CCI.
Class 1 Residential New/Alterations/Additions > \$10,000	\$300	\$306	Increase \$6 in line with CCI.
Multi-Unit Class 1	\$300	\$306	Increase \$6 in line with CCI.
Class 10 Outbuilding	\$200	\$204	Increase \$4 in line with CCI.
Class 2 – 9 Commercial < \$200,000	\$300	\$306	Increase \$6 in line with CCI.
Class 2 – 9 Commercial \$200,000 to \$500,000	\$600	\$611	Increase \$11 in line with CCI.
Class 2 – 9 Commercial \$500,001 to \$1,000,000	\$900	\$917	Increase \$17 in line with CCI.
Class 2 – 9 Commercial > \$1,000,000	\$1,500	\$1,530	Increase \$30 in line with CCI.
Demolition Only	\$120	\$122	Increase \$2 in line with CCI.
Permit of Substantial Compliance	Double PA Fees	Double PA Fees	No change
Certificates of Completion	PA Fees	PA Fees	No change
Staged Development	PA + \$150 per stage	PA + \$153 per stage	Increase \$3 in line with CCI.
Amended Permit Class 1 Residential	\$150	\$153	Increase \$3 in line with CCI.
Amended Permit Class 10 Outbuilding	\$120	\$122	Increase \$2 in line with CCI.
Amended Permit Class 2 – 9 Commercial	\$200	\$204	Increase \$4 in line with CCI.

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
<b>Plumbing Permit</b>			
<b>Notifiable Works - Plumbing</b>			
Class 1 Residential	New Fee	\$326	Fee required with new legislation
Class 1 Residential – Multiple Units	New Fee	\$510 + \$326 for each additional unit	Fee required with new legislation
Class 10 Outbuilding	New Fee	\$160	Fee required with new legislation
Class 10 Outbuilding with Fixtures	New Fee	\$275	Fee required with new legislation
Class 2-9 Commercial < \$200,000	New Fee	\$510	Fee required with new legislation
Class 2-9 Commercial \$200,000 to \$500,000	New Fee	\$1,020	Fee required with new legislation
Class 2-9 Commercial \$500,001 to \$1,000,000	New Fee	\$1,222	Fee required with new legislation
Class 2-9 Commercial > \$1,000,000	New Fee	Price on Application	Fee required with new legislation
Demolition Only	New Fee	\$153	Fee required with new legislation
Additional Inspections	New Fee	\$100	Fee required with new legislation
<b>Plumbing Permit</b>			
Class 1 Residential no fixtures	\$160	\$163	Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST.
Class 1 Residential up to 3 fixtures New/Alterations/Additions	\$370	\$375	Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST.
Class 1 Residential up to 6 fixtures New/Alterations/Additions	\$500	\$510	Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST.
Class 1 Residential up to 9 fixtures New/Alterations/Additions	\$600	\$611	Includes up to 5 Inspections. Additional inspections at \$100 Inc. of GST.
Multi-Unit Class 1 Residential	\$500 + \$320 for each additional unit	\$510 + \$326 for each additional unit	Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST.
Class 10 Outbuilding no fixtures	\$160	\$163	Includes 2 Inspections. Additional inspections \$100 Inc. of GST.
Class 10 Outbuilding with fixtures	\$270	\$275	Includes up to 3 Inspections. Additional inspections \$100 Inc. of GST.

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
Class 2 – 9 Commercial < \$200,000	\$500	\$510	Includes up to 5 Inspections. Additional inspections \$100 Inc. of GST.
Class 2 – 9 Commercial \$200,000 to \$500,000	\$1,000	\$1,020	Includes up to 5 Inspections. Additional inspections \$100 Inc. of GST.
Class 2 – 9 Commercial \$500,001 to \$1,000,000	\$1,200	\$1,222	Includes up to 5 Inspections. Additional inspections \$100 Inc. of GST.
Class 2 – 9 Commercial > \$1,000,000	Price on Application	Price on Application	Includes up to 5 Inspections. Additional inspections \$100 Inc. of GST.
Special Plumbing Permit – On-site Waste Water	\$240	\$245	Includes up to 2 Inspections. Additional inspections \$100 Inc. of GST.
Demolition Only	\$150	\$153	New Fee
Amended Permit	\$150	\$153	New Fee
Additional Inspections	\$100	\$100	Includes 1 Inspection. Additional inspections \$100 Inc. of GST.
<b>Building Surveying</b>			
<b>Building Work Category</b>			
Class 1 Residential New/Alterations/Additions < \$10,000	\$320*	N/A	Services discontinued: Council decision 12 April 2016
Class 1 Residential New/Alterations/Additions \$10,001 to \$50,000	\$640*	N/A	Services discontinued: Council decision 12 April 2016
Class 1 Residential New/Alterations/Additions > \$50,000	\$900*	N/A	Services discontinued: Council decision 12 April 2016
Multi-Unit Class 1 Residential	\$640* + \$350* for each additional unit	N/A	Services discontinued: Council decision 12 April 2016
Class 10 Outbuilding < \$10,000	\$400*	N/A	Services discontinued: Council decision 12 April 2016
Class 10 Outbuilding > \$10,000	\$560*	N/A	Services discontinued: Council decision 12 April 2016
Class 2 – 9 Commercial < \$200,000	\$800*	N/A	Services discontinued: Council decision 12 April 2016
Class 2 – 9 Commercial \$200,000 to \$500,000	\$1,400*	N/A	Services discontinued: Council decision 12 April 2016

<b>FACILITY/SERVICE</b>	<b>CURRENT FEES/CHARGES (* GST inclusive)</b>	<b>PROPOSED FEES/CHARGES (* GST inclusive)</b>	<b>COMMENTS</b>
Class 2 – 9 Commercial > \$500,000	Price on Application	N/A	Services discontinued: Council decision 12 April 2016
Demolition Only	\$150*	N/A	Services discontinued: Council decision 12 April 2016
Minor Alteration or Repair < \$5,000	\$320*	N/A	Services discontinued: Council decision 12 April 2016
Amendment to Certificate of Likely Compliance Class 1 Residential New/Alterations/Additions	\$240*	\$250*	Increase \$10
Amendment to Certificate of Likely Compliance Class 10 Outbuilding	\$160*	\$163*	Increase \$3 in line with CCI.
Amendment to Certificate of Likely Compliance Class 2-9 Commercial	\$300*	\$306*	Increase \$6 in line with CCI.
Additional Inspections	\$100*	\$100*	Includes 1 Inspection.
<b>State Government Levies</b>			
<b>Construction Industry Training Fund Levy.</b> (Applies to All work over the value of \$12,000)	0.2% of the total estimated cost of construction		
<b>Building Levy.</b> (Applies to All work over the value of \$12,000)	0.1% of the total estimated cost of construction		

## ***Other Fees and Charges***

<b>Service Description</b>	<b><i>CURRENT FEES/CHARGES (* GST inclusive)</i></b>	<b><i>PROPOSED FEES/CHARGES (* GST inclusive)</i></b>	<b><i>COMMENTS</i></b>
Permit Extension – Current Permit	\$100	\$100	No increase
Permit Extension – Expired Permit	\$300	\$306	Increase \$6 in line with CCI.
Re-Open Closed File	\$180	\$185	Increase \$5 in line with CCI.
Records Search Fee (Copy of Plans)	\$50*	\$60*	Increase \$10
Paper Copy of Certified Documents	New Fee	\$30*	New fee
Receipt of Minor Works Notification	\$54	\$55	Increase \$5 in line with CCI.
Temporary Occupancy Permit (Residential)	\$150	\$153	Increase \$3 in line with CCI.
Temporary Occupancy Permit (Events)	\$120 per hour	\$120 per hour	No increase
Building Certificate	\$225	\$230	Increase \$5 in line with CCI.
Occupancy Permits (Essential Services) Form 46 & 56	\$225	\$230	Increase \$5 in line with CCI.
Form 49 – EHO Report	\$140	\$200	Increase \$60
Form 50 – EHO Occupancy Report	\$140	\$145	Increase \$5 in line with CCI.



ATTACHMENT 1

RECOMMENDED NEW HIRE RATES - FROM 1 July 2016

DELORAINÉ COMMUNITY COMPLEX, MEANDER VALLEY PERFORMING ARTS CENTRE,  
WESTBURY SPORTS CENTRE & HADSPEN RECREATION GROUND MEMORIAL CENTRE

	2015-16 FEES/CHARGES GST Inclusive	2016-17 FEES/CHARGES GST Inclusive
<b>DELORAINÉ COMMUNITY COMPLEX AND MEANDER VALLEY PERFORMING ARTS CENTRE</b>		
<b>Stadiums (per basketball court)</b>		
Seniors : Roster	\$27.70 Per Hour	\$29.00 Per Hour
: Training	\$18.50 Per Hour	\$19.00 Per Hour
: Non-regular users	\$25.60 Per Hour	\$27.00 Per Hour
Juniors : Roster	\$19.50 Per Hour	\$20.00 Per Hour
: Training	\$13.00 Per Hour	\$14.00 Per Hour
: Non-regular users	\$17.90 Per Hour	\$19.00 Per Hour
Schools	\$13.00 Per Hour	\$14.00 Per Hour
<b>Venue Day Rates (all facilities, 24 hours)</b>		
Deloraine Community Complex	No Fee	\$550.00 Per Day
MV Performing Arts Centre	No Fee	\$330.00 Per Day
Westbury Sports Stadium	No Fee	\$220.00 Per Day
<b>Meeting Room</b>	\$11.70 Per Hour	\$12.00 Per Hour
<b>Auditorium</b>		
Conferences (morning,afternoon,evening)	\$181.10 Per Use	\$185.00 Per Use
Conferences (hourly rate)	No Fee	\$50.00 Per Hour
Cabarets,weddings,dinners.	\$247.10 Per Use	\$255.00 Per Use
Funeral services.	No Fee	\$130.00 Per Use
Shows, films :Amateur	\$165.30 Per Use	\$170.00 Per Use
:Professional	\$328.40 Per Use	\$335.00 Per Use
Use after 12 a.m. :12 a.m. to 1 a.m.	\$56.90 Per Hour	Fee Removed
: 1 a.m. to 2 a.m.	\$68.50 Per Hour	Fee Removed
<b>Kitchen</b>		
Used in conjunction with Auditorium/Stadium:		
Deloraine Community Complex	\$85.30 Per Use	\$90.00 Per Use
MV Performing Arts Centre	No Fee	\$40.00 Per Use
<b>Kitchen and wooden floor only</b>	\$114.80 Per Use	\$120.00 Per Use
<b>Squash Courts</b>	\$8.90 Per Hour	\$10.00 Per Hour
<b>Little Theatre</b>		
Practice	\$25.30 Per Use	\$30.00 Per Use
Local	\$83.20 Per Use	\$85.00 Per Use
Travelling	\$125.30 Per Use	\$130.00 Per Use
<b>Use of over head projector</b>	\$28.40 Per Hour	Fee Removed
<b>Use of tv/video</b>	\$71.70 Per Hour	Fee Removed
<b>WESTBURY SPORTS CENTRE</b>		
Seniors : Roster	\$27.70 Per Hour	\$29.00 Per Hour
: Training	\$18.50 Per Hour	\$19.00 Per Hour
: Non-regular users	\$25.60 Per Hour	\$27.00 Per Hour
Juniors : Roster	\$19.50 Per Hour	\$20.00 Per Hour
: Training	\$13.00 Per Hour	\$14.00 Per Hour
: Non-regular users	\$17.90 Per Hour	\$19.00 Per Hour
<b>HADSPEN RECREATION GROUND MEMORIAL CENTRE</b>		
Evening functions (from 6pm)	No Fee	\$80.00 Per Use
Non-regular users	\$11.70 Per Hour	\$12.00 Per Hour

**DECISION:**

## **CORP 3     2016-2017 BUDGET ESTIMATES, LONG TERM FINANCIAL PLAN UPDATE AND RATING RECOMMENDATIONS**

### **1)    Introduction**

The purpose of this report is to present the 2016-2017 Budget Estimates, Long Term Financial Plan (LTFP) update and rating recommendations for adoption by Council.

### **2)    Background**

The Budget Estimates with supporting documentation including updated LTFP summary (Budget Notes attachment e) have been circulated to all Councillors. A detailed analysis of the various aspects of the budget is provided in the Budget Notes & Rating Recommendations Report dated June 2016.

The Budget Estimates and rating recommendations have been framed according to the parameters set within the updated LTFP including the approved Capital Works Programme (CWP) and in accordance with the general discussions at the budget, rating and financial planning workshops in March and May.

### **3)    Strategic/Annual Plan Conformance**

The Annual Plan for 2016-2017 is by its nature funded within the Budget Estimates and provision has been made within the Annual Plan, where possible, for areas indicated as a priority within Council's Community Strategic Plan 2014 to 2024.

### **4)    Policy Implications**

The policy position within Council's Financial Management Strategy and with the annual review and update of the LTFP is to maintain Council's surplus operating position and forward CWP funding into the longer term.

Rates and Charges are structured in accordance with Council's Rates and Charges Policy No 77.

## **5) Statutory Requirements**

Council's financial activities are governed by the Local Government Act 1993 - Part 8, Financial Management (Section 73 to 85). The Budget Estimates have been prepared in accordance with Section 82 of the Act and must be adopted by Council with, or without alteration, by an '**Absolute Majority**'.

The recommendation following the rates resolutions which authorises the General Manager to make minor adjustments under section 82(6) must be carried by an '**Absolute Majority**'.

## **6) Risk Management**

The future sustainability of current levels of service and Council's ability to provide new and improved services while meeting increasing standards will be at greater risk should a reduced level of rating be adopted. This is particularly so in the current sustained low interest income environment, the three year freeze on any increases to annual Financial Assistance Grants (FAGs) and a likely ten year freeze for TasWater dividends.

## **7) Consultation with State Government and other Authorities**

The State Fire Commission advises Council of the annual Fire Service Contribution required to be collected on its behalf.

## **8) Community Consultation**

Not Applicable

## **9) Financial Impact**

The Budget Estimates and rating recommendations provide the cash requirements for Council's 2016-2017 operations and CWP.

The proposed General Rate accords with Council's Financial Management Strategy and LTFP position of at least keeping pace with inflation. The third and final year of the three year implementation of the Waste Management service charge for tips and transfer stations along with the revenue gain from development increases in the valuation base has helped offset the Federal Budget freeze on indexation of FAGs while accommodating the ongoing Departmental operating costs, including specific projects and programs.

The 2016-2017 budget records a surplus of approx. \$2.729million due to capital grants and the non-cash item for subdivision infrastructure taken over. The underlying budget position is a surplus of \$1.803million and for the first time, Council's Budget has progressed from an Adjusted Underlying Deficit to a Surplus albeit of just \$8,600 after accounting for the Roads to Recovery (R2R) grant allocated to capital works and carryover project funding.

Accumulated cash is estimated to fall from \$20.593million to \$13.586million due to a CWP in 2016-2017 that exceeds \$15million (including 2015-2016 project carryovers of \$4.74million) assuming all capital works are completed. The LTFP, at this point in time, indicates a declining position at this lower level during the current R2R program. However it does not factor in a Stormwater Service rate at this point in time as the detail and formal implementation decisions are yet to be made by Council. As highlighted in the notes accompanying the Budget Estimates, the larger capital projects expenditure information in the LTFP is also not yet backed by firm estimates but rather by broadly based costing of possible requirements which will be refined over time. There is no provision in the LTFP for the possible construction of a transfer station nor the infrastructure investment outcomes from the various ODP's, structure plans, recreation studies and master plans including Hadspen Urban Growth Area which are yet to be quantified and the "wish list" projects within them identified and prioritised.

To assist in keeping the cash position in perspective, accumulated depreciation as at 30<sup>th</sup> June 2015 was \$76.77million. This is significantly higher than the accumulated cash which is also required to provide for existing Liabilities at 30<sup>th</sup> June 2016 estimated at \$8.45million (ie: employee entitlements \$1.5m, tips rehabilitation \$2.35m, Tascorp debt - Aged Care Deloraine agreement \$3.6m and Creditors \$1m) before replacement of existing assets, let alone the continual upgrades and creation of new infrastructure plus provision for its replacement.

Subject to the implementation of a Stormwater service rate in 2017-2018 and receiving ongoing R2R grant funding past the current program, the proposed Budget Estimates and rates model provide some level of confidence in the LTFP operating position being in surplus in the medium term (refer to Budget Notes attachment (e) – Long Term Financial Plan 2017 summary), at least until there is a better understanding of uncertain and potentially significant future capital expenditure and funding estimates.

## **10) Alternative Options**

Council can adopt the Budget Estimates, LTFP and rating recommendations with amendments.

## **11) Officers Comments**

The framework for the annual budget is set within the LTFP which is guided by the principles within the Financial Management Strategy adopted by Council. Ongoing review of the long term CWP via Council's Asset Management Plans is a significant part of the annual review of the LTFP.

The \$10.297million 2016-2017 CWP adopted in May fine-tuned the capital expenditure generally within the bounds of the current LTFP. The program for 2016-2017 is larger than usual due to including additional \$1.5million R2R funding and the \$2.2million full cost of Union Bridge which will be reconstructed over the 2016-2017 and 2017-2018 financial years.

There are no new major ongoing operating expenditure influences on the budget for 2016-2017 however the cost of specific programs and projects continues to rise, increasing by a further \$97,000. Specific project funding of \$768,700 is included of which \$202,200 is carryover project funding from 2015-2016. These projects and programs all relate to the Maintenance and Working Expenses line item within the budget with most relating to functions within *Infrastructure Services, Development Services and Economic Development & Sustainability Depts*. Total departmental Maintenance and Working Expenses are estimated to increase by \$222,800 or 1.84% on last year's budget.

The Revenue focus within the budget and LTFP remains on the Federal Government budget freeze on FAGs indexation for CPI and population growth with 2016-2017 being the third and final year; historically low and reducing interest income; the three year freeze on TasWater dividends likely to extend to ten years and the Waste Management service charge final instalment.

A net increase in Fees & Charges income is estimated after excluding the reduction of \$50,800 from the changed Building Surveyor service arrangements plus a small increase in Other Revenue is more than offset by increased costs while the General Rate increase is also required to compensate for the estimated reduction in Interest income of \$54,000 plus the foregone revenue from freezes to FAGs indexation and Taswater distributions.

Underlying inflationary pressures on Council's operations taken into account as usual are CPI at 1.3% (Hobart) for the year ending 31 March 2016 and the Council Cost Index (CCI) of 1.87% for the calendar year ending December 2015.

The LTFP follows the principle within Council's Financial Management Strategy of maintaining the General Rate in real terms, ie increases not less than inflation. An Adjusted Underlying Operating Surplus position (this is the Underlying Surplus less R2R grant) over the short to medium term of the current LTFP should be achievable provided the proposed Stormwater Service rate is implemented in 2017-2018. It needs to be recognised however that the atmosphere of uncertainty surrounding future finances continues due to the following reasons:

- the current assumptions and lack of detail surrounding major projects in Council's longer term CWP (within the Asset Management Plans) and LTFP plus infrastructure investment yet to be quantified and projects prioritised from the ODPs and structure plans (including Hadspen Urban Growth Area plan) for consideration and inclusion in Council's asset management plans and critically, its LTFP
- reducing interest income through sustained low interest rates, reduced cash levels with rising Capex from the ODPs and structure plans and repayment of Valley Central debt to Council
- uncertainty over the future of Taswater dividends with the current dividend freeze likely to extend to ten years

The following commentary provides a brief snapshot of the major elements of the 2016-2017 budget.

### **General Income**

- A small decrease of \$17,600 expected in total Fees & Charges income
- Interest income to decrease by \$54,000 due to reduced interest rates.
- Expected reduction of \$40,000 in annual FAGs grant due to indexation freeze
- Other Income includes \$834,000 TasWater distribution, the same as last year with a 3yr freeze on dividends that started in 2015-2016



## Expenditure

- Funding increased again for a number of specific projects, studies/surveys and programs in *Infrastructure Services, Development Services* and *Economic Development & Sustainability Services Departments*
- Borrowing Costs are the continuing provision for future landfill rehabilitation plus contra expense from Aged Care Deloraine finance agreement
- Fire Contribution total increase of 4.89% required by State Fire Commission
- Other Payments includes provision for residual asset value write-offs, \$115k for Community & Other Grants plus \$29k annual audit fees

## Rates

- 1.3% recommended increase to the General Rate as per the LTFP position to keep pace with inflation (1.3% Hobart CPI, 31 March 2016; 1.87% Council Cost Index, 31 December 2015) plus supplementary valuations from development adding 1.4% to rate income
- Proposed \$16 increase for the 3<sup>rd</sup> and final year phase-in of the Waste Management service charge to fully fund the operation of tips & transfer stations, eliminating the cross-subsidy from the General Rate.
- No increase to the kerbside waste collection component of the Waste Management service charge
- Increases required by State Fire Commission for all fire district contributions
- Proposed reduction of overdue rates interest from 8.46% to 7.5%
- The following table compares rates for the Residential Average AAV (not actual properties) by suburb/township and Primary Production (actual AAVs). Mole Creek does not have a kerbside waste collection service.

### RATING COMPARISONS BY LOCALITY

<b>Residential Average</b>	<b>AAV</b>	<b>General</b>	<b>Fire</b>	<b>Waste</b>	<b>TOTAL</b>	<b>2015-16</b>	<b>Increase</b>
Prospect Vale	\$13,162	790.75	184.72	176.00	<b>\$1,151</b>	\$1,121	\$30
Blackstone Heights	\$15,760	946.83	221.18	176.00	<b>\$1,344</b>	\$1,310	\$34
Hadsphen	\$11,210	673.47	44.07	176.00	<b>\$894</b>	\$868	\$26
Carrick	\$11,960	718.53	47.01	176.00	<b>\$942</b>	\$915	\$27
Bracknell	\$9,400	564.73	38.00	176.00	<b>\$779</b>	\$755	\$24
Westbury	\$11,058	664.34	43.47	176.00	<b>\$884</b>	\$858	\$26
Deloraine	\$11,180	671.70	43.95	176.00	<b>\$892</b>	\$866	\$26
Mole Creek	\$7,922	475.94	38.00	46.00	<b>\$560</b>	\$538	\$22
<b>Primary Production actual AAV</b>							
Dunorlan	\$42,900	2,577.35	155.04	46.00	<b>\$2,778</b>	\$2,731	\$47
Selbourne	\$46,200	2,775.60	166.97	46.00	<b>\$2,989</b>	\$2,939	\$50

### **Budget Summary**

- Total rates income of \$11.293m out of total revenue of \$21.588m (52.3%)
- Departmental operating costs of \$12.3m out of a total of \$18.85m (65.3%)
- Budget surplus recorded of \$2.729m due to capital grants & other capital contributions however the Adjusted Underlying Surplus is just \$8,600 (increase from \$89,400 Deficit budgeted in 2015-2016)
- Surplus reliant on revenue streams other than Council rates, fees & charges ie Taswater distributions, interest income, Commonwealth grants (incl. R2R) coping with increased costs, regulatory compliance, one-off project funding & creation of new assets
- \$10.297 Capital Works Program (70% renewal & 30% new/upgrade) plus \$4.74m carryover projects from 2015-2016
- Accumulated cash estimated to reduce from \$20.593m to \$13.586m

### **Long Term Financial Plan (LTFP)**

- With no real (above CPI) General Rate increases factored in, future surpluses remain reliant on external revenue streams over which Council has little influence particularly the annual FAGs, R2R grant and Taswater distributions
- Three year freeze on Taswater dividends extended in the plan to ten years
- At the current level of rating and operational activity and subject to the assumptions for external revenues and the landfill rehabilitation provision the LTFP is expected to remain close to surplus at least to 2018-2019 when the current five year R2R grants program is completed

For detailed comment please refer to the June 2016 Budget Notes & Rating Recommendations Report included with the 2016-2017 Budget Estimates documents.

**AUTHOR:** Malcolm Salter  
DIRECTOR CORPORATE SERVICES

## **12) Recommendation**

***It is recommended that Council adopts the 2016-2017 Budget Estimates, the updated Long Term Financial Plan and the following Rating recommendations:***

**1. General Rate**

- a) That pursuant to Section 90 of the Local Government Act 1993 (the Act), Council makes the following General Rate in relation to all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area for the period commencing 1 July, 2016 and ending on 30 June, 2017, namely a rate of 6.0078 cents in the dollar of assessed annual value of the land;**
- b) That pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of \$135.**

**2. Service Rates and Service Charges**

**That pursuant to Sections 93, 93A and 94 of the Act, Council makes the following Service Rates and Service Charges in respect of all rateable land within the municipal area (including land which is otherwise exempt from rates pursuant to Section 87) for the period commencing 1 July, 2016 and ending on 30 June, 2017 namely:**

- a) A service charge for waste management in respect of all lands of \$46 for the making available of waste management facilities.**
- b) That pursuant to Section 94(3A) of the Act, Council declares by absolute majority, that the service charge for waste management is varied as follows:**
- i. by reason of the provision of a standard kerbside waste collection service, ie 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 \$130 to \$176;**
- ii. by reason of the provision of an extra capacity kerbside waste collection service ie 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 \$158 to \$204;**

- iii. *by reason of the provision of an additional extra capacity kerbside waste collection service ie one 240 litre (or two 140 litre) mobile garbage bin(s) 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 \$316 to \$362;*
  - iv. *by reason of the locality and provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, upsized from the standard kerbside waste collection (as per 2b)i above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights the service charge for waste management is varied for all lands receiving such a service by reducing it by \$28 to \$176;*
  - v. *by reason of the locality and provision of an additional extra capacity kerbside waste collection service ie one 240 litre mobile garbage bin (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, upsized from the extra capacity kerbside waste collection (as per 2b)ii above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights, the service charge for waste management is varied for all lands receiving such a service by reducing it by \$158 to \$204;*
- c) *A Fire Protection Service Rate for the contribution specified in a notice issued under section 81B of the Fire Service Act 1979:*
- i. *in respect of the Launceston Permanent Brigade Rating District of 1.4034 cents in the dollar of assessed annual value of rateable land within that District;*
  - ii. *in respect of the Volunteer Brigade Rating Districts of 0.3931 cents in the dollar of assessed annual value of rateable land within those Districts AND*
  - iii. *in respect of General Land of 0.3614 cents in the dollar of assessed annual value of rateable General land.*
- d) *That pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of the fire protection service rates of \$38.*

**3. Separate Apportionments**

***That for the purpose of this resolution, 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.***

**4. Instalment Payments**

***That pursuant to Section 124 of the Act Council:***

- 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:***

***The first instalment on or before 31 August 2016***

***The second instalment on or before 31 October 2016***

***The third instalment on or before 31 January 2017***

***The fourth instalment on or before 31 March 2017***

**5. Interest on Late Payments**

***That pursuant to Section 128 of the Act , if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge of 0.020548% (7.5% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.***

**6. 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 section 89A of the Act.***

**And**

***That pursuant to Section 82 (6) of the Act the Council by absolute majority, authorises the General Manager to make minor adjustments up to \$20,000 to individual items within the estimated expenditure***

***under section 82(2)(b) and the estimated capital works under section 82(2)(d) so long as the total amount of that estimate is not altered.***

**DECISION:**



# Budget Estimates 2016 - 2017

## 2016-2017 BUDGET NOTES AND RATING RECOMMENDATIONS

### TO ALL COUNCILLORS

At a Meeting of Council to be held on the 7 June next, it will be necessary to adopt the Budget Estimates for 2016-17 and to fix the rates and charges for the year.

The following budget notes, Rating Recommendations and Rating Budget are presented for your consideration at that meeting.

**Page 1** of the Rating Budget is the **Consolidated Operating Statement** showing the anticipated result for 2015-16 combined with the Consolidated Operating Budget for 2016-2017, reconciled back to Council's Cash position after allowing for Capital items, Depreciation etc.

The Consolidated Operating Statement is the high level summary of the operating position of Council. To briefly summarise the structure of the budget, all Council's operations are contained within the General Account. The various Operating Functions are split into lower levels according to the activities and sub-activities carried on within each. Each level links with the level above it to form the summary at page 1. There is a flow chart that details the format at the front of the Rating Budget document. It should be viewed in conjunction with this report to gain an understanding of the linking structure of the various activities and sub-activities.

**Page 2** is the **Adjusted Consolidated Operating Statement** which highlights:

- The Underlying Operating position after deducting capital items to align with Council's statutory account reporting.
- The **Adjusted Underlying Operating** position after deducting carryover project funding and R2R funds allocated to Capital projects to show the true operating position.

**Page 42** is a single Capital Budget page that summarises asset expenditure amounts in the cash reconciliation sections of the Rating Budget and detailed in the Capital Works Program.

The major expenditure category of "**Maintenance & Working Expenses**" is broken down into the six Departments. This ensures greater responsibility and accountability for departments in the performance of their particular activities.

The following functions and activities are funded primarily by the General Rate, General untied grants from the Grants Commission, Taswater distributions, fees & charges and specific service rates and charges for the State Fire Service contribution and Waste Management Services including tips and transfer stations and kerbside collection.



## Consolidated Budget Summary Page 1

The operational activities are grouped under the following functions:

- **GENERAL ADMINISTRATION – Summary page 3 & page 4**
- **ROADS, STREETS AND BRIDGES – Summary page 5 & 6 - 7**
- **HEALTH, COMMUNITY & WELFARE – Summary page 8 & 9 - 24**
- **LAND USE PLANNING & BUILDING – Summary page 25 & 26 - 27**
- **RECREATION & CULTURE – Summary page 28 & 29 - 34**
- **UNALLOCATED & UNCLASSIFIED – Summary page 35 & 36 - 38**

In looking at the individual functions and their associated activities in more detail, brief comment is given on notable happenings within certain activities during 2015-16 in Table 1 followed by comment on the budget and rating recommendations for 2016-17.

**Table 1 - Major Variances 2015-16**

Page No	Function/Activity	Line Item	Increase (Decrease)	Comment
	<b>REVENUE</b>			
4	Administration	Fees & Charges	41,300	Unbudgeted rent from unsold Service Tas building + increased 337 certificate fees
		Other Revenue	(13,200)	Budgeted rent for 333 Westbury Rd reallocated to Other Unallocated income
5	Roads, Streets & Bridges	Grants	(525,500)	Prior year prepaid annual road grant of approx. \$1m partially offset by extra R2R grant
10	Animal Control	Fees & Charges	(4400)	Reduced registration fee income and infringement/pound fees
12	Area Promotion	Fees & Charges	(18,000)	Reduction in visitor centre activity
15	Household Waste	Total Revenue	16,000	\$6k supplementary rates plus \$10k extra in tip fees
18	Other Protection of the Environment	Grants	7100	Green Army project
24	Aged & Disabled	Contributions	(8200)	Community car changeovers cost less than anticipated = reduced committee contributions
25	Land Use Planning & Building	Fees & Charges	10,600	Slight decrease in planning fees offset by small increase in building fees
31	Rec. Grounds & Sports Facilities	Fees & Charges	19,400	Additional facilities usage
		Grants	24,500	Hadspen playground; Prospect Vale play scape & Westbury Sports Centre lights

Page No	Function/Activity	Line Item	Increase (Decrease)	Comment
32	Parks & Reserves	Contributions	10,500	Extra cash in lieu of Public Open Space
38	Other Unallocated & Unclassified	Rates Revenue	56,000	Supplementary rate income
		Interest	90,000	Lower interest rates more than offset by retention of cash for carryover Capex + extra Valleycentral interest as no capital repayments in 2015-16
		Grants	(1,020,700)	50% prepayment of annual FAGs in 2014-15
		Other Income	22,200	Reallocated rent for 333 Westbury Rd + unbudgeted 35 William St
	<b>EXPENSES</b>			
4	Administration	Maint & Working	(55,800)	Under expenditure includes some savings in office costs & \$45k project carryovers to next year
		Depreciation	(20,700)	Software fully depreciated
5	Roads, Streets & Bridges	Maint & Working	114,300	Increased road maintenance partially offset in other areas
9	Preventive Health	Maint & Working	11,200	Increased allocation of EHO time offset in Environment page 18
10	Animal Control	Maint & Working	9100	Officer time allocated offset in reduced Fire Protection page 11
11	Fire Protection	Maint & Working	(10,600)	Refer to page 10 comment
12	Area Promotion	Maint & Working	(38,500)	Some project carryovers to 16-17
13	Economic Services	Maint & Working	14,500	Unbudgeted Meander Falls Rd investigation costs
15	Household Waste	Maint & Working	(66,100)	Savings in new collection contract & \$30k strategy carryover
18	Other Protection of Environment	Maint & Working	(15,600)	Refer to page 9 comment
21	Street Lighting	Maint & Working	(16,800)	Reduced power charges with new contract
26	Land Use Planning	Maint & Working	(83,100)	Planning projects not undertaken, some funds reallocated (Green Army) & small carryover to 16-17
27	Building Control	Maint & Working	(49,800)	Reduced Consultant Surveyor & Permit Authority costs
31	Recreation Grounds & Sports Facilities	Maint & Working	(54,600)	Reduced building mtce program costs and Works underspend offset in Parks & Reserves
32	Parks & Reserves	Maint & Working	29,500	Increased maintenance & more direct costing of staff time

## SUMMARY 2015-16

Revenue is anticipated to be under budget by \$1.253million. All revenue line items were above budget expectations except Grants & Subsidies which is under by \$1.511million due to the prepayment of 50% of the annual Financial Assistance Grant (FAG) on 30<sup>th</sup> June 2015. Total departmental Maintenance & Working Expenses is anticipated to be \$279,900 under budget with \$202,200 of that amount being unspent project funds carried over to 2016-17. There were no significant impacts on Departmental operations in 2015-16.

Total Operating Expenditure is anticipated to be under budget by \$364,400. The *Operating Surplus* anticipated for 2015-16 is \$841,500 compared to the budgeted surplus of \$1.73million. After adding back the prepaid FAG, deducting capital grants & contributions and the non-cash revenue item for subdivisions taken over, the *Underlying Operating Surplus* anticipated for the year is \$2.127million.

### Adjusted Underlying Operating Surplus (Deficit) - refer to Rating Budget page 2

Excluding the project funding carried over and the annual Roads to Recovery (R2R) road grant of \$1.709million allocated to capital road works results in an *Adjusted Underlying Operating Surplus* anticipated from all other operations of \$438,300 compared to the budgeted *Adjusted Underlying Operating (Deficit)* of \$89,400.

An above budget adjusted Total Operating Revenue result (after adding back the 50% FAG prepayment) and a below budget Total Operating Expenditure result (after adjustment for project funds carried over to 2016-17) have provided the adjusted surplus.

**Table 2 - Anticipated results summary 2015-16**

Operating Result Summary	2015-16			
	Budget	Anticipated	Difference	% Diff.
<b>Total Operating Revenue</b>	\$20,352,900	\$19,099,700	-\$1,253,200	
<b>-/+ subdivisions, Capital Grants, Grants</b>	-\$891,000	\$1,285,500	\$2,176,500	
<b>Adjusted Operating Revenue</b>	<b>\$19,461,900</b>	<b>\$20,385,200</b>	<b>\$923,300</b>	<b>4.7%</b>
<b>Maintenance &amp; Working Exp.</b>	\$12,082,400	\$11,802,500	-\$279,900	-2.3%
<b>Total Operating Expend.</b>	\$18,622,600	\$18,258,200	-\$364,400	-2.0%
<b>Operating Surplus/Deficit</b>	\$1,730,300	\$841,500	-\$888,800	
<b>Underlying Surplus/Deficit</b>	<b>\$839,300</b>	<b>\$2,127,000</b>	<b>\$1,287,700</b>	<b>153.4%</b>
<b>Add: carryover project funds</b>	\$222,500	\$20,300	\$202,200	
<b>Less: Roads to Recovery</b>	-\$1,151,200	-\$1,709,000	-\$557,800	
<b>Adjusted Underlying Surplus/Deficit</b>	<b>-\$89,400</b>	<b>\$438,300</b>	<b>\$527,700</b>	<b>590.3%</b>
<b>Asset Expenditure</b>	\$8,862,000	\$7,532,500	-\$1,329,500	-15.0%
<b>Closing Cash Balance</b>	<b>\$19,360,100</b>	<b>\$20,593,700</b>	<b>\$1,233,600</b>	<b>6.4%</b>

## BUDGET FRAMEWORK 2016-17

The framework for the budget is set within the Long Term Financial Plan (LTFP) which is guided by the principles within the Financial Management Strategy adopted by Council. Ongoing review of the long term Capital Works Program via Council's Asset Management Plans is a significant part of the annual review of the LTFP.

The \$10.297million Capital Works Program adopted in May fine-tuned the Capital expenditure generally within the bounds of the current LTFP. The program for 2016-17 is larger than usual due to including the additional \$1.5million R2R funding and the \$2.2million full cost of Union Bridge which will be reconstructed over the 2016-17 and 2017-18 financial years.

There are no new major ongoing operating expenditure influences on the budget for 2016-17 however the cost of specific programs and projects continues to rise, increasing by a further \$97,000. Specific project funding of \$768,700 is included in 2016-17 of which \$202,200 is carryover project funding from 2015-16.

The following projects and programs all relate to the Maintenance and Working Expenses line item with most relating to functions within *Infrastructure Services, Development Services and Economic Development & Sustainability Depts.*

### Programs and Projects of Note:-

Hadspen ODP urban design	\$10,000
Dept. of Education land development plan ( <i>carryover</i> )	\$10,000
Westbury Road Streetscape plan	\$32,500
Tasmanian Planning Scheme Review	\$50,000
Economic - Industry needs , support and research	\$29,000
Asian engagement strategy development	\$18,000
Environment - Green Army project ( <i>carryover</i> )	\$25,000
Asset Management - buildings revaluation	\$20,000
GIS - survey and update	\$20,000
Hadspen Urban Growth Area - project management & admin support	\$145,000
Waste Management strategy ( <i>continued</i> )	\$30,000
Tips - EPA compliance works incl. inert waste removal	\$34,000
Stormwater systems surveys and modelling ( <i>continued</i> )	\$35,000
Road to Recovery roadside drainage	\$150,000
	<hr/>
	<b>\$598,500</b>

Variances of note between the 2015-16 and 2016-17 budgets are set out in more detail in the following [Table 3](#). Further line item comments are also provided in the Rating Budget.

**Table 3 - Major Variances from 2015-16 budget to 2016-17 budget**

<b>Page No</b>	<b>Function/Activity</b>	<b>Line Item</b>	<b>Increase (Decrease)</b>	<b>Comment</b>
	<b>REVENUE</b>			
4	Administration	Fees & Charges	21,500	Increased 337 certificate fees + rent from Service Tas. building before sale
		Other Revenue	(14,800)	House rent reallocated to Unallocated... page 38
5	Road, Streets & Bridges	Grants	1,049,100	additional R2R & 50% of Union Br grant
11	Fire Protection	Rate Revenue	47,000	4.6% increase in Fire contribution
15	Household Waste	Rate Revenue	173,900	Increased kerbside collections + \$162k from 3rd yr of tip/tfr stn service charge increase
		Fees & Charges	15,700	Anticipated increased tip fees income
25	Land Use Planning & Building	Fees & Charges	(55,300)	Changed Building Surveying service
31	Recreation Grounds & Sports Facilities	Fees & Charges	14,000	Increased facility usage
38	Other Unallocated	Rates	233,000	1.3% incr.; (\$113k) plus development incr. (\$120k)
		Interest	(54,000)	Reduced interest rates & Valleycentral after some Capital repayments by developers
		Grants	(10,000)	Reduced population based share of base grant pool
	<b>EXPENSES</b>			
4	Administration	Maint & Working	53,200	Includes GM recruitment & Community survey costs
5	Roads, Streets & Bridges	Maint & Working	(75,300)	Reduction in both Road & Bridge mtce costs
9	Preventive Health	Maint & Working	36,700	Reallocation of EHO time from Environment page 18
10	Animal Control	Maint & Working	9200	Increasing cost of providing service
12	Area Promotion	Maint & Working	86,600	Includes carryover projects & projects reallocated from Economic Services
14	State Emergency	Maint & Working	(36,900)	Meander flood zone mapping project completed
15	Household Waste	Maint & Working	88,500	New contract increase for tips + EPA compliance \$45k

Page No	Function/Activity	Line Item	Increase (Decrease)	Comment
26	Land Use Planning	Maint & Working	27,700	Includes \$50k for Tasmanian Planning Scheme review & mapping project
27	Building Control	Maint & Working	(20,100)	Increased Permit Authority offset by Building Surveying changes
29	Public Halls	Maint & Working	(14,600)	Reduced proportion of building mtce program funds
31	Recreation Grounds & Sports Facilities	Maint & Working	16,000	Increased facilities operating costs

### BUDGET FRAMEWORK 2016-17 (continued)

Underlying inflationary pressures on Council's operations taken into account as usual are CPI at 1.3% (Hobart) for the year ending 31 March 2016 (1.8% at December 2015) and the Council Cost Index (CCI) of 1.87% for the year ending December 2015. The LTFP follows the principle within Council's Financial Management Strategy of maintaining the General Rate in real terms, ie increases not less than inflation. The Revenue focus within the LTFP remains on the Federal Government budget freeze on FAG's grants indexation for CPI and population growth with 2016-17 being the third and final year; historically low and reducing interest income; the three year freeze on TasWater dividends likely to extend to ten (10) years and the Waste Management Service Charge final instalment.

Departmental Maintenance and Working Expenses are estimated to increase by \$222,800 or 1.84% on last year's budget (\$436,400 in 15-16). With net project carry-over funding adjustments of \$31,700 in 2015-16 and -\$20,300 in 2016-17 the underlying increase is \$243,100 or 2% (\$361,300 in 15-16).

The estimated increase in Fees & Charges income after allowing for a reduction of \$50,800 from the changed Building Surveyor service arrangements plus a small increase in Other Revenue is more than offset by associated costs while the General Rate increase is also required to compensate for the estimated reduction in Interest income of \$54,000 plus the foregone revenue from freezes to FAG's indexation and Taswater distributions.

**Rates Model:** The proposed model is anchored on the final stage of implementing the additional waste management service charge component for each property. Increasing the charge by \$16 to \$46 will raise an additional \$162,000 and provide \$462,000 in total towards meeting the costs of operating tips and transfer stations within the Waste Management function. This level of increase keeps the charge within the previously forecast range of \$45 to \$50.

**General Rate:** A CPI based **1.3%** General Rate increase is estimated to raise \$113,000 and maintain the value of the rate base in real terms. A further \$127,000 increase to General Rate revenue is estimated from minimum and supplementary rates and development increases to the valuation base during 2015-16.

## BUDGET FRAMEWORK 2016-17 (continued)

**Fire Levy:** The State Fire Commission contribution will increase by 4.6% or \$47,000 to \$1,075,600.

**Waste Management:** The third and final year phase-in of the increased waste management charge completes the transition for the costs of providing tips and transfer stations to be fully funded from user fees and service charges rather than the non-transparent rate in the \$ property value based subsidy in the General Rate. The current operational deficit in Household Waste will be virtually eliminated with a small \$5,000 deficit estimated due to once only compliance costs in 2016-17.

Estimated net operational savings of \$256,000 from tipping all kerbside collection at Cluan instead of tipping the eastern end collection at Remount Rd is a significant contributor to eliminating the deficit in conjunction with income generated by the service charge and tipping fees.

Refer to the Rating Budget page 15 "Community – Household Waste".

There are no proposed increases to the kerbside collection components of the Waste Management Service charges in 2016-17 with these remaining at \$130 for the 80L bin and at \$158 for the 140L bin.

The following is a list of charges over the three year phase-in period. The proposed charges do not include net costs for any extension to the current collection areas but do include some costs for extending the green waste collection to Prospect Vale proposed for the June quarter 2017.

<u>Waste Management Service Charges</u>	<u>2014-15</u> <u>Actual</u>	<u>2015-16</u> <u>Actual</u>	<u>2016-17</u>	
			<u>Forecast</u>	<u>Proposed</u> <u>Actual</u>
80L standard kerbside collection	\$143	\$160	\$185	\$176
140L extra capacity kerbside collection	\$175	\$188	\$210	\$204
Service charge without kerbside collection	\$15	\$30	\$50	\$46

### Underlying Budget Surplus (Deficit):

After deducting capital grants & contributions and the non-cash revenue item for subdivisions taken over, the *Underlying Operating Surplus* for statutory reporting purposes is estimated at \$1.803million.

### Adjusted Underlying Budget Surplus (Deficit):

Adjusting for project funding carried over and the annual R2R road grant of \$1.997million allocated to capital road works results in an estimated *Adjusted Underlying Operating Surplus* from all other operations of \$8600 compared to the 2015-16 budget *Adjusted Underlying Operating (Deficit)* of \$89,400 - refer to the following Table 4. Moving from a deficit to this surplus position means that for the first time, R2R grant money is not subsidising other Council operations and activities.

Table 4 - Budget summary 2016-17

Budget Summary	2015-16 Budget	2016-17		
		Budget	Difference	% Diff.
<b>Total Operating Revenue</b>	\$20,352,900	\$21,588,000	\$1,235,100	
<b>-/+ subdivisions, Capital Grants, Grants</b>	<b>-\$891,000</b>	<b>-\$926,200</b>	<b>-\$35,200</b>	
<b>Adjusted Operating Revenue</b>	<b>\$19,461,900</b>	<b>\$20,661,800</b>	<b>\$1,199,900</b>	<b>6.2%</b>
<b>Maintenance &amp; Working Exp.</b>	\$12,082,400	\$12,305,200	\$222,800	1.8%
<b>Total Operating Expend.</b>	\$18,622,600	\$18,858,100	\$235,500	1.3%
<b>Operating Surplus/Deficit</b>	\$1,730,300	\$2,729,900	\$999,600	
<b>Underlying Surplus/Deficit</b>	<b>\$839,300</b>	<b>\$1,803,700</b>	<b>\$964,400</b>	<b>114.9%</b>
<b>Add: carryover project funds</b>	\$222,500	\$202,200	\$20,300	
<b>Less: Roads to Recovery</b>	<b>-\$1,151,200</b>	<b>-\$1,997,300</b>	<b>-\$846,100</b>	
<b>Adjusted Underlying Surplus/Deficit</b>	<b>-\$89,400</b>	<b>\$8,600</b>	<b>\$98,000</b>	<b>109.6%</b>
<b>Asset Expenditure</b>	\$8,862,000	\$15,033,100	\$6,171,100	69.6%
<b>Closing Cash Balance</b>	<b>\$19,360,100</b>	<b>\$13,586,500</b>	<b>-\$5,773,600</b>	<b>-29.8%</b>

## RATING RECOMMENDATIONS

### General Rate:

It is recommended that a **General Rate of 6.0078¢** in the \$ be struck across all LUC's with a minimum amount payable in respect of this rate of **\$135** (again no increase as the addition of the waste charge will mean \$181).

### Service Rates and Charges:

Within the General function are the sub-activities of Fire Protection and Household Waste. It is within these that the State Fire Service Contribution and Waste Management Service charges are accounted for.

The revenue to be raised for the State Fire Service contribution directly relates to the amount paid to the State Fire Commission therefore there is no effect on the level of the General Rate. The individual fire district contributions are set by the State Fire Commission. Amounts to be collected in 2016-17 and % increases in previous years and are contained in [Table 5](#).

Table 5 – State Fire Service Increases

Rating District	2013-14		2014-15		2015-16		2016-17		
	Contr.	% increase	Contr.	% increase	Contr.	% increase	Contr.	\$ increase	% increase
<b>Launceston Permanent Brigade</b>	606,968	3.77%	622,996	2.64%	644,753	3.49%	672,523	27,770	4.31%
<b>Country Volunteer Brigades</b>	178,073	1.70%	187,699	5.41%	194,528	3.64%	204,438	9,910	5.09%
<b>General Land</b>	169,554	5.11%	180,080	6.21%	189,347	5.15%	198,605	9,258	4.89%
	<b>\$954,595</b>	<b>3.61%</b>	<b>\$990,775</b>	<b>3.79%</b>	<b>\$1,028,628</b>	<b>3.82%</b>	<b>\$1,075,566</b>	<b>\$46,938</b>	<b>4.56%</b>



**State Fire Service Contributions:**

The following separate Fire Brigade Rating District service rates are recommended to raise the required contribution

<b><u>Rating District</u></b>	<b><u>Rate in \$</u></b>	<b><u>Minimum per Service</u></b>
■ <b>Launceston Permanent Brigade Rating District</b>	<b>1.4034¢</b>	<b>\$38</b>
■ <b>Volunteer Brigade Rating District (s)</b>	<b>0.3931¢</b>	<b>\$38</b>
■ <b>General Land Fire Service</b>	<b>0.3614¢</b>	<b>\$38</b>

**Waste Management Service Charges:**

It is recommended that the following service charges be levied for 2016-17 for the provision of tips, transfer stations and kerbside waste collection

- **Waste Management per property without kerbside collection @ \$46 (=\$16 incr.)**
- **Waste Management with Standard Kerbside Waste Collection i.e. one 80 litre mobile garbage bin and one mobile recycle bin, and including alternate weekly garbage and green waste collection where provided, @ \$176 per service (=\$0+\$16 increase)**
- **Waste Management with Extra Capacity Kerbside Waste Collection service i.e. one 140 litre mobile garbage bin and one mobile recycle bin, and including alternate weekly garbage and green waste collection where provided, @ \$204 per service (=\$0+\$16 increase)**
- **Waste Management with 240L Capacity Kerbside Waste Collection service i.e. one 240 litre mobile garbage bin and one mobile recycle bin, and including alternate weekly garbage and green waste collection where provided, @ \$362 per service (=\$0 +\$16 increase)**
- **With rebates of \$28 and \$158 respectively where 80L bins have been upsized to 140L and 140L bins upsized to 240L (or 2 x 140L) during the trial green waste collection service in Blackstone Heights**

The variable Waste Management Service charges are set at the required level to complete the three year phase-in of the contribution to the cost of tips and transfer stations and cover the full cost of the fortnightly kerbside wheelie bin recycling and the weekly wheelie bin garbage or alternate week green waste collection services. There is no increase proposed for the kerbside collection service for 2016-17. The upsized bin rebate will be discontinued when green waste collection is extended to other areas, most likely Prospect Vale in the fourth quarter of 2016-17 or beginning of 2017-18.

### **Instalments and Interest on Late Payments:**

As per the Rates and Charges policy all rates are payable by all ratepayers in four instalments with the due dates for 2016-17 being 31 August 2016; 31 October 2016; 31 January 2017 and 31 March 2017. It is recommended that interest be applied for late payment at **7.5% per annum** (0.020458% daily), a reduction from 8.46% last year. The statutory maximum for 2016-17 is 8.4%.

The instalment system with a late payment daily interest charge of only 2cents per \$100 per day with no discount and/or a fixed % penalty has worked very well since inception of Meander Valley Council in 1993. Daily interest is an administratively simple and above all else, transparent and fair arrangement, along with the timing of instalments, for balancing Council cash flows with easing the individual ratepayer's annual rate payments. There is no reliance on fluctuating interest income to offset any discount costs and as such there is no suggestion or perception of a back-handed penalty. With average Term Deposit rates now ranging around 2.85%, the estimated breakeven discount for 2016-17 would have been approx. 0.8%.

### **ASSET EXPENDITURE**

Capital Budget – Rating Budget page 42 summarises asset expenditure. The detail is provided within the Capital Works Program and where applicable, as an attachment to the Capital Budget (page 43). Asset Expenditure including projects carried over from 2015-16, is also detailed in the reconciliation of the budgeted cash position in each activity and sub-activity.

The major component of capital works expenditure for 2016-17 is again Roads and Bridges with a \$3.075million Bridge replacement program, including \$2.2million Union Bridge replacement. Overall funding levels are maintained for gravel re-sheeting, reseals and asphaltting while the Westbury Road and Prospect Vale Park continuing redevelopment are major capital requirements funded over the life of the current LTFP. Funding is provided in the *Infrastructure Services* operating budget for continuing with the waste management strategy which will provide a clearer picture of potentially significant future capital funding requirements and the timeframes for Waste Management. The Westbury Road Transport study continues to guide expenditure on this significant project as does the Prospect Vale Park master plan for its redevelopment.

It is anticipated significant funding will be required for these projects on an ongoing basis for some years to come particularly the closure and rehabilitation of the tips and possible construction of a transfer station. This anticipated funding requirement has a significant impact on Council's long term financial plan. The Hadsden ODP and Prospect Vale/Blackstone structure plan along with the Westbury and Deloraine plans require the anticipated significant capital investment to be quantified, projects prioritised and included within the timeframe of the current LTFP.

### **INTEREST INCOME**

During 2015-16 a reduced amount of \$840,000 in interest income is anticipated (excl. Aged Care Deloraine contra transactions of \$211,000). This includes bank interest \$680,000 (down \$35k on 2014-15); Valleycentral accrual \$105,000 and rate debtor interest \$55,000. A further reduction to \$696,000 is estimated in 2016-17 made up of:

- \$560,000 for bank interest in light of record low & reducing interest rates and cash levels
- \$91,000 interest accrual (non-cash) for Valleycentral
- \$45,000 for rate debtors (lower rate debt & overdue statutory %)

## GRANTS COMMISSION – ANNUAL FINANCIAL ASSISTANCE GRANT (FAG)

Predicting Grants Commission funding is difficult and a conservative approach has traditionally been taken in anticipating any increases from the indexation for CPI and population growth. The Federal budget removed any expectations through its indexation freeze on both CPI and population growth for the three years 2014-15 to 2016-17. In a further blow the Commission also revealed a small negative impact on Meander Valley's road grant from the most recent freight survey/cost adjustor. Along with a correction to Council's road length data last year this signalled a fairly large reduction to the road grant for 2015-16.

Given the prevailing circumstances the 2015-16 budget estimate allowed for a small reduction of \$31,000 to \$2.1million for the annual General Base Grant and a reduction of \$130,000 to \$2million for the Road Grant allocation. The actual cash grant outcome however was positive, exceeding estimate by \$56,783 – refer to [Table 6](#) below.

**Table 6 - Grants Commission Annual Grant Outcome (excl. prepaid)**

	<u>2015-16</u>	-	<u>2014-15</u>	<u>Decrease</u>	<u>2015-16 Budget Result</u>	<u>Estimate</u>	<u>Additional</u>
Base Grant	\$2,126,419		\$2,131,710	-\$5,291	\$2,100,000		<b>\$26,419</b>
Roads Grant	\$2,030,364		\$2,139,375	-\$109,011	\$2,000,000		<b>\$30,364</b>
TOTALS	\$4,156,783		\$4,271,085	-\$114,302	\$4,100,000		<b>\$56,783</b>

There were two main reasons for this outcome:

- a positive cash adjustment of \$28,099 for the 2014-15 estimated grant was added to the 2015-16 grant otherwise it would have been under budget
- the road grant reduction was not as significant with the result being \$21,000 better than expected

[Table 6a](#) below indicates the expected reduced outcome for 2016-17. Tasmania's base grant pool has actually reduced due to its population increase being lower than other states bearing in mind that the total "all states" grant pool is frozen.

**Table 6a - Grants Commission Estimated Annual Grant**

	<u>2016-17</u>	-	<u>2015-16</u>	<u>Decrease</u>	<u>2016-17 Budget Result</u>	<u>Estimate</u>	<u>Additional</u>
Base Grant	\$2,090,000		\$2,126,419	-\$36,419	\$2,090,000		\$0
Roads Grant	\$2,027,000		\$2,030,364	-\$3,364	\$2,027,000		\$0
TOTALS	\$4,117,000		\$4,156,783	-\$39,783	\$4,117,000		\$0

## **LOAN DEBT SERVICING**

No new borrowings are anticipated in the current LTFP for the budget program for 2016-17. However an application has been submitted to State Treasury for up to \$7million in borrowings in 2016-17 (backed by the developer part 5 agreements) for the Hadspen Urban Growth Area infrastructure development in anticipation of this proceeding.

The only external debt at this point in time is the finance arrangement between Council and Aged Care Deloraine with the \$3.6m interest only loan for a period of eleven years drawdown from Tascorp on 29 June 2012. Annual interest is \$211,000 and contra entries are shown in interest income and interest expense – see page 24 of the Rating Budget.

A borrowing program for Council infrastructure construction and renewals appears highly likely sooner rather than later. This assumption is based on the increasing appetite for raising service levels through construction of new and upgraded facilities resulting in quickly diminishing the cash accumulated for asset replacement and future liabilities. Refer to page 1 of the Rating Budget - *Closing Cash Balance*. It is essential that future decisions around asset creation and upgrade programs are given careful consideration and the need prioritised with a long term view to not only financing the construction but funding the annual operating costs over their lifetime which will ultimately be borne by the ratepayer.

## **FEES AND USER CHARGES**

The anticipated revenue from fees & charges for the 2015-16 year is expected to be above budget by \$64,800. This result is due mainly to unbudgeted rental income from the unsold Service Tasmania building and the house at 35 William St, an increase in income from 337 property sales certificates and increased usage of recreation facilities.

Annual licence fees and charges for dog control and Health were determined at the May council meeting. A small net increase could be expected from the Council Cost Indexed (1.87%) adjustments to these fees.

The annual review of other Sundry Fees and Charges is due for consideration at the June Council meeting. The various departments have reviewed their fees & charges and generally minor increases only, in line with the Council Cost Index or CPI, are proposed. Building fees have also been reviewed in the light of changes to regulatory service provision with the new building act commencing 1 July 2016.

The result of fees and user charges income levels being maintained or exceeding estimate is reduced pressure on the General Rate to compensate in funding Councils activities. Setting appropriate fees for use of facilities and services (including regulatory services) reinforces the message that they are not “free” and those users and residents getting a direct benefit share in the cost of providing those facilities and services. In the past this has assisted in there being virtually no real General Rate increases ie above CPI (and lower than the LTFP) since 2004-05.

Fees and Charges income for 2016-17 is budgeted to be less than Anticipated Actual for 2015-16 with a small decrease of \$17,600 on budget to budget. This is primarily due to ceasing the building surveying regulatory service with the resultant \$51,000 reduction in income. It is also expected that the surge in 337 certificates processed on property transfers will subside to some extent and the Service Tasmania building should be sold before the end of 2015.

**FEES AND USER CHARGES** (continued): Table 7 below highlights a reducing % of budgeted revenue from fees & charges over the past several years. Increasing Taswater distributions and FAGs would be the main contributor up to 2013-14. Increased rates income with the introduction of the separate waste management charge in 2014-15 and the additional 1% General Rate increase in 2015-16 would be contributing to a reduced percentage in those years. However if the trend continues, it will create an underlying pressure for future General Rate increases.

**Table7 - Budgeted Fees & Charges % of Adjusted Budgeted Revenue**

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>
% of adj. Revenue	6.5%	6.2%	6.2%	6.1%	5.9%
Fees & charges	\$1,084,100	\$1,051,800	\$1,106,900	\$1,119,300	\$1,101,700
Adj. Revenue*	\$16,691,000	\$16,994,700	\$17,818,100	\$18,310,700	\$18,657,500

\*Note: Adj. Revenue for each year has been further reduced by deducting R2R grant allocated to capital works

## REVENUE AND EXPENDITURE

The summary of Council's Revenue and Expenditure is effectively the Consolidated Operating Statement – page 1 of the Rating Budget document.

## WAGES AND SALARIES

Anticipated total amount for Salaries and Wages paid during 2015-16 is \$5.4 million. The estimate for 2016-17 is \$5.86 million which includes the annual increment under the Workplace Agreement, a part-time design engineer to help with delivering the significant CWP plus Council employment of four outside workers previously employed by Skilled and working with the Council Works crew.

## OPERATING OUTLOOK

The budget framed for 2016-17 has accommodated continuing pressures from reduced income streams due to the freeze on indexation increases on Council's annual FAGs and Taswater distributions along with declining interest income over the past three years. The introduction of the Waste Management Charge for tips and transfer stations; reduced Depreciation expense following revaluations of major assets classes for Roads, Bridges and Buildings over the previous two years combined with an overall Departmental operational expenses increase of just 1.84% have largely accounted for that pressure.

The funding for specific projects and programs to be undertaken, mostly in the *Development Services, Infrastructure Services and Economic Development & Sustainability Departments* has been considered and accommodated within the context of the proposed rate model. A high level of specific projects and programs discretionary funding at \$768,700 is maintained for a third year running. With 1% of the proposed General Rate income being approximately \$88,000 the highlighted project costs on page 5 are equal to 8.7% of General Rate income.

Maintaining the General Rate in real terms, the transition to Waste Management services being fully funded within that function and the lower Depreciation expense will account for reduced interest and the FAGs and Taswater dividend indexation freezes. This enables current constrained Departmental cost increases and the specific projects and programs within the various Departments to be funded in 2016-17.

**OPERATING OUTLOOK** (continued): An Adjusted Underlying Operating Surplus position (this is the Underlying Surplus less R2R grant) over the short to medium term of the current LTFFP should be achievable provided the proposed Stormwater Service rate is implemented in 2017-18. Council needs to recognise however that the atmosphere of uncertainty surrounding future finances continues due to the following reasons:

- the current assumptions and lack of detail surrounding major projects in Council's longer term CWP (within the Asset Management Plans) and LTFFP plus infrastructure investment yet to be quantified and projects prioritised from the ODPs and structure plans (including Hadspen Urban Growth Area plan) for consideration and inclusion in Council's asset management plans and critically, its LTFFP
- significantly reduced interest income through sustained low interest rates, reduced cash levels with rising Capex from the ODPs and structure plans and repayment of Valley Central debt
- uncertainty over the future of Taswater dividends with the current dividend freeze likely to extend to ten years

Previous budgets have highlighted that significant revenue streams from annual grants, interest income and Taswater distributions are beyond Council's control. It is critically important that the rate base is broadened and strengthened with the service charge for Waste Management self-funding and an Urban Stormwater rate proposed to follow in 2017-18. The move to direct service charges strengthens the capacity of the General Rate, the most critical of council's revenue sources, to meet future funding requirements.

The 2016-17 budget estimates an *Operating Surplus* of \$2.729million due to capital grants including additional R2R and the non-cash item for subdivision infrastructure taken over. The *Underlying Operating* budget position has a solid surplus of \$1.803 million however, after allowing for carryover funds and deducting R2R capital funding the budget achieves an Adjusted Underlying Operating Surplus for the first time, albeit just \$8600.

The level of accumulated cash is anticipated to drop significantly from \$20.593 million in 2015-16 to \$13.586 million in 2016-17 assuming all capital works are completed. The LTFFP indicates a declining position at this lower level during the current R2R program. It does not factor in a Stormwater Service rate at this stage as the detail and implementation decisions are yet to be made by Council. As previously highlighted, the larger capital projects expenditure information in the LTFFP is not yet backed by firm estimates but rather by broadly based costing of possible requirements which will be refined over time (eg tips rehabilitation, Westbury Road, Prospect Vale Park). There is no provision in the LTFFP for the possible construction of a transfer station nor the infrastructure investment outcomes from the various ODP's, structure plans, recreation studies and master plans including Hadspen Urban Growth Area which are yet to be quantified and the "wish list" projects within them identified and prioritised.

Councillors need to keep the cash position in perspective; Accumulated depreciation as at 30<sup>th</sup> June 2015 was \$76.77 million. This is significantly higher than the accumulated cash which is also required to provide for existing Liabilities at 30<sup>th</sup> June 2016 estimated at \$8.45 million (ie: employee entitlements \$1.5m, tips rehabilitation \$2.35m, Tascorp debt - Aged Care Deloraine agreement \$3.6m and Creditors \$1m) before replacement of existing assets, let alone the continual upgrades and creation of new infrastructure plus provision for its replacement.

**OPERATING OUTLOOK** (continued): Future funding of any "wish list" projects and increased service levels on top of current commitments will require Councillors making difficult priority decisions including borrowing levels with the debt needing to be repaid by potentially significant "real" rate increases.

**Snapshot of the Adjusted Consolidated Operating Statement – Rating Budget page 2**

<b>Meander Valley Council</b> <b>2016-2017 Rating Budget</b>					
<b>ADJUSTED</b>	<b>Budget</b>	<b>Anticipated</b>	<b>Budget</b>		
<b>Consolidated Operating Statement</b>	<b>2015-16</b>	<b>Actual 2015-16</b>	<b>2016-17</b>		
<i>Operating Revenue</i>				Budget to Budget differences	
Rate Revenue	10,832,600	10,917,500	11,293,500	460,900	4.25%
Fees & User Charges	1,119,300	1,184,100	1,101,700	(17,600)	-1.57%
Contributions	350,600	353,800	311,800	(38,800)	-11.07%
Interest	961,300	1,051,300	907,300	(54,000)	-5.62%
Grants & Subsidies	6,093,200	4,581,500	6,960,500	867,300	14.23%
Other Revenue	995,900	1,011,500	1,013,200	17,300	1.74%
<b>Total Operating Revenue</b>	<b>20,352,900</b>	<b>19,099,700</b>	<b>21,588,000</b>	<b>1,235,100</b>	<b>6.07%</b>
<i>Operating Expenditure</i>					
<i>Departments</i>					
Governance & Community Services	1,632,400	1,641,000	1,706,600	74,200	4.55%
Corporate Services	1,612,500	1,590,500	1,652,100	39,600	2.46%
Infrastructure Services	2,453,300	2,349,500	2,603,900	150,600	6.14%
Development Services	1,757,700	1,605,400	1,771,900	14,200	0.81%
Works	3,530,800	3,559,500	3,503,500	(27,300)	-0.77%
Econ. Development & Sustainability	1,095,700	1,056,600	1,067,200	(28,500)	-2.60%
Maintenance & Working Expenses	12,082,400	11,802,500	12,305,200	222,800	1.84%
Purchase of Water	-	-	-		
Borrowing Costs (re: tip provision)	311,300	271,300	271,300	(40,000)	-12.85%
Depreciation	4,964,000	4,921,800	4,961,000	(3,000)	-0.06%
Payments to Government Authorities	1,028,600	1,028,600	1,075,600	47,000	4.57%
Administration Allocated	-	-	-		
Other Payments	236,300	234,000	245,000	8,700	3.68%
<b>Total Operating Expenditure</b>	<b>18,622,600</b>	<b>18,258,200</b>	<b>18,858,100</b>	<b>235,500</b>	<b>1.26%</b>
<b>Operating Surplus/(Deficit)</b>	<b>1,730,300</b>	<b>841,500</b>	<b>2,729,900</b>		
Grants & Contributions					
- 50% Annual Grant prepayments	-	2,110,800	-		
- Other Capital Grants & Contributions	(641,000)	(575,300)	(676,200)		
Subdivisions taken over Adjustment	(250,000)	(250,000)	(250,000)		
<b>Underlying Operating Surplus</b>	<b>839,300</b>	<b>2,127,000</b>	<b>1,803,700</b>		
Project funds brought fwd from previous year	222,500	222,500	-		
Project funds carried over to next year	-	(202,200)	202,200		
Annual Roads to Recovery grant - Capex	(1,151,200)	(1,709,000)	(1,997,300)		
<b>Adjusted Underlying Operating Surplus(Deficit)</b>	<b>(89,400)</b>	<b>438,300</b>	<b>8,600</b>		

(Note: \$1,997,300 Roads to Recovery is a specific road grant allocated to capital projects. The net result when excluding this grant is an underlying surplus for all other Council operations of \$8600)

## FINANCIAL PLAN (summary - attachment e)

The LTFP clearly demonstrates how Council's operating position and cash reserves are very much dependant on the level of Federal grant funds, projections for Taswater distributions, the level of capital works undertaken and the subsequent levels of interest income. It clearly shows the deteriorating state of Council's finances which indicates that real rate increases, including the Stormwater Service rate, may be necessary on top of increases required to meet future potential debt repayments.

## RATES JOURNEY (refer to **attachment f** for Rate Model history 2007-08 to 2015-16)

Ten years of KPI data collection from 1999-2000 to 2008-2009 recorded that Meander Valley's rating effort was consistently at the bottom end of the twelve councils in the medium group. KPI data is no longer published but with mostly inflation only General Rate increases over the periods since then little change would be expected from those previous results. NOTE: exceptions being the two Fresh Revaluation years where there was no increase and last year's additional 1%.

Over the nine years from the 2007 Fresh Valuation, the average residential rate increase including the proposed 2016-17 increase, has ranged from 1.78% per year in Carrick with 140L kerbside collection to 3.61% in Bracknell with 80L kerbside collection (& lower \$ value rate base). Primary Production has had an average increase of 7.06% (down from 7.5% eight year average) per year due to increasing property values relative to all other Land Use Classes (LUCs), however still remains under 25% of General Rates revenue from this LUC – refer to **attachments c1 and c2** for all residential area and other LUC's.

**Rate Model for 2016-17:** The proposed model is calculated on an "unadjusted" valuation base being the fourth year of the current 6yr valuation cycle. As such, the model is straightforward and based primarily on the following principles:

- The Financial Plan position of maintaining the General Rate base in real terms with a CPI increase of 1.3% for March 2016 (Hobart)
- Supporting the adjustment to the current sustained period of historically low interest rates and reducing interest income along with the CPI freezes on annual grants and Taswater dividends
- The third and final year of the phase-in of the Waste Management service charge component for each property for the costs of providing tips and transfer stations to eliminate the General Rate cross subsidy
- No varied General Rate to offset Adjusted Values. Primary Production's share of the rates pie remains under 25% which was the cap previously applied following the 2007 Fresh Valuation Adjustment Factors

A General Rate increase of 1.3% is estimated to raise just over \$113,000 with a further \$127,000 in General Rate revenue estimated from minimum rates and development increases to the valuation base during 2015-16. The following Table 8 shows the 1.3% General Rate increase and the share of the rates pie between the Land Use Classes (LUC)



**RATES JOURNEY** (continued): As advised at the budget workshop, Council has just received a supplementary valuation list for a number of properties for State Government land transferring from State Forestry control to DPIPW. The Meander Dam property is included in the transfers. The LUC on the valuation records is listed as Primary Production and therefore presumably rateable. However it is anticipated this may change to a State Reserve classification and therefore exempt, except maybe the area "leased" by DPIPW to Tasmanian Irrigation which as a GBE should be rateable. This is further complicated by the mini hydro station with all Hydro dams and power stations exempt. At this point in time Council has raised the supplementary rates amounting to approx. \$72,000 for a full year of which \$47,000 is attributable to Meander Dam. It remains to be determined how much if any will actually be rateable and how much remitted and become exempt. Due to this uncertainty these properties have not been included in the estimated General Rates income for 2016-17.

**Table 8 - Snapshot of 1.3% General Rate Revenue Increase - no differential**

Land Use Class (LUC)	Nos of Props	Current Rates 15-16 (A)	LUC % Share	Calculated Rates 16-17 (D)	LUC % Share	Increase/Decrease (D-A)		
						Per LUC	Ave. per Property	% Per LUC
Commercial	182	\$734,745	8.4%	\$744,297	8.4%	\$9,552	\$52	1.3%
Industrial	88	\$236,420	2.7%	\$239,494	2.7%	\$3,073	\$35	1.3%
Primary Production	1234	\$2,105,365	24.2%	\$2,132,735	24.2%	\$27,370	\$22	1.3%
Public Service	112	\$130,190	1.5%	\$131,883	1.5%	\$1,692	\$15	1.3%
Quarry	3	\$3,416	0.0%	\$3,460	0.0%	\$44	\$15	1.3%
Residential	7478	\$5,278,941	60.6%	\$5,347,568	60.6%	\$68,626	\$9	1.3%
Sport & Recreation	14	\$21,032	0.2%	\$21,305	0.2%	\$273	\$20	1.3%
Vacant	771	\$198,567	2.3%	\$201,149	2.3%	\$2,581	\$3	1.3%
	9882	\$8,708,677	100.0%	\$8,821,890	100.0%	\$113,213		

The Waste Management service charge component for tips and transfer stations sees the final year of the three year transition for the costs of providing for these services to be wholly funded from user fees and service charges. Its introduction complies with Council's Rates and Charges Policy. The proposed increase to \$46 charge per property in 2016-17 (within the \$45 to \$50 forecast) is estimated to raise an additional \$162,000. The General Rate cross subsidy is virtually eliminated.

The cost of the kerbside collection is not increasing in 2016-17 with the 80L bin service remaining at \$130 while the 140L bin remains at \$158.

It is a prudent and fundamental principal to maintain the rate base and rating effort in real terms. A major portion of Council's income other than rates is subject to external influence beyond our control. Total interest income is estimated to reduce further in 2016-17 and remain low for some time due to the sustained period of historically low interest rates.

## SUMMARY

The proposed Budget Estimates and Rate Model for 2016-17 sees a diminishing of the previously held reasonable level of confidence in the LTFP operating position remaining in surplus in the medium term (refer to Financial Plan summary attachment e) regardless of any ongoing R2R funding past the current program and into the longer term.

The introduction of the Waste Management service charge in 2014-15 was timely and appropriate given the external cost pressures within the General Rate functions, including increased Environmental Protection Authority compliance costs for the tips, while also aligning with the development and implementation of Council's waste management strategy.

The introduction of an Urban Stormwater service charge in 2017-18 as provided for in the Rates and Charges Policy is appropriate given the infrastructure investment requirements in this area. Having this service fully funded via an appropriate service rate will further strengthen Council's overall rate base and lessen pressure on the General Rate.

The proposed Rate Model, if adopted by Council, is estimated to result in a small Adjusted Underlying Operating Surplus in 2016-17.

The Budget Estimates and Capital Works Program have been prepared as much as possible on the parameters set within the LTFP and Asset Management Plans.

These notes along with attached documentation, the discussions accompanying the adoption of the Capital Works Program and the budget workshops in March and May will have provided Councillors with considerable information and assistance when it comes to dealing with the important issues of rating and budgeting not only for the ensuing year but for the life of the LTFP. However please don't hesitate to contact me (telephone 6393 5330) if you have any questions or need any further explanations prior to the meeting.

**M J Salter**  
**Director Corporate Services**

## ATTACHMENTS

- a) Recommended specifications for rates and charges to be levied.**
- b) Rate revenue comparisons – anticipated actual 2015-16 with estimated revenue 2016-17; And comparison with actual rates struck by Council over two years**
- c) 1.3% CPI increase Schedules c1 - standard waste collection & c2 - extra capacity waste collection showing average AAV rating levels for houses in the various townships**
- d) Government Grant Allocations**
- e) Updated Financial Plan Summary**
- f) Rates Journey - Rate Model history 2007-08 to 2015-16**

## SPECIFICATIONS FOR RATES &amp; CHARGES TO BE LEVIED

RATE OR CHARGE	RATE/CHARGE REVENUE BUDGET		RATES & CHARGES TO BE LEVIED ARE ESTIMATED TO GENERATE THE RATES & CHARGES REVENUE REQUIRED
	2015-16	2016-17	
<u>GENERAL RATE</u>			
General Rate (incl supplementaries)	\$8,614,000	\$8,854,000	6.0078 cents in the \$
General Rate Varied	\$0	\$0	N/A
	<u>\$8,614,000</u>	<u>\$8,854,000</u>	\$135 Minimum
<u>FIRE LEVY</u>			
L'ton Permanent Brigade Rating District Fire Service Rate	\$644,800	\$672,500	1.4034 cents in \$ \$38 Minimum
Volunteer Brigade Rating Districts Fire Service Rate	\$194,500	\$204,500	0.3931 cents in \$ \$38 Minimum
General Land Fire Service Rate	<u>\$189,300</u>	<u>\$198,600</u>	0.3614 cents in \$ \$38 Minimum
	<u>\$1,028,600</u>	<u>\$1,075,600</u>	
<u>WASTE MANAGEMENT</u>			
Without Waste Removal Service	\$116,600	\$167,000	\$46
With Waste Removal Service - Standard	\$589,500	\$624,900	\$176.00
With Waste Removal Service - Extra Capacity	<u>\$483,900</u>	<u>\$572,000</u>	\$204.00
	<u>\$1,190,000</u>	<u>\$1,363,900</u>	
	<u><u>\$10,832,600</u></u>	<u><u>\$11,293,500</u></u>	as per Consolidated Operating Statement

**RATE REVENUE COMPARISONS**

(INCLUDING PENSIONER REMISSIONS REFUNDED BY GOVERNMENT)

<b>ACCOUNT</b>	<b>BUDGET 15-16</b>	<b>ANTICIPATED ACTUAL 15-16</b>	<b>BUDGET 16-17</b>
General Rate	8,614,000	8,670,000	8,854,000
Fire Levy	1,028,600	1,051,500	1,075,600
Waste Management	1,190,000	1,196,000	1,363,900
<b>TOTAL</b>	<b>\$10,832,600</b>	<b>\$10,917,500</b>	<b>\$11,293,500</b>

**RATES & CHARGES COMPARISONS**

<b>RATE or SERVICE CHARGE</b>	<b>Rates 2014-15</b>	<b>Rates 2015-16</b>	<b>Rates 2016-17</b>
<b>General Rate</b>	5.9398c	5.9307c	6.0078c
<b>Minimum Amount</b>	\$135	\$135	\$135
<b>L'ton Permanent Brigade Rating</b>	1.3330c	1.3672c	1.4034c
<b>District Fire Service Rate</b>	\$37 Minimum	\$38 Minimum	\$38 Minimum
<b>Volunteer Brigade Rating</b>	0.3785c	0.3835c	0.3931c
<b>Districts Fire Service Rate</b>	\$37 Minimum	\$38 Minimum	\$38 Minimum
<b>General Land Fire Service Rate</b>	0.3477c	0.3664c	0.3614c
	\$37 Minimum	\$38 Minimum	\$38 Minimum
<b>Waste Management:</b>			
- without kerbside collection	\$15	\$30	\$46
- with kerbside collection	\$143 - Standard \$175 - Extra Capacity	\$160 - Standard \$188 - Extra Capacity	\$176 - Standard \$204 - Extra Capacity

1.3% CPI General Rate Increase

RATING COMPARISONS - Change to Rates Account (Standard Waste Collection)

RESIDENTIAL ave AAV	Adj Factor	AAV		General	F/Levy	Waste Management		TOTAL	\$ Incr.	% Incr.	% incr. since	incr. since
						Collection	Tips/Tfr				2007 reval	2007 reval
Prospect Vale	No adj.	\$13,162	2016-17	790.75	184.72	130.00	46.00	\$1,151.46	30.91	2.76%	2.23%	21.96%
			2015-16	780.60	179.95	130.00	30.00	\$1,120.55	20.30	1.85%		
			2014-15	781.80	175.45	128.00	15.00	\$1,100.25	47.44	4.51%		
	Reval '13	\$13,162	2013-14	759.03	172.78	121.00		\$1,052.81	20.69	2.00%		
			2012-13	749.56	166.56	116.00		\$1,032.12	\$15.65	1.54%		
			2011-12	738.48	161.99	116.00		\$1,016.47	\$26.73	2.70%		
	1.1	\$12,356	2010-11	712.33	165.41	112.00		\$989.74	\$19.97	2.02%		
			2009-10	690.26	167.52	112.00		\$969.78	\$16.27	1.71%		
			2008-09	689.90	158.85	104.75		\$953.50	\$9.34	0.99%		
	Reval	\$11,232	2007-08	671.19	172.97	100.00		\$944.16				
Blackstone Heights		\$15,760	2016-17	946.83	221.18	130.00	46.00	\$1,344.01	\$33.86	2.58%	2.07%	20.31%
			2015-16	934.68	215.47	130.00	30.00	\$1,310.15	\$20.96	1.63%		
			2014-15	936.11	210.08	128.00	15.00	\$1,289.19	\$52.46	4.24%		
		\$15,760	2013-14	908.85	206.88	121.00		\$1,236.73	\$27.14	2.24%		
			2012-13	894.77	198.83	116.00		\$1,209.60	\$9.84	0.82%		
			2011-12	890.39	193.37	116.00		\$1,199.76	\$24.82	2.11%		
		\$14,750	2010-11	865.48	197.45	112.00		\$1,174.93	\$28.03	2.39%		
			2009-10	834.93	199.97	112.00		\$1,146.90	\$19.77	1.75%		
			2008-09	832.76	189.63	104.75		\$1,127.14	\$10.01	0.90%		
		\$13,408	2007-08	810.65	206.48	100.00		\$1,117.13				
Hadspen		\$11,210	2016-17	673.47	44.07	130.00	46.00	\$893.54	\$25.72	2.96%	2.71%	27.13%
			2015-16	664.83	42.99	130.00	30.00	\$867.82	\$16.54	1.94%		
			2014-15	665.85	42.43	128.00	15.00	\$851.28	\$42.85	5.30%		
		\$11,210	2013-14	646.46	40.97	121.00		\$808.43	\$18.18	2.30%		
			2012-13	635.26	38.99	116.00		\$790.25	\$8.85	1.13%		
			2011-12	625.87	39.53	116.00		\$781.40	\$26.71	3.54%		
		\$10,472	2010-11	603.76	38.93	112.00		\$754.69	\$18.98	2.58%		
			2009-10	585.05	38.66	112.00		\$735.71	\$9.42	1.30%		
			2008-09	584.75	36.79	104.75		\$726.29	\$23.43	3.33%		
		\$9,520	2007-08	568.89	33.97	100.00		\$702.86				
Carrick		\$11,960	2016-17	718.53	47.01	130.00	46.00	\$941.55	\$26.37	2.88%	2.07%	19.95%
			2015-16	709.31	45.87	130.00	30.00	\$915.18	\$16.51	1.84%		
			2014-15	710.40	45.27	128.00	15.00	\$898.67	\$44.25	5.18%		
		\$11,960	2013-14	689.71	43.71	121.00		\$854.42	-\$27.62	-3.13%		
			2012-13	721.74	44.30	116.00		\$882.04	\$10.06	1.15%		
			2011-12	711.07	44.91	116.00		\$871.98	\$29.80	3.54%		
		\$11,898	2010-11	685.95	44.23	112.00		\$842.18	\$21.56	2.63%		
			2009-10	664.69	43.93	112.00		\$820.62	\$9.72	1.20%		
			2008-09	664.35	41.80	104.75		\$810.90	\$25.98	3.31%		
		\$10,816	2007-08	646.33	38.59	100.00		\$784.92				

Bracknell		2016-17	564.73	38.00	130.00	46.00	\$778.73	\$23.25	3.08%	3.61%	37.29%	
	\$9,400	2015-16	557.49	38.00	130.00	30.00	\$755.49	\$17.14	2.32%			
		2014-15	558.34	37.00	128.00	15.00	\$738.34	\$39.26	5.62%			
	\$9,400	2013-14	542.08	36.00	121.00		\$699.08	\$59.96	9.38%			
		2012-13	487.12	36.00	116.00		\$639.12	\$8.20	1.30%			
	\$8,030	2011-12	479.92	35.00	116.00		\$630.92	\$21.95	3.61%			
		2010-11	462.97	34.00	112.00		\$608.97	\$14.35	2.41%			
	\$7,665	2009-10	448.62	34.00	112.00		\$594.62	\$9.48	1.62%			
		2008-09	448.39	32.00	104.75		\$585.14	\$17.91	3.16%			
\$7,300	2007-08	436.23	31.00	100.00		\$567.23						
Westbury		2016-17	664.34	43.47	130.00	46.00	\$883.81	\$25.59	2.98%	2.55%	25.38%	
	\$11,058	2015-16	655.82	42.41	130.00	30.00	\$858.22	\$16.55	1.97%			
		2014-15	656.82	41.85	128.00	15.00	\$841.67	\$42.56	5.33%			
	\$11,058	2013-14	637.70	40.42	121.00		\$799.12	\$6.53	0.82%			
		2012-13	637.46	39.13	116.00		\$792.59	\$8.89	1.13%			
	\$10,508	2011-12	628.03	39.67	116.00		\$783.70	\$26.85	3.55%			
		2010-11	605.79	39.07	112.00		\$756.86	\$19.06	2.58%			
	\$10,030	2009-10	587.01	38.79	112.00		\$737.80	\$9.42	1.29%			
		2008-09	586.71	36.92	104.75		\$728.38	\$23.50	3.33%			
\$9,552	2007-08	570.80	34.08	100.00		\$704.88						
Deloraine	1.05		2016-17	671.70	43.95	130.00	46.00	\$891.65	\$25.69	2.97%	3.52%	36.40%
		\$11,180	2015-16	663.08	42.88	130.00	30.00	\$865.95	\$50.18	6.15%		
			2014-15	632.47	40.30	128.00	15.00	\$815.77	\$41.80	5.40%		
		\$10,648	2013-14	614.05	38.92	121.00		\$773.97	\$38.49	5.23%		
			2012-13	583.48	36.00	116.00		\$735.48	\$8.32	1.14%		
		\$9,618	2011-12	574.85	36.31	116.00		\$727.16	\$24.86	3.54%		
			2010-11	554.54	35.76	112.00		\$702.30	\$17.44	2.55%		
		\$9,181	2009-10	537.36	35.51	112.00		\$684.87	\$9.23	1.37%		
			2008-09	537.08	33.80	104.75		\$675.63	\$21.92	3.35%		
\$8,744	2007-08	522.52	31.20	100.00		\$653.72						
Average Residential with 80L bin Waste Collection since 2007 Revaluation										18.77%	188.42%	
										2.68%	26.92%	
Mole Creek		2016-17	475.94	38.00		46.00	\$559.94	\$22.11	4.11%	2.89%	29.12%	
	\$7,922	2015-16	469.83	38.00		30.00	\$537.83	\$15.28	2.92%			
		2014-15	470.55	37.00	-	15.00	\$522.55	\$29.70	6.03%			
	\$7,922	2013-14	456.85	36.00	-		\$492.85	\$7.23	1.49%			
		2012-13	449.62	36.00	-		\$485.62	\$7.65	1.60%			
	\$7,412	2011-12	442.97	35.00	-		\$477.97	\$16.65	3.61%			
		2010-11	427.32	34.00	-		\$461.32	\$14.24	3.19%			
	\$7,075	2009-10	414.08	33.00	-		\$447.08	\$1.21	0.27%			
		2008-09	413.87	32.00	-		\$445.87	\$12.23	2.82%			
\$6,738	2007-08	402.64	31.00	-		\$433.64						

<b>COUNTRY CLUB</b>			2016-17	266,746.32	62,310.96	-	46.00	<b>\$329,103.28</b>	\$5,046.52	1.56%	-0.37%	-3.71%
	No adj.		2015-16	263,323.08	60,703.68	-	30.00	<b>\$324,056.76</b>	\$1,129.44	0.35%		
			2014-15	263,727.12	59,185.20	-	15.00	<b>\$322,927.32</b>	\$8,596.19	2.73%		
	Reval '13	\$4,440,000	2013-14	256,047.25	58,283.88	-		<b>\$314,331.13</b>	\$2,930.53	0.94%		
			2012-13	254,784.60	56,616.00	-		<b>\$311,400.60</b>	\$5,321.40	1.74%		
	No adj.		2011-12	251,017.20	55,062.00	-		<b>\$306,079.20</b>	-\$6,505.80	-2.08%		
			2010-11	253,680.00	58,905.00	-		<b>\$312,585.00</b>	\$7,110.60	2.33%		
	No adj.		2009-10	245,817.60	59,656.80	-		<b>\$305,474.40</b>	-\$25,393.20	-7.67%		
			2008-09	271,467.00	59,400.60	-		<b>\$330,867.60</b>	-\$10,906.80	-3.19%		
	Reval '07	\$4,200,000	2007-08	276,914.40	64,860.00	-		<b>\$341,774.40</b>				
<b>PRIMARY PRODUCTION</b>			2016-17	2,577.35	155.04	-	46.00	<b>\$2,778.39</b>	\$46.93	1.72%	7.99%	94.36%
Dunorlan	1.1	\$42,900	2015-16	2,544.27	157.19	-	30.00	<b>\$2,731.46</b>	\$264.33	10.71%		
39 Elmers Road			2014-15	2,316.52	135.60	-	15.00	<b>\$2,467.12</b>	\$91.23	3.84%		
	Reval '13	\$39,000	2013-14	2,249.06	126.83	-		<b>\$2,375.89</b>	\$312.36	15.14%		
			2012-13	1,955.81	107.72	-		<b>\$2,063.53</b>	\$38.53	1.90%		
	1.5	\$40,200	2011-12	1,926.91	98.09	-		<b>\$2,025.00</b>	\$73.64	3.77%		
			2010-11	1,858.50	92.85	-		<b>\$1,951.35</b>	\$60.38	3.19%		
	1.3	\$34,840	2009-10	1,800.81	90.17	-		<b>\$1,890.98</b>	\$284.88	17.74%		
			2008-09	1,520.61	85.49	-		<b>\$1,606.10</b>	\$176.56	12.35%		
	Reval '07	\$26,800	2007-08	1,360.10	69.44	-		<b>\$1,429.54</b>				
Selbourne			2016-17	2,775.60	166.97	-	46.00	<b>\$2,988.57</b>	\$49.31	1.68%	6.13%	68.76%
746 Selbourne Road	1.1	\$46,200	2015-16	2,739.98	169.28	-	30.00	<b>\$2,939.26</b>	\$283.51	10.68%		
			2014-15	2,494.72	146.03	-	15.00	<b>\$2,655.75</b>	\$97.10	3.79%		
	Reval '13	\$42,000	2013-14	2,422.07	136.58	-		<b>\$2,558.65</b>	\$2.34	0.09%		
			2012-13	2,422.87	133.44	-		<b>\$2,556.31</b>	\$47.74	1.90%		
	1.5	\$49,800	2011-12	2,387.06	121.51	-		<b>\$2,508.57</b>	\$91.23	3.77%		
			2010-11	2,302.33	115.02	-		<b>\$2,417.35</b>	\$74.79	3.19%		
	1.3	\$43,160	2009-10	2,230.85	111.70	-		<b>\$2,342.55</b>	\$352.91	17.74%		
			2008-09	1,883.73	105.91	-		<b>\$1,989.64</b>	\$218.72	12.35%		
	Reval '07	\$33,200	2007-08	1,684.90	86.02	-		<b>\$1,770.92</b>				
<b>Average Primary Production since 2007 Revaluation</b>											14.12%	163.11%
											<b>7.06%</b>	<b>81.56%</b>

1.3% CPI General Rate Increase

Attachment (c2)

RATING COMPARISONS - Change to Rates Account (Extra Capacity Waste Collection)

RESIDENTIAL ave AAV	Adj Factor	AAV		General	F/Levy	Waste Management		TOTAL	\$ Incr.	% Incr.	% incr. since	incr. since
						Collection	Tips/Tfr				2007 reval	2007 reval
Prospect Vale			2016-17	790.75	184.72	158.00	46.00	\$1,179.46	\$30.91	2.69%	1.98%	19.36%
	No adj.	\$13,162	2015-16	780.60	179.95	158.00	30.00	\$1,148.55	16.30	1.44%		
			2014-15	781.80	175.45	160.00	15.00	\$1,132.25	40.44	3.70%		
	Reval '13	\$13,162	2013-14	759.03	172.78	160.00		\$1,091.81	15.69	1.46%		
			2012-13	749.56	166.56	160.00		\$1,076.12	\$15.65	1.48%		
	1.1	\$12,356	2011-12	738.48	161.99	160.00		\$1,060.47	\$22.73	2.19%		
			2010-11	712.33	165.41	160.00		\$1,037.74	\$19.97	1.92%		
	1.05	\$11,794	2009-10	690.26	167.52	160.00		\$1,017.78	\$18.77	1.88%		
			2008-09	689.90	158.85	150.25		\$999.00	\$10.84	1.10%		
	Reval	\$11,232	2007-08	671.19	172.97	144.00		\$988.16				
Blackstone Heights			2016-17	946.83	221.18	158.00	46.00	\$1,372.01	\$33.86	2.53%	1.87%	18.16%
		\$15,760	2015-16	934.68	215.47	158.00	30.00	\$1,338.15	\$16.96	1.28%		
			2014-15	936.11	210.08	160.00	15.00	\$1,321.19	\$45.46	3.56%		
		\$15,760	2013-14	908.85	206.88	160.00		\$1,275.73	\$22.14	1.77%		
			2012-13	894.77	198.83	160.00		\$1,253.60	\$9.84	0.79%		
		\$14,750	2011-12	890.39	193.37	160.00		\$1,243.76	\$20.82	1.70%		
			2010-11	865.48	197.45	160.00		\$1,222.93	\$28.03	2.29%		
		\$14,078	2009-10	834.93	199.97	160.00		\$1,194.90	\$22.27	1.90%		
			2008-09	832.76	189.63	150.25		\$1,172.64	\$11.51	0.99%		
		\$13,408	2007-08	810.65	206.48	144.00		\$1,161.13				
Hadspen			2016-17	673.47	44.07	158.00	46.00	\$921.54	\$25.72	2.87%	2.37%	23.39%
		\$11,210	2015-16	664.83	42.99	158.00	30.00	\$895.82	\$12.54	1.42%		
			2014-15	665.85	42.43	160.00	15.00	\$883.28	\$35.85	4.23%		
		\$11,210	2013-14	646.46	40.97	160.00		\$847.43	\$13.18	1.58%		
			2012-13	635.26	38.99	160.00		\$834.25	\$8.85	1.07%		
		\$10,472	2011-12	625.87	39.53	160.00		\$825.40	\$22.71	2.83%		
			2010-11	603.76	38.93	160.00		\$802.69	\$18.98	2.42%		
		\$9,996	2009-10	585.05	38.66	160.00		\$783.71	\$11.92	1.54%		
			2008-09	584.75	36.79	150.25		\$771.79	\$24.93	3.34%		
		\$9,520	2007-08	568.89	33.97	144.00		\$746.86				
Carrick			2016-17	718.53	47.01	158.00	46.00	\$969.55	\$26.37	2.80%	1.78%	16.96%
		\$11,960	2015-16	709.31	45.87	158.00	30.00	\$943.18	\$12.51	1.34%		
			2014-15	710.40	45.27	160.00	15.00	\$930.67	\$37.25	4.17%		
		\$11,960	2013-14	689.71	43.71	160.00		\$893.42	-\$32.62	-3.52%		
			2012-13	721.74	44.30	160.00		\$926.04	\$10.06	1.10%		



		\$11,898	2011-12	711.07	44.91	160.00		<b>\$915.98</b>	\$25.80	2.90%		
			2010-11	685.95	44.23	160.00		<b>\$890.18</b>	\$21.56	2.48%		
		\$11,357	2009-10	664.69	43.93	160.00		<b>\$868.62</b>	\$12.22	1.43%		
			2008-09	664.35	41.80	150.25		<b>\$856.40</b>	\$27.48	3.32%		
		\$10,816	2007-08	646.33	38.59	144.00		<b>\$828.92</b>				
Bracknell			2016-17	564.73	38.00	158.00	46.00	<b>\$806.73</b>	\$23.25	2.97%	3.15%	31.99%
	\$9,400		2015-16	557.49	38.00	158.00	30.00	<b>\$783.49</b>	\$13.14	1.71%		
			2014-15	558.34	37.00	160.00	15.00	<b>\$770.34</b>	\$32.26	4.37%		
	\$9,400		2013-14	542.08	36.00	160.00		<b>\$738.08</b>	\$54.96	8.05%		
			2012-13	487.12	36.00	160.00		<b>\$683.12</b>	\$8.20	1.22%		
	\$8,030		2011-12	479.92	35.00	160.00		<b>\$674.92</b>	\$17.95	2.73%		
			2010-11	462.97	34.00	160.00		<b>\$656.97</b>	\$14.35	2.23%		
	\$7,665		2009-10	448.62	34.00	160.00		<b>\$642.62</b>	\$11.98	1.90%		
			2008-09	448.39	32.00	150.25		<b>\$630.64</b>	\$19.41	3.18%		
	\$7,300		2007-08	436.23	31.00	144.00		<b>\$611.23</b>				
Westbury			2016-17	664.34	43.47	158.00	46.00	<b>\$911.81</b>	\$25.59	2.89%	2.22%	21.76%
	\$11,058		2015-16	655.82	42.41	158.00	30.00	<b>\$886.22</b>	\$12.55	1.44%		
			2014-15	656.82	41.85	160.00	15.00	<b>\$873.67</b>	\$35.56	4.24%		
	\$11,058		2013-14	637.70	40.42	160.00		<b>\$838.12</b>	\$1.53	0.18%		
			2012-13	637.46	39.13	160.00		<b>\$836.59</b>	\$8.89	1.07%		
	\$10,508		2011-12	628.03	39.67	160.00		<b>\$827.70</b>	\$22.85	2.84%		
			2010-11	605.79	39.07	160.00		<b>\$804.86</b>	\$19.06	2.42%		
	\$10,030		2009-10	587.01	38.79	160.00		<b>\$785.80</b>	\$11.92	1.54%		
			2008-09	586.71	36.92	150.25		<b>\$773.88</b>	\$25.00	3.34%		
	\$9,552		2007-08	570.80	34.08	144.00		<b>\$748.88</b>				
Deloraine			2016-17	671.70	43.95	158.00	46.00	<b>\$919.65</b>	\$25.69	2.87%	3.12%	31.81%
	1.05	\$11,180	2015-16	663.08	42.88	158.00	30.00	<b>\$893.95</b>	\$46.18	5.45%		
			2014-15	632.47	40.30	160.00	15.00	<b>\$847.77</b>	\$34.80	4.28%		
	\$10,648		2013-14	614.05	38.92	160.00		<b>\$812.97</b>	\$33.49	4.30%		
			2012-13	583.48	36.00	160.00		<b>\$779.48</b>	\$8.32	1.08%		
	\$9,618		2011-12	574.85	36.31	160.00		<b>\$771.16</b>	\$20.86	2.78%		
			2010-11	554.54	35.76	160.00		<b>\$750.30</b>	\$17.44	2.38%		
	\$9,181		2009-10	537.36	35.51	160.00		<b>\$732.87</b>	\$11.73	1.63%		
			2008-09	537.08	33.80	150.25		<b>\$721.13</b>	\$23.42	3.36%		
	\$8,744		2007-08	522.52	31.20	144.00		<b>\$697.72</b>				
											<b>14.51%</b>	163.43%
Average Residential with 140L binWaste Collection since 2007 Revaluation											2.07%	23.35%

## Budgeted Govt Grants for 2016-17

Allocation	Roads %	Grants Commission Bridges %	General	Road to Recovery	Other	Total
<i>Roads</i>	1,850,000			2,147,300	76,000	4,073,300
<i>Bridges</i>		177,000			550,000	727,000
<i>Economic &amp; Sustainability</i>						-
<i>Health &amp; Environment (CEEP )</i>						-
<i>Emergency Services-flood mapping</i>						-
<i>Public Halls</i>					7,000	7,000
<i>Recreation</i>					28,200	28,200
<i>Parks &amp; Reserves</i>						-
<i>Sundry Cultural</i>						-
<i>Families &amp; Children (Youth activities)</i>						-
<i>Unalloc-Plant diesel rebate</i>					35,000	35,000
<i>Unallocated - Other</i>			2,090,000			2,090,000
						-
<b>Total</b>	<b>1,850,000</b>	<b>177,000</b>	<b>2,090,000</b>	<b>2,147,300</b>	<b>696,200</b>	<b>6,960,500</b>



# MEANDER VALLEY COUNCIL

## Longterm Financial Plan 2017

Attachment (e)  
proposed 1.3% increase in general rate

### Consolidated Statement of Comprehensive Income

	Antici. 2015-16 \$'000	Budget 2016-17 \$'000	Estimate 2017-18 \$'000	Estimate 2018-19 \$'000	Estimate 2019-20 \$'000	Estimate 2020-21 \$'000	Estimate 2021-22 \$'000	Estimate 2022-23 \$'000	Estimate 2023-24 \$'000	Estimate 2024-25 \$'000	Estimate 2025-26 \$'000
<b>Operating Revenue</b>											
General Rate Revenue	8,670	8,854	8,898	8,943	8,987	9,032	9,078	9,123	9,169	9,214	9,260
Waste Management Service Charges	1,196	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364
Fire Levy	1,052	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076
Fees & User Charges	1,184	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102
Contributions & Donations	72	62	59	59	59	59	59	59	59	59	59
Interest	1,051	907	730	712	691	630	566	514	296	269	230
Operating Grants	4,057	6,299	4,885	4,885	4,234	4,234	4,234	4,234	4,234	4,234	4,234
Other Revenue	1,012	1,013	981	981	981	981	981	981	981	981	981
<b>Total Operating Revenue</b>	<b>18,293</b>	<b>20,677</b>	<b>19,094</b>	<b>19,120</b>	<b>18,493</b>	<b>18,477</b>	<b>18,458</b>	<b>18,452</b>	<b>18,280</b>	<b>18,298</b>	<b>18,305</b>
<b>Operating Expenditure</b>											
Employee Expenses	5,309	5,786	5,786	5,786	5,786	5,786	5,786	5,786	5,786	5,786	5,786
Materials & Contractors Expenses	6,039	5,751	5,751	5,751	5,751	5,751	5,751	5,751	5,751	5,751	5,751
Added Maintenance Estimate -AM Plans	-	-	90	179	227	265	304	342	380	419	457
Interest	211	211	211	211	211	211	211	211	-	-	-
Unwinding Tip Provision	60	60	40	40	40	40	40	40	40	40	-
Depreciation	4,922	4,961	4,975	5,008	5,036	5,068	5,104	5,133	5,154	5,175	5,196
Payments to Government Authorities	1,029	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076
One off Non-Recurrent	455	769	300	300	380	300	300	300	380	300	300
Other Payments	234	245	244	244	244	244	244	244	244	244	244
<b>Total Operating Expenditure</b>	<b>18,258</b>	<b>18,858</b>	<b>18,473</b>	<b>18,594</b>	<b>18,751</b>	<b>18,741</b>	<b>18,816</b>	<b>18,882</b>	<b>18,810</b>	<b>18,790</b>	<b>18,809</b>
<b>Underlying Surplus/(Deficit)</b>	<b>35</b>	<b>1,818</b>	<b>621</b>	<b>526</b>	<b>(258)</b>	<b>(264)</b>	<b>(358)</b>	<b>(430)</b>	<b>(530)</b>	<b>(491)</b>	<b>(504)</b>
<b>Non-Operating Items</b>											
Subdivisions Taken Over	250	250	250	250	250	250	250	250	250	250	250
Capital Grants & Contributions	557	661	-	-	-	-	-	-	-	-	-
<b>Comprehensive Result</b>	<b>842</b>	<b>2,730</b>	<b>871</b>	<b>776</b>	<b>(8)</b>	<b>(14)</b>	<b>(108)</b>	<b>(180)</b>	<b>(280)</b>	<b>(241)</b>	<b>(254)</b>
<b>Add</b>											
Depreciation	4,922	4,961	4,975	5,008	5,036	5,068	5,104	5,133	5,154	5,175	5,196
Loan Funds & Internal Transfers	-	300	325	325	325	325	328	(3,600)	-	-	-
Asset Sales	-	215	-	-	-	-	-	-	-	-	-
<b>Less</b>											
New Asset Expenditure (incl.subdivisions)	1,984	5,222	2,258	1,765	1,765	2,226	2,226	1,305	1,305	1,305	1,306
Asset Renewal/Replacement Expenditure	5,799	10,062	4,194	3,884	4,389	4,990	4,040	4,798	3,306	3,719	4,098
Loan Principal	-	-	-	-	-	-	-	(3,600)	-	-	-
Accrual Non-Cash Adjustments	(55)	(70)	(46)	(62)	(80)	(98)	(118)	(140)	(140)	(140)	(100)
Tip Rehabilitation Payments	-	-	456	-	-	197	-	-	-	2,123	-
<b>Cash Surplus/(Deficit)</b>	<b>(1,965)</b>	<b>(7,008)</b>	<b>(691)</b>	<b>522</b>	<b>(720)</b>	<b>(1,935)</b>	<b>(823)</b>	<b>(1,011)</b>	<b>403</b>	<b>(2,074)</b>	<b>(362)</b>
Opening Cash Balance	22,558	20,593	13,586	12,896	13,417	12,697	10,762	9,938	8,928	9,330	7,257
<b>Closing Cash Balance</b>	<b>20,593</b>	<b>13,586</b>	<b>12,896</b>	<b>13,417</b>	<b>12,697</b>	<b>10,762</b>	<b>9,938</b>	<b>8,928</b>	<b>9,330</b>	<b>7,257</b>	<b>6,895</b>

**RATES JOURNEY – 2007-08 to 2015-16**

Ten years of KPI data collection from 1999-2000 to 2008-2009 recorded that Meander Valley's rating effort was consistently at the bottom end of the twelve councils in the medium group. KPI data is no longer published but with inflation only General Rate increases over the periods since then little change would be expected from those previous results. NOTE: exceptions being the two Fresh Revaluation years where there was no increase and last year's additional 1%

**2007 Valuation Cycle:** Council has faced major challenges in balancing the rates redistribution when setting its General Rate for the previous six years of the current valuation cycle. This was originally brought about by the significant valuation swings occurring from the Fresh Valuation (revaluation) effective 1<sup>st</sup> July 2007 and then the application of Adjustment Factors effective 1<sup>st</sup> July 2009 and 1<sup>st</sup> July 2011.

Whilst Council had never before applied a varied General Rate to mitigate valuation swings but accepted the principal of revaluations rebalancing the rates share on a regular basis, the circumstances were somewhat extraordinary in 2007 compared to past revaluations given the combined effect of the time between revaluations, the property boom and the one-off effect of moving from Gross AAV to Net AAV.

The move to Net AAV on its own resulted in a significant potential benefit to Commercial & Industrial properties whilst adversely impacting on any property subject to the minimum AAV of 4% which included all Primary Production properties, most vacant lots and a significant number of residential properties.

The first time effect of the Valuation Adjustment factors in 2009 whilst not as dramatic as the Fresh Valuation was nonetheless still significant with its continuation of the rates redistribution to Primary Production and away from all other Land Use Classes (LUCs), particularly Commercial & Industrial (eg Prospect Vale Commercial reduction of 7.7%).

In 2010-2011 the varied General Rate was based on a model that suspended the full phase in approach to rates redistribution between the LUC's based on valuation. That model maintained the previous level of support for the Primary Production LUC @ 50% of the indicated adverse impact for this LUC. This was particularly significant for the Primary Production LUC which in three years had increased from approx. 18% (which it had been for many years) to just under 25% of the rates pie.

The second round of updated Adjustment Factors was applied for the 2011-2012 rating year with the result that the already adverse impact for Primary Production was exacerbated. The major LUCs of Commercial and Industrial remained unchanged from the Fresh Valuation four years prior (all LUCs baseline of 1.0).

Residential increased from 1.05 to 1.1, Primary Production increased from 1.3 to 1.5 while Vacant Land increased from between 0.95 & 1.3 to between 1.2 & 1.5 depending on the LUC and locality.

The rates model for 2011-2012 maintained the status quo for Primary Production at less than 25% of the rate pie while Commercial & Industrial again received a decrease in rates (eg Prospect Vale Commercial reduction of 2.1%).

The 2012-13 rates model was quite unique. It was the final for this valuation cycle with a Fresh Valuation due for 1<sup>st</sup> July 2013. The model proposed was based on the fundamental principle of maintaining Council's General Rate base and rating effort close to real terms with the increase being 0.6% under CPI (Hobart, 31<sup>st</sup> March '12), while providing some relief from or at least not adding to, cost of living increases being experienced by our households. The proposed lower increase clawed back the above inflation increase of 0.5% the previous year for the extra costs of a fourth instalment. This was coupled with a once only remission of \$20 per Residential property (\$144,000 total cost) to offset and in most cases exceed the 2012-13 increase. The rationale for only applying the remission to Residential was based on the following:

- Our discussions about a rate increase or not had mostly centred around household cost of living increases
- Commercial and Industrial LUCs had already received decreases in rates through valuation reductions relative to other classes from the general revaluation in 2007 and subsequent biennial application of adjustment factors
- Primary Production LUC already had a lower varied rate which it was proposed to continue for the final year of this valuation cycle

**2013 Valuation Cycle:** 2013-14 was the first rating year in the new valuation cycle. The model was anchored on General Rate revenue of \$144,000 returning after the previous year's one off \$20 per household remission while a further \$50,000 in revenue was estimated from minimum rates and development increases to the valuation base. It also removed the reduced differential rate for Primary Production as a result of the Fresh Valuation. There was no across the board rate in the \$ type increase in the General Rate contrary to the long term financial plan position of maintaining the General Rate base in real terms. This reduced individual adverse effects of the Fresh Valuation while attempting to balance shifts in rates costs between the LUC's.

Modelling of the Fresh Valuation for Forestry Tasmania indicated a significant reduction of \$105,000 to approx. \$65,000. The rates shift had predominately occurred through the revaluation (refer page 6, 2013-14 budget notes).

The Fresh Valuation saw the % share of the valuation base for Primary Production reduced from 28.5% to 23.3% (well under the previous cap for this sector at 25%). There are no differentials for any LUC's. It was considered important and quite appropriate to embed the Fresh Valuation following the somewhat "artificial" adjustment factor cycles thus allowing the actual valuations to reset the rates relativities between the LUCs and between individual properties within those LUCs. This sets the base-line to then commence the process of comparing valuation bases (AAV or Capital) for rating from the actual fresh valuations if considered appropriate in the future.

Table 9 - Snapshot of LUC shift in rates pie share

Land Use Class (LUC)	Nos of Props	Current Rates 12-13 (A)	LUC % Share	Calculated Rates (C)	LUC % Share	Increase/Decrease (C-A)		
						Per LUC	Ave. per Property	% Per LUC
Commercial	180	\$645,448	8.2%	\$700,873	8.9%	\$55,426	\$308	8.6%
Industrial	85	\$192,026	2.4%	\$203,805	2.6%	\$11,779	\$139	6.1%
Primary Production	1216	\$1,916,849	24.2%	\$1,843,915	23.3%	-\$72,934	-\$60	-3.8%
Public Service	90	\$103,812	1.3%	\$102,467	1.3%	-\$1,346	-\$15	-1.3%
Quarry	4	\$3,659	0.0%	\$3,552	0.0%	-\$107	-\$27	-2.9%
Residential	7231	\$4,805,354	60.7%	\$4,837,901	61.1%	\$32,547	\$5	0.7%
Sport & Recreation	13	\$19,236	0.2%	\$19,476	0.2%	\$240	\$18	1.2%
Vacant	861	\$230,659	2.9%	\$205,053	2.6%	-\$25,606	-\$30	-11.1%
	9680	\$7,917,042	100.0%	\$7,917,042	100.0%	\$0		

The table above demonstrated the movements in the share of the rates pie between the LUCs. The following general comment related to the individual LUCs:

- Commercial – increased share by 0.7% recognising there has been some increase in value across the last six years in some areas. Ten properties make up almost \$50,000 of the dollar increase while just two properties account for \$40,000 of that amount. The Fresh values for individual properties also highlight the artificial nature of adjustment factors.
- Industrial – as for Commercial recognising a small overall value increase in six years.
- Primary Production – refer to previous commentary on Forestry Tasmania rating reduction of approx. \$105,000 meaning increases to traditional farming within this LUC
- Residential – understandable reductions in previously high valuation areas such as Blackstone Heights and Hadspen river front with a more even spread now out to Deloraine and western areas from formerly low valuation bases. Home units are the big valuation mover upwards but again from a previous relatively low base.

**Rate Model for 2014-15:** The model proposed was based on a “settled” valuation base being the second year of the valuation cycle before adjustment factors apply in 2015-16. It is anchored primarily on the following two principles:

- Returning to the Financial Plan position of maintaining the General Rate base in real terms.
- The introduction of an additional waste management service charge component for each property for the costs of providing tips and transfer stations.

A General Rate increase of 3% in line with inflation will raise just under \$240,000 with a further \$65,000 in General Rate revenue estimated from minimum rates and development increases to the valuation base. Note: Forestry Tasmania will receive a further reduction in rates of approx. \$8,000 following recent supplementary valuations.

Table 8 - Snapshot of 3% General Rate Revenue Increase - no differential								
Land Use Class (LUC)	Nos of Props	Current Rates 13-14 (A)	LUC % Share	Calculated Rates (D)	LUC % Share	Increase/Decrease (D-A)		
						Per LUC	Ave. per Property	% Per LUC
Commercial	179	\$694,516	8.7%	\$715,351	8.7%	\$20,835	\$116	3.0%
Industrial	86	\$203,379	2.6%	\$209,480	2.6%	\$6,101	\$71	3.0%
Primary Production	1217	\$1,827,743	22.9%	\$1,882,575	22.9%	\$54,832	\$45	3.0%
Public Service	91	\$104,153	1.3%	\$107,277	1.3%	\$3,125	\$34	3.0%
Quarry	3	\$3,322	0.0%	\$3,421	0.0%	\$100	\$33	3.0%
Residential	7301	\$4,914,730	61.6%	\$5,062,172	61.6%	\$147,442	\$20	3.0%
Sport & Recreation	14	\$20,633	0.3%	\$21,252	0.3%	\$619	\$44	3.0%
Vacant	848	\$204,617	2.6%	\$210,755	2.6%	\$6,138	\$7	3.0%
	9739	\$7,973,091	100.0%	\$8,212,284	100.0%	\$239,193		

The waste management service charge component for tips and transfer stations is the start of a transition over three years, for the costs of providing these services, to be wholly funded from user and service charges. Its introduction complies with Council's Rates and Charges Policy. The \$15 charge per property in 2014-15 will raise \$146,000. Over the following two years a combination of an increased service charge (\$45-\$50), tipping fees and potential operational savings should see any General Rate cross subsidy eliminated.

Closing the gap to reflect truer costs of kerbside collection sees the 80L bin service increase by \$7, from \$121 to \$128 in 2014-15 while the 140L bin remains at \$160. The cost of the smaller bin will need to increase by another \$5 - \$7 in 2015-16 to around \$133-\$135 to reach the full cost of this component of the service.

Over the seven years from the 2007 Fresh Valuation, the average residential rate increase has ranged from a low 1.7% per year in Hadspen (with 140L kerbside collection) to 3.87% in Bracknell (with 80L kerbside collection & lower \$ value rate base) - see attachments c-I and c-2 for all residential areas and other LUC's.

**Rate Model for 2015-16:** The proposed model is based on an "adjusted" valuation base being the third year of the valuation cycle. The Assessed Annual Values for all Primary Production and Deloraine locality Commercial and Industrial LUCs increased by 10% while all Vacant Land and Deloraine locality Residential increased by 5%. The model is also based on the following principles:

- The Financial Plan position of maintaining the General Rate base in real terms with an increase which sits between the CCI for 2015 and a very low CPI for March 2016 (Hobart).
- Supporting the adjustment to the current sustained period of historically low interest rates and reducing interest income along with the CPI freezes on annual grants and Taswater dividends.
- The second year of the phase-in of the Waste Management service charge component for each property for the costs of providing tips and transfer stations to eliminate the General Rate cross subsidy.
- No varied General Rate to offset Adjusted Values. Primary Production's share of the rates pie remains under 25% which was the cap previously applied following the 2007 Fresh Valuation Adjustment Factors. Deloraine locality value adjustments reflect an improvement to what was a lower valuation base relative to Eastern end localities.

A General Rate increase of 2% is estimated to raise just under \$167,000 with a further \$112,000 in General Rate revenue estimated from minimum rates and development increases to the valuation base during 2014-15. The following Tables 8 and 8a show the impact of the Adjustment Factors on the different LUCs with and without the proposed 2% increase.

**Table 8 - Snapshot of 2% General Rate Revenue Increase - no differential**

Land Use Class (LUC)	Nos of Props	Current Rates 14-15 (A)	LUC % Share	Calculated Rates 15-16 (D)	LUC % Share	Increase/Decrease (D-A)		
						Per LUC	Ave. per Property	% Per LUC
Commercial	180	\$716,413	8.6%	\$723,539	8.5%	\$7,127	\$40	1.0%
Industrial	90	\$232,118	2.8%	\$234,499	2.8%	\$2,381	\$26	1.0%
Primary Production	1223	\$1,892,309	22.7%	\$2,057,421	24.2%	\$165,112	\$135	8.7%
Public Service	113	\$122,628	1.5%	\$126,784	1.5%	\$4,156	\$37	3.4%
Quarry	3	\$3,421	0.0%	\$3,383	0.0%	-\$38	-\$13	-1.1%
Residential	7361	\$5,132,809	61.6%	\$5,110,407	60.2%	-\$22,402	-\$3	-0.4%
Sport & Recreation	15	\$21,254	0.3%	\$21,383	0.3%	\$129	\$9	0.6%
Vacant	836	\$206,933	2.5%	\$217,026	2.6%	\$10,093	\$12	4.9%
	9821	\$8,327,885	100.0%	\$8,494,443	100.0%	\$166,558		

**Table 8a - Snapshot of no General Rate Revenue Increase - no differential**

Land Use Class (LUC)	Nos of Props	Current Rates 14-15 (A)	LUC % Share	Calculated Rates 15-16 (D)	LUC % Share	Increase/Decrease (D-A)		
						Per LUC	Ave. per Property	% Per LUC
Commercial	180	\$716,413	8.6%	\$709,352	8.5%	-\$7,060	-\$39	-1.0%
Industrial	90	\$232,118	2.8%	\$229,901	2.8%	-\$2,217	-\$25	-1.0%
Primary Production	1223	\$1,892,309	22.7%	\$2,017,079	24.2%	\$124,771	\$102	6.6%
Public Service	113	\$122,628	1.5%	\$124,298	1.5%	\$1,671	\$15	1.4%
Quarry	3	\$3,421	0.0%	\$3,317	0.0%	-\$105	-\$35	-3.1%
Residential	7361	\$5,132,809	61.6%	\$5,010,203	60.2%	-\$122,607	-\$17	-2.4%
Sport & Recreation	15	\$21,254	0.3%	\$20,964	0.3%	-\$290	-\$19	-1.4%
Vacant	836	\$206,933	2.5%	\$212,771	2.6%	\$5,838	\$7	2.8%
	9821	\$8,327,885	100.0%	\$8,327,885	100.0%	\$0		

The following [Tables 8b](#) and [8c](#) show the impact of an increase greater than the 2% proposed, particularly for Primary Production LUC but also Commercial and Industrial.

**Table 8b – Snapshot of 2.5% General Rate Revenue Increase – no differential**

Land Use Class (LUC)	Nos of Props	Current Rates 14-15 (A)	LUC % Share	Calculated Rates 15-16 (D)	LUC % Share	Increase/Decrease (D-A)		
						Per LUC	Ave. per Property	% Per LUC
Commercial	180	\$716,413	8.6%	\$727,086	8.5%	\$10,673	\$59	1.5%
Industrial	90	\$232,118	2.8%	\$235,649	2.8%	\$3,531	\$39	1.5%
Primary Production	1223	\$1,892,309	22.7%	\$2,067,506	24.2%	\$175,198	\$143	9.3%
Public Service	113	\$122,628	1.5%	\$127,406	1.5%	\$4,778	\$42	3.9%
Quarry	3	\$3,421	0.0%	\$3,399	0.0%	-\$22	-\$7	-0.6%
Residential	7361	\$5,132,809	61.6%	\$5,135,458	60.2%	\$2,649	\$0	0.1%
Sport & Recreation	15	\$21,254	0.3%	\$21,488	0.3%	\$234	\$16	1.1%
Vacant	836	\$206,933	2.5%	\$218,090	2.6%	\$11,157	\$13	5.4%
	9821	\$8,327,885	100.0%	\$8,536,082	100.0%	\$208,197		

**Table 8c – Snapshot of 3% General Rate Revenue Increase – no differential**

Land Use Class (LUC)	Nos of Props	Current Rates 14-15 (A)	LUC % Share	Calculated Rates 15-16 (D)	LUC % Share	Increase/Decrease (D-A)		
						Per LUC	Ave. per Property	% Per LUC
Commercial	180	\$716,413	8.6%	\$730,633	8.5%	\$14,220	\$79	2.0%
Industrial	90	\$232,118	2.8%	\$236,798	2.8%	\$4,680	\$52	2.0%
Primary Production	1223	\$1,892,309	22.7%	\$2,077,592	24.2%	\$185,283	\$151	9.8%
Public Service	113	\$122,628	1.5%	\$128,027	1.5%	\$5,399	\$48	4.4%
Quarry	3	\$3,421	0.0%	\$3,416	0.0%	-\$5	-\$2	-0.2%
Residential	7361	\$5,132,809	61.6%	\$5,160,509	60.2%	\$27,700	\$4	0.5%
Sport & Recreation	15	\$21,254	0.3%	\$21,593	0.3%	\$339	\$23	1.6%
Vacant	836	\$206,933	2.5%	\$219,154	2.6%	\$12,221	\$15	5.9%
	9821	\$8,327,885	100.0%	\$8,577,722	100.0%	\$249,837		



## **RATES JOURNEY** (continued)

The Waste Management service charge component for tips and transfer stations is the second year of a three year transition for the costs of providing for these services to be wholly funded from user fees and service charges. Its introduction complies with Council's Rates and Charges Policy. The proposed increase to \$30 charge per property in 2015-16 (\$3 less than the planned charge) is estimated to raise an additional \$150,000. In 2016-17, a combination of an increased service charge (\$45-\$50), tipping fees and potential operational savings should see the General Rate cross subsidy eliminated.

Continuing to close the gap to reflect truer costs of kerbside collection sees the 80L bin service increase by \$2, from \$128 to \$130 in 2016-17 while the 140L bin reduces by \$2 to \$58. The cost of the smaller bin will need to increase by another \$3 - \$5 in 2016-17 to around \$133 - \$135 to reach the full cost of this component of the service.

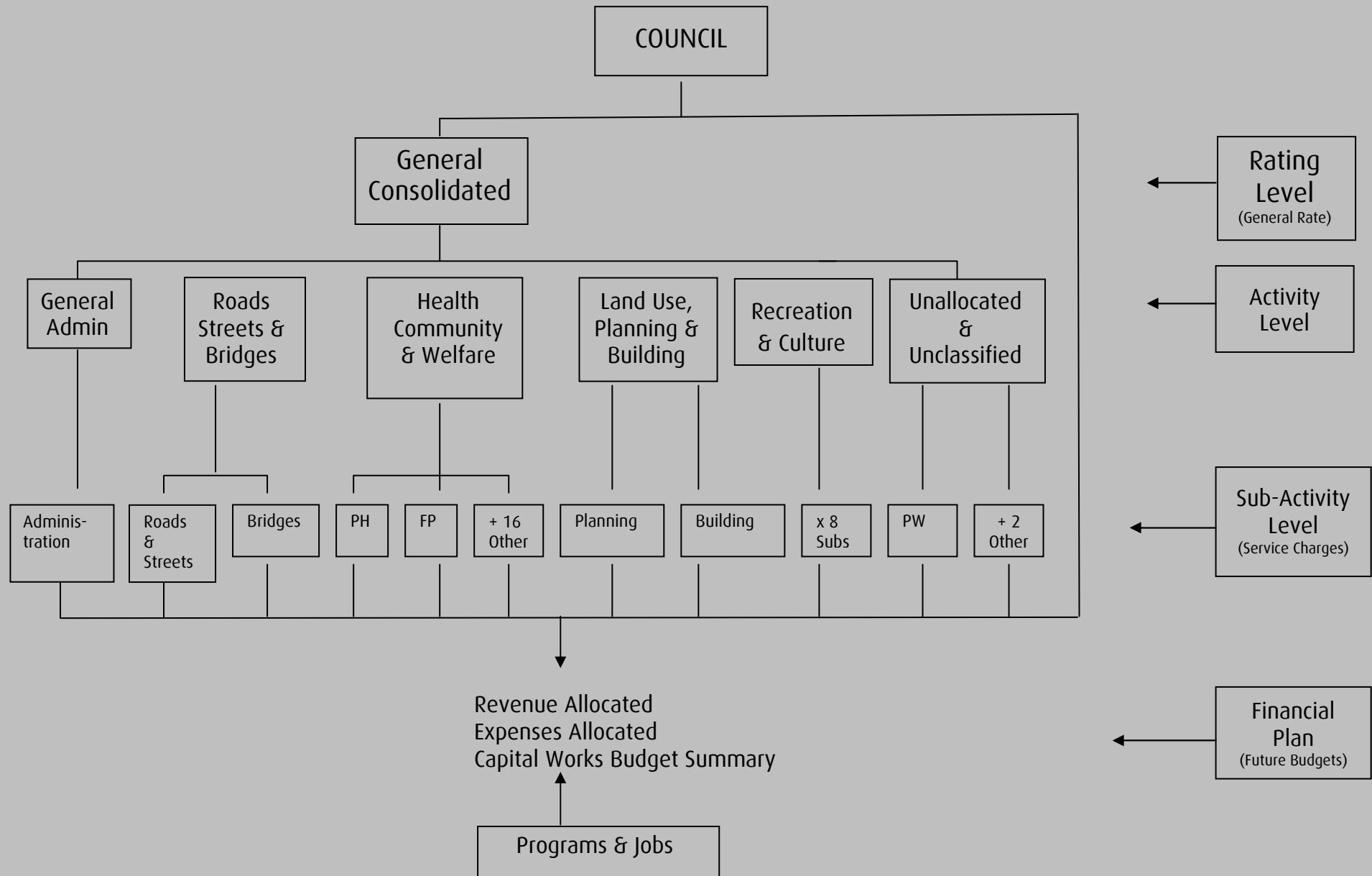
~~Over the eight years from the 2007 Fresh Valuation, the average residential rate increase including the proposed 2015-16 increase, has ranged from 1.56% per year in Carrick with 140L kerbside collection to 3.59% in Bracknell with 80L kerbside collection (& lower \$ value rate base). Primary Production has had an average increase of 7.5% per year due to increasing property values relative to all other Land Use Classes (LUCs), however still remains under 25% of General Rates revenue from this LUC – see attachments c-1 and c-2 for all residential area and other LUC's.~~

Note: The above paragraph is struck out due to the 3% General Rate increase in 2015-16 being 1% above that recommended. Latest percentages are included in the Budget Notes page 17.



# Rating Budget 2016 - 2017

## BUDGET FORMAT



# Meander Valley Council

## 2016-2017 Rating Budget

<b>Consolidated Operating Statement</b>	<b>Budget 2015-16</b>	<b>Anticipated Actual 2015-16</b>	<b>Budget 2016-17</b>
<u>Operating Revenue</u>			
Rate Revenue	10,832,600	10,917,500	11,293,500
Fees & User Charges	1,119,300	1,184,100	1,101,700
Contributions	350,600	353,800	311,800
Interest	961,300	1,051,300	907,300
Grants & Subsidies	6,093,200	4,581,500	6,960,500
Other Revenue	995,900	1,011,500	1,013,200
<b>Total Operating Revenue</b>	<b>20,352,900</b>	<b>19,099,700</b>	<b>21,588,000</b>
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	1,632,400	1,641,000	1,706,600
Corporate Services	1,612,500	1,590,500	1,652,100
Infrastructure Services	2,453,300	2,349,500	2,603,900
Development Services	1,757,700	1,605,400	1,771,900
Works	3,530,800	3,559,500	3,503,500
Econ. Development & Sustainability	1,095,700	1,056,600	1,067,200
Maintenance & Working Expenses	12,082,400	11,802,500	12,305,200
Purchase of Water	-	-	-
Borrowing Costs (re: tip provision)	311,300	271,300	271,300
Depreciation	4,964,000	4,921,800	4,961,000
Payments to Government Authorities	1,028,600	1,028,600	1,075,600
Administration Allocated	-	-	-
Other Payments	236,300	234,000	245,000
<b>Total Operating Expenditure</b>	<b>18,622,600</b>	<b>18,258,200</b>	<b>18,858,100</b>
<b><u>Operating Surplus/(Deficit)</u></b>	<b>1,730,300</b>	<b>841,500</b>	<b>2,729,900</b>
<b>Add</b>			
Depreciation	4,964,000	4,921,800	4,961,000
Loan Funds & Capital Repayments	100,000	-	300,000
Asset Sales	215,000	-	215,000
Accrual Non-Cash Adjustments	(240,000)	(295,000)	(280,000)
<b>Less</b>			
Asset Expenditure	8,862,000	7,532,500	15,033,100
Loan Principal	-	-	-
Profit (loss) on Disposal of Fixed Assets	(100,000)	(100,000)	(100,000)
<b>Cash Surplus/(Deficit)</b>	<b>(1,992,700)</b>	<b>(1,964,200)</b>	<b>(7,007,200)</b>
Opening Cash Balance	21,352,800	22,557,900	20,593,700
<b><u>Closing Cash Balance</u></b>	<b>19,360,100</b>	<b>20,593,700</b>	<b>13,586,500</b>

# Meander Valley Council

## 2016-2017 Rating Budget

<b>ADJUSTED</b>	<b>Budget</b>	<b>Anticipated</b>	<b>Budget</b>		
<b>Consolidated Operating Statement</b>	<b>2015-16</b>	<b>Actual 2015-16</b>	<b>2016-17</b>		
<i>Operating Revenue</i>				Budget to Budget differences	
Rate Revenue	10,832,600	10,917,500	11,293,500	460,900	4.25%
Fees & User Charges	1,119,300	1,184,100	1,101,700	(17,600)	-1.57%
Contributions	350,600	353,800	311,800	(38,800)	-11.07%
Interest	961,300	1,051,300	907,300	(54,000)	-5.62%
Grants & Subsidies	6,093,200	4,581,500	6,960,500	867,300	14.23%
Other Revenue	995,900	1,011,500	1,013,200	17,300	1.74%
<b>Total Operating Revenue</b>	<b>20,352,900</b>	<b>19,099,700</b>	<b>21,588,000</b>	<b>1,235,100</b>	<b>6.07%</b>
<i>Operating Expenditure</i>					
<i>Departments</i>					
Governance & Community Services	1,632,400	1,641,000	1,706,600	74,200	4.55%
Corporate Services	1,612,500	1,590,500	1,652,100	39,600	2.46%
Infrastructure Services	2,453,300	2,349,500	2,603,900	150,600	6.14%
Development Services	1,757,700	1,605,400	1,771,900	14,200	0.81%
Works	3,530,800	3,559,500	3,503,500	(27,300)	-0.77%
Econ. Development & Sustainability	1,095,700	1,056,600	1,067,200	(28,500)	-2.60%
Maintenance & Working Expenses	12,082,400	11,802,500	12,305,200	222,800	1.84%
Purchase of Water	-	-	-		
Borrowing Costs (re: tip provision)	311,300	271,300	271,300	(40,000)	-12.85%
Depreciation	4,964,000	4,921,800	4,961,000	(3,000)	-0.06%
Payments to Government Authorities	1,028,600	1,028,600	1,075,600	47,000	4.57%
Administration Allocated	-	-	-		
Other Payments	236,300	234,000	245,000	8,700	3.68%
<b>Total Operating Expenditure</b>	<b>18,622,600</b>	<b>18,258,200</b>	<b>18,858,100</b>	<b>235,500</b>	<b>1.26%</b>
<b>Operating Surplus/(Deficit)</b>	<b>1,730,300</b>	<b>841,500</b>	<b>2,729,900</b>		
Grants & Contributions					
- 50% Annual Grant prepayments	-	2,110,800	-		
- Other Capital Grants & Contributions	(641,000)	(575,300)	(676,200)		
Subdivisions taken over Adjustment	(250,000)	(250,000)	(250,000)		
<b>Underlying Operating Surplus</b>	<b>839,300</b>	<b>2,127,000</b>	<b>1,803,700</b>		
Project funds brought fwd from previous year	222,500	222,500	-		
Project funds carried over to next year	-	(202,200)	202,200		
Annual Roads to Recovery grant - Capex	(1,151,200)	(1,709,000)	(1,997,300)		
<b>Adjusted Underlying Operating Surplus(Deficit)</b>	<b>(89,400)</b>	<b>438,300</b>	<b>8,600</b>		

# Meander Valley Council

## 2016-2017 Rating Budget

<b>General Administration</b>	<b>Budget 2015-16</b>	<b>Anticipated Actual 2015-16</b>	<b>Budget 2016-17</b>
<u>Operating Revenue</u>			
Rate Revenue	-	-	-
Fees & User Charges	136,000	177,300	157,500
Contributions	3,100	2,700	2,800
Interest	-	-	-
Grants & Subsidies	-	-	-
Other Revenue	16,300	3,100	1,500
<b>Total Operating Revenue</b>	<b>155,400</b>	<b>183,100</b>	<b>161,800</b>
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	1,066,300	1,073,500	1,100,700
Corporate Services	1,572,800	1,552,800	1,612,200
Infrastructure Services	202,300	151,300	176,800
Development Services	76,500	85,400	84,600
Works	3,200	2,300	-
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	2,921,100	2,865,300	2,974,300
Purchase of Water	-	-	-
Interest on Loans	-	-	-
Depreciation	224,500	203,800	204,000
Payments to Government Authorities	-	-	-
Administration Allocated	(76,000)	(73,100)	(77,800)
Other Payments	28,500	28,500	29,000
<b>Total Operating Expenditure</b>	<b>3,098,100</b>	<b>3,024,500</b>	<b>3,129,500</b>
<b><u>Operating Surplus/(Deficit)</u></b>	<b><u>(2,942,700)</u></b>	<b><u>(2,841,400)</u></b>	<b><u>(2,967,700)</u></b>
<b>Add</b>			
Depreciation	224,500	203,800	204,000
Loan Funds	-	-	-
Asset Sales	215,000	-	215,000
Accrual Non-Cash Adjustments	-	-	-
<b>Less</b>			
Asset Expenditure	186,000	100,000	316,500
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
<b>Cash Surplus/(Deficit)</b>	<b>(2,689,200)</b>	<b>(2,737,600)</b>	<b>(2,865,200)</b>

# Meander Valley Council

## 2016-2017 Rating Budget

General Administration	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Administration</b>				
<u>Operating Revenue</u>				
Rate Revenue				337 cert. & unbudgeted
Fees & User Charges	136,000	177,300	157,500	Serv.Tas rent in 2015-16
Contributions	3,100	2,700	2,800	
Interest				
Grants & Subsidies				
Other Revenue	16,300	3,100	1,500	
<b>Total Operating Revenue</b>	155,400	183,100	161,800	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	1,066,300	1,073,500	1,100,700	
Corporate Services	1,572,800	1,552,800	1,612,200	
Infrastructure Services	202,300	151,300	176,800	GIS, Asset & property
Development Services	76,500	85,400	84,600	337 certificates
Works	3,200	2,300	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	2,921,100	2,865,300	2,974,300	
Purchase of Water				
Interest on Loans				
Depreciation	224,500	203,800	204,000	
Payments to Government Authorities				
Administration Allocated	(76,000)	(73,100)	(77,800)	
Other Payments	28,500	28,500	29,000	audit fees incl R2R
<b>Total Operating Expenditure</b>	3,098,100	3,024,500	3,129,500	
<u>Operating Surplus/(Deficit)</u>	(2,942,700)	(2,841,400)	(2,967,700)	
<b>Add</b>				
Depreciation	224,500	203,800	204,000	
Loan Funds				
Asset Sales	215,000	-	215,000	Service Tas building
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	186,000	100,000	316,500	Office, I T & Fleet
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	(2,689,200)	(2,737,600)	(2,865,200)	

# Meander Valley Council

## 2016-2017 Rating Budget

<b>Roads, Streets &amp; Bridges</b>	<b>Budget 2015-16</b>	<b>Anticipated Actual 2015-16</b>	<b>Budget 2016-17</b>
<u>Operating Revenue</u>			
Rate Revenue	-	-	-
Fees & User Charges	62,000	61,000	61,000
Contributions	200,000	200,000	200,000
Interest	-	-	-
Grants & Subsidies	3,751,200	3,225,700	4,800,300
Other Revenue	-	-	-
<b>Total Operating Revenue</b>	<b>4,013,200</b>	<b>3,486,700</b>	<b>5,061,300</b>
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	-	-	-
Infrastructure Services	135,300	135,200	98,200
Development Services	-	-	-
Works	2,086,600	2,201,000	2,048,400
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	2,221,900	2,336,200	2,146,600
Purchase of Water	-	-	-
Interest on Loans	-	-	-
Depreciation	3,102,800	3,106,000	3,125,000
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	100,000	100,000	100,000
<b>Total Operating Expenditure</b>	<b>5,424,700</b>	<b>5,542,200</b>	<b>5,371,600</b>
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(1,411,500)</b>	<b>(2,055,500)</b>	<b>(310,300)</b>
<b>Add</b>			
Depreciation	3,102,800	3,106,000	3,125,000
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(200,000)	(200,000)	(200,000)
<b>Less</b>			
Asset Expenditure	5,678,000	5,190,300	9,088,800
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	(100,000)	(100,000)	(100,000)
<b>Cash Surplus/(Deficit)</b>	<b>(4,086,700)</b>	<b>(4,239,800)</b>	<b>(6,374,100)</b>



# Meander Valley Council

## 2016-2017 Rating Budget

Roads, Streets & Bridges	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Roads &amp; Streets</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	62,000	61,000	61,000	HMV Tax
Contributions	200,000	200,000	200,000	subdivisions taken over
Interest				
Grants & Subsidies	3,578,200	3,140,500	4,073,300	FAGs, Blackspot, R2R
Other Revenue				
<b>Total Operating Revenue</b>	<b>3,840,200</b>	<b>3,401,500</b>	<b>4,334,300</b>	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	-	-	-	
Works	2,086,600	2,201,000	2,048,400	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	2,086,600	2,201,000	2,048,400	
Purchase of Water				
Interest on Loans				
Depreciation	2,475,800	2,476,000	2,490,000	revaluation June 16
Payments to Government Authorities				
Administration Allocated				
Other Payments	100,000	100,000	100,000	asset disposal-residual
<b>Total Operating Expenditure</b>	<b>4,662,400</b>	<b>4,777,000</b>	<b>4,638,400</b>	
<u>Operating Surplus/(Deficit)</u>	<b>(822,200)</b>	<b>(1,375,500)</b>	<b>(304,100)</b>	
<b>Add</b>				
Depreciation	2,475,800	2,476,000	2,490,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	(200,000)	(200,000)	(200,000)	subdivisions taken over
<b>Less</b>				
Asset Expenditure	4,631,000	4,161,900	5,983,800	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets	(100,000)	(100,000)	(100,000)	
<b>Cash Surplus/(Deficit)</b>	<b>(3,077,400)</b>	<b>(3,161,400)</b>	<b>(3,897,900)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Roads, Streets &amp; Bridges</b>				
<b>Bridges</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	173,000	85,200	727,000	% of FAGs & 50% Union Bridge
Other Revenue				
<b>Total Operating Revenue</b>	173,000	85,200	727,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	135,300	135,200	98,200	
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	135,300	135,200	98,200	
Purchase of Water				
Interest on Loans				
Depreciation	627,000	630,000	635,000	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	762,300	765,200	733,200	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(589,300)</b>	<b>(680,000)</b>	<b>(6,200)</b>	
<b>Add</b>				
Depreciation	627,000	630,000	635,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	1,047,000	1,028,400	3,105,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(1,009,300)</b>	<b>(1,078,400)</b>	<b>(2,476,200)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<u>Operating Revenue</u>			
Rate Revenue	2,218,600	2,247,500	2,439,500
Fees & User Charges	430,800	421,200	431,500
Contributions	135,000	127,100	94,000
Interest	211,300	211,300	211,300
Grants & Subsidies	55,000	64,100	-
Other Revenue	84,900	89,600	86,800
<b>Total Operating Revenue</b>	<b>3,135,600</b>	<b>3,160,800</b>	<b>3,263,100</b>
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	280,100	277,200	281,700
Corporate Services	700	700	700
Infrastructure Services	1,774,100	1,712,600	1,987,800
Development Services	406,600	396,400	423,000
Works	966,600	952,400	960,300
Econ. Development & Sustainability	1,095,700	1,056,600	1,067,200
Maintenance & Working Expenses	4,523,800	4,395,900	4,720,700
Purchase of Water	-	-	-
Interest on Loans	311,300	271,300	271,300
Depreciation	510,600	501,900	511,400
Payments to Government Authorities	1,028,600	1,028,600	1,075,600
Administration Allocated	75,400	72,600	77,200
Other Payments	69,000	64,100	76,000
<b>Total Operating Expenditure</b>	<b>6,518,700</b>	<b>6,334,400</b>	<b>6,732,200</b>
<b><u>Operating Surplus/(Deficit)</u></b>	<b><u>(3,383,100)</u></b>	<b><u>(3,173,600)</u></b>	<b><u>(3,469,100)</u></b>
<b>Add</b>			
Depreciation	510,600	501,900	511,400
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	50,000	10,000	10,000
<b>Less</b>			
Asset Expenditure	1,079,000	997,400	2,246,100
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
<b>Cash Surplus/(Deficit)</b>	<b><u>(3,901,500)</u></b>	<b><u>(3,659,100)</u></b>	<b><u>(5,193,800)</u></b>

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<b>Health - Preventive Health</b>			
<u>Operating Revenue</u>			
Rate Revenue			
Fees & User Charges	26,500	27,000	27,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
<b>Total Operating Revenue</b>	26,500	27,000	27,000
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development Services	147,800	159,000	184,500
Works	-	-	-
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	147,800	159,000	184,500
Purchase of Water			
Interest on Loans			
Depreciation	4,300	4,300	4,300
Payments to Government Authorities			
Administration Allocated			
Other Payments			
<b>Total Operating Expenditure</b>	152,100	163,300	188,800
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(125,600)</b>	<b>(136,300)</b>	<b>(161,800)</b>
<b>Add</b>			
Depreciation	4,300	4,300	4,300
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
<b>Less</b>			
Asset Expenditure	16,000	16,000	- fleet
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
<b>Cash Surplus/(Deficit)</b>	<b>(137,300)</b>	<b>(148,000)</b>	<b>(157,500)</b>

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Animal Control</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	83,000	78,600	80,000	Dog & Kennel licences, pound & infringements
Contributions				
Interest				
Grants & Subsidies				
Other Revenue				
<b>Total Operating Revenue</b>	83,000	78,600	80,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	135,600	144,600	144,800	
Works	21,900	22,000	21,900	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	157,500	166,600	166,700	
Purchase of Water				
Interest on Loans				
Depreciation	9,500	9,400	9,500	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	167,000	176,000	176,200	
<u>Operating Surplus/(Deficit)</u>	(84,000)	(97,400)	(96,200)	
<b>Add</b>				
Depreciation	9,500	9,400	9,500	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	27,000	27,200	-	fleet
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	(101,500)	(115,200)	(86,700)	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Fire Protection</b>				
<u>Operating Revenue</u>				
Rate Revenue	1,028,600	1,051,500	1,075,600	State Fire Contr.
Fees & User Charges	2,000	3,300	2,500	fire hazard clearing
Contributions				
Interest				
Grants & Subsidies				
Other Revenue	41,100	41,100	43,000	4% admin reimburse.
<b>Total Operating Revenue</b>	<b>1,071,700</b>	<b>1,095,900</b>	<b>1,121,100</b>	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	32,000	18,300	28,500	urban fire hazard control
Works	259,000	262,100	262,000	roadside vegetation
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	291,000	280,400	290,500	
Purchase of Water				
Interest on Loans				
Depreciation				State Fire Commission
Payments to Government Authorities	1,028,600	1,028,600	1,075,600	4.6% Contr. increase
Administration Allocated	41,100	41,100	43,000	
Other Payments				
<b>Total Operating Expenditure</b>	<b>1,360,700</b>	<b>1,350,100</b>	<b>1,409,100</b>	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(289,000)</b>	<b>(254,200)</b>	<b>(288,000)</b>	
<b>Add</b>				
Depreciation				
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure				
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(289,000)</b>	<b>(254,200)</b>	<b>(288,000)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Area Promotion</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	115,000	97,000	102,000	visitor centre
Contributions	1,000	1,000	1,000	
Interest				
Grants & Subsidies				visitor centre
Other Revenue	43,500	46,500	43,500	commissions etc
<b>Total Operating Revenue</b>	<b>159,500</b>	<b>144,500</b>	<b>146,500</b>	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	15,800	15,400	13,700	
Development Services	-	-	-	
Works	4,700	3,200	-	
Econ. Development & Sustainability	443,800	407,200	537,200	
Maintenance & Working Expenses	464,300	425,800	550,900	
Purchase of Water				
Interest on Loans				
Depreciation	31,700	30,800	31,000	
Payments to Government Authorities				
Administration Allocated				Craft Fair; Townscape
Other Payments	1,500	1,500	12,000	& Heritage grants
<b>Total Operating Expenditure</b>	<b>497,500</b>	<b>458,100</b>	<b>593,900</b>	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(338,000)</b>	<b>(313,600)</b>	<b>(447,400)</b>	
<b>Add</b>				
Depreciation	31,700	30,800	31,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	35,000	5,100	77,900	incl GWTVIC carryover
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(341,300)</b>	<b>(287,900)</b>	<b>(494,300)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Economic Services</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions	-	500	-	
Interest				
Grants & Subsidies	50,000	50,000	-	MVEC grant
Other Revenue				
<b>Total Operating Revenue</b>	50,000	50,500	-	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	Hadspen Urban
Infrastructure Services	-	18,700	152,400	Growth Area
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	474,400	470,200	320,800	
Maintenance & Working Expenses	474,400	488,900	473,200	
Purchase of Water				
Interest on Loans				
Depreciation	6,300	6,300	6,300	
Payments to Government Authorities				
Administration Allocated				Industrial land policy
Other Payments	4,000	3,600	4,000	rate relief grants
<b>Total Operating Expenditure</b>	484,700	498,800	483,500	
<u>Operating Surplus/(Deficit)</u>	(434,700)	(448,300)	(483,500)	
<b>Add</b>				
Depreciation	6,300	6,300	6,300	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	-	110,700	-	East Goderick St subd.
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	(428,400)	(552,700)	(477,200)	



# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - State Emergency</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	5,000	5,000	-	Balance Meander flood zone mapping project
Other Revenue				
<b>Total Operating Revenue</b>	5,000	5,000	-	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	64,500	55,500	27,600	incl. Meander flood zone mapping project
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	64,500	55,500	27,600	
Purchase of Water				
Interest on Loans				
Depreciation	9,000	9,000	9,000	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	73,500	64,500	36,600	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(68,500)</b>	<b>(59,500)</b>	<b>(36,600)</b>	
<b>Add</b>				
Depreciation	9,000	9,000	9,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	40,000	40,200	-	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(99,500)</b>	<b>(90,700)</b>	<b>(27,600)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Household Waste</b>				
<u>Operating Revenue</u>				
Rate Revenue	1,190,000	1,196,000	1,363,900	
Fees & User Charges	186,800	196,800	202,500	tips & tfr station fees
Contributions				
Interest				
Grants & Subsidies				
Other Revenue				
<b>Total Operating Revenue</b>	<b>1,376,800</b>	<b>1,392,800</b>	<b>1,566,400</b>	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	1,264,500	1,219,300	1,371,600	
Development Services	-	-	-	
Works	35,700	14,800	17,100	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	1,300,200	1,234,100	1,388,700	
Purchase of Water				
Borrowing Costs (re: tip rehab. provision)	100,000	60,000	60,000	
Depreciation	92,500	82,800	88,500	
Payments to Government Authorities				
Administration Allocated	34,300	31,500	34,200	
Other Payments				
<b>Total Operating Expenditure</b>	<b>1,527,000</b>	<b>1,408,400</b>	<b>1,571,400</b>	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(150,200)</b>	<b>(15,600)</b>	<b>(5,000)</b>	
<b>Add</b>				
Depreciation	92,500	82,800	88,500	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	100,000	60,000	60,000	unwinding tip provision
<b>Less</b>				
Asset Expenditure	20,000	19,600	330,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>22,300</b>	<b>107,600</b>	<b>(186,500)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<b>Community - Non-Household Waste</b>			
<u>Operating Revenue</u>			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
<b>Total Operating Revenue</b>	-	-	-
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development Services	-	-	-
Works	210,100	211,200	214,500
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	210,100	211,200	214,500
Purchase of Water			
Interest on Loans			
Depreciation	2,100	2,100	2,100
Payments to Government Authorities			
Administration Allocated			
Other Payments			
<b>Total Operating Expenditure</b>	212,200	213,300	216,600
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(212,200)</b>	<b>(213,300)</b>	<b>(216,600)</b>
<b>Add</b>			
Depreciation	2,100	2,100	2,100
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
<b>Less</b>			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
<b>Cash Surplus/(Deficit)</b>	<b>(210,100)</b>	<b>(211,200)</b>	<b>(214,500)</b>

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Stormwater Drainage</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions	50,000	50,000	50,000	subdivisions taken
Interest				over
Grants & Subsidies				
Other Revenue				
<b>Total Operating Revenue</b>	50,000	50,000	50,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	75,300	66,500	77,200	
Development Services	-	-	-	
Works	127,900	127,500	128,900	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	203,200	194,000	206,100	
Purchase of Water				
Interest on Loans				
Depreciation	315,300	317,700	320,000	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	518,500	511,700	526,100	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(468,500)</b>	<b>(461,700)</b>	<b>(476,100)</b>	
<b>Add</b>				
Depreciation	315,300	317,700	320,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments	(50,000)	(50,000)	(50,000)	subdivisions
<b>Less</b>				
Asset Expenditure	812,000	711,700	753,200	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(1,015,200)</b>	<b>(905,700)</b>	<b>(959,300)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Other Protection of the Environment</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	-	200	-	
Contributions	43,000	43,000	43,000	
Interest				
Grants & Subsidies	-	7,100	-	Green Army project
Other Revenue				
<b>Total Operating Revenue</b>	43,000	50,300	43,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	91,000	74,300	65,000	
Works	11,400	10,800	11,500	
Econ. Development & Sustainability	177,500	179,200	209,200	incl salinity project
Maintenance & Working Expenses	279,900	264,300	285,700	
Purchase of Water				
Interest on Loans				
Depreciation	5,600	5,300	5,300	
Payments to Government Authorities				
Administration Allocated				Conservation covenants
Other Payments - Grants	11,500	11,500	12,000	policy grants
<b>Total Operating Expenditure</b>	297,000	281,100	303,000	
<b>Operating Surplus/(Deficit)</b>	(254,000)	(230,800)	(260,000)	
<b>Add</b>				
Depreciation	5,600	5,300	5,300	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	18,000	20,500	-	fleet
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	(266,400)	(246,000)	(254,700)	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<b>Community - Cemeteries</b>			
<u>Operating Revenue</u>			
Rate Revenue			
Fees & User Charges	13,500	16,000	15,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
<b>Total Operating Revenue</b>	13,500	16,000	15,000
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	700	700	700
Infrastructure Services	-	-	-
Development Services	200	200	200
Works	48,800	50,700	51,700
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	49,700	51,600	52,600
Purchase of Water			
Interest on Loans			
Depreciation	800	600	800
Payments to Government Authorities			
Administration Allocated			
Other Payments			
<b>Total Operating Expenditure</b>	50,500	52,200	53,400
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(37,000)</b>	<b>(36,200)</b>	<b>(38,400)</b>
<b>Add</b>			
Depreciation	800	600	800
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
<b>Less</b>			
Asset Expenditure	15,000	4,200	75,000
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
<b>Cash Surplus/(Deficit)</b>	<b>(51,200)</b>	<b>(39,800)</b>	<b>(112,600)</b>

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<b>Community - Community Amenities</b>			
<u>Operating Revenue</u>			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
<b>Total Operating Revenue</b>	-	-	-
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development Services	-	-	-
Works	247,100	250,100	252,700
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	247,100	250,100	252,700
Purchase of Water			
Interest on Loans			
Depreciation	18,100	18,400	19,000
Payments to Government Authorities			
Administration Allocated			
Other Payments			
<b>Total Operating Expenditure</b>	265,200	268,500	271,700
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(265,200)</b>	<b>(268,500)</b>	<b>(271,700)</b>
<b>Add</b>			
Depreciation	18,100	18,400	19,000
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
<b>Less</b>			
Asset Expenditure	45,000	-	155,000
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
<b>Cash Surplus/(Deficit)</b>	<b>(292,100)</b>	<b>(250,100)</b>	<b>(407,700)</b>

Buildings revaluation  
due June 17

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Street Lighting</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies				
Other Revenue	300	300	300	
<b>Total Operating Revenue</b>	300	300	300	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	354,000	337,200	345,300	
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	354,000	337,200	345,300	
Purchase of Water				
Interest on Loans				
Depreciation	600	600	600	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	354,600	337,800	345,900	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(354,300)</b>	<b>(337,500)</b>	<b>(345,600)</b>	
<b>Add</b>				
Depreciation	600	600	600	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	-	-	840,000	LED replacement
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(353,700)</b>	<b>(336,900)</b>	<b>(1,185,000)</b>	



# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Community - Community Development</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions	-	300	-	
Interest				
Grants & Subsidies				
Other Revenue	-	1,700	-	
<b>Total Operating Revenue</b>	-	2,000	-	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	138,200	146,000	140,100	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	138,200	146,000	140,100	
Purchase of Water				
Interest on Loans				
Depreciation	3,900	3,900	4,000	
Payments to Government Authorities				
Administration Allocated				incl Regulatory Fees
Other Payments - Community Grants	52,000	47,000	48,000	Refunds Policy
<b>Total Operating Expenditure</b>	194,100	196,900	192,100	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(194,100)</b>	<b>(194,900)</b>	<b>(192,100)</b>	
<b>Add</b>				
Depreciation	3,900	3,900	4,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	-	-	15,000	fleet
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(190,200)</b>	<b>(191,000)</b>	<b>(203,100)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Welfare - Families, Youth &amp; Children</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	4,000	2,300	2,500	incl. holiday program & stepping stones
Contributions				
Interest				
Grants & Subsidies	-	2,000	-	youth week grant
Other Revenue				
<b>Total Operating Revenue</b>	4,000	4,300	2,500	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	117,400	110,200	119,100	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	117,400	110,200	119,100	
Purchase of Water				
Interest on Loans				
Depreciation				
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	117,400	110,200	119,100	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(113,400)</b>	<b>(105,900)</b>	<b>(116,600)</b>	
<b>Add</b>				
Depreciation				
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	10,000	9,900	-	enclosed trailer
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(123,400)</b>	<b>(115,800)</b>	<b>(116,600)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Health, Community & Welfare	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Welfare - Aged &amp; Disabled</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions	41,000	32,300	-	Community car c'ttees
Interest	211,300	211,300	211,300	Aged Care Deloraine
Grants & Subsidies				
Other Revenue				
<b>Total Operating Revenue</b>	252,300	243,600	211,300	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	24,500	21,000	22,500	Community cars
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	24,500	21,000	22,500	
Purchase of Water				
Interest on Loans	211,300	211,300	211,300	Aged Care Deloraine
Depreciation	10,900	10,700	11,000	Community cars
Payments to Government Authorities				
Administration Allocated				
Other Payments	-	500	-	
<b>Total Operating Expenditure</b>	246,700	243,500	244,800	
<b>Operating Surplus/(Deficit)</b>	5,600	100	(33,500)	
<b>Add</b>				
Depreciation	10,900	10,700	11,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	41,000	32,300	-	two community cars
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	(24,500)	(21,500)	(22,500)	

# Meander Valley Council

## 2016-2017 Rating Budget

<b>Land Use Planning &amp; Building</b>	<b>Budget 2015-16</b>	<b>Anticipated Actual 2015-16</b>	<b>Budget 2016-17</b>
<u>Operating Revenue</u>			
Rate Revenue	-	-	-
Fees & User Charges	321,000	331,600	265,700
Contributions	-	-	-
Interest	-	-	-
Grants & Subsidies	-	-	-
Other Revenue	36,000	36,800	37,000
<b>Total Operating Revenue</b>	<b>357,000</b>	<b>368,400</b>	<b>302,700</b>
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	-	-	-
Infrastructure Services	42,300	60,400	60,200
Development Services	1,280,600	1,129,600	1,270,300
Works	-	-	-
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	1,322,900	1,190,000	1,330,500
Purchase of Water	-	-	-
Interest on Loans	-	-	-
Depreciation	20,500	22,500	21,000
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	-	-	-
<b>Total Operating Expenditure</b>	<b>1,343,400</b>	<b>1,212,500</b>	<b>1,351,500</b>
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(986,400)</b>	<b>(844,100)</b>	<b>(1,048,800)</b>
<b>Add</b>			
Depreciation	20,500	22,500	21,000
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
<b>Less</b>			
Asset Expenditure	-	-	-
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
<b>Cash Surplus/(Deficit)</b>	<b>(965,900)</b>	<b>(821,600)</b>	<b>(1,027,800)</b>

# Meander Valley Council

## 2016-2017 Rating Budget

Land Use Planning & Building	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<b>Land Use Planning</b>			
<u>Operating Revenue</u>			
Rate Revenue			
Fees & User Charges	119,500	113,200	115,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	-	-	-
<b>Total Operating Revenue</b>	119,500	113,200	115,000
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	-	-	-
Infrastructure Services	42,300	60,400	60,200
Development Services	743,100	641,900	752,900
Works	-	-	-
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	785,400	702,300	813,100
Purchase of Water			
Interest on Loans			
Depreciation	9,000	8,100	8,500
Payments to Government Authorities			
Administration Allocated			
Other Payments			
<b>Total Operating Expenditure</b>	794,400	710,400	821,600
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(674,900)</b>	<b>(597,200)</b>	<b>(706,600)</b>
<b>Add</b>			
Depreciation	9,000	8,100	8,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
<b>Less</b>			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
<b>Cash Surplus/(Deficit)</b>	<b>(665,900)</b>	<b>(589,100)</b>	<b>(698,100)</b>

# Meander Valley Council

## 2016-2017 Rating Budget

Land Use Planning & Building	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Building Control</b>				
<u>Operating Revenue</u>				
Rate Revenue				No building
Fees & User Charges	201,500	218,400	150,700	surveyor fees
Contributions				
Interest				
Grants & Subsidies				Training levy commission
Other Revenue	36,000	36,800	37,000	& Nthn Midlands CI
<b>Total Operating Revenue</b>	<b>237,500</b>	<b>255,200</b>	<b>187,700</b>	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	537,500	487,700	517,400	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	537,500	487,700	517,400	
Purchase of Water				
Interest on Loans				
Depreciation	11,500	14,400	12,500	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	<b>549,000</b>	<b>502,100</b>	<b>529,900</b>	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(311,500)</b>	<b>(246,900)</b>	<b>(342,200)</b>	
<b>Add</b>				
Depreciation	11,500	14,400	12,500	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure				
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(300,000)</b>	<b>(232,500)</b>	<b>(329,700)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

<b>Recreation &amp; Culture</b>	<b>Budget 2015-16</b>	<b>Anticipated Actual 2015-16</b>	<b>Budget 2016-17</b>
<u>Operating Revenue</u>			
Rate Revenue	-	-	-
Fees & User Charges	169,500	193,000	186,000
Contributions	12,500	23,000	15,000
Interest	-	-	-
Grants & Subsidies	150,000	175,400	35,200
Other Revenue	18,500	21,000	21,000
<b>Total Operating Revenue</b>	<b>350,500</b>	<b>412,400</b>	<b>257,200</b>
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	286,000	290,300	324,200
Corporate Services	33,000	31,200	33,700
Infrastructure Services	314,300	296,800	284,800
Development Services	-	-	-
Works	854,100	841,600	858,100
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	1,487,400	1,459,900	1,500,800
Purchase of Water	-	-	-
Interest on Loans	-	-	-
Depreciation	767,300	751,400	755,100
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	38,000	38,000	39,000
<b>Total Operating Expenditure</b>	<b>2,292,700</b>	<b>2,249,300</b>	<b>2,294,900</b>
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(1,942,200)</b>	<b>(1,836,900)</b>	<b>(2,037,700)</b>
<b>Add</b>			
Depreciation	767,300	751,400	755,100
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
<b>Less</b>			
Asset Expenditure	1,439,000	702,100	2,552,000
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
<b>Cash Surplus/(Deficit)</b>	<b>(2,613,900)</b>	<b>(1,787,600)</b>	<b>(3,834,600)</b>

# Meander Valley Council

## 2016-2017 Rating Budget

Recreation & Culture	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Public Halls</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	4,000	6,000	5,000	Westbury Town Hall
Contributions				
Interest				
Grants & Subsidies	-	-	7,000	Rosevale Hall kitchen
Other Revenue				
<b>Total Operating Revenue</b>	4,000	6,000	12,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	26,500	24,700	26,600	Insurance, W & S, Land Tax
Infrastructure Services	63,900	65,000	49,200	Maintenance program
Development Services	-	-	-	
Works	10,600	9,000	10,600	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	101,000	98,700	86,400	
Purchase of Water				
Interest on Loans				
Depreciation	92,200	74,600	75,000	Revaluation due June 17
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	193,200	173,300	161,400	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(189,200)</b>	<b>(167,300)</b>	<b>(149,400)</b>	
<b>Add</b>				
Depreciation	92,200	74,600	75,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	125,000	76,600	65,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(222,000)</b>	<b>(169,300)</b>	<b>(139,400)</b>	



# Meander Valley Council

## 2016-2017 Rating Budget

Recreation & Culture	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Swimming Pools &amp; Other Swimming</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies				
Other Revenue				
<b>Total Operating Revenue</b>	-	-	-	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	92,200	87,600	87,000	Deloraine management
Development Services	-	-	-	
Works	17,200	16,800	17,700	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	109,400	104,400	104,700	
Purchase of Water				
Interest on Loans				
Depreciation	31,100	31,100	31,100	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	140,500	135,500	135,800	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(140,500)</b>	<b>(135,500)</b>	<b>(135,800)</b>	
<b>Add</b>				
Depreciation	31,100	31,100	31,100	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	-	-	20,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(109,400)</b>	<b>(104,400)</b>	<b>(124,700)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Recreation &amp; Culture</b>				
<b>Recreation Grounds &amp; Sports Facilities</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	116,000	135,400	130,000	
Contributions				
Interest				) incl. Westbury rec. ground
Grants & Subsidies	150,000	174,500	28,200	) & AFL goal posts project
Other Revenue	18,500	21,000	21,000	incl. 432 Westbury Rd rent
<b>Total Operating Revenue</b>	<b>284,500</b>	<b>330,900</b>	<b>179,200</b>	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	206,900	204,200	222,100	
Corporate Services	-	-	-	
Infrastructure Services	102,400	70,100	96,200	incl .building maint. program
Development Services	-	-	-	
Works	418,800	399,200	425,800	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	728,100	673,500	744,100	
Purchase of Water				
Interest on Loans				
Depreciation	460,400	460,400	462,000	includes accelerated deprec. over 3yrs for 432 Westbury Rd
Payments to Government Authorities				
Administration Allocated				
Other Payments - Recreation Grants	38,000	38,000	39,000	
<b>Total Operating Expenditure</b>	<b>1,226,500</b>	<b>1,171,900</b>	<b>1,245,100</b>	
<u>Operating Surplus/(Deficit)</u>	<b>(942,000)</b>	<b>(841,000)</b>	<b>(1,065,900)</b>	
<b>Add</b>				
Depreciation	460,400	460,400	462,000	
Loan Funds				
Asset Sales less Transfers to C'ttees				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	1,234,000	554,800	1,926,000	incl. carryovers
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(1,715,600)</b>	<b>(935,400)</b>	<b>(2,529,900)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Recreation & Culture	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Parks &amp; Reserves</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	-	300	-	
Contributions	12,500	23,000	15,000	Cash in lieu of public open space
Interest				
Grants & Subsidies				
Other Revenue				
<b>Total Operating Revenue</b>	12,500	23,300	15,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	50,300	70,400	46,100	
Development Services	-	-	-	
Works	388,100	397,500	392,600	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	438,400	467,900	438,700	
Purchase of Water				
Interest on Loans				
Depreciation	136,200	138,600	140,000	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	574,600	606,500	578,700	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(562,100)</b>	<b>(583,200)</b>	<b>(563,700)</b>	
<b>Add</b>				
Depreciation	136,200	138,600	140,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	55,000	45,700	481,000	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(480,900)</b>	<b>(490,300)</b>	<b>(904,700)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<b>Recreation &amp; Culture</b>			
<b>Library Services</b>			
<u>Operating Revenue</u>			
Rate Revenue			
Fees & User Charges	39,000	38,300	39,000
Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
<b>Total Operating Revenue</b>	39,000	38,300	39,000
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	6,500	6,500	7,100
Infrastructure Services	5,500	3,700	6,300
Development Services	-	-	-
Works	1,400	1,400	-
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	13,400	11,600	13,400
Purchase of Water			
Interest on Loans			
Depreciation	4,500	4,000	4,000
Payments to Government Authorities			
Administration Allocated			
Other Payments			
<b>Total Operating Expenditure</b>	17,900	15,600	17,400
<b>Operating Surplus/(Deficit)</b>	21,100	22,700	21,600
<b>Add</b>			
Depreciation	4,500	4,000	4,000
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
<b>Less</b>			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
<b>Cash Surplus/(Deficit)</b>	25,600	26,700	25,600

# Meander Valley Council

## 2016-2017 Rating Budget

Recreation & Culture	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Sundry Cultural Activities</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges	10,500	13,000	12,000	MVPAC
Contributions				
Interest				
Grants & Subsidies	-	900	-	
Other Revenue				
<b>Total Operating Revenue</b>	10,500	13,900	12,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	79,100	86,100	102,100	) MVPAC Centre ) Aus. Day, Meanderings
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	-	-	-	
Works	18,000	17,700	11,400	incl St Patricks festival & Anzac Day services
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	97,100	103,800	113,500	
Purchase of Water				
Interest on Loans				
Depreciation	42,900	42,700	43,000	
Payments to Government Authorities				
Administration Allocated				
Other Payments				
<b>Total Operating Expenditure</b>	140,000	146,500	156,500	
<b><u>Operating Surplus/(Deficit)</u></b>	<b>(129,500)</b>	<b>(132,600)</b>	<b>(144,500)</b>	
<b>Add</b>				
Depreciation	42,900	42,700	43,000	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure	25,000	25,000	60,000	MVPAC roof
Loan Principal				
Profit (loss) on Disposal of Fixed Assets				
<b>Cash Surplus/(Deficit)</b>	<b>(111,600)</b>	<b>(114,900)</b>	<b>(161,500)</b>	

# Meander Valley Council

## 2016-2017 Rating Budget

Unallocated & Unclassified	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<u>Operating Revenue</u>			
Rate Revenue	8,614,000	8,670,000	8,854,000
Fees & User Charges	-	-	-
Contributions	-	1,000	-
Interest	750,000	840,000	696,000
Grants & Subsidies	2,137,000	1,116,300	2,125,000
Other Revenue	840,200	861,000	866,900
<b>Total Operating Revenue</b>	<b>12,341,200</b>	<b>11,488,300</b>	<b>12,541,900</b>
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	6,000	5,800	5,500
Infrastructure Services	(15,000)	(6,800)	(3,900)
Development Services	(6,000)	(6,000)	(6,000)
Works	(379,700)	(437,800)	(363,300)
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	(394,700)	(444,800)	(367,700)
Purchase of Water	-	-	-
Interest on Loans-internal loan	-	-	-
Depreciation	338,300	336,200	344,500
Payments to Government Authorities	-	-	-
Administration Allocated	600	500	600
Other Payments	800	3,400	1,000
<b>Total Operating Expenditure</b>	<b>(55,000)</b>	<b>(104,700)</b>	<b>(21,600)</b>
<u>Operating Surplus/(Deficit)</u>	<b>12,396,200</b>	<b>11,593,000</b>	<b>12,563,500</b>
<b>Add</b>			
Depreciation	338,300	336,200	344,500
Loan Funds & Capital Repayments	100,000	-	300,000
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(90,000)	(105,000)	(90,000)
<b>Less</b>			
Asset Expenditure	480,000	542,700	829,700
Loan Principal	-	-	-
Internal loan Repay	-	-	-
<b>Cash Surplus/(Deficit)</b>	<b>12,264,500</b>	<b>11,281,500</b>	<b>12,288,300</b>

# Meander Valley Council

## 2016-2017 Rating Budget

Unallocated & Unclassified	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17
<b>Private Works</b>			
<u>Operating Revenue</u>			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest			
Grants & Subsidies			
Other Revenue	6,200	4,800	6,100
<b>Total Operating Revenue</b>	6,200	4,800	6,100
<u>Operating Expenditure</u>			
<u>Departments</u>			
Governance & Community Services	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Development Services	-	-	-
Works	5,500	5,300	5,500
Econ. Development & Sustainability	-	-	-
Maintenance & Working Expenses	5,500	5,300	5,500
Purchase of Water			
Interest on Loans			
Depreciation			
Payments to Government Authorities			
Administration Allocated	600	500	600
Other Payments			
<b>Total Operating Expenditure</b>	6,100	5,800	6,100
<u>Operating Surplus/(Deficit)</u>	100	(1,000)	-
<b>Add</b>			
Depreciation			
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
<b>Less</b>			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
<b>Cash Surplus/(Deficit)</b>	100	(1,000)	-

# Meander Valley Council

## 2016-2017 Rating Budget

Unallocated & Unclassified	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Plant Working</b>				
<u>Operating Revenue</u>				
Rate Revenue				
Fees & User Charges				
Contributions				
Interest				
Grants & Subsidies	37,000	37,000	35,000	diesel fuel rebate
Other Revenue				
<b>Total Operating Revenue</b>	37,000	37,000	35,000	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	-	-	-	
Infrastructure Services	-	-	-	
Development Services	-	-	-	
Works	-	-	-	
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	-	-	-	
- Operating Costs Reallocated (Internal Hire)	(826,800)	(800,000)	(755,500)	
- Running Costs	498,400	400,000	429,800	
Purchase of Water				
Interest on Loans				
Depreciation	270,600	265,400	272,500	
Administration Allocated				
Training Costs				
Other Payments				
<b>Total Operating Expenditure</b>	(57,800)	(134,600)	(53,200)	
<u>Operating Surplus/(Deficit)</u>	94,800	171,600	88,200	
<b>Add</b>				
Depreciation	270,600	265,400	272,500	
Loan Funds				
Asset Sales( excl. Trade-ins)				
Accrual Non-Cash Adjustments				
<b>Less</b>				
Asset Expenditure - Changeover cost	460,000	244,700	764,700	incl. carryovers
Loan Principal				
Internal return on Plant	94,800	171,600	88,200	
<b>Cash Surplus/(Deficit)</b>	(189,400)	20,700	(492,200)	



# Meander Valley Council

## 2016-2017 Rating Budget

Unallocated & Unclassified	Budget 2015-16	Anticipated Actual 2015-16	Budget 2016-17	
<b>Other Unallocated &amp; Unclassified</b>				
<u>Operating Revenue</u>				
Rate Revenue	8,614,000	8,670,000	8,854,000	General Rate
Fees & User Charges				
Contributions	-	1,000	-	
Interest	750,000	840,000	696,000	Incl. Valleycentral accrual
Grants & Subsidies	2,100,000	1,079,300	2,090,000	Grants Commission FAG
Other Revenue	834,000	856,200	860,800	Taswater & house rent
<b>Total Operating Revenue</b>	<b>12,298,000</b>	<b>11,446,500</b>	<b>12,500,800</b>	
<u>Operating Expenditure</u>				
<u>Departments</u>				
Governance & Community Services	-	-	-	
Corporate Services	6,000	5,800	5,500	Unallocated land tax
Infrastructure Services	(15,000)	(6,800)	(3,900)	) Offsets Management
Development Services	(6,000)	(6,000)	(6,000)	) & Indirect Overheads
Works	(56,800)	(43,100)	(43,100)	) depreciation
Econ. Development & Sustainability	-	-	-	
Maintenance & Working Expenses	(71,800)	(50,100)	(47,500)	
Purchase of Water				
Interest on Loans				
Depreciation	67,700	70,800	72,000	Depots, minor plant & fleet
Payments to Government Authorities				
Administration Allocated				
Other Payments	800	3,400	1,000	Misc. donations
<b>Total Operating Expenditure</b>	<b>(3,300)</b>	<b>24,100</b>	<b>25,500</b>	
<u>Operating Surplus/(Deficit)</u>	<b>12,301,300</b>	<b>11,422,400</b>	<b>12,475,300</b>	
<b>Add</b>				
Depreciation	67,700	70,800	72,000	
Loan Funds & Capital Repayments	100,000	-	300,000	Valleycentral repayment
Asset Sales	-	-	-	
Accrual Non-Cash Adjustments	(90,000)	(105,000)	(90,000)	Valleycentral interest accrual
<b>Less</b>				
Asset Expenditure	20,000	298,000	65,000	) Fleet, small plant, depots, Tas Irrigation land & 35 William St in 2015-16
Loan Principal				
Internal Return on plant	(94,800)	(171,600)	(88,200)	
<b>Cash Surplus/(Deficit)</b>	<b>12,453,800</b>	<b>11,261,800</b>	<b>12,780,500</b>	

## LABOUR ON-COSTS

	Budget 2016	Anticipated Provision 2016	Budget 2017
	\$	\$	\$
LABOUR ON-COSTS			
Holiday Pay	745,000	707,000	755,000
Personal Leave (sick, compassionate, carers)	105,000	198,000	145,000
Parental Leave (nett of Govt re-imb)	-	8,800	-
Long Service Leave	140,000	100,000	140,000
Contribution to Superannuation	690,000	675,000	690,000
Workers Compensation Insurance	110,000	150,000	155,000
Back Pay & Minor Pay Adjustments	-	-	-
Workers Compensation (Wages etc. non-refundable)	1,000	1,200	1,000
Payroll Tax	303,000	298,000	320,000
Payroll Bank Transfer Allowance	1,300	1,300	-
GROSS LABOUR ON-COSTS	2,095,300	2,139,300	2,206,000
Less Contributions and Reimbursements	-	-	-
NET LABOUR ON-COSTS	2,095,300	2,139,300	2,206,000
	%	%	%
CALCULATION OF ON-COST PERCENTAGE			
<u>(Net Labour On-Costs)</u>	<u>2,095,300</u>	<u>2,139,300</u>	<u>2,206,000</u>
(Direct Labour Costs)	4,656,000	4,408,700	4,795,000
PERCENTAGE	45.00%	48.52%	46.01%
16-17 labour on-costs will be applied to work and undertakings at the rate of:			46.0%
15-16 anticipated labour on-costs applied to work and undertakings at the rate of:			48.5%

## MANAGEMENT,ENGINEERING & INDIRECT OVERHEADS

### RECEIPTS

Charges

Contributions

Other: incl. sale of scrap

TOTAL RECEIPTS (OFFSET TO PAYMENTS)

Budget 2016 \$	Anticipated Actual 2016 \$	This Year Budget 2017 \$
-	-	-
-	-	-

### PAYMENTS

EMPLOYEE COSTS (All salaries, allowances & on-costs including Council contributions to L.S.L. provision & superannuation, conferences, seminars and workers compensation insurances.)

COUNCIL PLANT

MATERIALS & CONTRACTS

TRAINING(excluding salaries & wages)

DEPRECIATION(non-cash item)

GROSS PAYMENTS

LESS RECEIPTS OFF-SET PAYMENTS

NET PAYMENTS (Fully re-allocated to various current & capital purpose accounts.)

916,600	939,700	963,800
55,800	53,500	53,100
277,500	226,000	305,300
31,800	20,300	32,600
77,800	63,600	63,500
1,359,500	1,303,100	1,418,300
-	-	-
\$ 1,359,500	\$ 1,303,100	\$ 1,418,300

***Departmental Management,engineering & indirect overheads to be applied to operations and capital works undertaken by Council & contractors at the following rates:***

- Works
- Infrastructure Services
- Development Services

14.20%	15.80%	14.10%
5.00%	6.90%	5.40%
12.50%	14.25%	13.00%

**PLANT OPERATING COST AND HIRE CHARGES**

Category of Plant or Vehicles		Col. 1	Col. 2	Col. 3	Col. 4	Col.5	Col. 6
		Estimated operating cost plus interest expense (excluding operators' wages)	Depreciation Expense	Opportunity Cost of Capital (3.46%)	Total earnings required through hire charges	Total estimated units of hire, i.e. hours, days, kms, etc	Hire charges to be applied (excluding operators' wages)
Trucks	(4)	91,000	49,200	12,100	152,300	5,850	26.10
Trucks - Light	(3)	36,000	23,500	6,900	66,400	3,400	19.60
Trucks - Light Ford Transits	(2)	19,000	9,200	1,100	29,300	2,350	12.50
Trucks - Light Ford Transits	(2)	17,000	7,100	1,000	25,100	1,700	14.80
Truck - Flocon	(1)	34,000	18,700	1,200	53,900	1,400	38.50
Tractor	(1)	1,800	-	-	1,800	50	36.00
Tractor	(1)	22,000	15,600	3,400	41,000	800	51.30
Tractor	(1)	1,000	1,000	100	2,100	50	42.00
Tractor	(1)	10,000	7,500	1,300	18,800	500	37.60
Tractor	(1)	19,000	4,900	900	24,800	800	31.00
Tractor	(1)	6,000	3,400	1,100	10,500	550	19.10
Tractor/Mowers	(1)	3,000	-	-	3,000	250	12.00
Ride-on Petrol Mowers	(7)	39,000	27,400	4,900	71,300	4,550	15.70
Grader	(1)	22,000	21,600	7,800	51,400	1,000	51.40
Loader	(1)	8,000	-	-	8,000	100	80.00
Loader	(1)	2,500	-	-	2,500	100	25.00
Backhoes	(3)	48,000	40,100	6,200	94,300	2,950	32.00
Utilities - Works	(2)	18,000	15,600	1,200	34,800	2,400	14.50
Utilities - Works Supervisor	(2)	11,500	13,500	1,000	26,000	2,200	11.90
Utilities - Plant Operators	(1)	6,000	5,300	300	11,600	1,500	7.80
Kerb Machine	(1)	500	-	-	500	20	25.00
Tow Behind Road Sweeper	(1)	1,000	2,500	300	3,800	100	38.00
Watercart and Attachments	(3)	8,500	4,200	2,000	14,700	1,200	12.30
Hydraulic Blades	(2)	5,000	2,200	400	7,600	200	38.00
Other Fleet Vehicles		Direct allocation to activities.					
		\$ 429,800	\$ 272,500	\$ 53,200	\$ 755,500		

# MEANDER VALLEY COUNCIL

## CAPITAL BUDGET - YEAR ENDING 30th JUNE 2017

### CAPITAL FUNDING

#### AMENDED

DESCRIPTION	2015-16 BUDGET	2015-16 ACTUAL	2015-16 VARIANCE	2016-17 ESTIMATE	
GRANTS & CONTRIBUTIONS					
Roads, Streets & Bridges	1,601,200	2,108,900	(507,700)	2,623,300	R2R4 etc
Economic & Environment	-	-	-	-	
Community Contributions	-	32,300	(32,300)	-	Community cars
State Govt & Tas Community Fund	150,000	174,500	(24,500)	35,200	Recreation
NEW LOANS	-	-	-	-	
REVENUE & ASSET SALES	7,110,800	5,216,800	1,894,000	12,374,600	
<b>TOTAL CAPITAL FUNDS</b>	<b>8,862,000</b>	<b>7,532,500</b>	<b>1,329,500</b>	<b>15,033,100</b>	

### CAPITAL EXPENDITURE

DESCRIPTION	2015-16 BUDGET	2015-16 ACTUAL	2015-16 VARIANCE	2016-17 ESTIMATE	
WORKS PROGRAM:				(incl. carry-overs)	
Admin - Council Office, Service Tas building	-	-	-	67,500	
Roads (incl. resheeting & reseals)	4,631,000	4,161,900	469,100	5,983,800	
Bridges	1,047,000	1,028,400	18,600	3,105,000	
Community (Animals, Emergency, Environ., Cemeteries)	110,000	54,300	55,700	1,070,000	
Refuse Disposal	20,000	19,600	400	330,000	
Urban Storm Water	812,000	711,700	100,300	753,200	
Recreation & Culture	1,439,000	702,100	736,900	2,552,000	
Major Plant & Equipment changeover cost	460,000	244,700	215,300	764,700	
Unallocated - Depots & minor plant & equip.	20,000	20,000	-	30,000	
<b>SUB-TOTAL</b>	<b>8,539,000</b>	<b>6,942,700</b>	<b>1,596,300</b>	<b>14,656,200</b>	
OTHER CAPITAL EXPENDITURE					
Office & IT Infrastructure	164,000	100,000	64,000	209,000	
35 William St & Hadspen Land Purchase	-	255,500	(255,500)	-	
Fleet vehicles incl. Community cars	124,000	118,500	5,500	90,000	
Tourism & Economic Development	35,000	115,800	(80,800)	77,900	
<b>TOTAL</b>	<b>8,862,000</b>	<b>7,532,500</b>	<b>1,329,500</b>	<b>15,033,100</b>	
PRINCIPAL REPAYMENTS:					
- Loans	-	-	-	-	
- Valuation Roll	-	-	-	-	
<b>TOTAL CAPITAL PAYMENTS</b>	<b>8,862,000</b>	<b>7,532,500</b>	<b>1,329,500</b>	<b>15,033,100</b>	

**DESCRIPTION****Office & I T Infrastructure**

I T  
MFD (printer/copier/scanner)  
GPS device

**TOTAL**

2015-16 BUDGET	2015-16		2016-17 ESTIMATE
	ACTUAL	VARIANCE	
164,000	100,000	64,000	159,000
			25,000
			25,000
164,000	100,000	64,000	209,000

**Light Vehicle Changeovers**

Administration  
Health  
Animal Control  
Sundry Economic  
Environment - NRM  
Community Development  
Aged - Community cars (x 2)  
Planning  
Building & Plumbing  
Engineering & Works, M & IO

**TOTAL**

22,000	-	22,000	40,000
16,000	16,000	-	-
27,000	27,200	(200)	-
-	-	-	-
18,000	20,500	(2,500)	-
-	-	-	15,000
41,000	32,300	8,700	-
-	-	-	-
-	-	-	-
-	22,500	(22,500)	35,000
124,000	118,500	5,500	90,000

**DETAILED LOAN PRINCIPAL PAYMENTS****PURPOSE**

ADMINISTRATION  
ROADS  
URBAN STORMWATER DRAINAGE  
PUBLIC HALLS  
RECREATION  
PLANT  
**TOTAL PRINCIPAL REPAYMENTS**  
VALUATION ROLL  
**TOTAL REPAYMENTS**

2015-16	2016-17
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

## **GOV 1      TASWATER – EXTERNAL FUNDING PROPOSAL**

### **1) Introduction**

The purpose of this report is for Council to consider a request from TasWater seeking Owner Councils to agree to a funding contribution of foregone dividend increases for an additional seven years that, should commitment from the State and Federal Governments be forthcoming, would enable major strategic projects to proceed over the next ten years.

### **2) Background**

At the November 2015 TasWater General Meeting, TasWater's Chairman provided a verbal briefing on TasWater's ability (or lack thereof) to fund all major strategic projects across the State, such as the Launceston Sewerage Improvement Project and Hobart Sewerage Improvement Project, in addition to its baseline planned capital expenditure. Possible options for external funding models were also discussed.

Much of Tasmania's sewerage infrastructure is in a poor state with only 33% of the Sewage Treatment Plants (STPs) meeting their environmental licence conditions, as at December 2015, many of which are not contemporary.

Many small towns also continue to be subject to Boil Water Alerts or Do Not Consume Notices. TasWater also has a disproportionate number of assets for the population served.

For example, a recent WSAA benchmarking study of water authorities throughout Australia found that Tasmania has:

- 2% of the total Australian population
- 38% of Water Treatment Plants (WTP's)
- 37% of Waste Water Treatment Plants (WWTP's)
- 18% of dams

Whilst this is subject to various size and scale discussions it is clear Tasmania has a significant issue in meeting modern environmental and health regulatory requirements and needs to rationalise and upgrade infrastructure urgently.

TasWater estimates that to address all of the major rationalisations (in the major population centres of Hobart, Launceston and Devonport),

environmental improvements for the sector and upgrades to drinking water systems, an investment of \$1.8 billion is required over the next 10 years.

This level of investment would enable rationalisation of a number of major STPs thus avoiding significant expenditure in upgrading outdated plants, the provision of safe drinking water to all serviced towns and material improvements in the health of a number of Tasmania's key rivers.

The implementation of TasWater's proposed major rationalisation and upgrade program on top of its baseline \$1.1 billion planned expenditure will activate commercial, industrial and residential development across the State through the release of strategically important land, such as the \$1 billion Macquarie Point redevelopment in Hobart, create jobs in construction and engineering, and support economic growth in tourism, manufacturing and civil construction sectors across all regions of Tasmania.

The implications of not progressing these major projects over the next 10 years is that TasWater could be forced to upgrade existing outdated infrastructure thereby perpetuating inefficiencies that arise from having too many assets and hindering economic growth.

TasWater, through Tasmanian water and sewerage customers, is unable to fully fund these projects in addition to a capital program of approximately \$110 million per annum without unaffordable price increases, meaning that external funding is needed from all levels of government.

The Chair and Chief Executive Officer have had a number of discussions regarding the funding of major strategic projects and options for funding models with the State Government.

In May 2015 as a result of the outcomes of the Economic Regulator's 2015 Price Determination Investigation, and the financial implications for TasWater, Councils agreed to freeze returns for the duration of the three year regulatory period commencing 1 July 2015.

This item was discussed at a General Meeting of Council owner representatives in Riverside, West Tamar on Thursday 12<sup>th</sup> May where it was resolved to write to all Councils requesting support for the recommendation being made to this report.

### **3) Strategic/Annual Plan Conformance**

Further the objectives of the Council's Community Strategic Plan 2014 to 2024:



- Future Direction (4): A healthy & safe community
- Future Direction (6): Planned infrastructure services

#### **4) Policy Implications**

Not Applicable

#### **5) Statutory Requirements**

Not Applicable

#### **6) Risk Management**

Not Applicable

#### **7) Consultation with State Government and other Authorities**

Not Applicable

#### **8) Community Consultation**

Not Applicable

#### **9) Financial Impact**

Council currently receives \$834,000 in dividends and other payments from TasWater per annum.

There is currently a freeze on dividends from 1<sup>st</sup> July 2015 until 1<sup>st</sup> July 2018. A further freeze for an additional seven years is proposed subject to receiving State and Commonwealth funding of \$400 million for 10 years i.e. State \$10 million per annum and Federal \$30 million per annum for 10 years.

As with the current freeze on Financial Assistance Grants (FAG's) from the Commonwealth (but offset by increased Roads to Recovery funding) this puts added pressure on Council's other revenue sources (e.g. Rates and charges) and/or our services provided.

Importantly it is considered that the Tasmanian community will be required to pay increased charges and or suffer from inadequate infrastructure if this funding is not obtained. This will affect all water and sewerage service users across Tasmania.

## **10) Alternative Options**

Council can amend or not approve the recommendation.

## **11) Officers Comments**

TasWater is of the view that an appropriate funding model for its major strategic projects including rationalisation of sewerage treatment infrastructure in Hobart, Launceston and Devonport, upgrade of Launceston's combined sewer/stormwater system and fixing non-compliance drinking water supplies in 11 small towns across Tasmania will involve contributions from all levels of government, the business and water and sewerage customers. TasWater estimates that some \$680 million will be required to realise these projects.

With respect to the contribution from Owner Councils, TasWater's modelling indicates that extending the current freeze on increases in distributions for a further seven years, beyond that already agreed to, would equate to a contribution of \$82 million to the major strategic projects.

The modelling also suggests that through average annual price increases of 4.5 per cent customers would contribute approximately \$155 million to funding the major strategic projects.

TasWater will be able to fund a portion of the required expenditure in addition to its planned capital expenditure program of \$1.1 billion over the next 10 years through increased borrowings and productivity improvements. This is in addition to \$80m in recurrent savings arising from the formation of a single water business.

External contributions from the Commonwealth and Tasmanian Governments are also needed and would leverage TasWater's planning capital expenditure program from \$1.1 billion to \$1.8 billion.

TasWater's expectation is that detailed business cases would be developed for each of the major projects, confirming the economic and social benefits and providing an opportunity for reassessment at each major milestone to ensure the envisaged benefits are delivered.

TasWater is seeking a commitment from Owner Councils to a funding contribution that, should commitment from the State and Federal Governments be forthcoming, would enable the major strategic projects to proceed over the next 10 years.

A copy of the correspondence from TasWater is attached.

**AUTHOR:** Greg Preece  
GENERAL MANAGER

## **12) Recommendation**

***It is recommended that Council supports the extension of the current moratorium on increases in distributions until 2024/25 in the event that TasWater secures commitments of no less than \$400 million from the State and Federal Government over a 10 year period.***

## **DECISION:**



13 May 2016

**Mayor Craig Perkins**

**Owner's Representative**

**Meander Valley Council**

**PO Box 102**

**Westbury TAS 7303**

Dear Owner's Representative,

**External Funding Proposal**

I am writing to you following the General Meeting of Owners' Representatives of TasWater on 12 May 2016.

At that meeting it had been proposed that Owners' Representatives give consideration to the following motion:

*That Owner Councils agree to a moratorium on increases in distributions for a further seven years in the event that TasWater secures commitment from the State and Federal Governments to make grants totalling no less than \$400M over a ten year period.*

However, when it became apparent that the substantial majority of Councils had not had the opportunity to consider the proposal, it was determined that I write to all Councils asking them to consider the proposal as a matter of urgency with a view to their Owner's Representative being in a position to vote on the matter at a special meeting of Owners' Representatives Group to be held at 10.30 am on Thursday 9 June 2016 at the Windsor Community Precinct, 1 Windsor Drive, Riverside.

Please accept this letter as a Notice of Meeting under rule 6.3 of the TasWater Constitution. In setting this date we realise it may not be convenient for all Owners' Representatives, but Councils may appoint a proxy to attend on their behalf. A proxy form is enclosed for this purpose.

The big picture is TasWater estimate the funding needed to bring our water and sewerage infrastructure up to an acceptable standard over the next 10 years will require a spend of \$1.8bn.

TasWater can fund \$1.2bn and we have put together a proposal that the \$600M shortfall be funded by TasWater finding further savings of \$10M pa or \$100M, that the State and Federal



Governments contribute \$400M over the next 10 years and that the current freeze on distributions to Owner Councils be extended for a further seven years, which in effect means that Councils will have forgone \$82M.

It is TasWater's view that in the absence of Councils being prepared to share some of the financial pain with State and Federal Governments it is highly unlikely that we will be able to secure the additional funding needed to address the shortcomings in our infrastructure on a timely basis.

Members present at the General Meeting requested further information about the particular implications for individual Councils of this proposal. This information is enclosed.

The analysis demonstrates that, assuming a base case of a compounding tariff and distribution increase of 4.5%, your Council is in effect being asked to forgo \$2.269M in distributions over the ten year period, but you will still receive \$8.340M over the period.

It is worth noting that your Council has already foregone 48% of this amount in agreeing to the three year distribution freeze in response to the Economic Regulator's pricing determination, as agreed by the Owners' Representatives at the General Meeting on 22 April 2015.

At the end of the day it is a simple proposition: are Councils prepared to accept reduction in projected distributions in order that TasWater has the opportunity to seek to persuade the State and Federal Governments to assist us in funding the \$1.8bn investment in much needed upgrades to the state's water and sewerage infrastructure.

A question that has been asked is whether TasWater could itself fund a \$1.8bn capital program in the absence of the funding, \$482M that would come from the proposed moratorium of \$82M and the \$400M from the State and Federal Governments.

There are two key financial metrics that are relevant to this possibility, interest coverage and gearing.

Our modelling has been based on an aggregate tariff increase of 52% over the next 10 years. If TasWater were to take on the debt, in order to maintain the Board-endorsed minimum interest coverage of two times, the tariff increase over the next 10 years would increase by a further 26% to 78%.

Even if this level of tariff increases were considered acceptable, and they are not, the resulting level of gearing would unlikely be acceptable to Tascorp, and indeed the Board and Owner Councils.

In the event that you would like to discuss the proposal, please feel free to contact the writer by phone on 0418 120 163 or by email on [miles.h@me.com](mailto:miles.h@me.com).

Yours faithfully

A handwritten signature in black ink, appearing to read "Miles Hampton".

**Miles Hampton**

Board Chairman





## FORM OF PROXY

We, .....[insert council name]  
of .....[insert council address]  
being a member of Tasmanian Water and Sewerage Corporation Pty Limited (ACN 162 220 653)  
hereby appoint .....[insert name/s of proxy]  
as our proxy to vote for us and on our behalf at the General Meeting of the Corporation to be held  
on Thursday 9 June 2016 and at any adjournment of that General Meeting.

Our proxy is authorised to exercise all of our voting rights. If no directions are given, our proxy may  
vote or abstain as the proxy thinks fit.

DATED this                      day of                      2016

.....

***[Member Council to insert execution clause]***

### Notes:

In accordance with Section 6.9 of the Corporation's Constitution, each member has the right to appoint a proxy to act on its behalf. The proxy need not be a member of the Corporation. A member may also appoint a body corporate as its proxy and that body corporate may appoint a representative to exercise the powers of the body corporate on behalf of the member.

This proxy form should be signed and (where applicable) any power of attorney or a certified copy attached to this form and returned to the Corporation at its registered office or the email address set out below by **2.00pm on Monday 6 June 2016**.

Any proxy form received after that time will not be valid for the scheduled meeting and the member will not be entitled to vote at the meeting.

Please send to the Company Secretary via email to [ailsa.sypkes@taswater.com.au](mailto:ailsa.sypkes@taswater.com.au).

**IMPORTANT: If an Owner's Representative or Deputy Owner's Representative (if one is appointed) is not present at the scheduled meeting and a proxy has not been received, the member will not be entitled to vote on any matters at the scheduled meeting.**

**TasWater 10 Year Distribution Scenarios**

Council: Meander Valley

Distribution Percentage: 2.78%

	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	Total	
<u>Original Distribution Profile<sup>1</sup></u>												
Total Distributions	[ A ]	867	902	938	985	1,034	1,086	1,129	1,175	1,222	1,270	10,609
<u>10 Year Freeze Distribution Profile<sup>2</sup></u>												
Total Distributions	[ B ]	834	834	834	834	834	834	834	834	834	834	8,340
Increase/(Decrease)	[ B - A ]	(33)	(68)	(104)	(151)	(200)	(252)	(295)	(341)	(388)	(436)	(2,269)

**Notes:**

1. Based upon the financial outcome under TasWater's submitted Price and Service Plan 2015 - 2018 (PSP2). Total distributions grow each year at the same rate as revenue, being 4% per annum for the period of PSP2 (FY16 - FY18), 5% per annum for the period of PSP3 (FY19 - FY21) and 4% per annum beyond PSP3 (FY22 onwards).

2. Based upon the financial outcome under the approved PSP2, and discussed with Owners Representatives at the General Meeting of Owners held on 12 May 2016.

## **GOV 2      2016-2017 ANNUAL PLAN**

### **1) Introduction**

The purpose of this report is for Council to adopt the 2016-2017 Annual Plan.

### **2) Background**

The purpose of the Annual Plan is to provide an organisational commitment to Council and the community of our activities and to plan for the development and use of financial resources for the forthcoming financial year.

### **3) Strategic/Annual Plan Conformance**

The preparation of this document conforms with Council's Community Strategic Plan 2014 to 2024.

### **4) Policy Implications**

Not Applicable

### **5) Statutory Requirements**

Section 71 of the Local Government Act 1993 requires Council to prepare and approve an Annual Plan for the municipal area for each financial year.

### **6) Risk Management**

Not Applicable

### **7) Consultation with State Government and other Authorities**

Not Applicable

### **8) Community Consultation**

The Annual Plan will be available for inspection at the public offices during normal business hours and on Council's website.



## **9) Financial Impact**

The Annual Plan has been aligned with the approved budget. All activities are considered achievable within current resource levels.

## **10) Alternative Options**

Not Applicable

## **11) Officers Comments**

The 2016-2017 Annual Plan provides information to enable any person reading the document to understand the type of work that is conducted within each of the program areas.

This is a comprehensive document detailing the work the organisation will be undertaking during the next 12 months.

**AUTHOR:** Greg Preece  
GENERAL MANAGER

## **12) Recommendation**

***It is recommended that Council adopt the Annual Plan as attached for the 2016-2017 financial year.***



# **2016-2017 Annual Plan**



Meander Valley Council

# Meander Valley Council Annual Plan 2016-2017

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# Meander Valley Council Annual Plan 2016-2017

## Overview

The Annual Plan outlines the programs and services Council intends to deliver throughout the year. These programs and services comprise new and upgraded services, replacing existing or simply maintaining what already exists.

The coming year will see Council deliver the following projects -

- Plan and implement Waste Management Strategy Action Plan;
- Prepare Local Provision Schedules for inclusion in the new Tasmanian Planning Scheme;
- Continue to implement and further develop the Hadspen Urban Growth Plan;
- Develop further stormwater system management plans in line with the risk assessment action plan;
- Deliver projects identified in the Prospect Vale/Blackstone Heights Structure Plan and Hadspen, Westbury and Deloraine Outline Development Plans;
- In conjunction with the other northern councils, undertake the delivery of the Northern Tasmania Street Light Program to replace existing street lights with light emitting diode (LED) lights.
- Continue with a variety of projects to reduce energy consumption and improve energy efficiencies across Council and Meander Valley communities.

Council will undertake a regular inspection program for Place of Assembly and Food Premises Licences, and co-ordinate immunisation clinics.

There is an ongoing commitment to continue Council's involvement in the Northern Tasmania Development to deliver the Regional Futures Plan.

Along with other councils in the region, Council will participate in a service delivery benchmarking project, which will be used to identify opportunities for shared services or resource sharing between councils. This project will conform to the State Government's criteria for local government reform and improved service delivery.

Once again an extensive Capital Works Program, valued at \$10.297 million, will be delivered. The value of the works approved is in line with the projections in the Long Term Financial Plan, with \$3.06 million of this figure being allocated to building new and upgraded infrastructure. Council will also deliver \$ 2.612 million in additional Australian Government Grants for roads and bridges.

# Meander Valley Council Annual Plan 2016-2017

## Fast Facts about the Meander Valley

Rateable assessments	9,883
Capital value of properties	\$3,204,558,600
Adjusted Assessed annual value of properties	\$150,410,742
Residential population (estimate)	19,686
Geographical area	3,821 sq kms
Number of Councillors	9
Sealed Roads	564kms
Unsealed Roads	257kms
Bridges	223



Meander Valley is a large and diverse area of Tasmania's northern region, which offers an assortment of enticing lifestyle opportunities. The varying landscape ranges from alpine mountain peaks to extensively forested areas, productive agricultural lands, historic towns and villages, and the urban community of Launceston. There are abundant small businesses and major enterprises, such as Country Club Tasmania and Tasmanian Alkaloids which offer great employment prospects to locals.

The Meander Valley skyline is dominated by the mountains of the Great Western Tiers and World Heritage Area, which form a dramatic backdrop to a rural landscape that in many areas is divided by traditional English hedges. Small townships and villages are found throughout the area. The seamless combination of mountains and rural landscapes, villages and townships gives Meander Valley its unique look and feel; something that visitors recognise as distinctly Tasmanian.



# Meander Valley Council Annual Plan 2016-2017

## Budget Estimates

	2015-2016	2016-2017
<b>Revenue:</b>		
Rate Revenue	10,832,600	11,286,500
Fees and User Charges	1,119,300	1,101,700
Contributions and Donations	350,600	311,800
Interest	961,300	907,300
Grants and Subsidies	6,093,200	6,960,500
Other Revenue	995,900	1,013,200
<b>Total Operating Revenue:</b>	<b>20,352,900</b>	<b>21,581,000</b>
<b>Operating Expenditure:</b>		
Employee Costs	6,028,000	6,150,000
Maintenance and Working Expenses	6,054,400	6,155,200
Interest on Loans	311,300	271,300
Depreciation	4,963,400	4,961,000
Payments to Government Authorities	1,028,600	1,075,600
Other Payments	236,300	245,000
<b>Total Operating Expenditure:</b>	<b>18,622,000</b>	<b>18,858,100</b>
<b>Operating Surplus/Deficit:</b>	<b>1,730,900</b>	<b>2,722,900</b>
<b>Underlying Surplus/(Deficit)</b>	<b>839,900</b>	<b>1,796,700</b>
<b>Capital Expenditure</b>	<b>8,862,000</b>	<b>15,033,100</b>
<b>Repayment of Loans:</b>		
<b>Asset Sales:</b>	<b>215,000</b>	<b>215,000</b>
<b>Closing Cash Balance:</b>	<b>19,360,115</b>	<b>13,586,500</b>
<b>Net assets:</b>	<b>232,800,000</b>	<b>241,089,300</b>

# Meander Valley Council Annual Plan 2016-2017

## Rates and Charges

The following rates and charges will apply for 2016-2017:

General rate:	All rateable properties are applied a General Rate of 6.0078 cents in the \$ of AAV with a minimum charge of \$135.
Waste Management:	For properties without a kerbside collection service the charge is \$46. For each separate service where kerbside garbage and/or green-waste and recycling collection is provided the charge is \$176 for the standard collection of one 80L mobile garbage bin and one mobile recycling bin or \$204 for the extra capacity collection of one 140L mobile garbage bin and one mobile recycling bin or \$362 for one 240L mobile garbage and one mobile recycling bin.
Fire Levies:	<p>All properties within the municipal area are rated based on the income requirements of the State Fire Commission.</p> <p>Properties within the Launceston Permanent Brigade District are applied a rate of 1.4034 cents in the \$ of AAV with a minimum of \$38.</p> <p>Properties within the Volunteer Brigade Districts are applied a rate of 0.3931 cents in the \$ of AAV with a minimum of \$38.</p> <p>All other properties are applied a rate of 0.3614 cents in the \$ of AAV with a minimum of \$38.</p>
Payment Method:	Ratepayers are provided with the option of paying their rates in full, with no discount for early payment, or paying their rates in four approximately equal instalments due on 31 August 2016, 31 October 2015, 31 January 2017 and 31 March 2017.
Penalties for late payment:	Any late payment of rates and charges will be subject to daily interest at a rate equivalent to 7.50% per annum (2c per \$100 per day).

Council's rating policy No 77 is available on the website [www.meander.tas.gov.au](http://www.meander.tas.gov.au)

## POLICY REVIEW

POLICY REVIEWS	Audit Panel By 28/6	Council By 30/09	Audit Panel By 22/12	Council By 31/12	Audit Panel By 23/3	Council By 31/3	Audit Panel By	Council By 30/6
<b>Governance:</b> <ul style="list-style-type: none"> <li>Vandalism Reduction Incentive</li> <li>Councillors Expense Entitlements</li> <li>Community Organisations Regulatory Fees Refund Scheme</li> <li>Management of Public Art</li> </ul>	21	21	24	24	80	80	75	75
<b>Corporate Services:</b> <ul style="list-style-type: none"> <li>Recreation Facilities Pricing</li> <li>Rates and Charges</li> </ul>	77	77	56	56				
<b>Infrastructure Services:</b> <ul style="list-style-type: none"> <li>Stock Underpasses on Council Roads</li> <li>Reimbursement for Disposal of Materials at Tip Sites</li> <li>Driveway Crossovers</li> <li>Infrastructure Contributions</li> <li>Asset Management</li> </ul>	2 4	2 4	15	15	20 60	20 60		
<b>Development Services:</b> <ul style="list-style-type: none"> <li>Building Approval in incomplete Subdivisions</li> <li>Public Open Space Contributions</li> <li>Building Plans and Approval Lists</li> <li>Private Timber Reserves</li> </ul>			22	22	6	6	11 36	11 36



<ul style="list-style-type: none"> <li>• Dog Management</li> <li>• Adhesion Orders</li> <li>• Street Dining and Vending</li> </ul>	62 72	62 72					43	43
<b>Works:</b> <ul style="list-style-type: none"> <li>• Nil</li> </ul>								
<b>Economic Development and Sustainability</b> <ul style="list-style-type: none"> <li>• Conservation Covenant Incentive Scheme</li> <li>• Industrial Land Development</li> <li>• Social Media</li> </ul>	74 76	74 76					81	81

## DOCUMENT REVIEW

OPERATION Document Reviews	By 30 September	By 31 December	By 31 March	By 30 June
<b>Governance:</b> Style Manual Delegations Special Committees of Council  Customer Service Charter		Style Manual  Special Committees of Council	Delegations	Customer Service Charter
<b>Corporate Services:</b> Human Resource Policy Manual				Human Resource Policy Manual
<b>Infrastructure Services:</b> Nil				
<b>Development Services:</b> Nil				
<b>Works:</b> Nil				
<b>Economic Development and Sustainability</b> Nil				

**Due for review (other than annually):**

Business Continuity Plan (next full review 2018/19)  
Code of Tendering and Contracts (every four years, next review 2018/19)  
Human Resource Policy Manual (every 3 years – next review 2016/17)  
Public Interest Disclosures Act 2002 - Model Procedures (every three years, next review 2017/18)  
Code of Conduct (within 12-months of an ordinary election, next review after 2018 local government elections)  
Customer Service Charter (biennial, next review 2016/17)  
Meander Valley Community Safety Plan 2015 -2017 (every 3 years – next review 2017/18)  
Sport and Recreation Action Plan 2012-2015 (every 3 years – next review 2018/19)  
Municipal Emergency Management Plan (every 2 years – next review 2017/18)  
Economic Development Strategy 2012-2017 (every 5 years – next review 2017/18)  
Strategic Asset Management Plan (every 4 years – next review 2019/20)  
Evacuation Plans for Council Buildings (every 5 years – next review 2019/20)  
External WH&S Audit (every 3 years – next review 2018/19)

**Due for review annually**

Style Manual  
Delegations  
Special Committees of Council

## Governance and Community Services

Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.1 Secretarial and Administrative support</b>
Program Objective	To undertake functions to ensure compliance with legislative requirements		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver Annual Plan	Prepare quarterly review	Prepare quarterly review	Prepare quarterly review	Prepare quarterly review. Prepare 2017/18 Annual Plan
2	Prepare Annual Report	Complete draft for printing	Complete report and present at AGM		
3	Conduct Annual General Meeting (AGM)		Advertise, organise and conduct AGM		
4	Prepare Council Meeting Agendas and Minutes, Briefing Reports and Workshop Agendas	Prepare for each meeting	Prepare for each meeting	Prepare for each meeting	Prepare for each meeting
5	Policy Review	Review as per schedule	Review as per schedule	Review as per schedule	Review as per schedule
6	Conduct Australia Day (AD) event	Review AD criteria. Call for nominations	Assess nominations. Plan civic function	Conduct a civic function on AD	
7	Operations Document Review	Review as per schedule	Review as per schedule	Review as per schedule	Review as per schedule

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Personal Assistant
2	\$3,000	MVC	Personal Assistant
3	N/A	MVC	Personal Assistant
4	N/A	MVC	Personal Assistant
5	N/A	MVC	General Manager
6	\$5,000	MVC	Personal Assistant
7	N/A	MVC	General Manager

**Action performance targets**

No.	Performance target
4	Agenda is prepared and distributed 4 days before each Council meeting. Draft meeting minutes are completed and distributed within 4 days of each Council meeting
5	Policies reviewed by Council
7	Documents reviewed by Council

Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.2 Risk Management</b>
Program Objective	Minimise risk to our people and the public		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Implement Risk Management Framework	Review the framework	Action the framework	Action the framework	Action the framework
2	Implement the Internal Audit Program	Review of Audit outcomes	Conduct Audit	Review of Audit outcomes	Conduct Audit
3	Conduct Risk Management Committee meeting	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting
4	Business Continuity Plan (BCP)			Yearly review and update	
5	Co-ordinate functions of the Audit Panel	Conduct meeting as per Audit Schedule		Conduct two meetings as per Audit Schedule	Conduct meeting as per Audit Schedule

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director Gov and CS
2	N/A	MVC	Director Gov and CS
3	N/A	MVC	Director Gov and CS
4	N/A	MVC	Director Gov and CS
5	\$15,000	MVC and independent resource	Director Gov and CS

#### Action performance targets

N/A

Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.3 Employee Health and Safety Management</b>
Program Objective	To provide a safe place of work for our people and to measure and monitor our employer obligations.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Health and Safety Committee operation	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting
2	Conduct Driver training course	Organise course	Course held	Review effectiveness of course	
3	Deliver a Health and Wellbeing Program	Conduct quarterly meeting and implement programs	Conduct quarterly meeting and implement programs	Conduct quarterly meeting and implement programs	Conduct quarterly meeting and implement programs
4	Conduct emergency evacuation drills		Conduct drill – Council Office and GWTVC		Conduct drill – Council Office and GWTVC
5	Conduct Staff Survey	Implement Action Plan	Issue survey	Report to staff on results of survey. Prepare action plan	Implement action plan
6	Workplace Consultative Committee operation	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting
7	Review Evacuation Plans				Review Plans
8	Conduct pre-start review of safety systems and verification by worksite inspection	Conduct reviews	Conduct reviews	Conduct reviews	Conduct reviews

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director Gov and CS and H and S Committee
2	\$2,500	Contract	Director Gov and CS and H and S Committee
3	\$15,000	MVC and Contract	Director Gov and CS and H and Wellbeing Committee
4	N/A	MVC	Director Gov and CS and Fire Wardens
5	\$4,000	MVC and Contract	General Manager
6	N/A	MVC	General Manager
7	N/A	MVC	Director Gov and CS/Fire Wardens/Property Management Officer
8	N/A	MVC	Work Health and Safety Officer



Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.4 Other Governance Functions</b>
Program Objective	To provide good governance		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Participation in Northern Tasmania Development (NTD)	Attend NTD Local Government Committee Meeting	Attend NTD Local Government Committee Meeting	Attend NTD Local Government Committee Meeting	Attend NTD Local Government Committee Meeting
2	Convene meetings of the Customer Service Group	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting
3	Convene meetings of the Merit User Group	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting
4	Provide support to the Townscape Reserves and Parks Special Committee (TRAP)	Conduct meeting and report on outcomes	Conduct meeting and report on outcomes	Conduct meeting and report on outcomes	Conduct meeting and report on outcomes
5	Review Council's Delegation Register		Review register		
6	Prepare Human Resources Plan			Prepare framework for Plan	Begin consultation with staff
7	Participate in benchmarking project with other Councils in the northern region	Engage a consultant to undertake project	Deliver report to Council	Develop future Action Plan	Develop future Action Plan
8	Conduct Community Satisfaction Survey				Conduct survey

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	\$62,000	MVC	General Manager
2	N/A	MVC	Director Gov and CS
3	N/A	MVC	Director Gov and CS
4	N/A	MVC	Director Gov and CS
5	N/A	MVC and Consultant	General Manager
6	N/A	MVC	General Manager
7	\$12,000	MVC and Consultant	General Manager
8	\$8,000	Consultant	Director Gov and CS

**Action performance targets**

N/A

Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.5 Community Development</b>
Program Objective	Working with the community for the benefit of all		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Facilitate the operation of the Meander Valley Community Safety Group	Conduct meeting and report on progress	Conduct meeting and report on progress	Conduct meeting and report on progress	Conduct meeting and report on progress
2	Deliver the Community Grants Program	Acquit Round 1 and advertise	Acquit Round 2 and advertise	Acquit Round 3 and advertise	Acquit Final Round and advertise Conduct Grants Information Forum
3	Conduct the Meandering Art Exhibition	Establish Schools artist in residence workshops	Conduct Meandering exhibition	Evaluate Meandering Exhibition and Schools artist in residence workshops	Advertise Schools' artist in residence workshops to schools
4	Support Positive Ageing Programs	Report on progress	Report on progress	Report on progress	Report on progress
5	Develop and manage the Public Arts Policy	Report on progress	Report on progress	Report on progress	Report on progress
6	Provide Strategic Business and Planning assistance to community groups	Report on progress	Report on progress	Report on progress	Report on progress

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	\$1,000	MVC/DIER	Community Development Manager
2	\$87,000	MVC	Community Development Manager/Admin support
3	\$5,000	MVC	Community Development Manager/Personal Assistant
4	\$2,000	MVC	Community Development Manager
5	N/A	MVC	Community Development Manager
6	N/A	MVC	Community Development Manager

**Action performance targets**

No.	Performance target
1	Meetings held and goals achieved
2	Number and range of grant applications
3	Number of schools and artists participating
4	Range of programs delivered
5	Meetings held and goals achieved
6	Number of planning assistances undertaken

Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.6 Services To Young people</b>
Program Objective	To address and support the needs of young people through responsive and participatory approaches		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Conduct School Holiday Program	Conduct and report	Conduct and report	Conduct and report	Conduct and report Evaluate overall outcomes
2	Conduct Stepping Stones Camps	Conduct program	Conduct program	Conduct program	Conduct program and evaluate overall outcomes
3	Conduct Community Recreation Leaders' Award Program (subject to numbers)	Conduct tutored program	Report on progress	Report on progress	Evaluate outcomes
4	Conduct 'National Youth Week' Event			Prepare and advertise event	Conduct event
5	Facilitate outdoor recreation programs	Conduct program	Conduct program	Conduct program	Conduct program

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$4,000	MVC/DHHS/Contract	Community Officer/Community Development Manager/Recreation Coordinator
2	\$10,000	MVC and Contract	Community Officer
3	\$2,000	MVC	Community Officer/Community Development Manager
4	\$2,000	MVC/DPAC	Community Officer
5	\$13,000	MVC and Contract	Community Officer

**Action performance targets**

No.	Performance target
1	Programs conducted and evaluated
2	Camps conducted and evaluated
3	Program conducted and evaluated
4	Event conducted and evaluated
5	Program conducted and evaluated

Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.7 Recreation and Sport Services</b>
Program Objective	To provide current and future recreation and sport programs and facilities		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Support the operation of the Recreation Co-Ordination Group	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting
2	Co-ordinate usage and promotion of Prospect Vale Park and Hadspen Recreation Ground	Conduct all users meeting	Liaise with User Groups	Conduct all users meeting	Liaise with User Groups
3	Research and produce an Outdoor Recreation Facilities User Guide for Prospect Vale Park and Hadspen Memorial Centre	Draft User Guide for each venue	Liaise with users and test User Guide	Roll-out User Guide to seasonal and casual users and on-line	Review and evaluate effectiveness

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Recreation Officer
2	N/A	MVC	Recreation Officer
3	\$1,000	MVC	Recreation Coordinator

#### Action performance targets

No.	Performance target
1	Meeting held and goals achieved
2	User meeting held and goals achieved
3	User Guide produced and evaluated

Directorate	<b>1. Governance &amp; Community Services</b>	Program number and title	<b>1.8 Indoor Recreation Facilities Management</b>
Program Objective	To provide indoor facilities for recreational, social and community based activities that are safe, comfortable and fit for purpose		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Operate the Deloraine Community Complex, Meander Valley Performing Arts Centre and Westbury Sports Centre on a 7-day per week basis	Operate facilities and report to performance targets	Operate facilities and report to performance targets	Operate facilities and report to performance targets	Operate facilities and report to performance targets
2	Produce Indoor Recreation Facilities Management annual report and annual budget including fees review	Produce operations report			Review fees and produce annual budget
3	Develop a strategy and implement to promote and market indoor recreation facilities to current and prospective users	Develop and implement strategy	Conduct all users meeting	Review strategy	Conduct all users meeting
4	Research and produce an Indoor Recreation Facilities User Guide for Deloraine Community Complex, Meander Valley Performing Arts Centre and Westbury Sports Centre	Draft User Guide for each venue	Liaise with users and test User Guide	Roll-out User Guide to season and casual users and on-line	Review and evaluate effectiveness
5	Research and design a pilot Meander Valley VET Work Placement Program at the Westbury Sports Centre and associated local venues		Complete research and design	Complete Pilot Program	Review and evaluate effectiveness



**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	\$242,000	MVC	Recreation Coordinator
2	N/A	MVC	Recreation Coordinator
3	N/A	MVC	Recreation Coordinator
4	\$1,000	MVC	Recreation Coordinator
5	\$2,000	MVC	Recreation Coordinator

**Action performance targets**

No.	Performance target
1	Provide statistical reports on the usage and availability to Council through the Briefing Report
2	Complete operations report and budget
3	Complete strategy and hold all user meetings
4	User Guide produced and evaluated
5	Pilot Program conducted and evaluated

## Corporate Services

Directorate	<b>2. Corporate Services</b>	Program number and title	<b>2.1 Financial Services</b>
Program Objective	Responsibly manage the Council's core financial activities		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Raise Rates and Sundry Debtor accounts	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target
2	Complete State Authority returns	Initial State Fire and Treasury pensioner claims and Annual State Fire Levy data return			Final State Fire and Treasury pensioner claims
3	Issue Section 132 certificates (Property Rates)	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target
4	Arrange annual insurance renewals		Crime Insurance (Fidelity Guarantee renewal)	Directors and Officers and Employment Practices renewal	Annual renewals as per schedule incl. Public Liability and PI, ISR, Workers Comp. and MV
5	Reconciliation of Control Accounts	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVCr	Rates Officer
2	N/A	MVC	Rates Officer
3	N/A	MVC	Rates Officer

4	\$250,000	MVC	Finance Officer and Director Corporate Services
5	N/A	MVC	Senior Accountant

#### **Action performance targets**

No.	Performance target
1	<ul style="list-style-type: none"> <li>▪ Issue Rates notices before 31st July 2016</li> <li>▪ Issue Sundry Debtor notices within 10 working days of receipt of request</li> </ul>
3	<ul style="list-style-type: none"> <li>▪ Issue 98% of Section 132 Certificates within 3 working days of entry of request</li> </ul>
5	<ul style="list-style-type: none"> <li>▪ Reconcile rates, sundry debtor and creditors control accounts within 10 working days of the month end</li> <li>▪ Reconcile Payroll within 5 working days of processing.</li> </ul>

Directorate	<b>2. Corporate Services</b>	Program number and title	<b>2.2 Financial Management &amp; Reporting</b>
Program Objective	To comply with statutory requirements for Local Government Finance, State and Federal Taxation and to provide meaningful reports for internal financial management		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review and present the Long Term Financial Plan (LTFP) to Council				Review and present the LTFP to Council
2	Coordinate the development and adoption of Budget and Rating recommendations with statutory timeframes			Determine budget update program	Present budget, fees and charges to Council in June
3	Annual external reporting	Produce Statutory Accounts and complete KPI consolidated data sheets			Prepare end of year timetable for Statutory Accounts and Audit
4	Issue BAS, FBT and Payroll Tax returns within legislative timeframes	Submit BAS and Payroll Tax returns on time	Submit BAS and Payroll Tax returns on time	Submit BAS and Payroll Tax returns on time	Submit BAS and Payroll Tax returns on time
5	Provide internal financial management reports on a timely basis for decision making	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target
6	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment policy	Review cash flow weekly to determine funds for investment	Review cash flow weekly to determine funds for investment	Review cash flow weekly to determine funds for investment	Review cash flow weekly to determine funds for investment

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Senior Accountant
2	N/A	MVC	Director Corporate Services
3	N/A	MVC	Senior Accountant
4	N/A	MVC	Senior Accountant
5	N/A	MVC	Senior Accountant
6	N/A	MVC	Senior Accountant

**Action performance targets**

No.	Performance target
5	<ul style="list-style-type: none"><li>▪ Produce and distribute ongoing project expenditure reports</li><li>▪ Produce and distribute monthly operating statements within 10 working days of end of month</li><li>▪ Submit September, December and March quarterly financial reports to Council in Oct 2016, Jan 2017 and April 2017 respectively</li></ul>

Directorate	<b>2. Corporate Services</b>	Program number and title	<b>2.3 Information Technology</b>
Program Objective	Provide reliable and effective information technology services for the organisation		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance and upgrade of IT infrastructure	Commence rolling replacement of PC's	Complete rolling replacement of PC's.		
2	Consider and prioritise recommendations for implementing following the review of the IT disaster recovery plans	Finalise plan and recommended actions	Prioritise and commence actions within budget allocations	Complete priority actions within budget allocations	Review priorities and formulate budget to complete

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$25,000	MVC	IT Officer
2	\$40,000	MVC/IT Contractor	IT Officer

#### Action performance targets

N/A

Directorate	<b>2. Corporate Services</b>	Program number and title	<b>2.4 Information Management</b>
Program Objective	Effectively manage and maintain Council's information resource		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance of Council's cemetery records in accordance with the Cemeteries Act	Maintain records in accordance with legislation	Maintain records in accordance with legislation	Maintain records in accordance with legislation	Maintain records in accordance with legislation
2	Annual Archive Disposal	Arrange for removal of documents due for disposal			List documents due for disposal
3	Action Project and Improvement Ideas - Annual Plan	Document and prioritise improvement projects	Commence identified priority projects	Continue with priority projects	Report on status of projects

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Information Management Officer
2	N/A	MVC	Information Management Officer
3	N/A	MVC	Information Management Officer

#### Action performance targets

N/A

Directorate	<b>2. Corporate Services</b>	Program number and title	<b>2.5 Human Resources</b>
Program Objective	Effectively manage and support Council's human resources		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review 2016 Enterprise Agreement	Review increases and apply across new scale and allowances.			Review CPI percentage to determine increase
2	Implementation of LGAT Workplace Behaviours Policy suite	Consult on stage 2 policies	Implement Stage 2 policies		
3	Review existing Human Resources Policies and Procedures manual		Review existing policies not replaced by LGAT policy suite	Update HR Policy Manual for policy document	
4	Coordinate training needs via Learning Management system	Report to Directors on quarterly training to be delivered	Update training plan following Performance Reviews. Report to Directors on quarterly training to be delivered	Report to Directors on quarterly training to be delivered	Report to Directors on quarterly training to be delivered
5	Performance Review System	Ensure all employee performance reviews have been completed	Ensure all inside employee salary reviews have been completed	Ensure all mini performance reviews and all outside employee wage reviews have	Review the current year's performance reviews and recommend any changes required



				been completed	
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#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	HR/Payroll Officer
2	N/A	MVC	HR/Payroll Officer
3	N/A	MVC	HR/Payroll Officer
4	N/A	MVC	HR/Payroll Officer and Directors
5	N/A	MVC	HR/Payroll Officer and Directors

#### Action performance targets

N/A

## Infrastructure Services

Directorate	<b>3. Infrastructure Services</b>	Program number and title	<b>3.1 Emergency Services</b>
Program Objective	To build capacity and resilience in the community and ensure Council is prepared to assist with emergency services in the response to emergencies and lead in the recovery		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate the Municipal Emergency Management and Recovery Committee (MEMRC)	Chair quarterly meeting	Chair quarterly meeting	Chair quarterly meeting	Chair quarterly meeting
2	Participate in Northern Regional Emergency Management Committee (NREMC)	Attend meeting	Attend meeting	Attend meeting	Attend meeting
3	Support the operation of the Deloraine SES unit through ongoing management of the MOU		Briefing report to Council		Briefing report to Council
4	Conduct emergency management training facilitated by Red Cross		Complete training		
5	Review and update Emergency Management/Social Recovery contact list		Contact List updated		

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC, MEMRC - Director Works, Administration Officer Infrastructure Services, Community Development Officer, Youth Development Officer, Councillors, Community members	Director Infrastructure Services
2	N/A	MVC	Director Infrastructure Services
3	\$13,200	MVC and SES	Director Infrastructure Services

4	\$2,000	MVC and Rec Cross	Director Infrastructure Services
5	N/A	MVC	Administration Officer – Infrastructure Services

#### **Action performance targets**

No.	Performance target
1	Meetings held
2	Attend meetings and report to MEMRC
3	Obtain activities report from Deloraine SES and provide information to Council on a 6 monthly basis in Briefing Reports

Directorate	<b>3. Infrastructure Services</b>	Program number and title	<b>3.2 Transport</b>
Program Objective	To maintain the serviceability and integrity of Council's transport network.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver the bridge inspection and maintenance program	Manage contract	Manage contract	Manage contract	Manage contract
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016/2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program
3	Undertake Council's responsibility as a road authority <ul style="list-style-type: none"> <li>- Working in the road reserve permits</li> <li>- Cross over applications</li> <li>- Applications from utility owners</li> <li>- NVHR and heavy vehicle management</li> <li>- Rural addressing</li> <li>- Supervision of subdivision construction</li> </ul>	Achieve activity performance targets	Achieve activity performance targets	Achieve activity performance targets	Achieve activity performance targets
4	Undertake footpath proactive defect inspections			Undertake required inspections	Undertake required inspections

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$31,500	MVC and Contractor	Senior Technical Officer - Engineering
2	Capital Works - \$7,153,300	MVC and Contractors	Director Infrastructure Services
3	N/A	MVC	Technical Officer & Senior Technical Officer – Engineering, Administration Officer – Infrastructure Services
4	N/A	MVC	Asset Management Coordinator and Works Department

**Action performance targets**

No.	Performance target
1	Review of contractors compliance with the contract and hold meeting to discuss prioritisation of future bridge replacement projects
2	Development of project plans, delivery of projects in line with budget, time line, and scope
3	Private addressing applications completed within 10 business days, NHVR applications within 28 days, assess cross over applications within 10 business days
4	Meet timeframes set out by Conquest

Directorate	<b>3. Infrastructure Services</b>	Program number and title	<b>3.3 Property Services</b>
Program Objective	Operate property services in a safe and effective manner to satisfy public demand.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Operate Deloraine Swimming Pool and provide support to community swimming pools at Mole Creek and Caveside	Review and extend existing contract	Undertake pre-opening inspection and required maintenance. Open pool 1 December	Operate pool to 1 March	
2	Undertake Essential Health and Safety Features Inspections (Section 46) as per program	Undertake inspection and required maintenance	Undertake inspection and required maintenance	Undertake inspection and required maintenance	Undertake inspection and required maintenance
3	Complete Annual Maintenance Statement (Section 56) and Asbestos Audit (NCOP) compliance	Review Asbestos Register		Carry out annual inspections	
4	Co-ordinate building maintenance – general, reactive and programed	Undertake required maintenance	Undertake required maintenance	Undertake required maintenance	Undertake required maintenance

5	Property services – leasing, hire agreements, disputes, building valuations, and administration	Review agreements		Review agreements	
6	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$65,000	MVC and Contractors	Property Management Officer
2	N/A	MVC	Property Management Officer
3	N/A	MVC	Property Management Officer
4	N/A	MVC and Contractors	Property Management Officer
5	N/A	MVC	Property Management Officer
6	Capital Works - \$297,500	MVC and Contractors	Property Management Officer

### Action performance targets

No.	Performance target
1	Review of Contractors compliance with the contract
2	Meet timeframes set out by Conquest
3	Meet timeframes set out by Conquest
6	Development of project plans, delivery of projects in line with budget, time line, and scope

Directorate	<b>3. Infrastructure Services</b>	Program number and title	<b>3.4 Parks &amp; Recreation</b>
Program Objective	To provide and maintain parks and recreation facilities throughout the Local Government Area.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake inspections and condition assessments of all equipment and facilities	Undertake required inspections	Undertake required inspections	Undertake required inspections	Undertake required inspections
2	Continue to develop and review the Strategic Plan for Council's open space areas		Report to program		Report to program
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016/2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program
4	Undertake elm leaf beetle treatment (3 yearly program)		Undertake treatment		

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC, Works Department and Consultants	Technical Officer (Open Space). Director Works
2	N/A	MVC	Technical Officer (Open Space)
3	Capital Works - \$345,000	MVC and Contractors	Technical Officer (Open Space)
4	N/A	MVC	Technical Officer (Open Space), NRM Officer and Works Supervisors

#### Action performance targets

No.	Performance target
1	Meet timeframes set out by Conquest. Annual comprehensive inspection completed by December 31
2	Provide information to Council in Briefing Reports
3	Development of project plans, delivery of projects in line with budget, time line, and scope
4	Complete treatment work by 31 December



Directorate	<b>3. Infrastructure Services</b>	Program number and title	<b>3.5 Asset Management and GIS</b>
Program Objective	Provision of Asset and GIS services to assist the operations of Council.		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate Asset Management Group and Improvement Plan <ul style="list-style-type: none"> <li>- Review Asset Management Plans</li> <li>- Undertake Conquest training and development</li> <li>- Integrate Strategic Planning outcomes into AMP and LTFP</li> <li>- Develop whole of organisation approach to AM</li> </ul>	Chair meeting and action improvement program	Chair meeting and action improvement program	Chair meeting and action improvement program	Chair meeting and action improvement program
2	Develop and operate a maintenance planning and delivery system	Provide monthly Conquest report	Provide monthly Conquest report	Provide monthly Conquest report	Provide monthly Conquest report
3	Support Northern Asset Management Group <ul style="list-style-type: none"> <li>- Attend IPWEA and NAMS committee meetings</li> </ul>	Chair meeting and action minutes	Chair meeting and action minutes	Chair meeting and action minutes	Chair meeting and action minutes
4	Prepare 2017/2018 Capital Works Program		Update Proposed Projects list	Prioritise and undertake further design and cost estimation	Annual program prepared for approval by Council
5	Update asset information including capitalisation of assets in Conquest and GIS and undertake road useful life assessment and building revaluations	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS
6	Manage GIS Group – Planning, NRM, Assets, Stormwater	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes
7	Undertake additional survey of stormwater assets and update GIS				Complete by 30 June

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Asset Management Coordinator
2	N/A	MVC	Asset Management Coordinator
3	N/A	MVC	Asset Management Coordinator
4	N/A	MVC	Asset Management Coordinator
5	\$35,000	MVC and Contractors	Asset Management Coordinator and Property+ Management Officer
6	N/A	MVC	Senior Technical Officer - Engineering
7	\$20,000	MVC and Contractors	Senior Technical Officer - Engineering

**Action performance targets**

No.	Performance target
4	To prepare annual Capital Works Program for approval at May Council meeting
5	Asset information to be recorded within four weeks of receipt by Asset Management Coordinator

Directorate	<b>3. Infrastructure Services</b>	Program number and title	<b>3.6 Waste Management and Resource Recovery</b>
Program Objective	To provide adequate, efficient, and affordable waste services within Meander Valley Local Government Area		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Implement Waste Management Strategy and Action Plan	Action the Plan	Action the Plan	Action the Plan	Action the Plan
2	Support Northern Tasmanian Waste Management Group activities through a 5% landfill levy	Attend meetings	Attend meetings	Attend meetings	Attend meetings
3	Provision of kerbside collection contracts for waste, recyclables, and organics	Supervise Contract	Supervise Contract	Supervise Contract	Supervise Contract
4	Provision of landfill, waste transfer stations and resource recovery operations contract	Supervise Contract	Supervise Contract	Supervise Contract	Supervise Contract
5	Provision of hard waste collection		Undertake collection		
6	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program
7	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites.	Ground and surface water monitoring Annual Report to EPA		Ground and surface water monitoring	

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC and Consultants	Director Infrastructure Services and Senior Technical Officer - Engineering
2	\$65,000	MVC	Senior Technical Officer - Engineering
3	\$500,000	MVC and Contractor	Senior Technical Officer - Engineering
4	\$470,000	MVC and Contractor	Director Infrastructure Services and Senior Technical Officer - Engineering
5	\$20,000	MVC and Contractor	Senior Technical Officer - Engineering
6	Capital Works - \$310,000	MVC and Contractors	Senior Technical Officer - Engineering
7	\$22,000	MVC and Consultants	Senior Technical Officer - Engineering

**Action performance targets**

No.	Performance target
2	Attend regional meetings as scheduled and manage the operation of the landfill levy
3	Supervise and review contract
4	Supervise and review contract
6	Development of project plans, delivery of projects in line with budget, time line, and scope

Directorate	<b>3. Infrastructure Services</b>	Program number and title	<b>3.7 Stormwater Management</b>
Program Objective	<p>To minimize the risk of flooding and provide clean water into the region's waterways.</p> <p>Council through the Urban Drains Act and the Local Government (Highways) Act targets is to provide a minor stormwater network (pipes and pits) that is capable of meeting a 5% Annual Exceedance Probability (AEP) and a major stormwater network (overland flows and roads) that is capable of meeting a 1% AEP.</p> <p>Water quality is managed through Water Sensitive Urban Design (WSUD).</p>		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Develop stormwater system management plans	Report on progress	Report on progress	Report on progress	Report on progress
2	Manage MVC Stormwater Taskforce – Infra, Works, NRM, Plumbing, EHO	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes
3	Support regional NRM Stormwater Officer	Meet with officer	Meet with officer	Meet with officer	Meet with officer
4	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$35,000	MVC and Consultants	Senior Technical Officer - Engineering
2	N/A	MVC	Senior Technical Officer - Engineering
3	\$7,200	MVC	Senior Technical Officer - Engineering
4	Capital Works - \$120,000	MVC and Consultants	Senior Technical Officer - Engineering

**Action performance targets**

No.	Performance target
1	Complete all high risk catchments by June 2017
4	Development of project plans, delivery of projects in line with budget, time line, and scope

## Development Services

Directorate	<b>4. Development Services</b>	Program number and title	<b>4.1 Land Use &amp; Planning</b>
Program Objective	To carry out planning duties and prepare policies for the sustainable development of the local government area		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Process development applications in accordance with delegated authority	Performance Target	Performance Target	Performance Target	Performance Target
2	Process Planning Scheme Amendments	Performance Target	Performance Target	Performance Target	Performance Target
3	Prepare Local Provisions Schedule for the Tasmanian Planning Scheme	Prepare Project Plan	Draft Local Provisions Schedule		
4	Carrick Rural Living Area - Rezoning	Rezoning approved by Minister			
5	Department of Education Land Prospect Vale – Development Plan		Finalise Development Plan		
6	Westbury Road Prospect Vale – Activity Centre Plan	Prepare Project Plan and engage Consultant	Develop Draft Plan	Present Plan to Council	

**Resource requirements**

No.	Budget allocation	Resources needed	Responsible Officer
1-4	\$623,000	MVC	Director Development Services
5	\$10,000	MVC and Consultant	Director Development Services
6	\$32,500	MVC and Consultant	Senior Town Planner and Economic Development Officer

**Action performance targets**

No.	Performance target
1	Within Statutory time frames, 100% Conformance
2	Within Statutory time frames, 100% Conformance
3	Local Provisions Schedule adopted by Council
6	Activity Centre Plan completed



Directorate	<b>4. Development Services</b>	Program number and title	<b>4.2 Building Control</b>
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Building Act 2000 and the Tasmanian Building Regulations 2004.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Permit Authority – Issue Permits for Category 4 Building works	Performance Target	Performance Target	Performance Target	Performance Target
2	Permit Authority – Process Building Applications	Performance Target	Performance Target	Performance Target	Performance Target
3	Permit Authority – Manage outstanding Building Completions and Illegal Works				Reduce outstanding completions by 20%
4	Coordinate Major Events applications	Performance Target	Performance Target	Performance Target	Performance Target

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$30,000	MVC	Director Development Services
2-4	\$322,000 (incorporating Plumbing administration support)	MVC	Director Development Services and Permit Authority

#### Action performance targets

No.	Performance target
1	Issue Building Permits within 7 working days from the date all other permits and documents as required by the Building Act, are received by Council. Achieve 95% conformance.
4	Respond to applications with 7 working days.

Directorate	<b>4. Development Services</b>	Program number and title	<b>4.3 Environmental Health</b>
Program Objective	Manage Council's statutory obligations in relation to Environmental Protection and Preventative Health		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Monitor and sample water quality of recreational waters	Record Results	Record Results	Record Results	Record Results
2	Inspect Places of Assembly annually as per program	Issue Annual Licence	Issue Annual Licence	Issue Annual Licence	Issue Annual Licence
3	Inspect and register food premises annually	Inspections per Schedule	Inspections per Schedule	Inspections per Schedule	Issue annual registration for all food premises
4	Co-ordinate immunisation clinics				Complete Immunisation Program
5	Investigate incidents and complaints re notifiable diseases, public health or environmental nature	Monitor and Report to Agencies	Monitor and Report to Agencies	Monitor and Report to Agencies	Monitor and Report to Agencies
6	Process applications for special plumbing permits and on site waste water disposal	Performance Target	Performance Target	Performance Target	Performance Target

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1-4	\$160,000	MVC, External Consultants and Immunisation Nurses	Director Development Services
5-6	\$65,000	MVC and External Environmental Consultants	Director Development Services

**Action performance targets**

No.	Performance target
1	Respond to non-conformances within 48 hours
2	Conduct inspections as per program
3	Conduct inspections as per program
4	Provide school based immunisations as per program
5	Commence investigation of cases and complaints with 5 days of notification
6	Process applications within 14 days of receiving all required information, achieve 95% compliance

Directorate	<b>4. Development Services</b>	Program number and title	<b>4.4 Plumbing &amp; Drainage Control</b>
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the plumbing legislation.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Conduct inspections and process applications for Plumbing Permits	Performance Target	Performance Target	Performance Target	Performance Target

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$153,000	MVC	Director Development Services Plumbing Surveyor

#### Action performance targets

No.	Performance target
1	Process plumbing applications within 7 days and special connection permits within 14 days of receipt of all information

Directorate	<b>4. Development Services</b>	Program number and title	<b>4.5 General Inspector</b>
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Dog Control Act 2000, Fire Services Act 1979 and the Local Government Act 1993.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Annual Audit of Dog Registrations			Conduct Audit	
2	Fire Abatement Management		Issue Fire Abatement Notices	Issue Fire Abatement Notices	
3	Investigate incidents and complaints regarding animal control	Performance Target	Performance Target	Performance Target	Performance Target
4	Participate in Fire Management Area Committees		Fire Protection Plan Completed		

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1,3	\$144,800	MVC and and External Consultants	Director Development Services and General Inspector
2	\$16,700	MVC and External Contractors	Director Development Services and General Inspector
4	In Kind	MVC	Director Development Services

#### Action performance targets

No.	Performance target
3	Investigate all cases and complaints within 10 days

## Works

Directorate	<b>5. Works</b>	Program number and title	<b>5.1 Parks, Reserves, Sports Grounds and Cemeteries</b>
Program Objective	To ensure that Meander Valley Council's parks, reserves, cemeteries and sports grounds are maintained to provide a clean tidy and pleasant appearance that is acceptable to community and sporting organisations.		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake the maintenance work in accordance with the level of service required	Report to performance target	Report to performance target	Report to performance target	Report to performance target
2	Undertake capital works as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$909,800	MVC	Director Works, Work Supervisors
2	Capital Works \$ 65,000 – Deloraine Cemetery improvements \$ 10,000 – Install AWTS at Bracknell River Reserve \$ 15,000 – Replace cricket nets Bracknell Rec Ground \$181,000 – Various reserves – footpath/walk, irrigation and landscaping upgrades and renewals	MVC and external service providers	Director Works, Work Supervisors

### Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

Directorate	<b>5. Works</b>	Program number and title	<b>5.2 Roadside Verges and Nature Strips</b>
Program Objective	To ensure Meander Valley Council's road verges and nature strips are maintained to a safe and acceptable standard.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake the maintenance work in accordance with the level of service required.	Report to performance target	Report to performance target	Report to performance target	Report to performance target

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$402,000	MVC	Director of Works

#### Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget

Directorate	<b>5. Works</b>	Program number and title	<b>5.3 Roads</b>
Program Objective	To construct and maintain a safe and effective road network to meet the needs of residents and visitors.		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by
1	Undertake maintenance work in accordance with the level of service required	Report to performance target	Report to performance target	Report to performance target	Report to performance target
2	Undertake capital works as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$1,908,400 (includes \$150,000 R2R funding)	MVC and external service providers	Director Works, Work Supervisors
2	Capital Works \$1,705,000 – Road construction \$950,000 – Road reseal and gravel re-sheeting \$161,000 – Footpath construction	MVC and external service providers	Director Works, Work Supervisors

#### Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program



Directorate	<b>5. Works</b>	Program number and title	<b>5.4 Toilets, Street Cleaning and Litter Collection</b>
Program Objective	To maintain streets and public toilets in a clean and tidy condition in accordance with environmental standards.		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake street litter bin collection and cleaning in accordance with the current level of service	Report to performance target	Report to performance target	Report to performance target	Report to performance target
2	Undertake cleaning of toilets in accordance with the current level of service	Report to performance target	Report to performance target	Report to performance target	Report to performance target

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$226,000	MVC	Director of Works
2	\$252,700	MVC	Director of Works

### Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Achieve 95% conformance with Customer Service Request System and environmental standards (activity is an ongoing task throughout the year)
2	Conformance with annual budget

Directorate	<b>5. Works</b>	Program number and title	<b>5.5 Urban Stormwater</b>
Program Objective	To maintain a safe and effective stormwater drainage network		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake maintenance work in accordance with the level of service required	Report to performance target	Report to performance target	Report to performance target	Report to performance target
2	Undertake capital works as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$128,900	MVC and external service providers	Director Works, Work Supervisors
2	Capital Works \$100,000 – Carrick open drain improvement program \$100,000 – Westbury open drain improvement program \$50,000 – Bracknell open drain improvement program \$20,000 – William Street Westbury \$20,000 – Lovett Lane Westbury \$15,000 – Exton WSUD	MVC and external service providers	Director Works, Work Supervisors

#### Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

Directorate	<b>5. Works</b>	Program number and title	<b>5.6 Plant</b>
Program Objective	To provide suitable plant and equipment at a competitive hire rate to accommodate Councils activities		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Manage plant to achieve operational objectives			Complete review	
2	Undertake plant purchase/trade in accordance with 10 year Major Plant Replacement Program and the projects listed in the 2016-2017 Capital Works Program	Report to program	Report to program	Report to program	Report to program

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$352,700	MVC	Director Works, Work Supervisors
2	Capital Works \$473,000 – Major plant (renewal and new) \$20,000 – Minor plant (renewal and new)	MVC	Director Works

#### Action performance targets

No.	Performance target
1	To be competitive with private hire rates (activity is an ongoing task throughout the year)
1	Major plant utilisation reviewed to inform 10 year Plant Replacement Program
2	Conformance with project budget and works program

Directorate	<b>5. Works</b>	Program number and title	<b>5.7 Works and Maintenance Program</b>
Program Objective	To develop Works and Maintenance Program for new financial year		

#### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Develop Works and Maintenance Program by June for the following financial year			Undertake assessment	Develop work program

#### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director of Works and Director of Infrastructure Services

#### Action performance targets

No.	Performance target
1	Conform with projected Works Program and estimates (activity is an ongoing task throughout the year)

## Economic Development & Sustainability

Directorate	<b>6. Economic Development &amp; Sustainability</b>	Program number and title	<b>6.1 Natural Resource Management</b>
Program Objective	Facilitate Natural Resource Management for Council and Community		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Continue implementation of NRM strategies as per annual work plan	Achieve Performance Target	Achieve Performance Target	Achieve Performance Target	Achieve Performance Target
2	Review and update Councils Natural Resource Management Strategy	Commence review	Continue review	Present draft to Council	
3	Participate in the Tamar Estuary Esk Rivers Program (TEER)			Report on TEER activities	

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$5,000	MVC	NRM Officer
2	\$5,000	MVC	NRM Officer
3	\$11,000	MVC	General Manager

### Action performance targets

No.	Performance target
1	Complete actions within timeframes and within budget
2	Strategy completed
3	Attend annual meetings and support a regional approach to river catchment management

Directorate	<b>6. Economic Development &amp; Sustainability</b>	Program number and title	<b>6.2 Economic Development</b>
Program Objective	To create an investment ready environment in the Meander Valley Local Government Area		

### Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Promote investment in Meander Valley to support the growth of identified industry sectors	Identify opportunities and report on progress	Identify opportunities and report on progress	Identify opportunities and report on progress	Identify opportunities and report on progress
2	Continue to Implement actions contained in the Communication Action Plan	Review progress and reset priorities	Report on progress via the Briefing Report	Report on progress via the Briefing Report	Report on progress via the Briefing Report
3	Support activities of the Sustainable Environment Committee	Report on progress via quarterly meeting minutes	Report on progress via quarterly meeting minutes	Report on progress via quarterly meeting minutes	Report on progress via quarterly meeting minutes
4	Support the progress of Hadspen Urban Growth Area		Report on progress	Report on progress	Report on progress
	a. Negotiate and prepare the Part 5 agreements with landowners	Report on progress	Report on progress	Report on progress	Report on progress
5	Develop Council's Asian Engagement Strategy as part of the regional project		Report on progress		
6	Operate the Great Western Tiers Visitor Centre efficiently and effectively	Report on visitation statistics and sales revenue	Report on visitation statistics and sales revenue	Report on visitation statistics and sales revenue	Report on visitation statistics and sales revenue
7	Develop a plan for installation of Wi-Fi infrastructure at identified locations across Meander Valley	Commence the development of the installation plan	Report on progress	Report on progress	Report on progress
8	Develop a plan for the installation of video surveillance in Deloraine and Westbury	Commence development of the business case for the program	Report on progress	Report on progress	Report on progress

### Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$29,000	MVC	Director Economic Development and Sustainability
2	\$18,500	MVC	Communication Officer
3	\$5,000	MVC	Project Officer
4a	\$7,000	MVC	Director Economic Development and Sustainability/ Project Officer/Director Development Services/Town Planner/Senior Accountant
5	\$18,000	MVC	Director Economic Development and Sustainability
6	\$343,000	MVC	Director Economic Development and Sustainability/ Visitor Centre Manager
7	\$65,000 CW Carry Over FY 15/16	MVC	Director Economic Development/Property Management Officer
8	\$10,000	MVC	Director Economic Development and Sustainability

### Action performance targets

No.	Performance target
1	Report on new development opportunities where commercial in confidence arrangements allow
2	Implement priority actions as agreed by Council's Management Team
3	Report on the progress of priority actions as set by the Sustainable Environment Committee
4a	Meet project timeframes as agreed by the Project Team
5	Strategy Completed
6	Deliver operations on budget
7	Approval of program by Council
8	Approval of program by Council

## **GOV 3 NOTICE OF MOTION – SUSTAINABLE ENVIRONMENT COMMITTEE – CR DEB WHITE**

### **1) Introduction**

The purpose of this report is for Council to consider a Notice of Motion from Councillor Deb White to formalise the appointment of the Sustainable Environment Committee (SEC) as a Special Committee of Council.

### **2) Background (Cr Deb White)**

The SEC, made up of professionally relevant Council employees and elected members, was initiated by Cr Bob Richardson in 2008. The intention was to develop the knowledge and expertise required to lead Council and the community towards a resilient and sustainable future.

The Committee's Charter states:

"Council is committed to sustainability within our organisation and community through leading, supporting and encouraging staff, contractors and community to use energy, water and non-renewable resources more productively. Council is ... building resilience and saving money through financially practical initiatives."

In 2010, to formalise the various initiatives being put in place, the Committee developed an Environmental Action Plan, which developed into the SEC Action Plan over the following years. Priorities from the Action Plan are specified each year in the SEC Annual Plan.

The proposal that the SEC becomes a Special Committee of Council is based on the impact the initiatives have on Council operations in Infrastructure, Works, Economic Development and Development Services. Some examples of these initiatives are:

- Installation of LED street lighting
- Supporting the introduction of bioenergy to the Meander Valley
- Developing proposals which implement hybrid solar and battery storage energy systems
- Improving energy efficiency in Council-owned buildings and the procuring of Australian Government Community Energy Efficiency Project Funding for the same
- Educating the community in the use and installation of renewable energy and energy efficiency



- Advocating for the inclusion of infrastructure that supports the use of public transport and cycling
- Participation in the growth of Electric Vehicles (EV) and State-wide EV Charging Stations
- Inclusion of Water Sensitive Urban Design (WSUD) principles in the stormwater system to reduce maintenance costs

With the effects of initiatives such as those listed above reaching across a range of Council Services, it would make sense to change the status of the SEC to that of a Special Committee of Council so that its advisory role is formalised, and communications with all relevant parties be facilitated.

### **3) Strategic/Annual Plan Conformance**

Not Applicable

### **4) Policy Implications**

Not Applicable

### **5) Statutory Requirements**

Council needs to formally appoint members of Special Committees as required by Section 24 (2) of the Local Government Act 1993.

### **6) Risk Management**

The Special Committee will operate under a Charter and Terms of Reference.

### **7) Consultation with State Government and other Authorities**

Not Applicable

### **8) Community Consultation**

Not Applicable

### **9) Financial Impact**

Council provides an annual allocation for the SEC under the Economic Development & Sustainability Departmental Budget.

## **10) Alternative Options**

Council can elect to amend or not support Cr White's Notice of Motion.

## **11) Officers Comments**

As previously mentioned the proposal that the SEC becomes a Special Committee of Council is based on the impact that a broad range of initiatives has had and will continue to have on Council operations across a number of Departments.

The process also ensures good governance is followed, that the committee members are held accountable for their actions and that funds available achieve maximum benefits for the community.

**AUTHOR:** David Pyke  
DIRECTOR GOVERNANCE & COMMUNITY SERVICES

## **12) Recommendation (Cr Deb White)**

*It is recommended that Council,*

- 1. Establish the Sustainable Environmental Committee as a Special Committee of Council under Section 24 (2) of the Local Government Act 1993;*
- 2. Appoint the following as members of the Special Committee – Cr D White, Cr B Richardson, R Dunn, S Brownlea, K Eade and C Plaisted;*
- 3. Adopt the SEC Terms of Reference and Action Plan incorporating the Charter for the Special Committee.*

## **DECISION:**

# Terms of Reference: Sustainable Environment Special Committee

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## **1. Role and functions**

The role of the Sustainable Environment Special Committee is to develop knowledge, expertise and capacities to lead the transition of the Meander Valley Council and community towards a more resilient and sustainable future.

The functions of the Sustainable Environment Committee within Council are to measure and understand the impacts of Council's activities, switch to low energy alternatives, reduce energy and resource use. With Our Community we will communicate opportunities and savings, support others to reduce their impacts.

## **2. Structure**

The Committee shall comprise a maximum of 8 people selected from the following:

- Councillors
- Council officers (minimum of 3)
- Community members with a range of relevant interests and skills

## **3. Membership**

As a guideline, the Committee shall have between 6 and 8 members:

- One of these members will be appointed as Chair
- Another as Deputy Chair
- A Council officer as Secretary
- All community members shall be resident in the municipality
- Input from other community members, Council staff and/or consultants may be invited

## **4. Appointment**

Committee members are appointed by invitation from Council. The Terms of Appointment will be administered by the Economic Development and Sustainability Department.

Members are appointed for a four-year term and may be reappointed for additional terms.

## **5. Termination of Appointment**

Members may resign from the Committee by notice in writing to Council. Council may terminate the appointment of a Committee member by providing notice in writing.

## **6. Roles and Responsibilities**

The roles and responsibilities of the Committee member are to:

- Attend meetings
- Contribute to decisions
- Undertake consultation and research
- Participate on project working groups

In addition, the roles and responsibilities of the Chair are to:

- Chair meetings equitably
- Address all Agenda items
- Keep to time

## **7. Meeting Protocols**

Committee meetings will be held at least quarterly. The purpose of these meetings will be to:

- Monitor progress
- Review achievements
- Identify needs and actions
- Allocate responsibilities to complete actions
- Inform Council on current needs and actions

Committee members are expected to:

- Attend at least 50% of meetings<sup>1</sup>
- Offer apologies no later than noon of the meeting date

At Committee meetings, more than 50% attendance by members constitutes a quorum.

The Chair will preside over meetings and in the absence of the Chair, the Deputy Chair will preside.

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<sup>1</sup> Three non-attendances without apologies in any year will constitute a cessation of the position and the member will be informed in writing

## **8. Remuneration and allowances**

The Chair and Committee members act in a voluntary capacity. Committee members may claim allowances for legitimate expenses incurred in the execution of Committee duties. Council will determine if remuneration and allowances are to be paid.

## **9. Resources**

### **Budget and expenditure**

The Committee has a budget allocation through the Director of Economic Development & Sustainability. The Director will have authority over all financial decision-making.

### **Secretariat**

Council will provide staff for the role of the secretariat and administrative support.

## **10. Code of Conduct**

A member, attendee or observer:

- Will act honestly, in good faith and in the best interest of the Committee, Council and the organisation they represent
- Will not make improper use of information acquired from the deliberations of the Committee
- Must declare as soon as practicable to the Chair any direct or indirect pecuniary interest or conflict of interest in a matter about to be considered by the Committee

Should a conflict of interest disclosure be noted, the members or observers concerned shall not, unless the Committee determines otherwise:

- Be present during any deliberation of the Committee with respect to that matter
- Take part in any decision of the Committee with respect to that matter

Committee members must ensure that any confidential information received in the course of their activities or deliberations is not disclosed or allowed to be disclosed, unless authorised by the person from who the information was provided, or if required by law.



# Sustainable Environment Committee Action Plan

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2015 to 2020

November 2015

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# Sustainable Environment Committee Charter

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***The role of the SEC is to develop knowledge, expertise and capacities to lead the transition of the Meander Valley Council and community towards a more resilient and sustainable future.***

Meander Valley Council is committed to developing sustainable practices within our organisation and community through leading, supporting and encouraging staff, contractors and community to use energy, water and non-renewable resources more productively.

Council is systematically building resilience and saving money through financially practical initiatives.

To this end Council has formed the Sustainable Environment Committee (SEC), made up of Councillors and Council employees.

*Within Council we will:*

- Measure and understand the impacts of Council's activities
- Switch to low energy alternatives
- Reduce energy and resource use

*With Our Community we will:*

- Communicate opportunities and savings
- Support others to reduce their impacts

To ensure these outcomes are achieved the SEC will implement and update the Action Plan and Annual Project Plan through quarterly meetings. The SEC Annual Plan captures the Committee's priorities and will be monitored to ensure adherence to agreed strategies, actions and completion targets and provided to Council on a quarterly basis through the Briefing Report.

Key operational details will be reported back to Councillors as a component of the Annual Plan.

**Craig Perkins**

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Activity	Responsible Officer	Status
<b>1 Energy Reduction Strategies</b>		
<b>1.1 Strategy: Reduce energy usage by switching to available cost-effective technologies</b>		
1.1.1 Investigate, and where financially and environmentally practical, retro-fit all MVC site light globes with new energy efficient globes.	Property Management Officer	On going
1.1.2 Investigate, and where financially and environmentally practical, retro-fit all MVC sites with light sensor systems for low usage areas, such as toilets, meeting rooms, and corridors. (Trial: light sensors in Westbury Office toilets)	Property Management Officer	2012/13 Program Maintenance Budget
1.1.3 Check that building insulation is installed in all Council sites and if not, assess the viability of installing it. (Completed Carrick Hall, Hadspen Memorial, Meander Hall)	Property Management Officer	On going
1.1.4 Investigate, and where financially and environmentally practical, invest in efficient temperature control for the heating and cooling of Council buildings. Completed Caveside, Weegen and Dairy Plains Halls.	Director Infrastructure Services	Assessment complete, implementation on going
1.1.5 <b>Investigate the feasibility of installing solar panels and/or battery storage on appropriate Council buildings. Also consider Council's role in community energy. PRIORITY PROJECT</b>	<b>Project Officer</b>	<b>In progress</b>
1.1.6 <b>Investigate the role Council could play to use solar panels and bioenergy as an incentive for industry. PRIORITY PROJECT</b>	<b>Director ED&amp;S</b>	<b>In progress</b>
1.1.7 Incorporate environmentally sustainable materials and design into future Council building improvements. Current use of recycled pathway signage, recycled plastic bollards/totems, environmental gravel selection, general materials reuse. (Refer to the Green Building Council of Australia's Greenstar Report)	Director Infrastructure Services	On going
1.1.8 Investigate the feasibility of large scale renewable energy production in partnership with other councils, business and/or community for a wind &/or solar farm, hydro turbine (Meander Dam) or co-generation with industry. Decentralised production within the region should be favoured.	Director ED&S	
1.1.9 <b>Work with LGAT, partner councils and TasNetworks to improve the efficiency of all street lighting globes and tariffs. MVC will pursue agreement to retrofit existing 50 &amp; 80W mercury vapour lights with LED following successful negotiation by HCC and Glenorchy Council. PRIORITY PROJECT</b>	<b>General Manager &amp; Project Officer</b>	<b>In progress</b>
<b>1.2 Strategy: Reduce energy usage by changing daily behaviour - COMPLETE</b>		
1.2.1 Investigate with the IT team the possibility of adjusting all computer settings to the most energy efficient as well as investigating a virtual server to reduce overall energy consumption.	Project Officer	Complete
1.2.2 Do not replace batteries in paper towel dispensers	Property Management Officer	Complete

1.2.3	Amend the current relevant operating procedures to include a direction to turn off all lights, computers, monitors, mobile phone chargers overnight to reduce power usage.	Director of Infrastructure	Complete
1.2.4	Investigate the possibility of alternatives to single passenger car use by staff, as well as carpooling amongst MVC staff.	General Manager	Complete
<b>2 GHG Mitigation Strategies</b>			
<b>2.1 Strategy: Implement a GHG measurement program</b>			
2.1.1	MVC will deliver a baseline monitoring and reporting program for carbon emissions (Annual emissions inventories is a significant impost on Council's resources and as such will not be prioritised as an action in the near future)	Project Officer & Senior Accountant	On hold
2.1.2	MVC's EAP will take account of local government, national and international reduction targets in determining its future target carbon levels, once the above program is completed.	General Manager	Pending development of 1.1 above
2.1.3	Track <u>all</u> associated utility costs and other relevant usage data for all identified MVC sites, and report back on a regular basis their success in reducing them both. (Trial sites: Westbury Council Offices; Deloraine Visitor Centre; Deloraine Community Complex)	Project Officer (& Senior Accountant)	In progress
<b>2.2 Strategy: Incorporate GHG reduction practices into organisation</b>			
2.2.1	Align its overall strategic direction with the EAP, and instil this behaviour and culture into its workplaces through various Human Resource and workplace policies and mechanisms. Commence with development of Strategic Plan	General Manager	Completed
2.2.2	Review all procurement policies in line with best practice, and include decision criteria around environmental concerns regarding both the supplier and the actual product or service. Procurement policies are also to include a 'buy locally' criteria as well as incorporating life-cycle assessment. (Refer to Greentag website: <a href="http://www.ecospecifier.com.au">www.ecospecifier.com.au</a> )	General Manager	Needs to be a decision of Council to support this action
2.2.3	Review all motor vehicle acquisition policies in line with best practice and the Tasmanian EPA Green Guide, and include decision criteria around environmental concerns regarding engine size, efficiency, carbon emission ratings, and fuel type.	Director Corporate Services	Investigate alternate fuels
2.2.4	Review all motor vehicle usage policies ensuring that there is relevant content relating to environmental impacts due to factors such as acceleration, servicing, and tyre pressure.	General Manager	On going
2.2.5	Where applicable, review any current IT acquisition and usage policies in line with best practice, and include decision criteria around environmental concerns regarding power usage ratings and expected life of equipment. ICT review of hardware & externally hosted technology. (New servers have been installed, along with an LED Monitor replacement program to improve energy efficiency. Power boards were investigated as an energy saving measure and found to be unfeasible.)	Project Officer & IT Officer	On going
2.2.6	Investigate the possibility of planting trees within reserves and selected sites to offset potential future Council carbon	Director ED&S	Not yet commenced

	liabilities (new recommendation)		
2.2.7	Investigate the feasibility of wind generation technology for the MVC municipality. Local residential trial investigated and found to be unviable within MV.	Councillor Howard	Completed
<b>3 Waste Management (Resource Recovery)</b>			
	Waste Sources -Paper, cardboard, plastic, glass -General Stationery -Packaging from purchased goods		
<b>3.1 Strategy: Reduce usage through changes to daily behaviour</b>			
3.1.1	Investigate the possibility of an electronic distribution option for Councillors' monthly Council Meeting papers. Change to double-sided duplex printing is complete and Council is working towards a paperless office. (Some Councillors provided with tablets; secure website setup for document sharing)	General Manager	In progress
3.1.2	Review all internal and external use of paper for printing, - such as rates notices - and investigate the possibility of staff and the community having the option of receiving any or all of these via email. (Council newsletters and pay advice is electronic)	Director of Governance, Director of Corporate Services	
3.1.3	Monitor and communicate to all staff the total reams of paper used each month (opening stock + purchases – closing stock), and equate this number to the equivalent number of trees used and GHG emissions created. Look at incorporating this monitoring program into a monthly staff environmental tips email message.	Admin. Officer (& Project Officer)	On going
3.1.4	Utilise all waste paper from desk recycling for scrap pads where no confidential information is contained where printed one sided. Include in sustainability communications.	General Manager	Not commenced
3.1.5	Consideration to be given to what is available in stationery product lines that are manufactured locally, and from recycled materials. Consider buying stationery products that are re-usable such as files, folders, envelopes, refillable pens and pencils. Councillor Howard to provide Admin with 'Green Office Supply Catalogue'	Admin. Officer	On going
3.1.6	Ensure, where possible, that all printers, photocopier toner, and other such ink refills are recycled or refilled. All cartridges are returned to suppliers.	IT Officer	On going
3.1.7	Ensure that where possible, all content in the way of forms and the like required by rate-payers and others is available for online completion on the MVC website. Include electronic lodgement of DA's and other forms.	Director ED&S	In progress
3.1.8	Change all MVC printer and copier default settings to duplex and draft.	General Manager	Complete

3.1.9	Incorporate an email signature addition for all staff using a bold and colourful statement such as 'Be responsible for your environment - think before you print', perhaps with a small picture of a tree included. Reduce font size of disclaimer. (Introduction of 'standard' footer via IT)	Project Officer	Complete
3.1.10	Re-investigate options available from suppliers regarding recycled paper to be used in all MVC site printers and copiers. (Consult copier technician)	Project Officer	Complete
3.1.11	Investigate the possibility of using recycled and un-bleached papers in all MVC toilet and bathroom facilities. (Council use 100% recycled ecofriendly toilet paper and hand towels)	Director of Works	Complete
3.2	<b>Strategy: Rethink disposal methods for green waste</b>		
3.2.1	Investigate the most environmentally efficient method of disposal of both conventional and new energy efficient globes, computers and related hardware.	Technical Officer	In progress
3.3	<b>Strategy: Rethink disposal methods for recyclable waste</b>		
3.3.1	Investigate the cost of placing recycling wheelie bins at all MVC sites that generate large amounts of waste paper, cardboard, glass and plastic such as plastic bottles used and disposed of at sports centres. Where this already occurs, review the location of recycle bins onsite and educate the relevant staff or contractors regarding the need to then transfer from smaller to the larger external recycle bins. Ratepayers receive a voucher for the collection of a free native tree from the local nursery if rates are paid on time ( also refer to the 'Additional Strategy' section below).	Tech Officer & Westbury Depot Manager	On going
3.3.2	Show leadership by investigating the possibility of having a policy of providing three central receptacle bins at each workplace site including shredding, recycling, and ordinary waste. Agree with each relevant bin collection service provider (and with Council themselves) the most environmentally efficient method of disposal.	Tech Officer	On going
3.3.3	Encourage staff to separate waste into recycling and general , with shredding documents to be placed into the usual central shredding bins directly by staff. Staff to periodically empty their own desk recycling bin into the central receptacle, and office or site cleaners to manage normal disposal of the general waste desk bin.	Project Officer	On going
3.3.4	Ensure that there are always separate bins for general waste and recycling at all public events, as is done with the Taste of Tasmania. This initiative is communicated to all organisers of such public local events, via Council's website and Event Management Guide.	Tech Officer	Complete
4	<b>Water Management (Resource Recovery)</b>		
	Water Usage -Kitchens, bathrooms, toilets -Works Depots		
4.1	<b>Strategy: Reduce water use by switching to available cost-effective technologies</b>		

4.1.1	Investigate, and where financially and environmentally practical, retro-fit dual flush toilets into all MVC staff and community public toilets. Also investigate sensors and other such inventions for more efficient urinal flushing systems rather than the automatic timer or manual systems where currently used. (All new toilet facilities constructed by MVC or cisterns replaced due to vandalism have dual flush systems. All new toilet constructions and all building rewires incorporate PE switches and/or movement sensors to save lighting use.)	Property Management Officer	On going
4.1.2	Investigate, and where financially and environmentally practical, retro-fit more efficient hand wash timer taps into all MVC staff and community kitchens, bathrooms and toilet blocks. (All new facilities constructed by MVC or items replaced due to failure / vandalism have push button tap ware (DDA toilets excluded)	Property Management Officer	On going
4.1.3	Investigate all automatic sprinkler systems currently in use at Council workplace sites, as well as parks and reserves. Identify changes for more efficient water use. (Currently most sites have automatic irrigation systems run 9pm to 8am, and include rain sensors. Depot Managers are looking into the viability of wetting agents to increase water retention. Watering on windy days does result in water loss, which is a problem that is not yet resolved.)	Works Director	On going
4.2	Strategy: Reduce water use through education and daily changes to behaviour		
4.2.1	Place small bright water wise signs above all high usage taps. .	Property Management Officer	
5	Education and Communication		
5.1	Strategy: Educate and enhance organisational culture on overall environmental concerns		
5.1.1	Develop an effective and clear communication strategy to engage all MVC staff regarding the new EAP by clearly distinguishing the scope. <u>Develop short environmental education sessions for all current and new MVC staff</u> , and develop the culture of the organisation to include this value and behaviour, including incorporating this into the Human Resource induction policies and processes. (Create draft for future committee meeting)	Project Officer	
5.2	Strategy: Maintain the environmental message to the municipality		
5.2.1	Develop and communicate regular workplace environmental management tips around greenhouse gases, water and waste. Investigate the idea of sending these out to staff monthly using an internal newsletter email to maintain the momentum of the cultural shift strategy. Consider linking this in with the monthly reporting to staff on the reams of paper used and associated utility cost and usage reports action above.	Director ED&S	In Progress
5.2.2	Incorporate environmental management tips such as Electric Eddy articles into the Council newsletter, website and Meander Valley Gazette to maintain the message transmission	Project Officer	In Progress

	within the MVC community. Create newsletter template via SEC including KPIs and Hints & Tips.		
5.2.3	Council supports tree planting incentives and projects	NRM Officer	On going
5.3	Strategy: Integration, measurement and reporting of strategies and actions		
5.3.1	Integrate the outcomes of the local government carbon pollution reduction program into this EAP. ("Reliant on the activities of the SEC to advise Council and for Council to approve the actions" GM)	Sustainable Environment Committee	
5.3.2	Review the alignment of all EAP strategies and actions by including it in the Council's Annual Plan.	General Manager	On going
5.3.3	Encourage all MVC suppliers, contractors, business partners and alliances to also design an EAP for their businesses as a part of undertaking responsible and best practice business with MVC. Includes integration of GHG & CO2 emission considerations into procurement strategies. (Post MVC EAP completion; "Will need some endorsement from Council to agree to go down this path." GM)	General Manager	
5.3.4	Identify funding for projects	SEC members	In progress
5.3.5	Ask LGAT to share all successful EAP strategies and actions of Tasmanian Councils with each other in a formal process of communication on a regular basis.	Project Officer	Complete
6	Respond to the risks associated with Oil Vulnerability		
6.1	Facilitate biodiesel/ethanol/methane production		
6.1.1	Initiate discussions between producer/s and potential site owners in Westbury, Remount Rd and sewage treatment plants	Director Infra	Current & ongoing
6.1.2	Investigate cooperative approaches: including EOI via Tasmanian Farmers and Graziers Association (TFGA) and local networks	Director ED&S	Current & ongoing
6.1.3	Investigate cooperative approach with TAS Water for co-generation sewage treatment anaerobic digestion. Also Remount Rd methane capture	Director Infra	Current & ongoing
6.1.4	Review biodiesel/ethanol/methane plant technology & secondary feedstock options (only), identify via literature review (including Biomass Audit Cradle Coast Region Tasmania)	Director ED&S	On hold
6.1.5	<b>Conduct feasibility assessment of biofuels, electric and/or hybrid vehicles in MVC fleet, includes lessons learnt e.g. Newcastle City Council &amp; other trials. PRIORITY PROJECT</b>	<b>Project Officer</b>	<b>In progress</b>
6.2	Evaluate road inspection and maintenance procedures		
6.2.1	Investigate use of alternate road construction and repair approaches e.g. Reclaimed Asphalt Pavement (RAP), including cost/benefit analysis of alternative materials.	Director Infra	
6.2.2	Cost/benefit analysis of alternative materials	Director Infra	
6.2.3	Add identified oil vulnerability risks to MVC risk register and develop mitigation strategies	Director ED&S	

6.3	Incorporate oil vulnerability scenarios into Municipal Emergency Management Plan		
6.3.1	Service prioritisation in response to both scenarios	Emergency Coordinator	
6.3.2	Roles and responsibilities across MVC	As above	
6.3.3	Links to state-wide emergency responses	As above	
6.4	Develop an oil vulnerability communication strategy		
6.4.1	An accessible definition	(Communications Officer guidance)	
6.4.2	Clear articulation of key risks	(Communications Officer guidance)	
6.4.3	What MVC is doing to manage these risks/opportunities	(Communications Officer guidance)	
6.4.4	Guidance to enable community-led resilience to changes in the price and/or availability of oil	(Communications Officer guidance)	
6.5	Facilitate & support community/industry-led initiatives to promote local food production (includes food co-op's and farmers markets) and processing		
6.5.1	Work with food co-op's and farmers markets, including Food Connect (MV Growers Network), community gardens and education via schools	Director ED&S, Councillor White & MV Food Connect	
6.6	High speed internet		
6.6.1	Survey staff: barriers to remote work	Director ED&S	
6.6.2	Resolve access issues: software/hardware, remote desktop, training	Director Corp	
6.6.3	Establish videoconferencing and teleconferencing facilities to reduce travel requirements for internal and external meetings	Director Corp	
6.6.4	Share lessons learned through MVCs adoption and supporting policies (e.g. work from home, mobile device) to enable the community and local business	Director Corp	
6.7	Implement Cycling & Integrated Transport Strategies		
6.7.1	Foster alternative transport modes, promote the area as a cycling hub and reduce automobile reliance.	Director Infra, Director ED&S, Meander Valley Bicycle User Groups	In progress
6.7.2	Policy to consider possible cycling safety/access improvements when undertaking all road works, e.g. formalise, without impairing, the process used around Vale St Roundabout.	As above	
6.8	Maximise partnerships and lessons learnt		
6.8.1	Establish relationships to co-ordinate response with business, other LG, state & federal gov't	Director ED&S	Current & ongoing
6.8.2	Monitor outcomes of the Tasmanian Gov't Oil Vulnerability study	Director ED&S	Current & ongoing

**Appendix 1: SEC Annual Plan 2016-17** (to be attached when completed)

# **INFRA 1      INFORMATION      BAY      SIGNAGE      AND** **STRUCTURES, BASS HIGHWAY DELORAINE**

## **1) Introduction**

The purpose of this report is for Council to formally consider accepting the ownership of the information layby structures located on the Bass Highway at Deloraine as donated assets from the Department of State Growth.

## **2) Background**

The Department of State Growth constructed two tourist layby and signage areas located on the eastern and western approaches to Deloraine on the Bass Highway at the time the Highway was constructed to bypass Deloraine in the early 1990s.

It has been noted by the Department that historically all roadside information bay signage and structures throughout Tasmania have been maintained by local councils and there was an agreement between the State and local government to this effect at the time that these structures were installed. However, written documentation has not been sourced at this stage to indicate an agreement existed between Meander Valley Council and the Department in relation to the structures on the approaches to Deloraine.

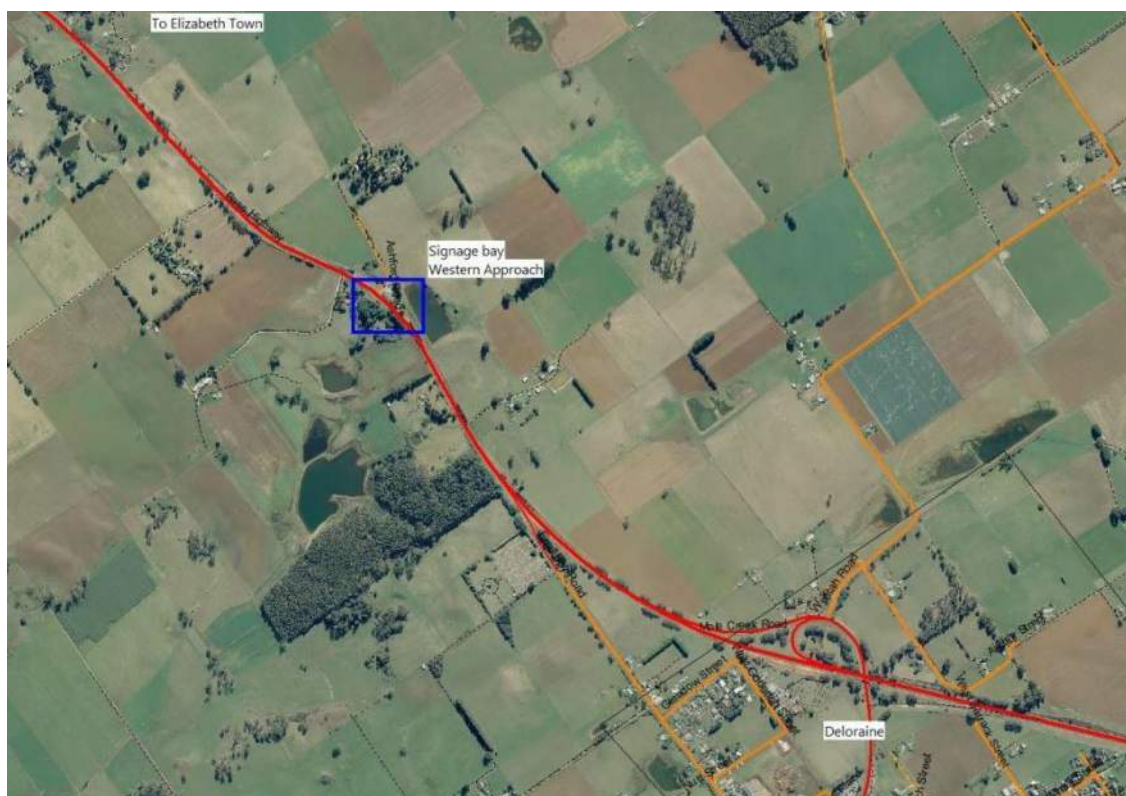
The Meander Valley Business Association Inc. (formerly Deloraine on the Move) has recently requested approval from the Department to update the content of the signage located on the information bay structures. The Department has indicated it's in principal support for this to occur, however, the Department will require written confirmation of any agreement between Meander Valley Council and the Association regarding the proposed signage and confirming acceptance of responsibility for ongoing maintenance of the structures and their contents, along with a copy of the proposed signage design and content.

It is noted that Deloraine on the Move requested in 2007 that Council take over the responsibility of the sign boards. This request was rejected. In 2009 Council was approached by Deloraine on the Move to contribute funding toward the upgrade of the signage and this request was approved on the basis of the new signage promoting Deloraine as a township rather than promoting select businesses.



Advice received from Council's Works Department indicates that Council has not undertaken any maintenance on either structure in the past, with rubbish collection only being undertaken around significant occasions such as the Craft Fair or Christmas period.

The location of the two layby sites is shown in the images below.



**Image 1: Location of Site - Western Approach to Deloraine**



**Image 2: Location of Site - Eastern Approach to Deloraine**

### **3) Strategic/Annual Plan Conformance**

Not Applicable

### **4) Policy Implications**

Policy 78 – New and Gifted Assets helps guide Council in making an informed decision regarding the long term implications of ownership of assets including new and donated assets.

### **5) Statutory Requirements**

Not Applicable

### **6) Risk Management**

Risk management plays an important part in Council's Asset Management activities. Through embedded risk management practices, Council can ensure that the inherent risks that are associated with transfer of asset ownership are minimised or are taken into account prior to accepting the liability.

## 7) Consultation with State Government and other Authorities

The Department of State Growth has been contacted for additional information regarding the current status of ownership of the layby areas and structures.

## 8) Community Consultation

Not Applicable

## 9) Financial Impact

The current replacement value of the layby structures and signage has been calculated as \$32,716.

The estimated Whole of Life costs shown in the table below includes an annual cost to Council of approximately \$2,900 per annum for operational and maintenance costs including depreciation.

It is calculated that \$86,000 will be required over the estimated remaining 30 year life of the existing asset to fund ongoing costs and replacement. A summary of the costs is shown in Table 1 below.

Project Title		Layby signage ownership transfer from Department of State Growth, Bass Highway - Deloraine	
Executive Summary		Council has been requested to take over ownership of the existing signage and laybys located on the east and west approach to Deloraine on the Bass Highway which are currently under control of Department of State Growth.	
Totals		\$32,716	
Annual Life Cycle Cost		\$2,873	
Whole of Life Cost		\$86,200	for the estimated remaining life of the structure
Asset Write-off		\$0	
% Rate Equivalent		0.03%	
Annual Costs funded by Council (%)		100%	

**Table 1 – Cost Benefit Summary**

The annual cost calculation includes rubbish collection and general maintenance to address wear and tear of the structures including vandalism.

## 10) Alternative Options

Council can elect to amend or not approve the recommendation. Options for consideration for an amendment could be;

- (a) That Council accepts responsibility for ownership and maintenance of the layby structures only on the condition that the Meander Valley Business Association Inc. accepts responsibility for the signage; or
- (b) That Council does not accept responsibility for ownership and maintenance of the layby structures but provides a financial contribution to Meander Valley Business Association Inc. for a one-off replacement of the signage.

## 11) Officers Comments

Photo 1 below shows the layby, structure and signage located on the eastern approach to Deloraine.



***Photo 1: Signage and structure – eastern approach***



Photo 2 below shows the layby, structure and signage located on the western approach to Deloraine.



***Photo 2: Signage and structure – western approach***

Photo 3 below shows isolated damage to the existing structure at the western layby.



***Photo 3: Damage to western structure***

The construction of both signage structures consists of aluminium composite panels, supported on steel posts and timber rails with an iron roof supported on steel rafters.

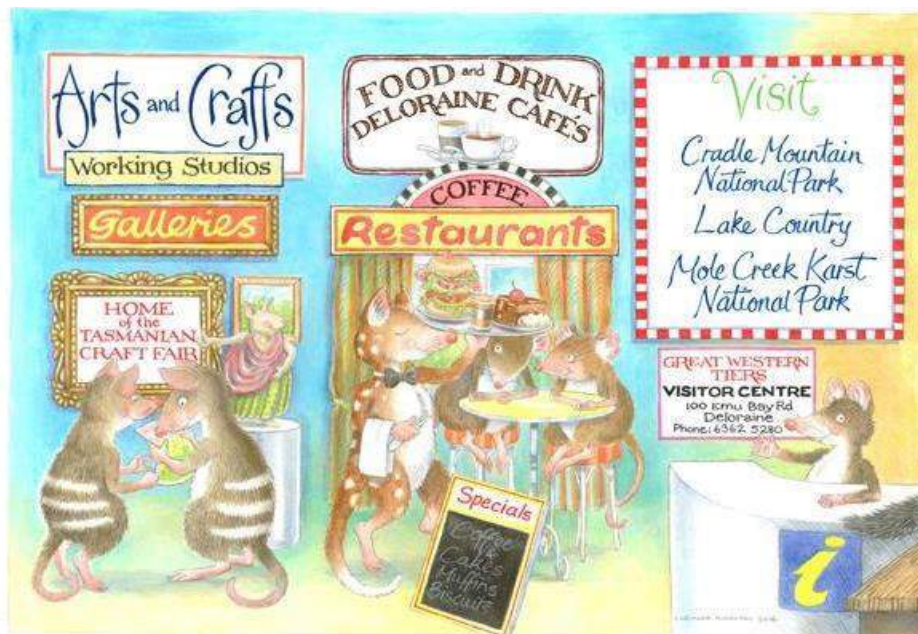
The condition of signage on the western approach is average and does have some vandalism damage that will require repairs. The cost estimate is estimated at \$600.

The condition of signage on the eastern approach is good but does have some damage possibly caused by a high vehicle to the roof fascia. These repairs are not seen as urgent, but will be required to prevent accelerated deterioration of the roof elements. The cost of these repairs is estimated at \$500.

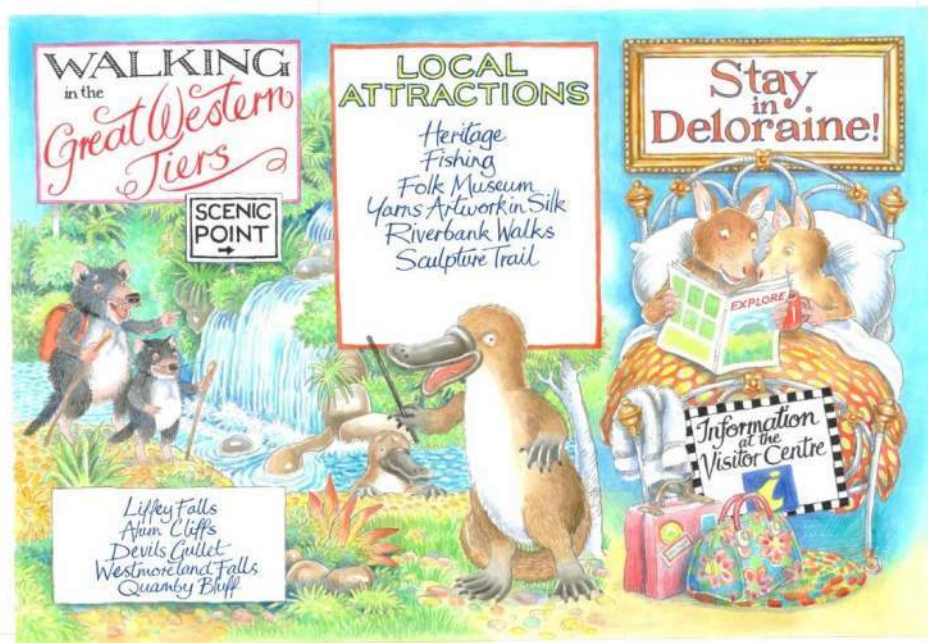
The roof cladding and the timber rails on both structures are showing signs of decay and the roof requires cleaning to remove a build-up of moss. Cleaning of the roof should see the roof structures last another five to seven years before requiring replacement. The timber rails will also require replacement at that time. Based on information provided to Council in 2009, the structures were constructed in around 1994 and are around 22 years old. The estimated remaining life of the concrete footings, steel posts and aluminium panels is around 20 to 30 years or more.

It is noted that existing signage currently has the Bendigo Bank advertised on the bottom right hand corner of the signs.

The cost to replace the signage at both locations is anticipated to be in the order of \$12,000, which includes artwork, replacement of some damaged panels, printing and installation. Council has recently approved a community grant of \$3,000 towards printing and installation of the new signage. The proposed artwork for the sign panels is provided below;







The Department of State Growth has indicated that both laybys are within the Crown road reservation. It is not expected that a formal lease needs to be established between Council and the Department should Council take on the responsibility for the layby structures and signage moving forward. Correspondence in writing between the parties will suffice to confirm acceptance of responsibility and conditions.

As mentioned in the background to this report, the issue of maintenance and ownership of these layby structures and signs was raised in 2007 and again in 2009. A copy of the correspondence received from Deloraine on



the Move in 2007, and Council's response is provided as an attachment to this report for the information of councillors. A copy of the report to Council and resolution in February 2009 is also provided as an attachment for information.

The author's recommendation is made on the basis of Council's previous position in relation to the signage and associated structures and ongoing operational costs, however, alternatives are provided for Council consideration within the report.

**AUTHOR:** Dino De Paoli  
DIRECTOR INFRASTRUCTURE SERVICES

## **12) Recommendation**

***It is recommended that Council does not accept ownership of the laybys, structures and signage located on the Bass Highway, Deloraine.***

## **DECISION:**

Deloraine On The Move Inc.  
ABN 41 063 211 702

Index No.	3476 01 0004
Doc No.	
Batch No.	
RCYD	0 2 Auu 2007
MVC	
Action Officer	
EO	OD
Dept.	BOX

C/- 62-64 Emu Bay Rd.,  
Deloraine, Tas. 7304  
Ph 03 63 623456  
Fax 03 63 623457

3rd July, 2007

The General Manager,  
Mr. Greg Preece,  
Meander Valley Council,  
P O Box 102  
Westbury, Tas 7303

cc to: Mayor & Councillors.

Dear Greg,

Re: Deloraine Highway Layby Signs

We refer to the two large signboards either end of the Deloraine Township on the Bass Highway which has a pull over area for motorists and tourists alike.  
NB: A further sign was also at the Deloraine Train Park, but this was removed in 2006 due to vandalism.

Local Business owners have advertised and supported these signs since inception by paying the initial set up fee of \$220.00, plus sign writers cost, followed by a \$30.00 Annual fee. Currently there are 45 businesses advertising on these signs.

The committee of Deloraine On The Move Inc. (DOM) took over the responsibility and accounting for these signs approx 5 years ago from the then Tourism Association Cradle to Casino Tourism Assoc. (CCTA), which in later years became the Great Western Tiers Tourism Assoc.

Deloraine On The Move feel that we can no longer hold responsibility for these signboards, being unable to secure insurance for them and would like Meander Valley Council to consider taking control of them, or indeed approach another local organization or service club to take them on.

We feel it would be a shame to see these signboards disappear as the area is used constantly by travellers requiring information on the services offered in the Deloraine/Mole Creek area, and we encourage Council to look favourably at retaining these signs as one of their own projects.

Should Meander Valley Council not be able to take on responsibility for these signs we would ask that your Council workforce be employed to remove them.

Your reply to this request would be appreciated as soon as possible.

Yours Sincerely,



Sallie Perkins Shaw  
President.

Monday, August 20, 2007

Our Ref:

The President  
Sally Perkins Shaw  
Deloraine on the Move  
C/- 62-64 Emu Bay Rd  
DEORAINES TAS 7304

Dear Sally,

**Re: Deloraine Highway Layby Signs**

Thank you for your recent letter seeking support for the maintenance of the layby signs on the Bass Highway at either end of Deloraine.

Although Council is supportive of initiatives by the community and business sector, our research and knowledge of layby signs is that they are relatively ineffective. Whilst this project has served its purpose well in the past, the effectiveness of these types of billboard signs is becoming less relevant for potential visitors. Council's philosophy is to support the promotion of individual townships (and their offerings) as opposed to promoting individual businesses.

In addition, Council does not have the resources to maintain the currency of information on these billboards and the experience of other projects tells us that the information on such signs can easily become outdated within a relatively short period of time. Although, Council currently commits significant resources in supporting tourism activities through consultation with operators via the Great Western Tiers Tourism Association, such support is limited and therefore Council must be careful to direct the support to those areas where maximum benefit can be achieved.

Council is, however, willing to assist in the removal of the signs if that is the wish of Deloraine on the Move.

Yours sincerely,

*Tim Watson*  
Development Services Manager

## **DEVEL 5 DELORAINÉ ON THE MOVE – FUNDING REQUEST FOR SIGNAGE**

### **1) Introduction**

The purpose of this report is to consider a request by “Deloraine on the move” for a contribution of approximately \$6,000 towards the upgrade of the billboard signs at the respective approaches to Deloraine.

### **2) Background**

There are currently two large billboard type signs in total at the Eastern and Western ends of Bass Highway approaching Deloraine. The signs have been traditionally maintained by the precursor to the Great Western Tourism Association and more recently Deloraine on the move (DOM), are approximately 15 years old and were one of the actions taken in response to Deloraine being bypassed by the new Bass Highway.

Due to the age of the signs, DOM has recently undertaken a comprehensive review of the signage and has come up with a completely new design to promote Deloraine rather than individual businesses. The cost excluding GST is \$14,315 and will involve a revamped design utilising the existing structure. Dom has been innovative in sourcing funding for the upgrade and can confirm the following funding commitments, \$5,000 of its own funds, \$1,000 from the Great Western Tiers Tourism Association and \$3,000 from the Bank of Bendigo. This leaves a balance of \$5,315 which is being sought from Council.

It should also be noted that DOM will continue to own the signage and take ongoing responsibility for insurance and maintenance.

### **3) Strategic/Annual Plan**

Supports Council’s Strategic Plan to promote and facilitate Economic Growth

### **4) Policy Implications**

N/A

### **5) Statutory Requirements**

N/A

### **6) Risk Management**

N/A

#### **7) Consultation with State Government**

The road authority DIER has indicated their support for the ongoing erection of the two signs in the laybys adjacent to the Bass Highway.

#### **8) Community Consultation**

N/A

#### **9) Financial Impact**

There is no budgeted amount specifically allocated for this proposal in the 2008/2009 budget. There is, however, approximately \$12,000 in the capital budget for demolition of the Vets Cottage at the Visitor Centre. It is anticipated that the cost of the demolition will be negligible as it will be done by volunteers, hence, the \$6,000 required by DOM could be reallocated from the capital budget.

#### **10) Alternative Options**

Council can elect not to provide the requested funding.

#### **11) Officers Comments**

This is the second time Council has been approached by DOM about the maintenance of these two signs. Prior to this request Council was approached by DOM in July 2007 about taking over ownership and responsibility of the signs.

Council's position at the time was that based on market research conducted by Tourism Tasmania it was widely understood that these types of signs were an ineffective way to promote tourism and townships. Accordingly Council was not supportive of taking over ownership or ongoing maintenance of the signs and offered to assist in their removal.

Since then, DOM have consulted with Council's Economic Development Manager – Rick Dunn and are proposing a design that promotes Deloraine as a township rather than individual businesses. This is a significant divergence from the previous signage and aligns with Council's strategy to promote the Great Western Tiers brand highlighting the experiences available to Visitors. As such Council officers are fully supportive of what is being proposed.

It should also be noted that Council Officers have been working closely with another community group - Westbury Working Together, to design

signage that will promote Westbury as a township rather than individual businesses. Council has committed to providing funding to Westbury Working Together to achieve this outcome and it would therefore be consistent if it were to provide some level of funding support to DOM on its signage project.

Author: Tim Watson  
Development Services Manager

## 12) Recommendation

*That Council provide funding support of approximately \$6,000 to "Deloraine On The Move" toward the redesign of two bill board type signs promoting Deloraine, subject to the design being consistent with the attached proposal.*

**DECISION:**

## 30/09 DELORAINE ON THE MOVE – FUNDING REQUEST FOR SIGNAGE

### 1) Introduction

The purpose of this report is to consider a request by “Deloraine on the Move” for a contribution of approximately \$6,000 towards the upgrade of the billboard signs at the respective approaches to Deloraine.

### 2) Recommendation

*That Council provide funding support of approximately \$6,000 to “Deloraine On The Move” toward the redesign of two bill board type signs promoting Deloraine, subject to the design being consistent with the attached proposal.*

#### DECISION:

Councillor Johnstone moved and Councillor Howard seconded, *“that the Director Development Services recommendation be adopted”.*

As an amendment to the motion Councillor Howard moved and Councillor Richardson seconded, *“that funding is subject to no commercial branding of individual businesses”.*

*The amendment was declared CARRIED with Councillors Fellows, Frost, Howard, Johnstone, Linger, Loone, Nowell, Richardson and Shelton voting for the motion.*

As an amendment to the motion Councillor Loone moved and Councillor Linger seconded, *“that Council provide funding support of approximately \$6,000 to “Deloraine On The Move” toward the redesign of two bill board type signs promoting Meander Valley Municipality and Deloraine, subject to the design being similar to the attached proposal”.*

*The amendment was declared LOST with Councillors Loone, Linger and Johnstone voting for the motion and Councillors Howard, Fellows, Frost, Nowell, Richardson and Shelton voting AGAINST the motion.*

*The amended motion was put and was declared CARRIED with Councillors Fellows, Frost, Howard, Johnstone, Linger, Nowell, Richardson and Shelton voting for the motion and Councillor Loone voting AGAINST the motion*

#### Comment by Cr Loone:

While I totally support the concept, there needs to be more thought put into the wording and supplementary information to further enhance the opportunity as would have been allowed to occur had my amendment been adopted.



## **INFRA 2    WESTBURY RECREATION GROUND PAVILION UPGRADE**

### **1)    Introduction**

The purpose of this report is to seek Council approval for a change in the project scope for delivery of the Westbury Recreation Ground Pavilion upgrade project.

### **2)    Background**

Preliminary concept plans were prepared for the upgrade of the Westbury Recreation Ground sports pavilion in late 2014 with Council's project architect. The concept plans were developed through consultation with the key users of the facility being the cricket and football clubs.

The concepts were discussed at a Townscape Reserves and Parks committee meeting and with Councillors, following which additional work was undertaken to provide options in line with the heritage values of Westbury as well as construction of a new building in lieu of upgrading the existing facility.

A public meeting was convened and a project reference group established to workshop the project and broader master planning issues with the recreation ground. The key objective of the formation of this group was to ensure that initial and possible future stages of work catered for the reasonable needs of the various current and future users of the facilities.

The project architect prepared two final concept designs for a new change room building that were provided to the community for comment and to assist Council in making a decision on the preferred design style. In October 2015 Council approved the proposed concept to provide a new change room building incorporating a heritage design style.

A report was prepared for Council to provide planning approval for the project in January 2016. This item was deferred pending further discussion and review of the concept design and functionality of the proposed building given the considerable level of proposed expenditure and the need to consider future use and amenity.

A number of additional concept designs have been prepared and costed and discussed by Council. At the May workshop councillors indicated a

preference for works to be undertaken to the existing pavilion to meet the immediate needs of the key user groups, with a business case undertaken to determine the extent of any future building works at the Recreation Ground.

### **3) Strategic/Annual Plan Conformance**

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

- Future direction (6) – Planned infrastructure services

### **4) Policy Implications**

Not Applicable

### **5) Statutory Requirements**

Not Applicable

### **6) Risk Management**

Not Applicable

### **7) Consultation with State Government and other Authorities**

The Sport and Recreation Infrastructure division of the Department of Premier and Cabinet, that is managing the grant deed for the project, has been kept informed on the status of work to date on the project.

### **8) Community Consultation**

Not Applicable

### **9) Financial Impact**

The total approved budget for the project is summarised in the table below.

2014-2015 capital works approval (May 2014)	\$312,000
2015-2016 additional capital works funding (May 2015)	\$200,000
2015-2016 additional capital works funding (October 2015)	\$636,781
Total project budget	\$1,148,781

The original project budget included a commitment of \$150,000 from the State Government through a Sports and Recreation Grant.

Council's total costs to date are \$43,575, which comprise professional fees, officer time and overheads.

## **10) Alternative Options**

Council can elect to amend or not approve the recommendation.

## **11) Officers Comments**

Council has previously approved the allocation of project funding for a new change room building located to the east of the existing club room building. The preference of Council to now proceed with the project through undertaking an extension to the existing building is based on the view that the immediate needs of the key user groups should be met without further delay and that any future project to provide function room facilities and amenities for other user groups and the broader community should be the subject of a business case assessment.

It was discussed that the proposed extension to the existing building should be sufficient to allow for the construction of a home change room and wet areas that provide for use by two teams should the need arise. The area of the proposed extension will be 22m x 10m approximately, and is reflected by the grey shaded area in the image below.



Based on the estimated rates for construction provided by the project architect the anticipated costs for the proposed extension to the clubroom building is approximately \$365,000. This does not include internal works to the existing building to improve amenity, which will need to be reassessed and costed as the project proceeds.

The new timeline for the project is under review and will be confirmed with the project architect following Council's decision. Planning approval will be required for the proposed extension, however, advertising may not be required. Building and plumbing permit applications will be needed for the project and public tenders will be advertised for the building construction work.

Given the recent discussions of Council and the availability of approved funding, it is recommended that Council approve the allocation of funding to the extension of the existing clubrooms building.

**AUTHOR:** Dino De Paoli  
DIRECTOR INFRASTRUCTURE SERVICES

## **12) Recommendation**

***It is recommended that Council approve the change in project scope and allocation of available funding to an extension to the south eastern end of the existing Westbury Recreation Ground club rooms building.***

## **DECISION:**

## **ED & S 1 DELORAINA CAR SHOW 2017 REQUEST**

### **1) Introduction**

The purpose of this report is for Council to consider a request from the organising committee of the Deloraine Car Show to increase the size of the 2017 event through increased road closures.

### **2) Background**

The inaugural Deloraine Street Car Show was held on Sunday 21 February 2016 in the main street between the Deloraine Hotel roundabout and the roundabout opposite the ANZ Bank.

Approximately 480 vehicles of various ages and types were showcased on the day. As it was a free entry event, there was no way of accurately measuring the number of patrons attending however estimates have been made of 6000 to 8000 people.

The committee undertook a business survey after the event and the response from 23 businesses was overwhelmingly positive. Many indicated that they were unprepared for the number of patrons that attended but had one of the best trading days in many years outside of pre-Christmas trading and the Craft Fair.

Through donations from the public, the event raised \$6,388 for the local SES and the Fire Brigade.

### **3) Strategic/Annual Plan Conformance**

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

- Future Direction (2): A thriving local economy
- Future Direction (3): Vibrant and engaged communities

### **4) Policy Implications**

Not Applicable

## **5) Statutory Requirements**

Not Applicable

## **6) Risk Management**

One of the more significant event risks is ensuring that access within the proposed closed section of the road network is available for emergency services vehicles. This risk can be mitigated through the development of a traffic management plan that has undergone consultation with specific stakeholders.

## **7) Consultation with State Government and other Authorities**

Not Applicable

## **8) Community Consultation**

Not Applicable

## **9) Financial Impact**

Council supported the inaugural 2016 event by assisting with the preparation a Traffic Management Plan, advertising closures and Works Department staff assisted with provision and placement of traffic management signage. Additionally assistance was granted with toilet cleaning and general street cleaning plus a Community Grant of \$3,000 for marketing and promotion.

Should the planned 2017 event proceed, Council Officers will work closely with the event organisers to ensure that they are aware of all event costs and plan to fully fund these costs for future events.

## **10) Alternative Options**

Council can amend or not approve the recommendation.

## **11) Officers Comments**

The organising committee have requested the support of Council in approving the event for 2017 and to increase the extent of the road closure which includes the section of Emu Bay Road from the western side of the Deloraine Hotel roundabout to the Parsonage Street junction. Additionally a

closure is requested of West Parade from the western side of the Deloraine Hotel roundabout to the West Church Street junction.

The organising committee appear to be very committed to improving this event and this is apparent through the post event correspondence that has been received by Council as a stakeholder with an interest in supporting vibrant and engaged communities. The event is proposed for 19 February 2017.

The committee's request for the road closure can be practically managed by Council's Place of Assembly processes. Council officers will also review traffic management plans prepared for the event and will arrange for appropriate road closure notifications to be placed in the Examiner newspaper preceding the weekend of the event.

The cost for these advertisements would be paid by the organising committee.

**AUTHOR:** Rick Dunn  
DIRECTOR ECONOMIC DEVELOPMENT & SUSTAINABILITY

## **12) Recommendation**

***It is recommended that Council approve the request for the road closure for the 2017 Deloraine Car Show that includes:***

- ***Emu Bay Road from the western side of the Deloraine Hotel roundabout to Parsonage Street and;***
- ***West Parade from the western side of the Deloraine Hotel roundabout to the West Church Street junction.***

## **DECISION:**

## **ED & S 2 POLICY REVIEW NO. 49 – COMMUNICATION** **POLICY FOR THE MEDIA**

### **1) Introduction**

The purpose of this report is for Council to review Policy No 49 – Communication Policy for the Media.

### **2) Background**

The purpose of this policy as stated is “To provide clear direction to assist the Mayor, Councillors and Officers in dealing effectively with the media”.

This policy was first implemented by Council in 2013 and its application has worked well over this time.

### **3) Strategic/Annual Plan Conformance**

The Annual Plan requires that Policy Number 49 is to be reviewed in the June 2016 quarter.

### **4) Policy Implications**

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

### **5) Statutory Requirements**

Not Applicable

### **6) Risk Management**

Not Applicable

### **7) Consultation with State Government & other Authorities**

Not Applicable

### **8) Community Consultation**

Not Applicable



## 9) Financial Impact

Not Applicable

## 10) Alternative Options

Council can elect to amend or discontinue with the existing policy.

## 11) Officers Comments

The current policy is simple, clear and effective and as such requires no modification of its content or intent.

**AUTHOR:** Rick Dunn  
DIRECTOR ECONOMIC DEVELOPMENT & SUSTAINABILITY

## 12) Recommendation

***It is recommended that Council confirm the continuation of Policy No 49 – Communication Policy for the Media, as follows:***

# POLICY MANUAL

**Policy Number: 49**

**Media Communications Policy**

**Purpose:**

To provide a clear direction to assist the Mayor, Councillors and Officers in dealing effectively with the media.

**Department:**

Economic Development & Sustainability

**Author:**

Rick Dunn, Director

**Council Meeting Date:**

~~11 June 2013~~ 7 June 2016

**Minute Number:**

~~107/2013~~

**Next Review Date:**

June ~~2016~~ 2020

## POLICY

### 1. Definitions

Nil.

## **2. Objective**

The objective is to provide the Mayor, Councillors and Officers with a framework for dealing with the media.

## **3. Scope**

This policy applies to the Mayor, Councillors and Officers in handling media communication.

## **4. Policy**

Political Issues:

Issues that relate to matters of a political nature are to be directed to the Mayor who will be responsible for determining whether it is desirable for a media interview to be conducted.

The Mayor may delegate the media interview to the Deputy Mayor or the General Manager if circumstances warrant this.

The response to the media on political issues is to be conducted within the Council's policy framework and where there is not a framework then any statements should be made so that they do not bind the Council to a particular course of action. It is recognised that the Mayor needs to use his/her discretion in dealing with these issues.

Community Issues:

Community issues are those that may relate to a particular event; eg closure of a factory, local disaster, local award etc. In these cases the Mayor is the most appropriate person to deal with these issues.

The Mayor may delegate a response to community issues where he/she is unavailable or where the nature of the issue is such that it should be handled more appropriately by a councillor or officer.

### Operational Issues:

It is the responsibility of the General Manager to determine the most appropriate person to deal with the media in relation to operational issues.

The General Manager may delegate a response to operational issues where he/she is unavailable or where the nature of the issue is such that a more appropriate officer should handle it.

### **Councillor Media Statements:**

A councillor has the right to make personal statements that reflect their own individual views provided such views do not purport to be the views of the Council.

### **5. Legislation**

Local Government Act 1993

Local Government (General) Amendment (Code of Conduct) Regulations 2006

### **6. Responsibility**

The General Manager is responsible for the application of this policy.

## **ED & S 3 FORMER MEANDER SCHOOL DECISION PROCESS**

### **1) Introduction**

The purpose of this report is for Council to determine a future use for the former Meander School site based on information received from the Expression of Interest process and feedback from the Meander community.

### **2) Background**

At the 12 April 2016 Council Meeting the following resolutions were passed unanimously.

***“that Council:***

***1. Make the record of questions and answers of the public meeting held on 21 March 2016 available to the public***

***2. Make the summary of the record of meeting attendance available to the public indicating the township or city of origin of attendees***

***3. Nominate Councillors Synfield, Kelly and White to work with Council Officers and an independent research specialist to develop and commission a verifiable survey of Meander residents to provide additional information to assist Council to determine a decision on a future use of the former school site***

***4. Offer the three project proponents the opportunity to submit a detailed business plan for their specific proposals, before close of business on 10 May 2016.***

***5. That a report based upon this process be prepared by Council Officers for a Council decision at the June 2016 meeting of Council.”***

Since the April 2016 Council Meeting, all of the resolutions passed have been actioned.

On the 12 May 2016 the Director of Economic Development and Sustainability (ED & S) was informed by Mr Robert Crews that the Economic

Renewal Action Group was withdrawing its submission from the expression of interest process.

The sub-committee of Councillors Kelly, Synfield and White met with the Director ED&S on 13 April where details of the process were discussed and agreed upon which were:

- The geographical survey boundaries;
- Ensuring a robust and verifiable survey process;
- The need to engage an independent company to develop the survey content in consultation with the sub-committee; and
- That the independent company conduct the survey.

Social research company Institute of Project Management (IPM) was engaged to independently undertake the survey process which was done from the Meander Hall on Friday 20<sup>th</sup> and Saturday 21<sup>st</sup> May. All persons from the Meander and Jackeys Marsh rating area 18 and over who were residents, property owners, business owners or business operator were eligible to complete a survey on their preferred proposal for the former school site.

Notice of the survey and its intent was promoted to eligible persons via a letter mail out to known property owners, advertised twice in the public notices of the Examiner Newspaper and listed on Council's Website. Information was also available from the Meander Store and on the Public Noticeboard adjacent to the store. Council made it clear to eligible participants that the survey was not a vote on a preferred proposal, it was a survey designed to further inform Council of the views of the community.

Arrangements were made for eligible persons to participate in the survey who were not able to attend in person across the two allocated days.

The IPM Survey Report is attached to this report.

### **3) Strategic/Annual Plan Conformance**

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

- Future Direction (2): A thriving local economy
- Future Direction (3): Vibrant and engaged communities

### **4) Policy Implications**

Not Applicable

## **5) Statutory Requirements**

Not Applicable

## **6) Risk Management**

Due to the divided Community views on what the former Meander School site could or should be used for, there is a risk that if Council does not undertake the necessary actions to gain a clear community position, there may be continued community division on this matter.

With this in mind, Council should take the appropriate and necessary time to fully consider all options available to it to achieve an outcome that will benefit the residents of Meander.

## **7) Consultation with State Government and other Authorities**

No discussion has been had with the Department of Education since the meeting on 7 March 2016.

## **8) Community Consultation**

Consultation on this matter will be ongoing until a decision is made by Council.

## **9) Financial Impact**

There is no budget allocation for any aspect of this project however there is a project number within ED & S which has been set up to document all costs.

## **10) Alternative Options**

Not Applicable

## **11) Officers Comments**

It is clearly apparent that the Meander Community is divided on their view about the expressions of interest put forward by the project proponents. The views of members of the public, post the public meeting on the 21 March 2016, have also been mixed based on the correspondence received.

The aim of the recent survey was to give a clear indication of what proposals were supported or not by those in the community that have a direct stake and interest in what might be developed on the former school site.

The most important determining data from the survey was as follows and is directly quoted from the IPM Report:

### **“Results**

The results of the poll cannot be said to represent a ringing endorsement of either option presented. Although half of all respondents said they preferred the Teen Challenge, only 36% of respondents considered it would be good for the community, while 40% thought it would have a bad impact.

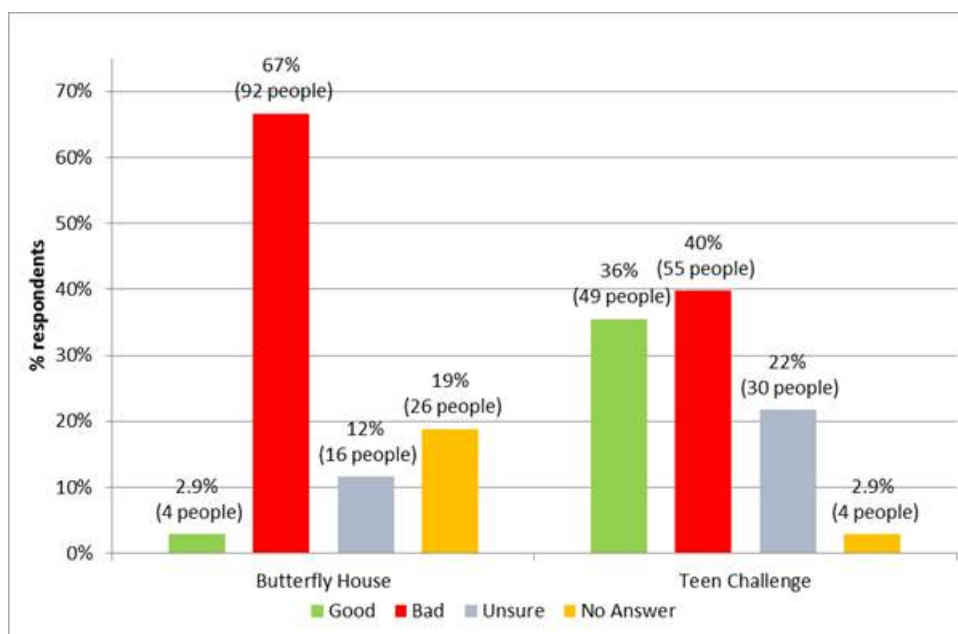
	<b>% of respondents</b>	<b>Number of respondents</b>
Butterfly House	0.72%	1
Teen Challenge	50%	69
Can't choose	3.6%	5
Don't support either	46%	63
		<b>138</b>

Almost half of all respondents did not support either proposal for the ongoing use of the old Meander School buildings. Only one respondent stated a preference for the 'Butterfly House' option.”

- IPM Report Page 3

“Respondents were not optimistic about the impact of the proposals on the local community. Even the preferred option (Teen Challenge) had only 36% of respondents reporting that they considered its impact would be good, compared to 40% who thought it would be bad. The results for each option are shown in the figure and table below.

- IPM Report Page 7



**Figure 1: Expected impact on local community**

It is clear that the Butterfly House proposal does not have the support of the Community.

Whilst 50% of people surveyed support the Teen Challenge (46% of the community did not support either proposal), 40% of people surveyed thought the proposal would be bad for the community and 22% of the community were unsure if it would be good or bad for the community.

The indisputable conclusion following the survey is that the community is clearly divided on the proposals and none of the options presented thus far are likely to bring the Meander community together, given the information provided to date.

**AUTHOR:** Rick Dunn  
DIRECTOR ECONOMIC DEVELOPMENT & SUSTAINABILITY

## 12) Recommendation

***It is recommended that Council receives the IPM Survey Report and that it makes its decision regarding the future use of the former Meander School site.***

## DECISION:





## Meander School Community Survey

May 2016

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## Executive Summary

### Background

As the property owners, the State Government is making the old school building in Meander available to the Meander Valley Council so that the community may benefit from it. Restrictions on potential uses include a ban on any commercial use. The Council held a community forum to garner community reactions to three proposals identified through an Expression of Interest process. While the forum was well attended, many attendees did not have a clear connection to the area apart from their involvement in the proposals being discussed. This led to a perception that the views of “locals” may not have been appropriately represented.

To address this issue, Council decided to commission a survey of people with a genuine stake in the local community of Meander and Jackeys Marsh: residents; property owners (whether resident or non-resident); and owners or managers of businesses within this small defined area. A key requirement of this process was that respondents provide proof of their identity and connection to the area. This was not intended as a public vote but rather a way to inform the Council of the community views as one part of the decision making process.

### Methodology

The Council contracted the Institute of Project Management (IPM) to manage the survey. Key requirements that informed the design of the survey questionnaire and implementation plan included:

- 🌿 All stakeholders had the opportunity to complete a survey
- 🌿 No stakeholder was surveyed more than once
- 🌿 Proof of identity was required to ensure that only verified stakeholders were surveyed
- 🌿 Quantitative survey was limited to the identified options only.

The agreed methodology represents a non-compulsory poll of interested stakeholders, rather than a random survey of the community.

### Results

The results of the poll cannot be said to represent a ringing endorsement of either option presented. Although half of all respondents said they preferred the Teen Challenge, only 36% of respondents considered it would be good for the community, while 40% thought it would have a bad impact.

	% of respondents	Number of respondents
Butterfly House	0.72%	1
Teen Challenge	50%	69
Can't choose	3.6%	5
Don't support either	46%	63
<b>N</b>	<b>138</b>	<b>138</b>

Almost half of all respondents did not support either proposals for the ongoing use of the old Meander School buildings. Only one respondent stated a preference for the ‘Butterfly House’ option.

## Background

The State Government has offered the Meander School building to be used for the benefit of the community, subject to a range of conditions, including that no commercial use is allowed. Through an Expression of Interest process, the Council had identified three alternative proposals that would fit within these parameters. The three options described were:

- ☞ Drug rehabilitation facility (Butterfly House)
- ☞ Multi-media training centre (ERAG Digital Hub) and
- ☞ Refuge for women and children at risk (Teen Challenge).

The Council then held a community forum to gauge the level of community support for the various alternatives. While the forum was well attended, it included participants who were not residents in the local area. As a result, there was concern that the forum outcomes may not reflect local views.

The aim of the current exercise is to understand the preferences of people with a genuine stake in the local community of Meander and Jackeys Marsh. The Council identified three groups: residents, property owners (whether resident or non-resident), and owners or managers of businesses within this small defined area. IPM was contracted to design, deliver and report on a brief quantitative survey about community views of the various options. The results of the survey, along with the business plans submitted for each proposal, will be used to assist the Council to make the final decision.

## Key risks

IPM identified the key risks for the project as:

- ☞ The time frame which required rapid sign off of the survey questionnaire and implementation plan.
- ☞ According to the 2011 Census, there were only 284 adult residents of Meander and Jackeys Marsh in 2011. While non-resident property or business owners might increase this figure, it seems likely that the total number of stakeholders is not much higher than this figure.
- ☞ Given the short implementation period, the ability to gather an appropriate sample size and the need to check identification for all respondents.
- ☞ Limiting the survey to ONLY the three identified options, with no opportunities to suggest alternatives or to explain their choices, might cause frustration. The realisation of this risk seemed more probable as IPM understood that the topic was an emotive one for some stakeholders.

It was agreed that the design of the questionnaire and implementation plan would be undertaken in consultation with the Council. The Council agreed to provide a concise description of each alternative to inform the design of the survey.

## Methodology

### Survey Delivery

From the very beginning of the design process, the Council emphasized the importance of ensuring that only local stakeholders were permitted to complete the survey. To avoid any actual or perceived bias or “stacking” of the result, the following was agreed:

- ☞ All stakeholders had the opportunity to complete a survey
- ☞ No stakeholder was surveyed more than once (i.e. one “vote” per person) and
- ☞ Only verified stakeholders were surveyed.

As for any survey activity, the only way to be certain that results reflect the true views of the total population is to conduct a complete census of the community. In this case, the need to verify identity and eligibility would require completed surveys to be collected from each household and business so that identities could be confirmed, in addition to separate arrangements for non-resident rate payers. This option was prohibitively expensive and thus unachievable in the time frames available for the project. The methodology agreed with Council is outlined below<sup>1</sup>.

The Council sent a letter to all stakeholders advising them that the survey was to take place. Interested people were advised that surveys would be available from IPM staff at Meander Community Hall on Friday 20th and Saturday 21st of May from 8 am to 5 pm. They were also advised that proof of identity would be required before completed surveys would be accepted. Initially, it was intended that people who were unable to get to the Meander Hall during these hours would complete the survey in person at Meander Council offices on Monday 24<sup>th</sup> May. In the week following the Council’s letter, a number of stakeholders requested access to an electronic copy of the survey. IPM thus prepared an electronic version (active PDF) which could be completed and returned with appropriate proof of identity.

### Survey Design

The survey instrument was developed in consultation with the Council. On Thursday 12<sup>th</sup> May 2016, the Digital Hub proposal was withdrawn by its proponent, reducing the available options to two: Butterfly House and Teen Challenge. In order to ensure that the survey did not force a false choice between two (possibly) unpalatable alternatives, the survey offered two further options:

- ☞ I can’t choose between the options
- ☞ I don’t support any of the listed options

Since the aim is to use the old Meander School buildings for the benefit of the community, respondents were also asked if they thought each option’s impact would be good or bad for the area.

The final survey was signed off on Monday 16<sup>th</sup> May 2016. After receiving full descriptions of the two proposals on the 18<sup>th</sup> May 2016, it was realised that, while both options offered support for people with drug and alcohol problems, only the Butterfly House included this information in the

<sup>1</sup> The methodology does not represent a random sampling process of the whole underlying community, since the respondents are self-selected. For this reason, the results reflect a non-compulsory “voting” process of interested parties.

survey questionnaire. Teen Challenge’s description as a “Refuge for women and children at risk” suggested domestic violence or homelessness rather than substance abuse issues. In order to address this potential source of survey bias, IPM ensured that the project descriptions were prominently displayed in the Hall, both at the entry to the Hall and areas where respondents completed the surveys. Field researchers were also briefed on the full descriptions of both facilities.

## Results

A total of 140 completed surveys were received, but two of these were excluded from the analysis as appropriate identification was not provided to IPM researchers. Detailed results by age and gender are shown in Appendix One.

### The options

Nearly half of all respondents (46%, 63 people) did not support either of the listed options. A further 4% (5 people) could not choose between the two options. While 50% (69 people) of all respondents said they preferred Teen Challenge, only one respondent chose the Butterfly House as their preferred option.

The table below shows the votes for each option by stakeholder type<sup>2</sup>.

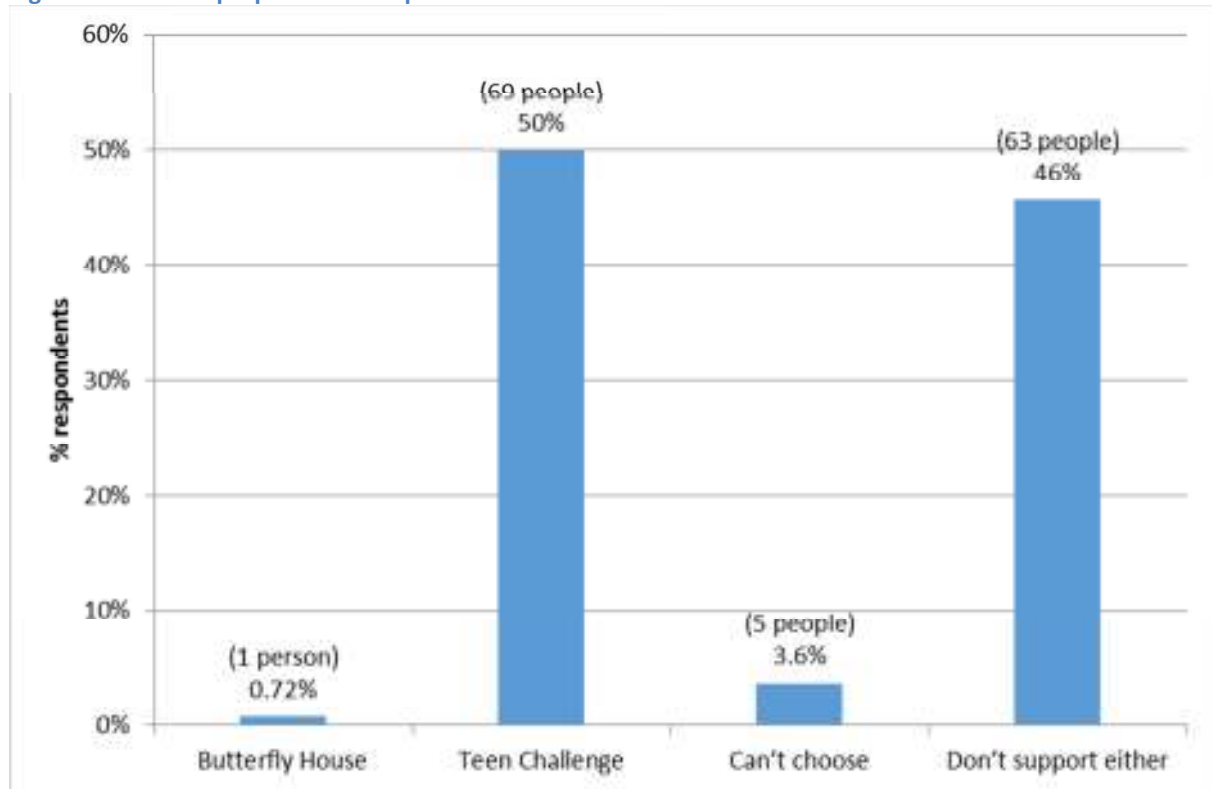
**Table 1 Preferred proposal by stakeholder type**

	Live in area	Own Property	Manage Business	All respondents
Butterfly House	1.0%	1.2%	0%	0.7%
Teen Challenge	47%	50%	72%	50%
Can’t choose	5.2%	0%	0%	3.6%
Don’t support either	47%	49%	28%	46%
No Answer	0%	0%	0%	0%
<b>N</b>	<b>96</b>	<b>84</b>	<b>25</b>	<b>138</b>

The results for all respondents (i.e. final column of the table above) are shown in the figure below.

<sup>2</sup> Because of the overlapping of stakeholder categories, percentages do not sum across columns. The same response is displayed in multiple columns where the respondent is in more than one group.

Figure 1 Preferred proposal – all respondents



Respondents were not optimistic about the impact of the proposals on the local community. Even the preferred option (Teen Challenge) had only 36% of respondents reporting that they considered its impact would be good, compared to 40% who thought it would be bad. The results for each option are shown in the figure and table below.

Figure 2 Expected impact on local community

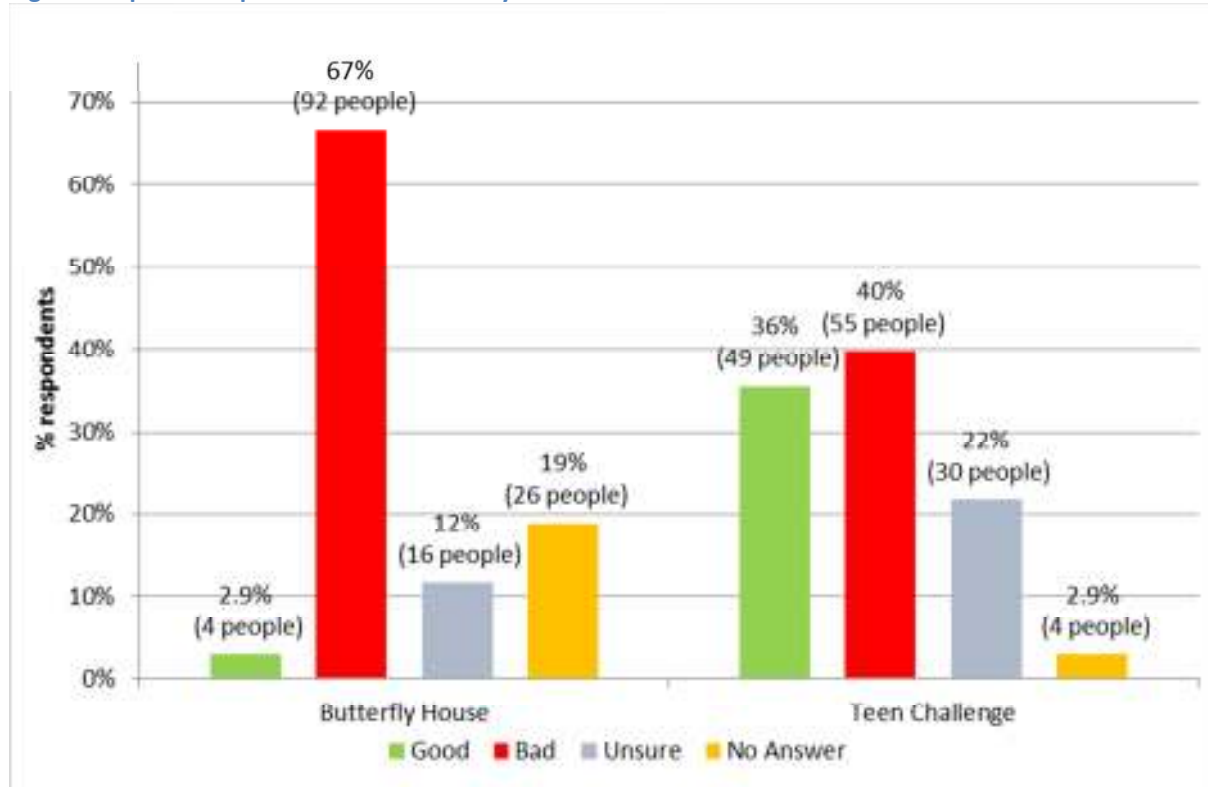


Table 2 Expected impact on local community

Impact on the Community	Butterfly House	Teen Challenge
Good	2.9%	36%
Bad	67%	40%
Unsure	12%	22%
No Answer	19%	2.9%
<b>N</b>	<b>138</b>	<b>138</b>

## Demographics

Respondents were evenly split between male and female as shown below.

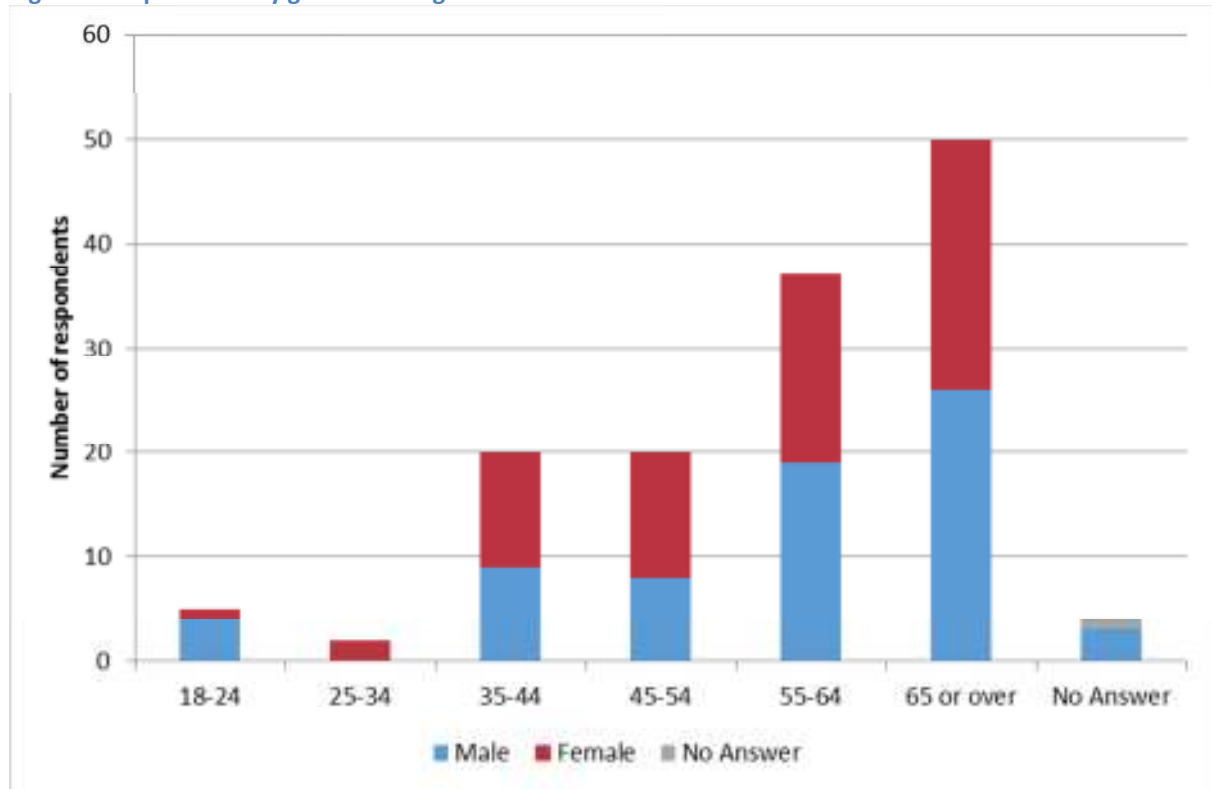
Table 3 Gender

Gender	All
Male	50%
Female	49%
No Answer	0.72%
<b>N</b>	<b>138</b>

The largest proportion of respondents were aged 65 or over, with only 5% aged under 35.



Figure 3 Respondents by gender and age



70% of respondents were local residents, 61% owned property in local area and 18% own or manage businesses in Meander or Jackeys Marsh.

Table 4 Stakeholder types

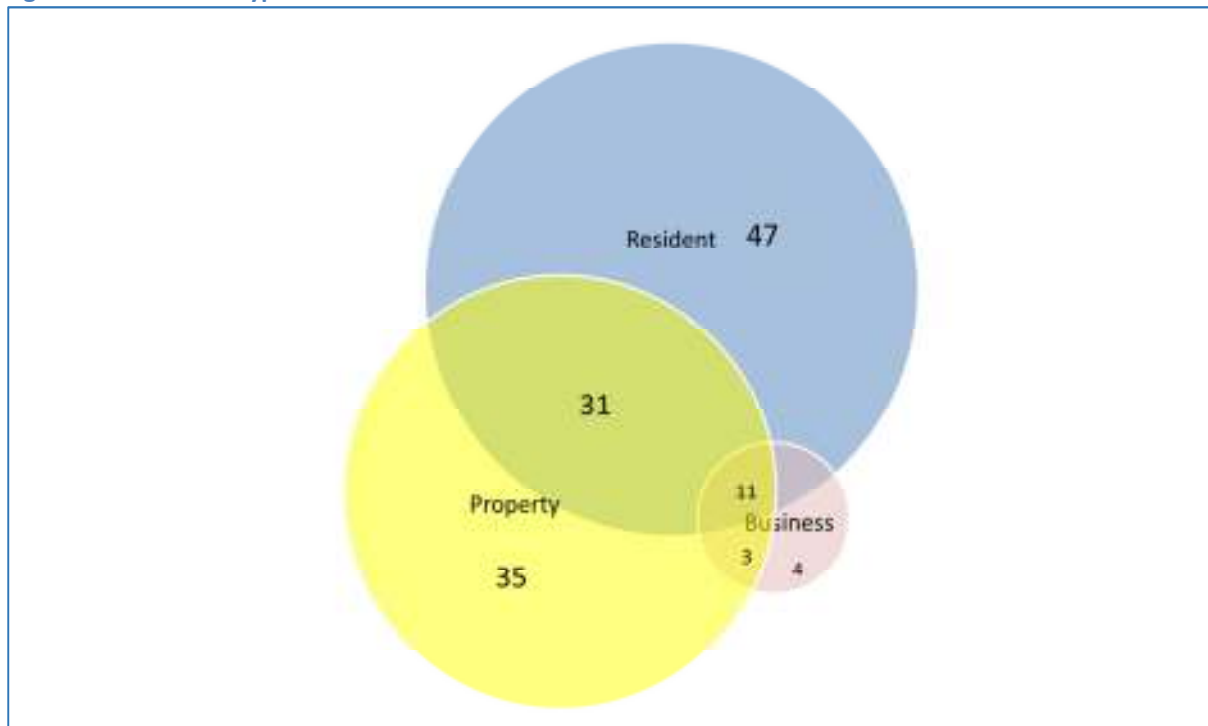
	All
Live in area	70%
Own Property	61%
Manage Business	18%
No Answer	0%
<b>N</b>	<b>138</b>

There is considerable overlap in the three stakeholder groups. 11% of all respondents (15 people) live, own property and have a business in the local area. The table below shows the percentage of all respondents with each possible combination of “stakes” in the area.

**Table 5 Multiple stakeholders**

	<b>Live in area</b>	<b>Own Property</b>	<b>Manage Business</b>
Only	34%	25%	3%
..and live in area	-	22%	2%
...and own property	22%	-	2%
...and manage business	2%	2%	-
All Three	11%	11%	11%
<b>Total</b>	<b>70%</b>	<b>61%</b>	<b>18%</b>
<b>Number</b>	<b>96</b>	<b>84</b>	<b>25</b>

The overlap between categories is demonstrated again in the Venn diagram below. The labels represent the number of respondents in each section.

**Figure 4 Stakeholder types**

## Appendix One – Detailed results by age and gender

**Table 6 Preferred Option by Gender**

	Male	Female	No Answer	% of all
Butterfly House	1.4%	0%	0%	0.72%
Teen Challenge	49%	50%	100%	50%
Can't choose	4.3%	2.9%	0%	3.6%
Don't support either	45%	47%	0%	46%
No Answer	0%	0%	0%	0%
<b>N</b>	<b>69</b>	<b>68</b>	<b>1</b>	<b>138</b>

**Table 7 Preferred Option by Age**

	18-24	25-34	35-44	45-54	55-64	65 or over	No Answer	% of all
Butterfly House	0%	0%	0%	0%	0%	2.0%	0%	0.72%
Teen Challenge	80%	100%	65%	55%	43%	44%	25%	50%
Can't choose	0%	0%	5.0%	5.0%	0%	6.0%	0%	3.6%
Don't support either	20%	0%	30%	40%	57%	48%	75%	46%
No Answer	0%	0%	0%	0%	0%	0%	0%	0%
<b>N</b>	<b>5</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>37</b>	<b>50</b>	<b>4</b>	<b>138</b>

**Table 8 Impact of Butterfly House by Gender**

	Male	Female	No Answer	% of all
Good	4.3%	1.5%	0%	2.90%
Bad	64%	69%	100%	67%
Unsure	12%	12%	0%	12%
No Answer	20%	18%	0%	19%
<b>N</b>	<b>69</b>	<b>68</b>	<b>1</b>	<b>138</b>

**Table 9 Impact of Butterfly House by Age**

	18-24	25-34	35-44	45-54	55-64	65 or over	No Answer	% of all
Good	0%	0%	0%	0%	5.4%	4.0%	0%	2.90%
Bad	100%	50%	75%	60%	62%	66%	75%	67%
Unsure	0%	50%	15%	20%	14%	6.0%	0%	12%
No Answer	0%	0%	10%	20%	19%	24%	25%	19%
<b>N</b>	<b>5</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>37</b>	<b>50</b>	<b>4</b>	<b>138</b>

**Table 10 Impact of Teen Challenge by Gender**

	Male	Female	No Answer	% of all
Good	36%	34%	100%	36%
Bad	42%	38%	0%	40%
Unsure	20%	24%	0%	22%
No Answer	1.4%	4.4%	0%	2.9%
<b>N</b>	<b>69</b>	<b>68</b>	<b>1</b>	<b>138</b>

**Table 11 Impact of Teen Challenge by Age**

	18-24	25-34	35-44	45-54	55-64	65 or over	No Answer	% of all
Good	80%	100%	35%	30%	30%	36%	25%	36%
Bad	20%	0%	35%	35%	46%	42%	50%	40%
Unsure	0%	0%	30%	35%	19%	18%	25%	22%
No Answer	0%	0%	0%	0%	5.4%	4.0%	0%	2.9%
<b>N</b>	<b>5</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>37</b>	<b>50</b>	<b>4</b>	<b>138</b>

**Table 12 Stakeholder Type by Gender**

	Male	Female	No Answer	% of all
Live in area	77%	63%	0%	70%
Own Property	55%	66%	100%	61%
Manage Business	22%	13%	100%	18%
No Answer	0%	0%	0%	0%
<b>N</b>	<b>69</b>	<b>68</b>	<b>1</b>	<b>138</b>

**Table 13 Stakeholder Type by Age**

	18-24	25-34	35-44	45-54	55-64	65 or over	No Answer	% of all
Live in area	80%	50%	60%	55%	62%	84%	75%	70%
Own Property	20%	100%	70%	60%	73%	54%	25%	61%
Manage Business	0%	0%	45%	35%	14%	6%	25%	18%
No Answer	0%	0%	0%	0%	0%	0%	0%	0%
<b>N</b>	<b>5</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>37</b>	<b>50</b>	<b>4</b>	<b>138</b>

## **Appendix Two - Survey Questionnaire**



Survey Number

001

### Survey for the Meander Community on the use of the old Meander Primary School Site

This survey is only for those with a genuine connection to the Meander community.

Responses will not be used for any other purpose than to inform Meander Valley Council on the matter of the use of the Meander Primary School site.

The State Government allows the Meander School building to be used for the benefit of the community (no commercial use is allowed).

Through an Expression of Interest process, the Council has identified two proposals, which are listed below. (For more information about each option, ask to see the ***Proposals Fact Sheet***.)

**If YOU had the choice, what would the Old Meander School be used for? (Please tick only ONE option)**

- |   |   |
|---|---|
| <input type="checkbox"/> Drug rehabilitation facility (Butterfly House) | <input type="checkbox"/> Refuge for women and children at risk (Teen Challenge) |
| <b>OR</b>   |   |
| <input type="checkbox"/> I can't choose between the options             | <input type="checkbox"/> I don't support any of the listed options              |

**Please indicate how you think the proposals might affect the local community. Please tick ONE option per proposal.**

**Drug rehabilitation facility (proposed by Butterfly House)**

- |   |  |                                 |
|---|--|---------------------------------|
| <input type="checkbox"/> Good for the community | <input type="checkbox"/> Bad for the community | <input type="checkbox"/> Unsure |
|---|--|---------------------------------|

**Rehabilitation Centre for women and children at risk (proposed by Teen Challenge)**

- |   |  |                                 |
|---|--|---------------------------------|
| <input type="checkbox"/> Good for the community | <input type="checkbox"/> Bad for the community | <input type="checkbox"/> Unsure |
|---|--|---------------------------------|

Finally, to help us ensure we have gathered representative views from the community, please tell us a little about you.

I am...	<input type="checkbox"/> Male	<input type="checkbox"/> Female
---------	-------------------------------	---------------------------------

My age range is...	<input type="checkbox"/> 18-24	<input type="checkbox"/> 25-34	<input type="checkbox"/> 35-44
	<input type="checkbox"/> 45-54	<input type="checkbox"/> 55-64r	<input type="checkbox"/> 65 or over

This survey is only open to people who have a genuine connection to the Meander and Jackeys Marsh rating area. What is YOUR connection to the local community (please tick all that apply).

<input type="checkbox"/> I live in the area	<input type="checkbox"/> I own property in the area	<input type="checkbox"/> I own or manage a business in the area
---	---	---

**Thank you for taking the time to complete the survey.** Please note that the purpose of the survey is to let Council know local community opinion. It is NOT a vote by residents. The results of the survey, along with the business plans submitted for each proposal, will be used to help Council to make the final decision.

## Appendix Three – Proposal Descriptions

### The Butterfly House Rehabilitation Centre

The vision for The Butterfly House Rehabilitation Centre is to reduce the number of individuals using substances, and bring an end to substance abuse through education and information.

A not for profit organisation established in October 2014, Butterfly House have had recent and extensive experience in dealing with those affected by substance abuse. The centre is proposing to offer a private detoxification and rehabilitation facility to assist in aiding individuals overcome their substance issues.

This service is designed to cater for both male and female, young to senior adults and their families if and when required. Due to the nature of the industry, participants will be identified through word of mouth referrals from medical practitioners, Tasmania Police and the local court systems. Other organisations such as the Drug Education Network (DEN) Drug and Alcohol services, hospitals and similar will be able to refer.

In the short term the service would aim to provide a safe, secure facility where the participant does not feel ostracised and feels able to become a productive member of society. Participants will be those individuals who have the desire to cease substance abuse and overcome the complications that can occur when using them.

Longer term, the goal goals are to reduce the overall use of illicit/prescription drug and alcohol use. This will be achieved through intensive and dedicated programs to improve the self-worth of the individual, provide them with the necessary skills to be able to overcome obstacles that caused the addiction and promote the opinion that they can and will be productive members of society.

The stigma surrounding substance abuse does pose an issue to some members of the broader Meander community. In order to promote community engagement, it is envisioned that independent contributors can be involved in some of the programs such as abseiling; caving and canoeing for the participants of the program. Other services include, but are not limited to personal beauty sessions for the females to boost their self-morale and confidence, wood-working for males and possibly females, gardening/farming with local residents and animal husbandry.

Brief prepared by: **Craig Plaisted** Economic Development Project Officer  
Meander Valley Council



## Teen Challenge Home of Hope

Home of Hope will be a 12-18 month residential alcohol and other drug abuse (AOD) rehabilitation program within a therapeutic community. It will provide women with children, pregnant women and single women suffering from addictions, domestic violence and life controlling issues, access to a safe, stable environment. Home of Hope offers to help women through a faith based program, to meet the needs of the whole person; not only their addiction, but also rebuilding their self-image, work ethic, spiritual awareness and relationships.

The program will follow the structure of the highly successful Global Teen Challenge program which was originally established in New York in 1958. There is currently 1200 Teen Challenge centres in 112 countries and the program has a reported success rate of 86% for those that complete the program.

Addiction is often just a mask for what is going on within the person. Each person and their life journey is uniquely different to the next, so it is vital to help the individual identify and address the causational issues, to effect long lasting recovery.

The program is facilitated through an individual, self-paced curriculum tailored to meet the student's unique requirements as well as therapeutic groups which provide topics ranging from a 12 step program, recovery principles, anger management, boundaries, parenting, relationships, sexual health, character qualities, emotional intelligence, self-esteem, community interaction and organized sports. Students receive individual support and counselling via mentors, external clinical psychologists and/or onsite counsellors.

The program is designed to encourage and equip the individual to live a successful, significant life beyond the program and its intense support. We believe people with jobs have greater self-esteem and confidence and that in order to achieve this goal, training is essential. To position themselves for success, our students enjoy personal development, work assignments, volunteering and vocational opportunities.

Personal mental and emotional resilience is important for the individual to be best placed to avoid relapse - our rehabilitation program addresses these skills. Building a solid social framework is a major contributing factor to individual recovery - our focus on teamwork teaches students to give beyond themselves and engaging as a contributing member of society. Individuals who are caught up in the destructive lifestyle of addiction tear apart their relationships with family and friends - we assist families to reconnect and re-establish positive relationships and during their time at Home of Hope, our students will build solid and support structures and healthy friendships that will last a lifetime.

Teen challenge offers more than just freedom from addiction, it also offers strategies, hope and practical tools from which our graduates are able to build positive futures for both themselves and their children.

Brief prepared by: **Craig Plaisted** Economic Development Project Officer  
Meander Valley Council

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## **ED & S 4 NEW POLICY NO 87 - HADSPEN URBAN GROWTH AREA DEVELOPMENT**

### **1) Introduction**

The purpose of this report is to seek Council approval of a new Policy to outline a funding and delivery model for the provision of shared infrastructure in the Hadspen Urban Growth Area

### **2) Background**

At the Council workshop in October 2015 a draft of the proposed Hadspen Urban Growth Development Area Policy (Policy) was presented and discussed with Councillors.

During the Panel Hearing for the planning scheme amendment to rezone land in the Hadspen Urban Growth Area the Planning Panel requested that Council provide:

- an overview of infrastructure requirements
- confirmation that the growth area could be serviced
- advice about how the infrastructure would be funded and delivered.

In response to the final dot point Council submitted the draft Policy to indicate the proposed infrastructure funding and delivery model. The Planning Panel made the following comments on the draft Policy as part of the reasons for approval of the Planning Scheme Amendment:

***Such an approach will provide for the subsequent development of the site to occur in an efficient and cost effective manner and is supported. The Panel favours this mechanism as a way of spreading the financial load of development over a reasonable time frame and reducing the disincentive of very large 'up front' infrastructure costs.***

The Planning Panel also supported the use of the Part 5 agreement (Part 5 – Agreements: in the Land Use Planning and Approvals Act 1993) to ensure developer contributions were made toward the provision of shared infrastructure.

The planning scheme amendment to rezone land in the Hadspen Urban Growth Area and include a Specific Area Plan in the Meander Valley Interim

Planning Scheme 2013 was approved by the Tasmanian Planning Commission on 5 February 2016.

The proposed policy was presented to Council at the May workshop and Councillors suggested some improvements.

The Policy will form the basis for negotiations between Council and the landowners and provide a drafting framework for future Part 5 agreements.

### **3) Strategic/Annual Plan Conformance**

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

- Future Direction (1): A sustainable natural and built environment
- Future Direction (2): A thriving local economy

### **4) Policy Implications**

Policy No. 11 – Subdivision Servicing  
Policy No. 60 – Asset Management  
Policy No. 78 – New and Gifted Assets

### **5) Statutory Requirements**

Local Government Act 1993  
Land Use Planning and Approvals Act 1993

### **6) Risk Management**

Council is taking on a financial risk by assuming debt to finance its investment in the construction of infrastructure in the Hadsphen Urban Growth Area

The proposed policy will ensure that Council manages risk to the extent that the proposed Part 5 agreement mechanism secures the recovery of Council's financial investment over a reasonable time frame

### **7) Consultation with State Government and other Authorities**

Not Applicable

## **8) Community Consultation**

Not Applicable

## **9) Financial Impact**

Not Applicable

## **10) Alternative Options**

Council can elect to amend or not approve the proposed Policy

## **11) Officers Comments**

The Policy has been developed with reference to Policy No. 76 – Industrial Land Development which provided guidelines for the provision of infrastructure and securing developer contributions for the Valley Central industrial development north of Westbury.

The funding and delivery model prescribed in the Industrial Land Development policy has proved to be successful for the property owners and manageable for Council.

The key purpose of the proposed Policy is to initiate development by supporting property owners. The policy recognises that the upfront capital costs to construct infrastructure to service development are often the most difficult funds for developers to raise in Tasmania.

The policies also ensure that Council manages risk to the extent that the proposed Part 5 agreement mechanism secures the recovery of Council's financial investment over a reasonable time frame.

It is recommended that Council approves the Policy and continues to work with the landowners to start development of the Hadspen Urban Growth Area.

**AUTHORS:** Rick Dunn  
DIRECTOR ECONOMIC DEVELOPMENT AND SUSTAINABILITY  
Martin Gill  
DIRECTOR DEVELOPMENT SERVICES

## 12) Recommendation

***It is recommended that Council approves a new Policy – Hadspen Urban Growth Area Development as follows:-***

### POLICY MANUAL

**Policy Number: 87**                      **Hadspen Urban Growth Area Development**

**Purpose:**                                      To establish guidelines for the provision of infrastructure by Council, and securing contributions from landowners, to facilitate development in the Hadspen Urban Growth Area

**Department:**                              Economic Development & Sustainability  
**Author:**                                      Rick Dunn, Director

**Council Meeting Date:**                  7 June 2016  
**Minute Number:**

**Next Review Date:**                      **2020**

### POLICY

#### **1. Definitions**

##### **a) Hadspen Urban Growth Area**

The area described by the Hadspen Specific Area Plan (SAP F2) in the Meander Valley Interim Planning Scheme 2013

##### **b) Landowner Contributions**

Contributions made by landowners to directly compensate Council for the cost of its investment.

##### **c) Cost of Capital**

The borrowing rate as provided by Tascorp, applied to the total cost of the Council's investment over a period not exceeding 15 years which may include periodic interest rate reviews as determined appropriate to the financing arrangements.

d) Infrastructure

For the purposes of this policy, infrastructure includes the following:

- Roads
- Stormwater including Water Sensitive Urban design
- Water and Sewerage
- Pedestrian and Cycle networks
- Power
- Telecommunications

e) Investment

Council finance provided for the construction of infrastructure in the Hadspen Urban Growth Area

f) Development

As defined by Section 3 of the Land Use Planning and Approvals Act 1993

## **2. Objective**

The objective of this policy is to provide:

- for the construction of infrastructure which will underpin the development of the Hadspen Urban Growth Area
- a framework for financing Council investment in the capital cost of the construction of infrastructure
- a model for ensuring that Council recovers its investment

## **3. Scope**

The Policy is applicable to the provision of infrastructure for the Hadspen Urban Growth Area.

## **4. Policy**

### **Background**

There are multiple land owners in the Hadspen Urban Growth Area. In order to coordinate and facilitate development Council may resolve to finance and construct infrastructure that will be shared by the future community.

Council is taking on a financial risk by assuming debt to finance its investment.

Council will apply appropriate mechanisms to ensure that the initial investment is recovered and the debt paid down as the area is developed. Council will ensure that it recovers its investment in the infrastructure.

## **Policy**

- Council will finance the planning, design and construction of infrastructure where a long term benefit to the community can be demonstrated
- Council will limit the amount of its investment to:
  - expenses associated with planning, design and construction of the infrastructure
  - the cost of capital required to provide finance.
- Council will cap its investment to the lesser of the annual borrowing limit approved by State Treasury for the current financial year or 100% of the annual general rate in the current year less any debt recovery under Councils Policy No. 76 – Industrial Land Development.
- Council will recover 100% of its investment in the development by way of developer contributions back to Council in accordance with the following procedures:

## **Timing**

The timing of the contributions back to Council will be determined at the discretion of Council based upon projected revenues from the development and the extent to which Council needs to provide a stimulus to the development:

- should a landowner sell all or any part of the land during the life of the part 5 Agreement the landowner contributions can either be recovered 100% from the initial landowner or spread between the original landowner and subsequent landowners
- the estimated time frame to recover Council's investment will not exceed 15 years

## **Mechanism**

Having determined the timing of the contributions Council will recover its investment by a part 5 agreement as provided for under Section 71 of the Land Use Planning and Approvals Act 1993 with payment of the specified landowner contributions being payable on the sealing of a final plan in each subdivision.



Landowner contributions will be apportioned on a per square metre basis of the saleable land and applied to each lot in the proposed subdivision accordingly.

Council may agree, at its absolute discretion, to accept additional voluntary contribution payments. If Council agrees and voluntary contribution payments are received the remaining contribution amount will be proportionally reduced over the remaining square metres.

## **5. Legislation and related Council Policies**

Local Government Act 1993

Land Use Planning and Approvals Act 1993

Industrial Land Development Policy No. 76

## **6. Responsibility**

Responsibility for the operation of the policy rests with the General Manager.

## **DECISION:**

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

Councillor xx moved and Councillor xx seconded ***"that Council move into Closed Session to discuss the following items."***

The meeting moved into Closed Session at x.xxpm

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 10 May, 2016.

### **GOV 4            Leave Of Absence**

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

Cr xxx moved and Cr xxx seconded ***"that Council move out of Closed Session and endorse those decisions taken while in Closed Session."***

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

Cr xxx moved and Cr xxx seconded ***"that the following decisions were taken by Council in Closed Session and are to be released for the public's information."***

The meeting closed at .....

.....  
CRAIG PERKINS (MAYOR)