

Meander Valley Council

W O R K I N G T O G E T H E R

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 13 March 2018

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 13 March 2018 at 1.30pm.**

Martin Gill
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 13 March 2018 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 13 February, 2018, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
20 February	<ul style="list-style-type: none">• Strategic Planning Documentation Review & Implementation project
27 February	<ul style="list-style-type: none">• Mobile Food Vans• Rural Kerbside Waste & Recycling Project• Organisation approach to Asset Management Presentation• Prospect Vale Park AFL & Soccer Sports Lighting Upgrade• Deloraine & Districts Recreation Feasibility Study Report – Consultation Response• Westbury Recreation Ground – Public Meeting Outcomes• Northern Tasmania Regional Special Olympics Bid

ANNOUNCEMENTS BY THE MAYOR:

Thursday 15 February 2018

Westbury Recreation Ground Proposal Public Meeting, Westbury

Saturday 17 February 2018

Chudleigh Show

Election Commitment announcement (Blackstone Heights), Hon Michael Fergusson MP

Tuesday 20 February 2018

Council workshop

Thursday 22 February 2018

Prospect High School Eagle Awards presentation

Election Commitment announcement (Westbury), Mark Shelton MP

Northern Tasmania Croquet Association, Annual Mayors Challenge

Tuesday 27 February 2018

Australian Italian Club Day Centre Meals on Wheels launch

Election Commitment announcement (Prospect Vale), Brian Roe

Council Workshop

Thursday 1 March 2018

Deloraine High School Business partnership Group (Beacon Foundation)
Great Western Tiers Art Award Exhibition Opening

Friday 2 March 2018

LGAT General meeting (Burnie)

Sunday 4 March 2018

Westbury Show Society Honour Board unveiling

Monday 5 March 2018

Dinner with UTas Vice-Chancellor, Professor Rufus Black

Wednesday 7 March 2018

LGAT Breakfast (Launceston)

Friday 9 March 2018

Meeting with Professor David Adams, UTas

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

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – FEBRUARY 2018

1.1 Mr Neil Smith

I also ask who paid what must have been a considerable cost to obtain the Consultant's report from Phil Austin. If it was not the Council, who was it?

If the Council did pay for the study, at what meeting was the expenditure approved and how much was it?

Response by Martin Gill, General Manager

The cost of the Study was \$15,647.22. Council paid for the study. The expenditure came from the approved 2016/-17 operating budget (Road Management) for Infrastructure Services.

2. PUBLIC QUESTIONS WITH NOTICE – MARCH 2018

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – MARCH 2018

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – FEBRUARY 2018

1.1 Cr. Deborah White

Relates to January Briefing Report items CD & S 4 – World Fly Fishing Championships 2019.

- a) Memorably, this Council recently excluded the Expression of Interest from River Fly Fishing to purchase the Meander Primary School site, by making the decision that the site was to be used only for purposes which provided "community benefit".

Perhaps we can see more clearly now how the whole Meander Valley could have stood to benefit from the establishment of a fly fishing hub in the heart of our municipality and wining a stone's throw of the finest fly fishing venues in Tasmania, instead of standing by while a relatively distant city location reaps the rewards of hosting this event.

Further this is not the only initiative we as a Council have failed to grasp. Though eminently suited to the development of mountain bike trails, this initiative has been taken up, not by us, but by Dorset, with an attendant rise in the economy of that area.

Though we are the producers of some of the finest foods in Tasmania, it is West Tamar that is hosting a Farm Gate Festival which includes gourmet dinners of local produce created by Tasmania's finest chefs.

How can we do better as a Council when it comes to making decisions about economic development in our municipality?

Response by Martin Gill, General Manager

I would recommend that Council brings this question to a Council workshop for further discussion.

- (b) Hadspen Urban Growth project (Briefing Report p48 or 100) states the desired outcome of the meeting with Landowners is to progress the development in partnership with Council. Could the GM refresh our memories with a description of Council's desired aim for this partnership?

Response by Martin Gill, General Manager

Council adopted Policy No. 87 - Hadspen Urban Growth Area Development in June 2016. The purpose of the policy is to establish guidelines for the provision of infrastructure by Council, and securing contributions from landowners, to facilitate development in the Hadspen Urban Growth Area. The aim for the partnership is reflected by the objectives of the policy which are:

- ***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***

- (i) GWT Art Award: in partnership with the Launceston Art Society: what is the reason that Council holds this in partnership with a Launceston art group rather than a local arts group?

Response by Patrick Gambles, Community Development Manager

Council has developed a close working relationship with the Launceston Art Society through ten years of Meandering art exhibitions. The Society has a regional focus and a wide membership that includes residents of Meander Valley. It provides its assistance voluntarily.

There is currently no visual arts group within Meander Valley with the necessary experience and resources to fulfil the judging, hanging and administrative duties associated with the GWT Arts Award event.

2. COUNCILLOR QUESTIONS WITH NOTICE – MARCH 2018

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – MARCH 2018

DEPUTATIONS BY MEMBERS OF THE PUBLIC

Mr Neil Smith will make a deputation to Council.

NOTICE OF MOTIONS BY COUNCILLORS

GOV 2 Notice of Motion – Camping at Bracknell – Cr Ian Mackenzie

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."

A handwritten signature in black ink, appearing to read 'M Gill', with a long, sweeping horizontal line extending to the right.

Martin Gill
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 C&DS 1 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

C&DS 1 27 GLENMORE DRIVE, HADSPEN - SINGLE DWELLING AND RESIDENTIAL OUTBUILDING

1) Introduction

This report considers application PA\18\0151 for a single dwelling and residential outbuilding on land located at 27 Glenmore Drive, Hadspen (CT:174146\81).

2) Background

Applicant

S-A Lockett and T Everett

Planning Controls

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

Use and Development

This application proposes to construct a single dwelling and residential outbuilding at 27 Glenmore Drive, Hadspen. The proposed dwelling is 221.45m² in floor area and includes an attached single garage, three bedrooms, study, two bathrooms, alfresco and open plan kitchen\living\dining. The dwelling will be constructed of brick on a concrete slab, with a Colorbond roof. The proposed outbuilding will have a floor area of 48m² and will be located to the rear of the dwelling. It will be constructed and clad in steel. The outbuilding will be used as a garage and general residential storage.

Indicative plans are included below. Full copies of the plans are included as an attachment to this assessment.

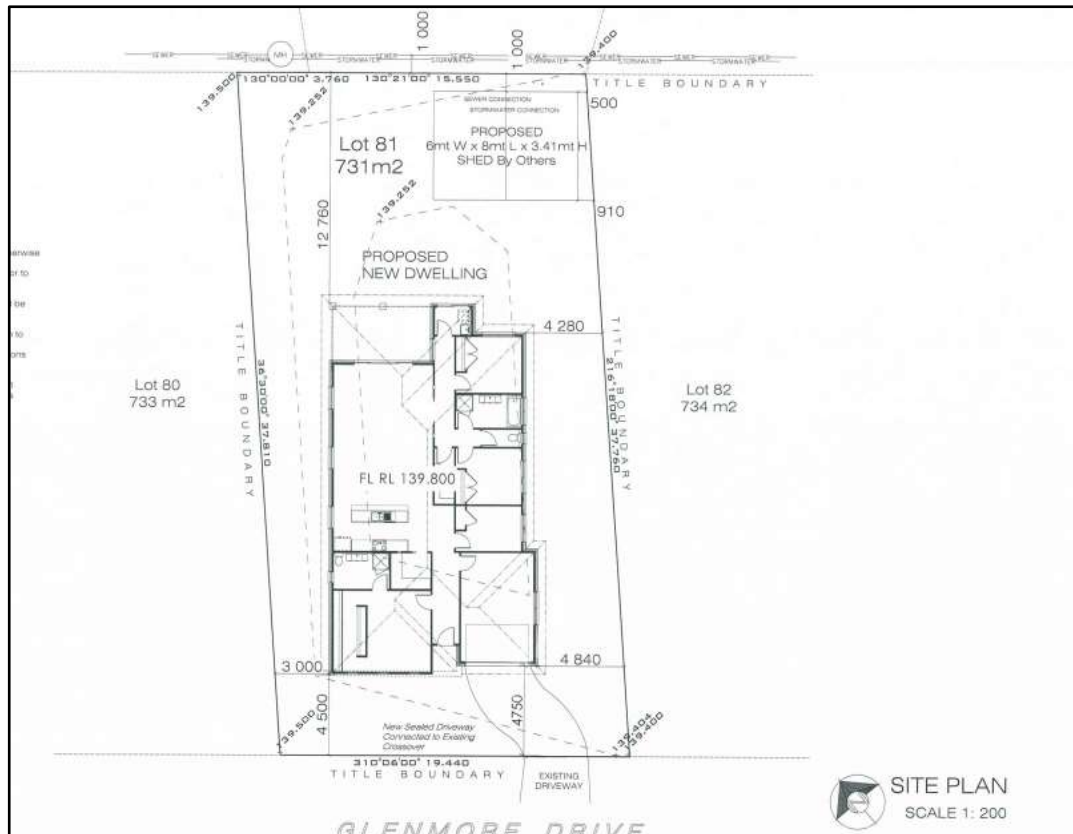


Figure 1: proposed site plan (N Fitsialos, 2016)

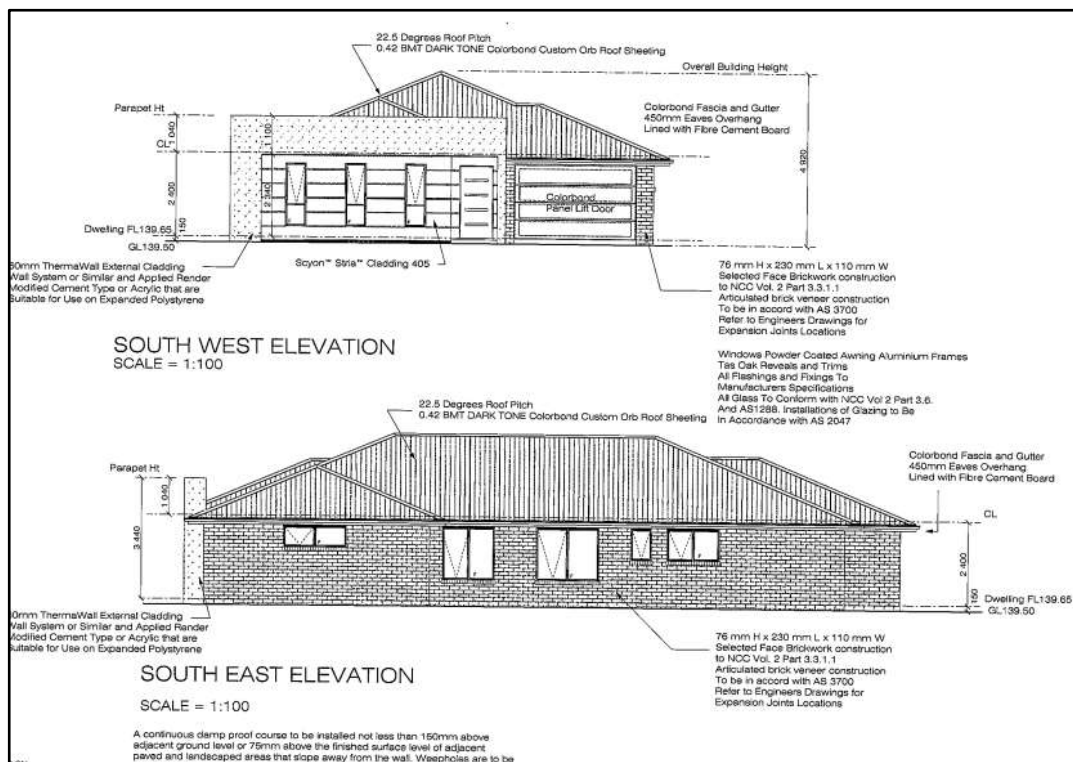


Figure 2: south-west and south-east elevations of the dwelling (N Fitsialos, 2016)



Figure 3: north-east and north-west elevations of the dwelling (N Fitsialos, 2016)

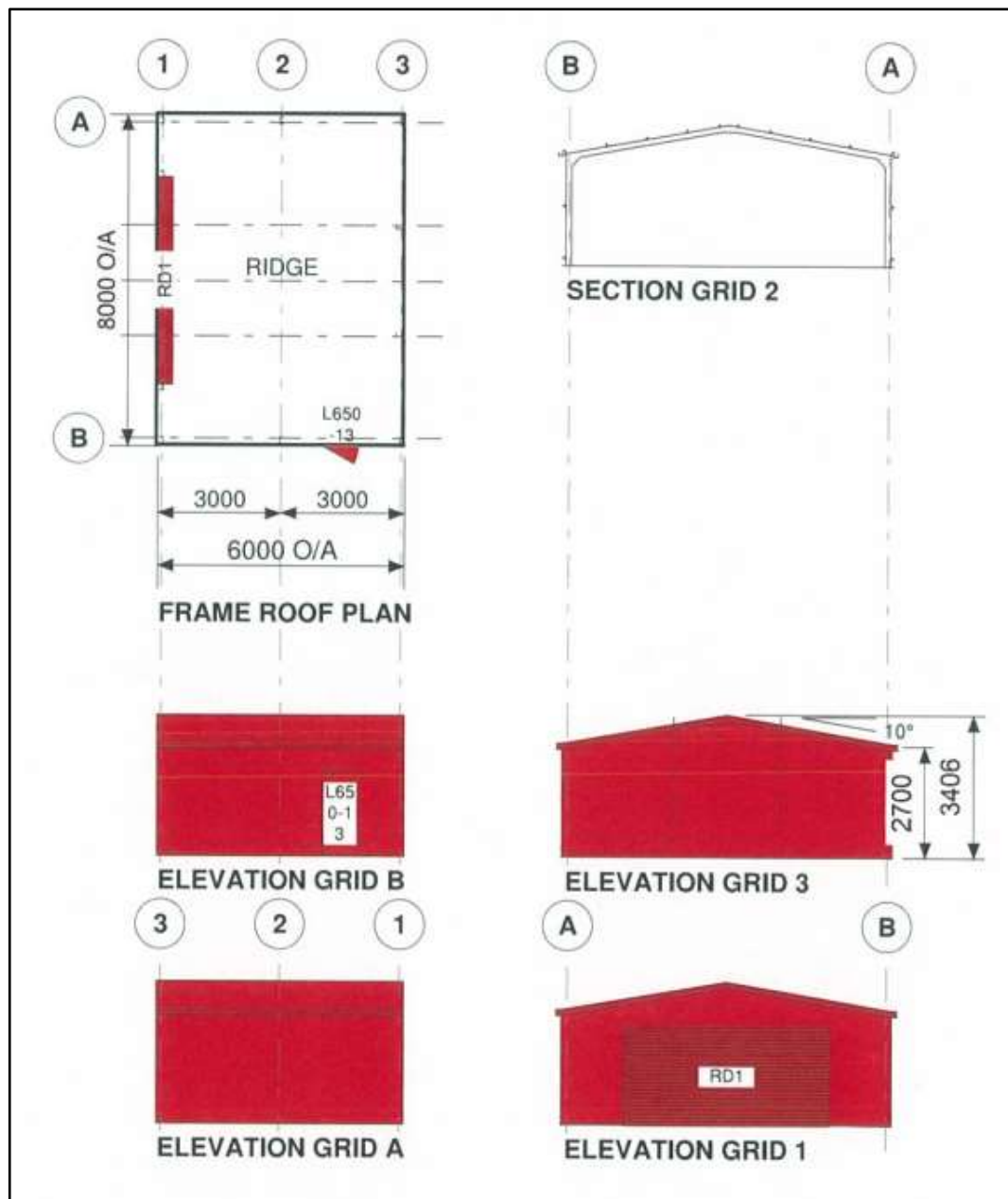


Figure 4: elevations of proposed outbuilding (RANBUILD, 2016)

Site and Surrounds

The subject title is located within a recently completed stage of Glenmore Estate. The titles to the south-east and north-west are currently vacant. The rear boundary of the title adjoins established properties which have been developed with single dwellings.

The subject title is cleared of vegetation and has a mild slope downward from Glenmore Drive. Although the title is located within an area mapped as being prone to flooding, significant works have been undertaken to mitigate the risk to life and property during the subdivision stage. A large portion of

the title is located above the 1% AEP (Annual Exceeding Probability) level and drainage has been installed at the rear of the lot.



Photo 1: aerial photo of subject title and surrounding land



Photo 2: subject title, viewed from Glenmore Drive, looking north-east

Statutory Timeframes

Date Received:	29 January 2018
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	19 February 2018
Closing date for representations:	3 February 2018
Extension of time granted:	21 February 2018
Extension of time expires:	14 March 2018
Decision due:	13 February 2018

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications 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

Management of risk is inherent in the conditioning of the permit.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

The application was advertised for the statutory 14-day period.

Two (2) representations were received (attached documents). The representations are discussed in the assessment below.

9) Financial Impact

Not applicable.

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the General Residential Zone. The land surrounding the site is located in the General Residential Zone.

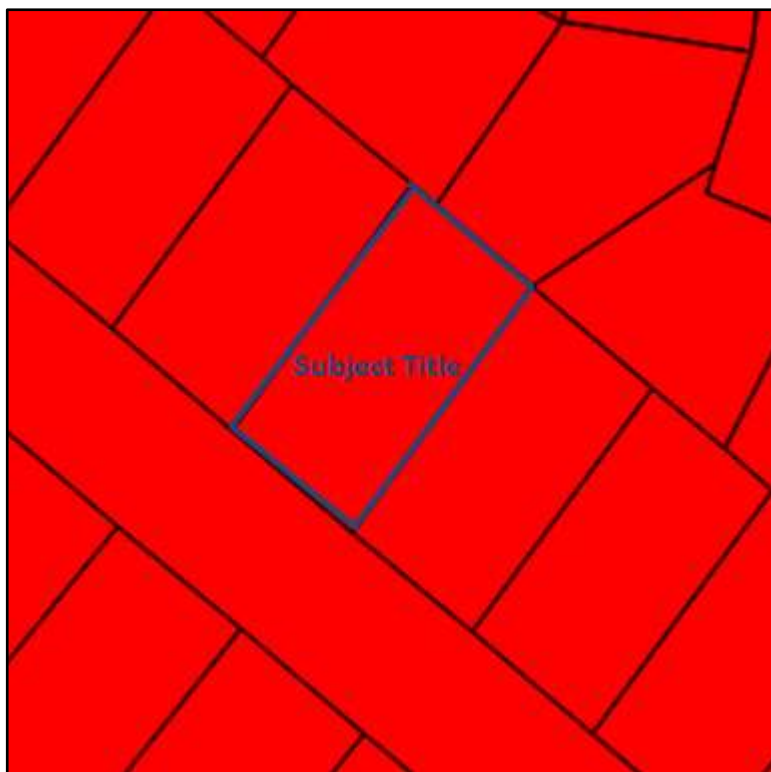


Figure 5: zoning of subject property and surrounding land

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Residential (Single Dwelling)

Residential (Single Dwelling) is specified in section 10.2 - Use Table as being No Permit Required. The No Permit Required status is dependent on the use and development meeting all of the applicable Acceptable Solutions in the scheme. In this instance:

the dwelling and outbuilding rely on Performance Criteria to achieve compliance and, as such, the application is subject to a discretionary application process.

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 or development relies on performance criteria, discretion is applied for that particular standard only. To determine whether discretion should be used 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 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.

General Residential Zone			
Scheme Standard		Comment	Assessment
10.3.1 Amenity			
A1	If for permitted or no permit required uses.	The application is for a "no permit required" use.	Complies
A2	Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable	
10.4.2 Setbacks and building envelope for all dwellings			
A1	Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) 4.5m from the primary frontage or, if the	The proposed dwelling is setback 4.5m from the frontage on Glenmore Drive.	Complies

	<p>setback from the primary frontage is less than 4.5 m, not less than the setback of any existing dwelling on the site; or</p> <p>(b) 3m from a non-primary frontage, or if the setback is less than 3 m, not less than the setback of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites, not more than the greater, or less than the lesser setback of the dwellings on the adjoining sites; or</p> <p>(d) in accordance Table 10.4.2.</p>		
A2	<p>A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if the dwelling has floor area above the garage or carport; or</p> <p>(c) 1m, if the slope is greater than 1 in 5 for a distance of 10m from the frontage.</p>	The proposed attached garage is setback 4.75m from the frontage.	Relies on Performance Criteria
A3	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that	<ul style="list-style-type: none"> The proposed dwelling is contained within the building envelope, except in regard to the 	Relies on Performance Criteria

	<p>extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>garage door (see above).</p> <ul style="list-style-type: none"> The proposed outbuilding is setback less than 4m from the rear boundary and as such, relies on Performance Criteria. 	
10.4.3 Site coverage and private open space for all dwellings			
A1	<p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to</p>	<p>Combined, the dwelling and outbuilding occupy 269.45m². This is less than 50% of the</p>	Complies

	<p>0.6m); and</p> <p>(b) 60m² for multiple dwellings, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level; and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>731m² site.</p> <p>More than 25% of the land, to the front and north-west of the dwelling is free from impervious surfaces.</p>	
A2	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², for multiple dwellings above ground floor level; and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, for multiple dwellings above ground floor level; and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage only if the frontage is orientated</p>	<p>The private open space is located to the north of the dwelling, has an area greater than 24m² and a minimum dimension greater than 4m. Direct access is provided to the living/dining/kitchen area. The gradient is less than 10% and the area is not required to be used for parking.</p>	Complies

	<p>between 30 degrees west of north and 30 degrees east of north; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>		
10.4.4 Sunlight and overshadowing for all dwellings			
A1	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north.	The proposed dwelling does not include any habitable room windows orientated within the parameters of the Acceptable Solution.	Relies on Performance Criteria
A2	<p>Multiple dwellings to the north of a habitable room window (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting:</p> <p>(i) 3 m from the window; and</p> <p>(ii) vertically to a height of 3 m and then at an angle of 45 degrees.</p> <p>(b) Sunlight to the habitable room is not reduced to less than 3 hours between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling,</p>	Not applicable	

	<p>consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>		
A3	<p>Multiple dwellings, that to the north of the private open space of another dwelling on the same site, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting:</p> <p>(i) 3 m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m and then at an angle of 45 degrees.</p> <p>(b) Sunlight to 50% of the private open space is not reduced to less than 3 hours between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>	Not applicable	

10.4.5 Width of openings for garages and carports for all dwellings			
A1	A garage or carport within 12m of a primary frontage must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	The proposed garage door is less than 6m in width and occupies less than 50% of the frontage.	Complies
10.4.6 Privacy for all dwellings			
A1	<p>A balcony, deck, roof terrace, parking space, or carport, that has a finished surface or floor level more than 1m above natural ground level, must have a permanently fixed screen at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless there is a setback of at least 3m; and</p> <p>(b) rear boundary, unless there is a setback of at least 4m; and</p> <p>(c) dwelling on the same site, unless there is a setback of at least 6m:</p> <p>(i) from a window or glazed door, to a habitable room; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space.</p>	The dwelling does not have any finished floor surfaces more than 1m above the natural ground level.	Complies
A2	A window or glazed door, to a habitable room that	The dwelling does not have any	Complies

	<p>has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is at least 3 m from a side boundary; and</p> <p>(ii) is at least 4m from a rear boundary; and</p> <p>(iii) for a multiple dwelling, is at least 6m from a window or glazed door to a habitable room, of another dwelling on the same site; and</p> <p>(iv) for a multiple dwelling, is at least 6m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is offset in the horizontal plane, at least 1.5 m from the edge of a window or glazed door to a habitable room of another dwelling; or</p> <p>(ii) has a sill height or fixed obscure glazing at least 1.7 m above the floor level; or</p> <p>(iii) has a permanently fixed external screen at least 1.7 m above floor level with a uniform transparency not more than 25%.</p>	finished floor surfaces more than 1m above the natural ground level.	
A3	For multiple dwellings, a shared driveway or parking	Not applicable	

	<p>space must be separated from a window or glazed door to a habitable room by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) separated by a screen of at least 1.7m height; or</p> <p>(ii) the window or glazed door has a sill height or fixed obscure glazing at least 1.7m above the shared driveway or parking space.</p>		
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Road and Railway Assets Code

Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	The proposed development is for a single dwelling and will not generate more than 40 vehicle movements in accordance with the NSW RTA Guide to Traffic Generating Development.	Complies

A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	The development does not include any additional accesses.	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	

Flood Prone Areas Code			
Scheme Standard		Comment	Assessment
E5.5.1 Use and flooding			
A1	The use must not include habitable rooms.	The proposed development includes habitable rooms within a flood prone area.	Relies on Performance Criteria
A2	Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	The proposed use is located in an area subject to low risk as a result of mitigation measures undertaken at the subdivision stage.	Complies
A3	Use is in accordance with a Table to this code.	Not Applicable	

E5.6.1 Flooding and Coastal Inundation			
A1	No acceptable solution.	The proposed developments are located in a flood prone area identified on the planning scheme maps.	Relies on Performance Criteria

Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	The proposed development includes an attached single garage as well as an outbuilding providing two parking spaces.	Complies
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	Sufficient space is provided for motorbike parking in the proposed shed.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	The access and parking areas are formed in concrete and will be appropriately drained to the satisfaction of Council's Plumbing Surveyor.	Complies

E6.7.2 Design and Layout of Car Parking			
A1	<p>A1.1</p> <p>Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2</p> <p>Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	The application does not include provisions for turning in the frontage.	Complies
A2	<p>A2.1</p> <p>Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) for more than 4 cars, enter and exit the site in a forward direction; and c) have access width not less than and not 10% greater than Table E6.2; and d) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (i) there are three or more spaces; and (ii) where parking is 	<p>The land has a gradient less than 10%</p> <p>Parking is provided for less than 4 parking spaces.</p> <p>No changes are proposed to the existing approved access and it meets the minimum required by E6.2.</p> <p>There are less than 3 spaces, parking is less than 30m from the road and the road is a category 5 road.</p>	Complies

	<p>more than 30m from the road; or</p> <p>(iii) the sole vehicle access is to a category 1, 2, 3 or 4 road; and</p> <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i>.</p>		
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Performance Criteria

General Residential Zone

10.4.2 Setbacks and building envelope for all dwellings

Objective

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and*
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and*
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and*
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

Performance Criteria P2

A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.

Comment:

The proposed attached garage door is setback 4.75m from the frontage. This setback is considered to be acceptable. The proposed dwelling is one of the first to be considered in this subdivision and there is no established streetscape character. The dwelling design is relatively typical of current

house designs with a prominent garage located at the front of the dwelling. Approvals of other dwellings in the street incorporate a similar garage configuration (see Figure 6-8 below).



Figure 6: frontage of proposed dwelling at 42 Glenmore Drive with garage width 5m and setback of 5.5m (Design to Live, 2018)

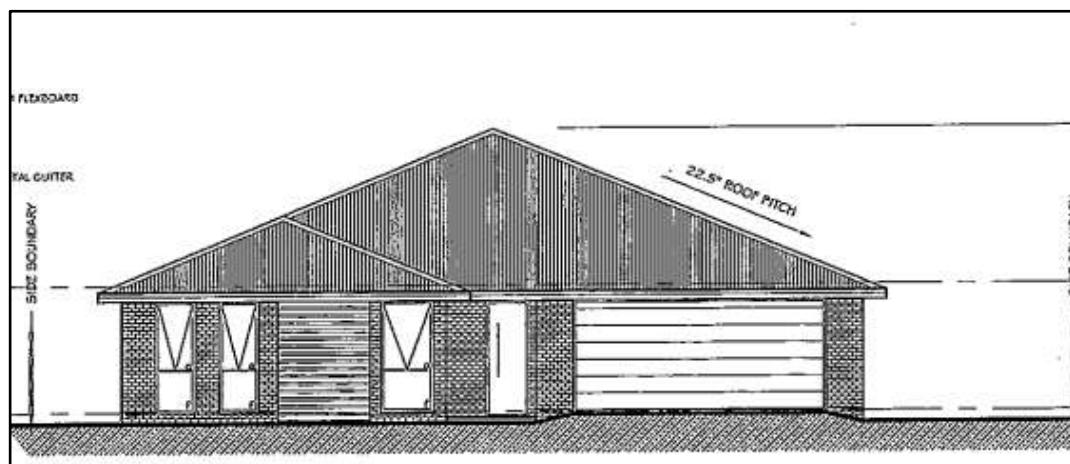


Figure 7: frontage of proposed dwelling at 33 Glenmore Drive with garage width 5m and setback of 5.5m (Urban Design Solutions, 2017)

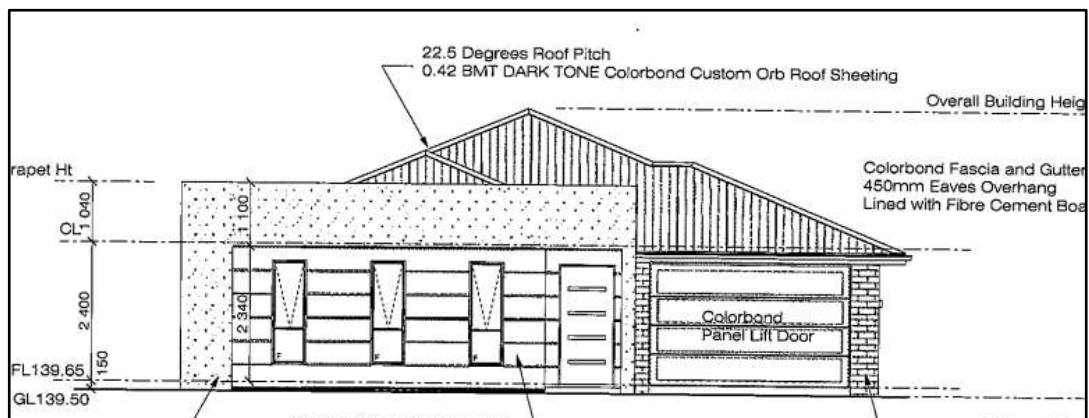


Figure 8: frontage of proposed dwelling at 27 Glenmore Drive with garage width 3.45m and setback of 4.75m (N Fitsialos, 2016)

Although the proposed garage is closer to the frontage than others in the area, the smaller dimension is considered to mitigate the impacts of the reduced setback (0.75m less than the Acceptable Solution). Despite complying with the setback requirements (5.5m), the double garage doors on other dwellings in the area have a greater visual presence than the proposed development. As such the proposed setback is compatible with other garages and carports approved in the street.

Performance Criteria P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:*
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

Comment:

The application proposes a reduced frontage setback of 4.75m for the proposed garage door. The land to the immediate east, west and south of the dwelling is currently vacant. As such, the development will not cause a loss of solar access to any habitable rooms or private open space areas. Some overshadowing of the vacant property to the south-east will occur during the afternoon, however the impacts are reasonable and there is ample opportunity for a future dwelling to achieve a reasonable degree of solar access. The proposed garage will not compromise the ability of any future dwelling on the neighbouring lots to achieve a reasonable degree of solar access.

The visual impact of the proposed garage having a reduced front setback is also considered acceptable. As discussed above, the proposed configuration is relatively similar to other approved dwellings in the street and the reduced setback is mitigated by the decreased size of the garage door. The visual impact of the garage is considered to be consistent with that of other fully compliant garage doors in the street.

The setback of the proposed outbuilding from the rear boundary is also considered to be acceptable. Being located to the south of the rear boundary, the proposed development will not result in any overshadowing of the properties to the north, between the hours of 9:00am and 3:00pm on the 21 June. Shadow diagrams prepared by Council's Town Planner and showing the extent of overshadowing between 9:00am and 3:00pm are provided below.



Figure 9: shadow cast by the proposed outbuilding and rear boundary fence at 9:00am

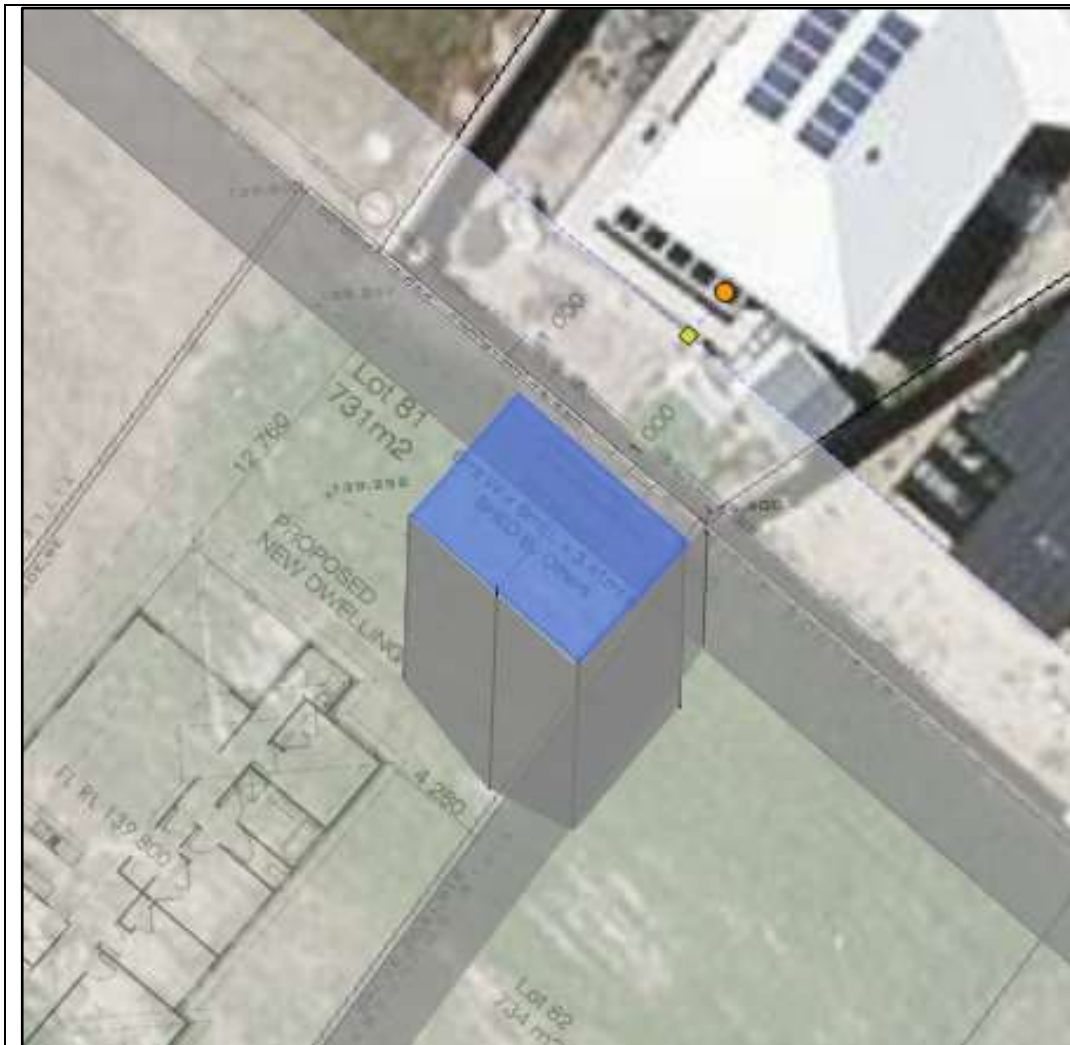


Figure 10: shadow cast by the proposed outbuilding and rear boundary fence at 12:00am

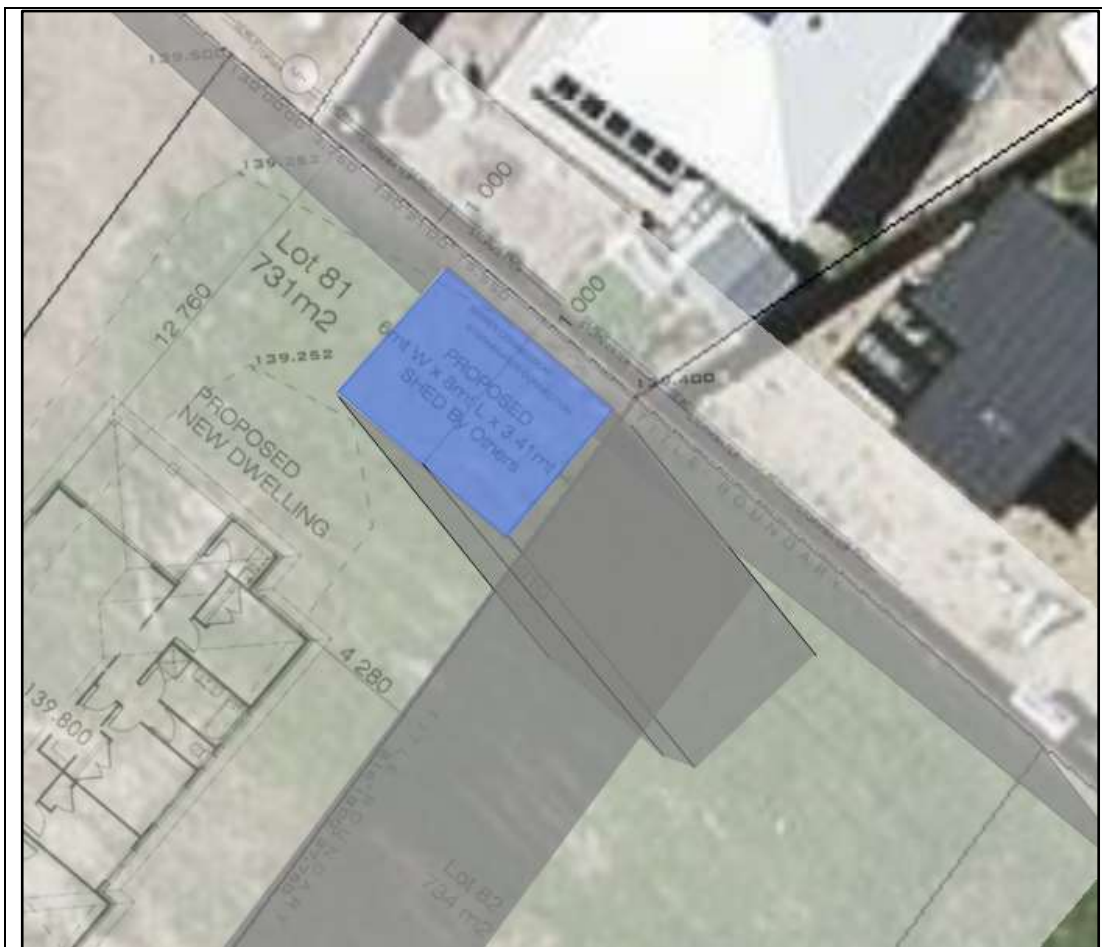


Figure 11: shadow cast by the proposed outbuilding and rear boundary fence at 3:00pm

While the proposed outbuilding will be highly visible from the dwellings to the north, the visual impacts are reasonable and typical of a residential environment. The plans submitted with the application include a maximum roof height of 3.406m and an eave height of 2.7m.



Photo 4: levelling undertaken at site of outbuilding, maximum depth 100mm; base level remains lower than the ground level at the fence.

The visual bulk of the building is no greater than that of the neighbouring dwellings to the immediate east and west of 4 and 6 Madison Close. Although the proposed wall height is slightly greater than that of the surrounding buildings, the pitch of the roof is substantially less and the overall height and bulk is less than the surrounding buildings.

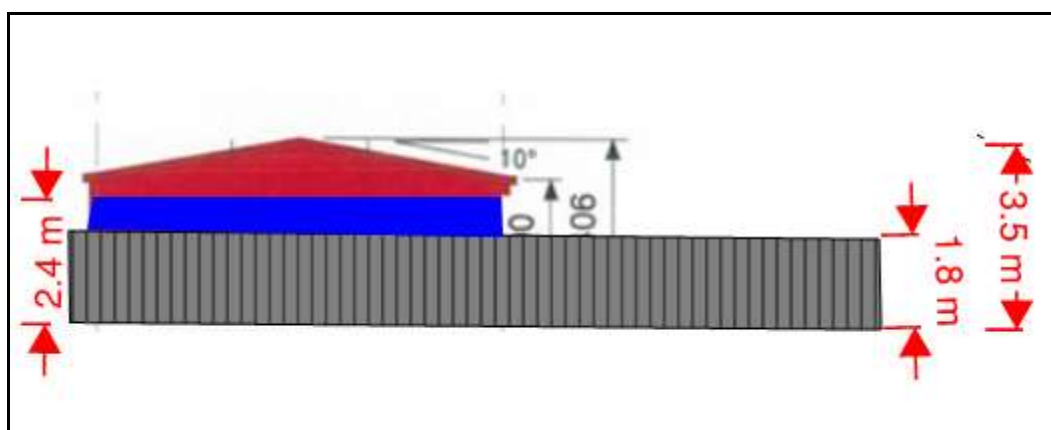


Figure 12: scale of the proposed outbuilding, showing the existing boundary fence in grey (1.8m), a no permit required outbuilding in blue (2.4m) and the proposed outbuilding in red (3.5m)

The proportion of the building extending above the fence is less than that

below the existing fence. The outbuilding has less visual bulk than the existing fence.

Outbuildings of a similar scale (6x8m) within 1m of the rear boundary can be found at 8 Glenmore Drive, 10 Glenmore Drive, 20 Glenmore Drive, 8 Tamika Terrace, 10 Tamika Terrace, 5 Kealey Court, 6 Kealey Court and 3 Kealey Court. The proposed development is of a similar scale and results in similar visual impacts.



Photo 5: view from 4 Madison Close, looking west toward the proposed outbuilding



Photo 6: view from 6 Madison Close, looking south toward the proposed outbuilding

The separation between the proposed outbuilding and the buildings on the adjoining lots is compatible with the surrounding area. There is more than 6m separation between the proposed outbuilding and the existing dwellings to the north.

The development is consistent with the objective.

10.4.4 Sunlight and overshadowing for all dwellings

Objective

To provide:

- (a) *the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and*
- (b) *separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

Performance Criteria P1

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Comment:

The proposed dwelling is orientated with habitable room windows directed to the north-east and north-west. As such, the habitable room windows will

receive direct solar access throughout the day as the sun moves across the sky from east to west. The habitable room windows will receive sun and the dwelling is consistent with the objective.

Flood Prone Areas Code

E5.5.1 Use and flooding

Objective

To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.

Performance Criteria P1

Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.

Comment:

The risk to life and property has been mitigated to a low risk. At the subdivision stage a large portion of the subject title and road access was filled and raised such that the existing ground surface is above the level of a 1% AEP (Annual Exceedance Probability) flood event at 139.5AHD (Australian Height Datum). The finished floor level of the proposed dwelling has a relative level of 139.8m. As such all habitable rooms of the dwelling will be elevated above the 1% AEP. The risk associated with the development has been mitigated to low and is consistent with the objective.

E5.6.1 Flooding and Coastal Inundation

Objective

To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.

Performance Criteria P1

P1.1

It must be demonstrated that development:

- a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or*
- b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7.*

P1.2

Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.

P1.3

Where mitigation of flood impacts is proposed or required, the application must demonstrate that:

- a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and*
- b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures;*
- c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and*
- d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.*

Comment:

The proposed development is located in an area which has previously been filled and the risk of flooding mitigated to a low level of risk. The finished floor level of the proposed dwelling will be located above the known flood level. The proposed outbuilding will be located at the rear of the property and the flood level will be less than 300mm up the wall of the building, in a very low velocity area. As such, the impacts and risks associated with flooding are considered to be low.

It is noted that an existing stormwater pit has been removed from the site to accommodate the proposed building. This pit is located at a low point in the landscape, with the surrounding blocks having been raised for flood mitigation and to accommodate dwellings. The pit allows overland flow to escape rather than pond between the dwellings of Madison Close and Glenmore Drive. The pits were installed as an integral component of the flood mitigation works.

Although the subject lot may be raised such that it is no longer the low point in the landscape, doing so will displace the lowest point and potentially disrupt the existing natural drainage from the surrounding catchment. It is necessary that the pit be retained at the existing ground level to allow for the drainage of overland flow from the surrounding catchment. It is recommended that any permit be conditioned to ensure that the stormwater

pit is to be reinstalled and the existing natural ground level maintained within 1m of the rear boundary.

Recommended Condition:

- 1. Prior to the commencement of any other works a 450mm square pit is to be reinstalled at the property's stormwater connection point on the north-east boundary to the satisfaction of Council's Director Infrastructure Services (450 sq Grated Pitt, Hudson Civil HP111 or equivalent).***
- 2. The existing natural ground level is to be retained within 1m of the rear boundary to allow unhindered flow of overland stormwater flows toward the stormwater pit on the north-east boundary, to the satisfaction of Council's Director Infrastructure Services.***

Representations

Two (2) representations were received (see attached documents) from the residents of 4 and 6 Madison Close. A summary of the representations is as follows:

- Height and location of the outbuilding.
- Impact on views
- Overshadowing of private open space
- Location of temporary site toilet
- Impact of fill and removal of stormwater grate on flooding

Comment:

The height and location of the outbuilding has been discussed in relation to the Performance Criteria above and are considered to be consistent with the objectives of the applicable standards.

The visual impact of the development has been discussed in the assessment above in so far as it is considered by the Performance Criteria. In this case Council does not have the discretion to consider impacts on landscape views. Due to the flat nature of the land, dwellings and lots in this area are not elevated and any building located on the adjoining lots will extend above the fence and interrupt the view. The impacts are acceptable and are typical of a residential environment.

Both properties at 4 and 6 Madison Close are located to the north of the proposed development. Shadow diagrams prepared by Council's Town Planner demonstrate that the development will not overshadow the adjoining properties between 9:00am and 3:00pm on 21 of June. This is the shortest day when shadows are at their maximum for the year.

The temporary site toilet is located to take advantage of the existing sewer connection point. The building is approximately 1m² in floor area and has a very limited visual impact (see Photo 6). The toilet is temporary in nature and will be removed from the site within a short time of the development being completed. A building of this size is exempt from requiring a planning permit. It is not reasonable to require the additional expense of installing additional plumbing infrastructure to provide for a temporary facility such as this.



Photo 6: temporary site toilet

The impact of the development on drainage and existing flood mitigation has been discussed in the assessment above. In response to concerns raised by the neighbours, the applicant has committed to reinstalling the grated stormwater pit at the low point of the lot. It is also considered necessary to

condition the permit to ensure that this occurs and continues to function in the intended manner. The pit will be reinstalled to the satisfaction of Council's Director Infrastructure Services. Any hardened surfaces on the subject site will be drained and directly piped to Council's stormwater system to the satisfaction of Council's Plumbing Surveyor.

Conclusion

The proposed dwelling and residential outbuilding do not compromise solar access to the existing dwellings to the north and have a reasonable impact on the neighbouring vacant lot. The visual impacts of the development are consistent with those of other buildings within the surrounding residential environment and the building, although prominent, does not result in a significant degree of visual bulk. Issues relating to the existing flood mitigation and stormwater drainage can be effectively managed by conditions. The proposed development is an acceptable development in the General Residential Zone.

Recommendation

It is recommended that application for Use and Development for a single dwelling and residential outbuilding be approved with conditions.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Single Dwelling and Residential Outbuilding on land located at 27 Glenmore Drive, Hadspen (CT:174146\81) by S-A Lockett and T Everett, requiring the following discretions:

- 10.4.2 – Setback of Garage
- 10.4.2 - Building Envelope
- 10.4.4 – Window Orientation
- E5.5.1 – Flood Prone Area

be APPROVED, generally in accordance with the endorsed plans :

- a) N Fitsialos, Drawing No: MLEL161102C, Sheets: 01-06***
- b) RANBUILD , Drawing No: LAUNC2-2957, Sheet: 1/1***

and subject to the following conditions:

- 1. Prior to the commencement of any other works, a 400mm by 400mm stormwater pit is to be reinstalled at the property stormwater connection point on the north-east boundary to the satisfaction of Council's Director Infrastructure Services.**
- 2. Prior to the commencement of any other works a 450mm square pit is to be reinstalled at the property's stormwater connection point on the north-east boundary to the satisfaction of Council's Director Infrastructure Services (450 sq Grated Pitt, Hudson Civil HP111 or equivalent).**
- 3. The use of the approved outbuilding is not permitted for human habitation and is limited to residential storage and related residential activities only.**

Note:

- 1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au**
- 2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**
 - a) Building approval**
 - b) Plumbing approval****All enquiries should be directed to Council's Permit Authority on 6393 5322 or Council's Plumbing Surveyor on 0419 510 770.**
- 3. This permit takes effect after:**
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
- 4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the**

Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au

5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

SEARCH OF TORRENS TITLE

VOLUME 174146	FOLIO 81
EDITION 2	DATE OF ISSUE 24-Nov-2017

SEARCH DATE : 19-Jan-2018

SEARCH TIME : 01.45 PM

DESCRIPTION OF LAND

Town of HADSPEN

Lot 81 on Sealed Plan 174146

Derivation : Part of 1000 Acres Gtd. to Alexander Clerk

Prior CT 173311/209

SCHEDULE 1

C997983 TRANSFER to SHARI-ANNE LOCKETT and THOMAS PETER
EVERETT Registered 24-Nov-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

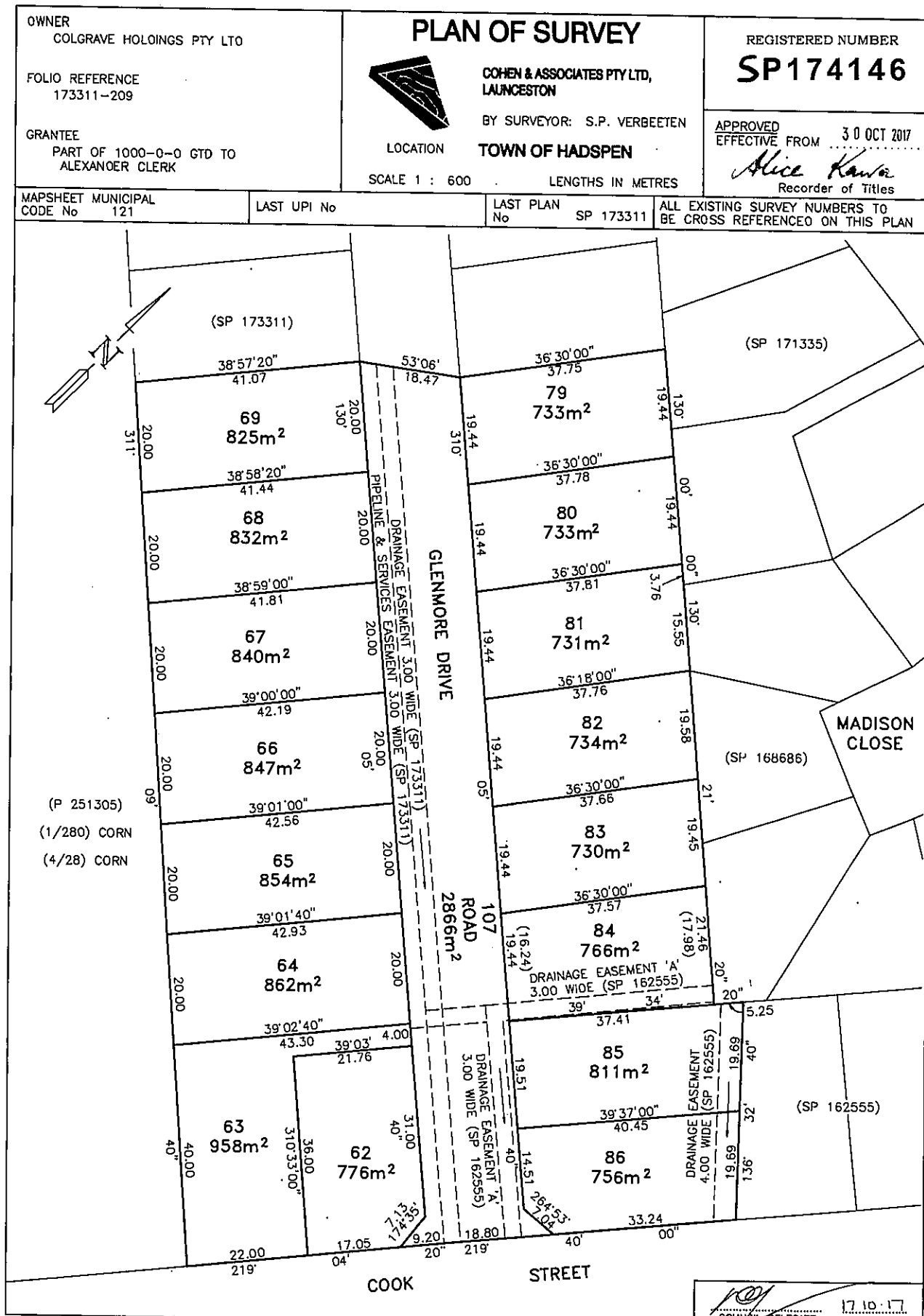
SP174146 FENCING COVENANT in Schedule of Easements

SP162555, SP164411, SP166560, SP168133, SP168182, SP168686,
SP171335 & SP173311 FENCING COVENANT in Schedule of
Easements

E114963 MORTGAGE to B & E LTD Registered 24-Nov-2017 at 12.
01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



[Signature]
COUNCIL DELEGATE 17.10.17
DATE

204/30 (8870) 15/8/2017 15:58

PLANNING REPORT – 27 (Lot 81), Glenmore Drive, Hadspen

Certificate of Title: CT 174146/81
PID: 3544564
Site Area: 731m²



Figure 1: The subject site highlighted.

Municipality: Meander Valley
Zone: 10.0 – General Residential
Proposal: Single Dwelling and associated Outbuilding (Shed)
Use Class: Residential

Proposal description: The proposed residential use consists of a single dwelling containing three bedrooms and a study, open plan living/dining

and kitchen with access to an alfresco area and an attached single car garage.

The majority of the dwelling is proposed to be brick, whilst the front façade will consist of brick, scyon stria cladding (cement sheet system) and cement render. Roofing material proposed is colourbond.

An outbuilding is proposed to be located in the rear eastern corner to be 1.0m from the rear title boundary and 0.5m to 0.91m from the south-eastern side boundary.

The outbuilding is proposed to be 6.0m x 8.0m with a wall height of 2.7m and a total height to the ridgeline of 3.4m.

Applicable Codes: E5.0 – Flood Prone Areas Code
E6.0 – Parking and Sustainable Transport Code

Overlays: Flood Prone Areas

Permissibility: Discretionary

Performance Criteria relied upon for grant of a permit:

- Clause 10.4.2 – Setbacks and building envelope for all dwellings (P2 & P3)
- Clause 10.4.4 – Sunlight and Overshadowing for all dwellings (P1)
- Clause E5.5.1 & Clause E5.6.1 – (P1 & P1.1)

Meander Valley Interim Planning Scheme 2013 applicable provisions

10.1 Zone Purpose	
10.1.1 Zone Purpose Statements	
10.1.1.1 - To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.	
10.1.1.2 - To provide for compatible non-residential uses that primarily serve the local community.	
10.1.1.3 - Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.	
10.1.1.4 - To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.	
10.1.2 Local Area Objectives	
a) Hadsphen will be maintained as a key centre of urban expansion;	a) Subdivision design is to consider the relationship and connectivity between
b) Future development is to provide opportunity and complement strategies to maximise the amenity and recreation values of proximity to the South Esk River	future urban growth areas and open space assets. Where appropriate, contribution to open space connectivity will be required.

through improved connectivity and good quality open space.	
10.1.3 Desired Future Character Statements	
Dwellings are to maintain as the predominant form of development with some higher densities encouraged near services and the business area. Some redevelopment sites may also be appropriate for higher density development. Typical residential and non residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries.	
Comment: The single dwelling and associated outbuilding are proposed on an existing subdivided site. The proposed single dwelling is consistent with the residential amenity of the area.	

10.2 Use Table

Residential (if a Single Dwelling) is a no permit required use.

However, the proposal relies on assessment against a number of performance criteria which triggers discretion.

10.3 Use Standards

Not applicable. The use standards relate to non-residential uses and discretionary use classes only.

10.4 Development Standards

10.4.2 Setbacks and building envelope for all dwellings		
Objective: To control the siting and scale of dwellings to:		
<ul style="list-style-type: none"> a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space 		
A1	P1	Comment
Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: <ul style="list-style-type: none"> a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5 m, not less than 	A dwelling must: <ul style="list-style-type: none"> a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating 	<i>A1 – The proposed Single Dwelling is setback 4.5m from the site's frontage to Glenmore Drive.</i>

<p>the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	<p>traffic noise or any other detrimental impacts associated with proximity to the road.</p>	
<p>A2</p> <p>A garage or carport must have a setback from a primary frontage of at least:</p> <p>a) 5.5m, or alternatively 1m behind the façade of the dwelling; or</p> <p>b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2</p> <p>A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.</p>	<p>P2 -</p> <p><i>The proposed dwelling has an attached single garage in the front façade. The garage is proposed to be setback 4.75m from the primary frontage.</i></p> <p><i>The garage forms part of the dwelling façade and is not dissimilar in appearance to many modern dwellings.</i></p> <p><i>The proposed dwelling is within a developing area and it is considered that the proposed setback of the garage will not be inconsistent with the streetscape as it develops.</i></p>

<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p> <p>a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level a the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>ii. does not exceed a total length of 9m or one</p>	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>a) not cause unreasonable loss of amenity by:</p> <p>i. reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</p> <p>ii. overshadowing the private open space of a dwelling on an adjoining lot; or</p> <p>iii. overshadowing of an adjoining vacant lot; or</p> <p>iv. visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</p> <p>b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</p>	<p>P3 –</p> <p><i>The proposed single dwelling is setback from the frontage 4.5m and can be contained within the building envelope specified under A3 (a).</i></p> <p><i>The proposed outbuilding is to be located within 1.0m of the rear boundary and therefore does not meet the permitted setback from a rear boundary of 4.0m required under A3 (a).</i></p> <p><i>The proposal must rely on assessment against the performance criterion P3 in this respect.</i></p> <p><i>The shed is 8.0m in length with a wall height of 2.7m and has a gable roof to a height of 3.4m.</i></p> <p><i>The rear boundary has a total length of 15.55m, meaning the shed will occupy just over half (51% of the rear boundary).</i></p> <p><i>The adjoining title to the rear of 27 Glenmore Drive is developed. It appears that the majority of the dwelling on the adjoining lot is approximately 5.0m from the rear boundary.</i></p> <p><i>Due to the orientation of the lots, the proposed outbuilding will not block any northern sun to the adjoining dwelling or private open space.</i></p> <p><i>The proposed shed is of a standard height for outbuildings within a</i></p>
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third the length of the side boundary (whichever is the lesser).		<p>residential area and it is considered that the shed will not be bulky in appearance or scale when viewed from the adjoining lot to the rear. A standard side or rear paling fence is 2.1m and the shed will be 0.6m higher than this with the peak to the ridgeline at 1.3m higher.</p> <p>It is considered that the proposal can meet the performance criteria.</p>
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10.4.3 Site coverage and private open space for all dwellings

Objective: To provide:

- for outdoor recreation and the operational needs of the residents; and
- opportunities for the planting of gardens and landscaping; and
- private open space that is integrated with the living areas of the dwelling; and
- private open space that has access to sunlight.

A1	P1	Comment
<p>Dwellings must have:</p> <ol style="list-style-type: none"> a site coverage of not more than 50% (excluding eaves up to 0.6m); and for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry way); and a site area of which at least 25% of the site area is free from impervious surfaces. 	<p>Dwellings must have:</p> <ol style="list-style-type: none"> private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ol style="list-style-type: none"> outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and operational needs, such as clothes drying and storage; and 	<p>A1 -</p> <ol style="list-style-type: none"> The site contains an area of 731m². The floor area of the proposed dwelling is 221.45m². The floor area of the proposed outbuilding is 48m². The site coverage equates to 269.45m²/731m² x 100 = 36.8%. Not applicable. The site plan indicates a driveway providing access to the attached garage however the remainder of the site (apart from the area taken up by the dwelling and outbuilding) will

<p>and 3.00pm on the 21st June; and</p> <p>e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>f) has a gradient not steeper than 1 in 10; and</p> <p>g) is not used for vehicle access or parking.</p>		
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10.4.4 Sunlight and overshadowing for all dwellings

Objective: To provide:

- a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

A1	P1	Comment
<p>A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).</p>	<p><i>P1</i></p> <p><i>The large glass sliding doors and windows within the living room area of the dwelling are not quite orientated within 30 degrees west of north (at approximately nearly 50 degrees).</i></p> <p><i>The windows cannot quite meet the Acceptable Solution.</i></p> <p><i>The windows however allow for ample sunlight to enter the dwelling given that northern sunlight will still enter the dwelling along with the afternoon sun from the west.</i></p> <p><i>It is considered that the proposal complies with the Performance Criterion.</i></p>
A2	P2	

<p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ol style="list-style-type: none"> i. at a distance of 3m from the window; and ii. vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>c) That part, of a multiple dwelling, consisting of:</p> <ol style="list-style-type: none"> i. an outbuilding with a building height no more than 2.4m; or ii. protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling 	<p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p><i>Not applicable as the proposal does not relate to multiple dwellings.</i></p>
<p>A3</p> <p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with</p>	<p>P3</p> <p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing</p>	<p><i>Not applicable as the proposal does not relate to multiple dwellings.</i></p>

<p>A2 or P2 of sub clause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ol style="list-style-type: none"> i. at a distance of 3 m from the northern edge of the private open space; and ii. vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>c) That part, of a multiple dwelling, consisting of:</p> <ol style="list-style-type: none"> i. an outbuilding with a building height no more than 2.4 m; or ii. protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling 	<p>the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of sub clause 10.4.3.</p>	
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10.4.5 Width of openings for garages and carports for all dwellings		
Objective:		
To reduce the potential for garage or carport openings to dominate the primary frontage.		
A1	P1	Comment
A garage or carport within 12m of a primary frontage (whether	A garage or carport must be designed to minimise the width	A1 –

the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.	<p><i>The attached single garage is within 12m of the primary frontage of the site to Glenmore Drive.</i></p> <p><i>The opening is less than 4.0m in width.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>
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10.4.6 Privacy for all dwellings

Objective:

To provide reasonable opportunity for privacy for dwellings.

A1	P1	Comment
<p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and</p> <p>b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and</p> <p>c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:</p>	<p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>a) a dwelling on an adjoining lot or its private open space; or</p> <p>b) another dwelling on the same site or its private open space; or</p> <p>c) an adjoining vacant residential lot.</p>	<p><i>Not applicable. The floor area of the dwelling is not 1m above natural ground level.</i></p>

<ul style="list-style-type: none"> i. from a window or glazed door, to a habitable room of the other dwelling on the same site; or ii. from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 		
<p>A2</p> <p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> a) The window or glazed door: <ul style="list-style-type: none"> i. is to have a setback of at least 3 m from a side boundary; and ii. is to have a setback of at least 4 m from a rear boundary; and iii. if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and iv. if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. 	<p>P2</p> <p>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> a) window or glazed door, to a habitable room of another dwelling; and b) the private open space of another dwelling; and c) an adjoining vacant residential lot. 	<p><i>Not applicable. The floor level of the dwelling is not 1m above natural ground level.</i></p>

<p>b) The window or glazed door:</p> <ul style="list-style-type: none"> i. is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or ii. is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or iii. is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%. 		
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling, by a horizontal distance of at least:</p> <ul style="list-style-type: none"> a) 2.5 m; or b) 1 m if: 	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>	<p><i>Not applicable. There is no shared driveway or parking space proposed.</i></p>

<ul style="list-style-type: none"> i. it is separated by a screen of at least 1.7 m in height; or ii. the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level. 		
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10.4.7 Frontage fences for all dwellings

Objective:

To control the height and transparency of frontage fences to:

- a) provide adequate privacy and security for residents; and
- b) allow the potential for mutual passive surveillance between the road and the dwelling; and
- c) provide reasonably consistent height and transparency.

A1	P1	Comment
<p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> a) 1.2m if the fence is solid; or b) 1.8m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<p>A fence (including a free-standing wall) within 4.5 m of a frontage must:</p> <ul style="list-style-type: none"> a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and b) be compatible with the height and transparency of fences in the street, taking into account the: <ul style="list-style-type: none"> i. topography of the site; and ii. traffic volumes on the adjoining road 	<p><i>Not applicable. There is no front fence proposed.</i></p>

Codes

E1.0 Bushfire Prone Areas Code	<i>This code is not applicable as the proposed is not for subdivision or a hazardous or vulnerable use.</i>
E2 – Potentially Contaminated Land Code	<i>There is no known contamination on the site.</i>
E3 – Landslip Code	<i>The site is not within an area identified as landslide on the planning scheme maps.</i>
E4 – Road and Railway Assets Code	<i>The site has an existing single vehicle crossover to Glenmare Drive. The proposed development will utilise the existing crossover.</i>
E5 – Flood Prone Areas Code	<p><i>The code applies as the subject site is within the flood risk area on the planning scheme map.</i></p> <p><i>It is understood that as part of the original subdivision works, the road and a portion of each lot were raised to be above the known 1% flood level of 139.5m AHD.</i></p> <p><i>The site plans show that the north western part of the site has a level of 139.5m AHD which lowers to 139.4m AHD on the north eastern side of the lot. The middle of the lot and the northern corner is at 139.252m AHD.</i></p> <p><i>The flood level of the dwelling will be 300mm above the flood line at 139.8m AHD.</i></p> <p><i>The proposal is reliant on performance criteria under Clause E5.5.1 and Clause E5.6.1.</i></p> <p><i>The floor level being 300mm above the floor level mitigates the risk to a low level.</i></p>
E6 – Car Parking and Sustainable Transport Code	<p><i>This code applies to all use and development.</i></p> <p><i>The code requires in Table E6.1 for a residential use of two or more bedrooms within the General Residential zone 2 vehicle parking spaces per dwelling. The dwelling has an attached single car garage and can accommodate a second vehicle parking space at the front of the dwelling.</i></p>
E7 Scenic Management Code	<i>The site is not within 100m of a scenic management tourist road corridor.</i>
E8 - Biodiversity Code	<i>The site is not identified as priority habitat on map 9. No removal of vegetation is proposed.</i>
E9 - Water Quality Code	<i>The site is not within 50m of watercourse or within a Ben Lomond Water catchment area.</i>
E10 - Recreation and Open Space Code	<i>Not applicable as the code applies to subdivision only.</i>
E11 - Environmental Impact and Attenuation Code	<i>Not applicable. The site is not adjacent to any activities listed in Table E11.1 or within a buffer area shown on the planning scheme maps.</i>
E12 - Airports Impact Management Code	<i>Not applicable. The site is not within Australian noise exposure forecast contours on the maps or within prescribed airspace.</i>

E13 - Local Historic Heritage Code	<i>Not applicable. There are heritage precincts, local heritage places or places of identified archaeological significance listed within the planning scheme.</i>
E14 - Signage Code	<i>Not applicable. There is no signage proposed.</i>
E15 - Karst Management Code	<i>N/A</i>
E16 - Urban Salinity Code	<i>N/A</i>
Part F - Specific Area Plans	<i>Not Applicable. The site is not within the Birralee Road Industrial Precinct Specific Area Plan, Hodspen Specific Area Plan, Carrick Rural Living Specific Area Plan.</i>

Conclusion

The application for Single Dwelling and associated Outbuilding demonstrates compliance with the applicable Acceptable Solutions and Performance Criteria for development within the General Residential zone.

It is requested that the application be considered under section 57 of the *Local Use Planning and Approvals Act 1993*.

PROJECT
PROPOSED
NEW DWELLING

BUILDING AREA

DWELLING : 175.10 m2
GARAGE: 26.85 m2
PORCH: 1.15 m2
ALFRESCO: 18.35 m2
TOTAL BUILDING : 221.45 m2

FOR
LIDDELL
BUILDING PTY LTD

27 Panorama Road
BLACKSTONE HEIGHTS
TAS 7250
Mobile: 0409 942 858
martyliddell@live.com

CLIENT
T P Everett & S A Lockett

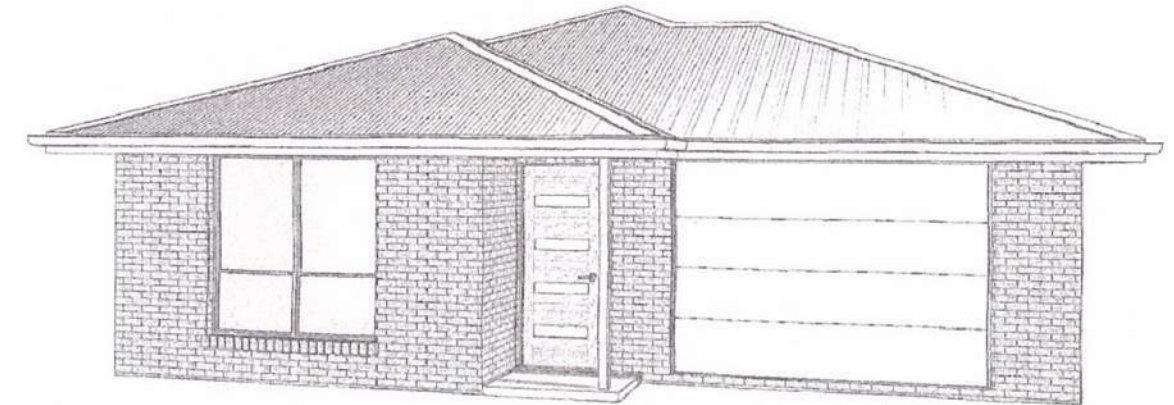
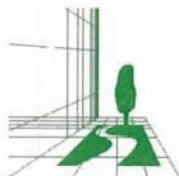
SITE
LOT 81 GLENMORE DRIVE
HADSPEN TAS 7290

COUNCIL
MEANDER VALLEY

CONSTRUCTION ISSUE

PAGE No : 01 of 15
DATED 02/12/2016

Drawn by:
Nicholas Fitsialos
Accreditation No: CC4789 M
Phone: 03 63 931 905
Fax : 03 63 931 921
Mobile: 0418 508 538
Email: nfdesigner@yahoo.com.au



BUILDING CRITERIA	
Climate Zone	7
Design Wind Speed	N2
Soil Classification	S
BAL Rating	BAL Low
Zone	General Residential
Title	
DRAWING LIST	Project No:MLEL161102C
01. FACE PAGE	
02. SITE PLAN	
03. FLOOR PLAN	
04. SW & SE ELEVATIONS	
05. NE & NW ELEVATIONS	
06. SECTION A-A	
07. WINDOW SCHEDULE	
08. ELECTRICAL PLAN	
09. ROOF PLAN	
10. PLUMBING PLAN	
11. DRAINAGE PLAN	
12. SLAB SETOUT PLAN	
13. WET AREAS	
14. NOTES & SPECIFICATION	
15. SAFETY NOTES	

NOTES:
 All Site Dimensions shown are
 Outside Cladding unless noted otherwise

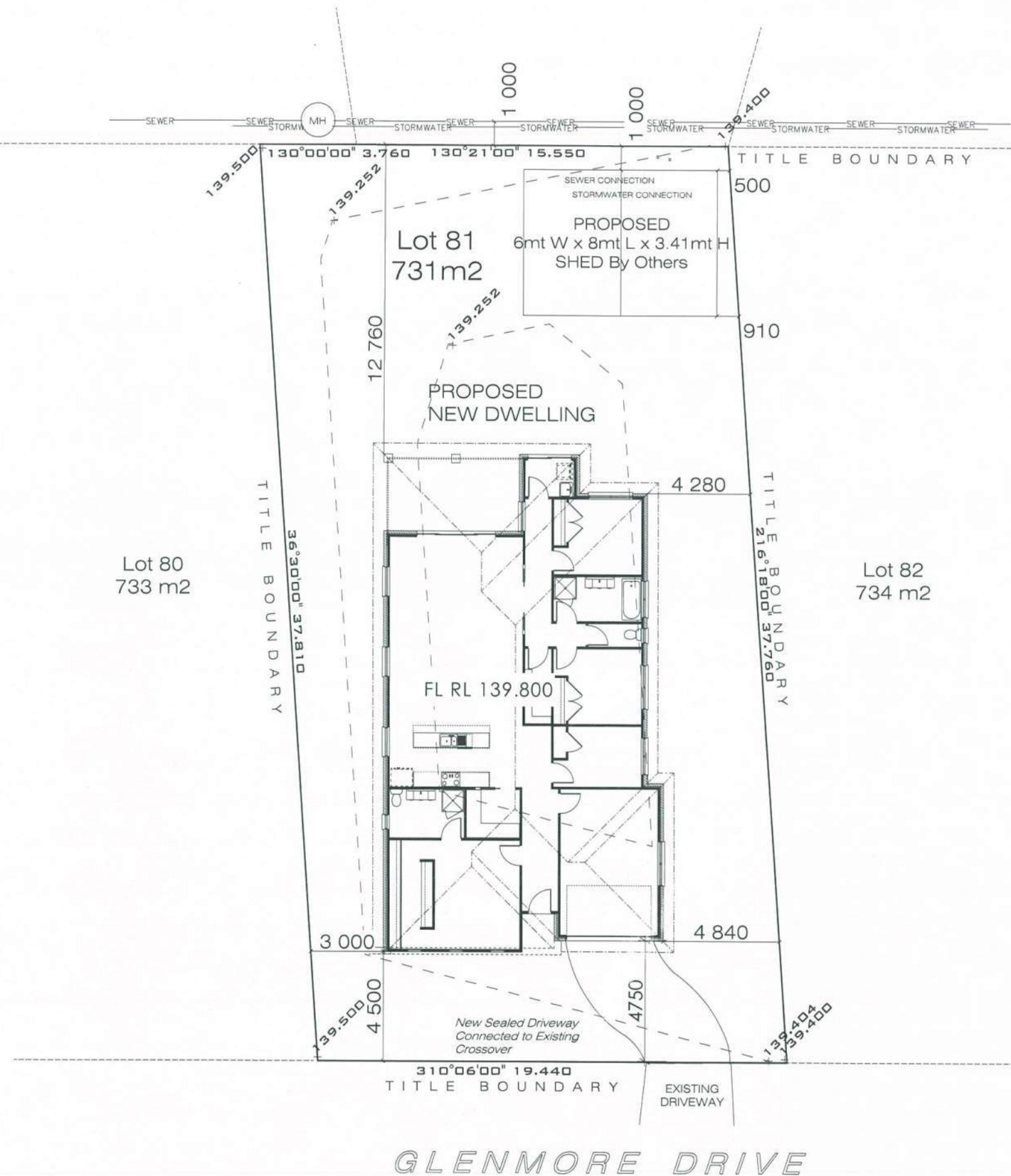
Confirm all Dimensions on Site Prior to
 Commencement of Works

If in Doubt Bearings Shown should be
 Confirmed on site by Surveyor

The Builder is to Provide protection to
 Adjoining Properties & Buildings in
 Accordance with Building Regulations

Unprotected Embankments
 To Comply with NCC Vol 2 part 3.1
 Batter Back Less Than 45 degrees

Direct All Storm & Surface Water
 Away from Footings



SITE PLAN
 SCALE 1: 200

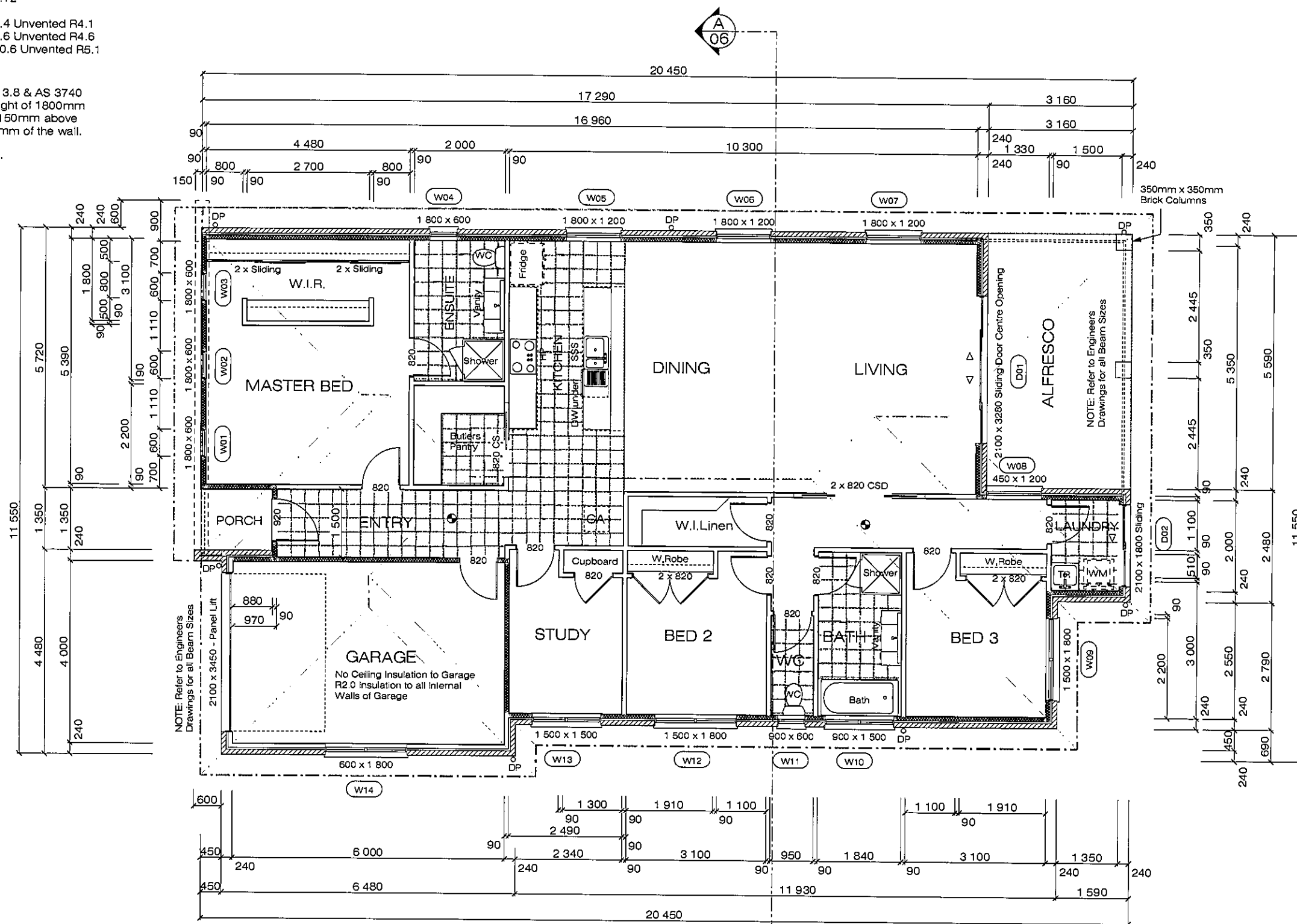
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LIDDELL BUILDING PTY LTD 27 Panorama Road BLACKSTONE HEIGHTS TAS 7250 Mobile: 0409 843 858 martylidell@live.com	Client: T P Everett & S A Lockett	Location: LOT 81 GLENMORE DRIVE HADSPEN TAS 7290	Building Area : DWELLING : 175.10 m² GARAGE: 26.85 m² PORCH: 1.15 m² ALFRESCO: 18.35 m² TOTAL BUILDING : 221.45 m²	NOTE: ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTORS ARE TO SATISFY THEMSELVES THAT ALL WORK IS CLEAR OF EXISTING SERVICES, WHETHER SHOWN ON THE DRAWINGS OR NOT. SERVICES TO BE LOCATED SHALL BE DONE SO IN CONJUNCTION WITH RELATIVE AUTHORITIES.	CONSIDERABLE CARE HAS BEEN TAKEN TO AVOID ERRORS & OMISSIONS IN THE PREPARATION OF THESE DRAWINGS. HOWEVER EVEN WITH THE GREATEST CARE INACCURACIES MAY OCCUR & THE DRAFTSPERSON CANNOT ACCEPT RESPONSIBILITY FOR SUCH ERRORS OR OMISSIONS	SCALE AS SHOWN DO NOT SCALE OFF PLAN	Date: Revision
	Project: PROPOSED NEW DWELLING & Shed By Others	Drawn By : Nicholas Fitsialos BCA CC 4789 M ABN 24 545 273 Mobile : 0418 508 538 Email: nfdesigner@yahoo.com.au 40 Suburb Road WESTBURY 7303	Project Status: CONSTRUCTION Date: 02/12/2016	C&DS		Project No: MLEL161102C	Page 69

NOTES:
 R Value of element as per NCC Vol 2 part 3.12
 External walls R2.8
 Roof Surface Solar Absorptance not more 0.4 Unvented R4.1
 Roof Surface Solar Absorptance not more 0.6 Unvented R4.6
 Roof Surface Solar Absorptance more than 0.6 Unvented R5.1
 Any sarking must have flammability index of not more than 5.

All wet areas to comply with NCC Vol 2 Part 3.8 & AS 3740
 Wall finishes shall be water resistant to a height of 1800mm above floor level to shower enclosures and 150mm above baths, basins, sinks and troughs if within 75mm of the wall.

All glass to conform with NCC Vol 2 part 3.6, and AS1288. Installations of Glazing to be in accordance with AS 2047



Smoke detectors to be installed as per NCC Vol 2 part 3.7.2. Must be Interconnect if Multiple

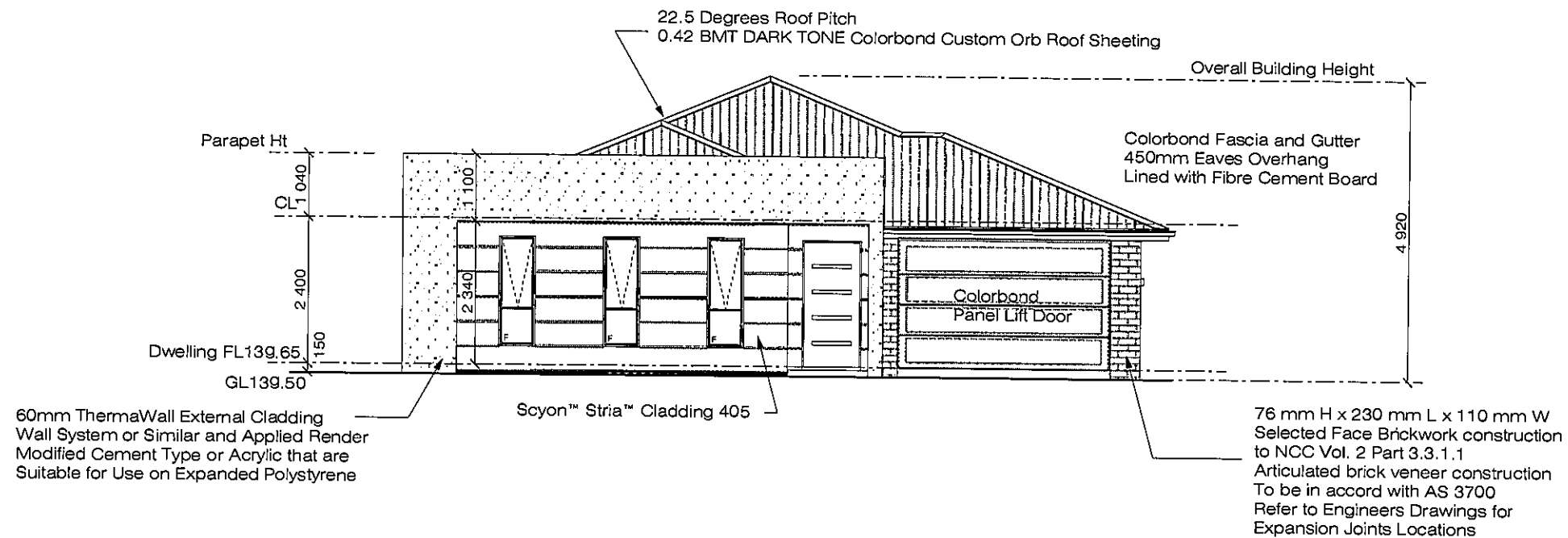
Soil Classification to AS2870. The owners attention is drawn to Appendix A of AS 2870.1 "Performance Requirements and Foundation Maintenance". Footings not to encroach title boundaries and easement lines.

FLOOR PLAN
 SCALE = 1:100

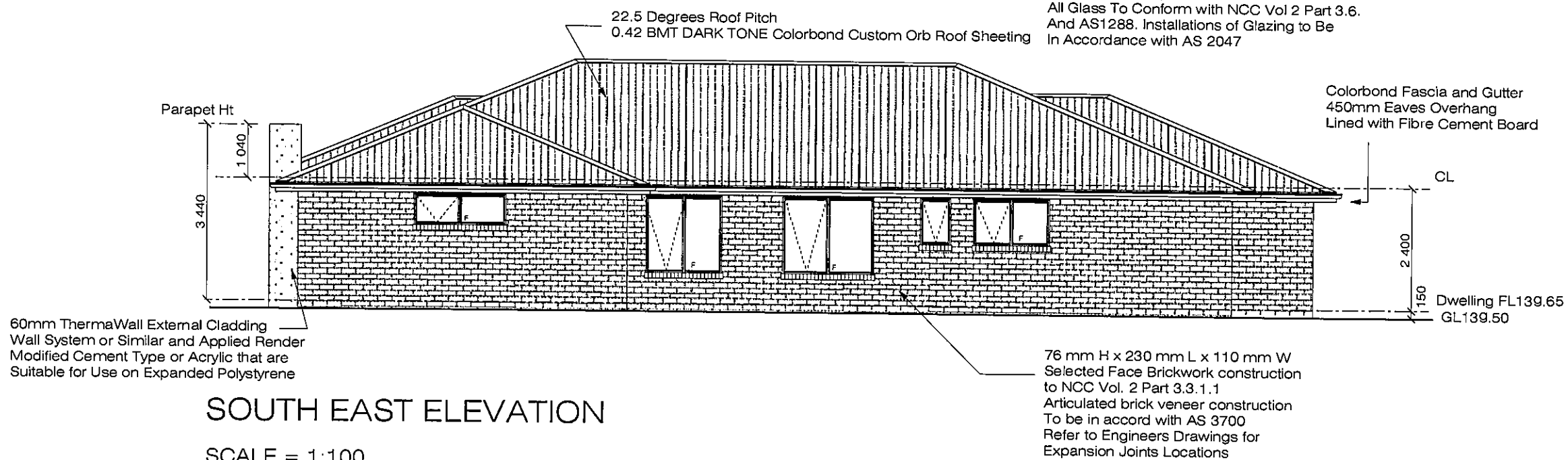


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LIDDELL BUILDING PTY LTD 27 Panorama Road BLACKSTONE HEIGHTS TAS 7250 Mobile: 0409 942 858 marty@liddellbuilding.com.au	Client: T P Everett & S A Lockett	Location: LOT 81 GLENMORE DRIVE HADSPEN TAS 7290	Building Area : DWELLING : 175.10 m2 GARAGE : 26.85 m2 PORCH : 1.15 m2 ALFRESCO : 18.35 m2 TOTAL BUILDING : 221.45 m2	NOTE: ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTORS ARE TO SATISFY THEMSELVES THAT ALL WORK IS CLEAR OF EXISTING SERVICES, WHETHER SHOWN ON THE DRAWINGS OR NOT. SERVICES TO BE LOCATED SHALL BE DONE SO IN CONJUNCTION WITH RELATIVE AUTHORITIES.	CONSIDERABLE CARE HAS BEEN TAKEN TO AVOID ERRORS & OMISSIONS IN THE PREPARATION OF THESE DRAWINGS. HOWEVER EVEN WITH THE GREATEST CARE INACCURACIES MAY OCCUR & THE DRAFTSPERSON CANNOT ACCEPT RESPONSIBILITY FOR SUCH ERRORS OR OMISSIONS	SCALE AS SHOWN DO NOT SCALE OFF PLAN	Date: Revision
	Project: PROPOSED NEW DWELLING & Shed By Others	Drawn By : Nicholas Fitsialos BCA CC 4789 M ABN 24 545 273 Mobile : 0418 508 538 Email: nfdesigner@yahoo.com.au 40 Suburb Road WESTBURY 7303	Project Status: CONSTRUCTION Date: 02/12/2016	C&DS		Project No: MLEL161102C	
						Page No : 03 of 15	Page 70



SOUTH WEST ELEVATION
SCALE = 1:100

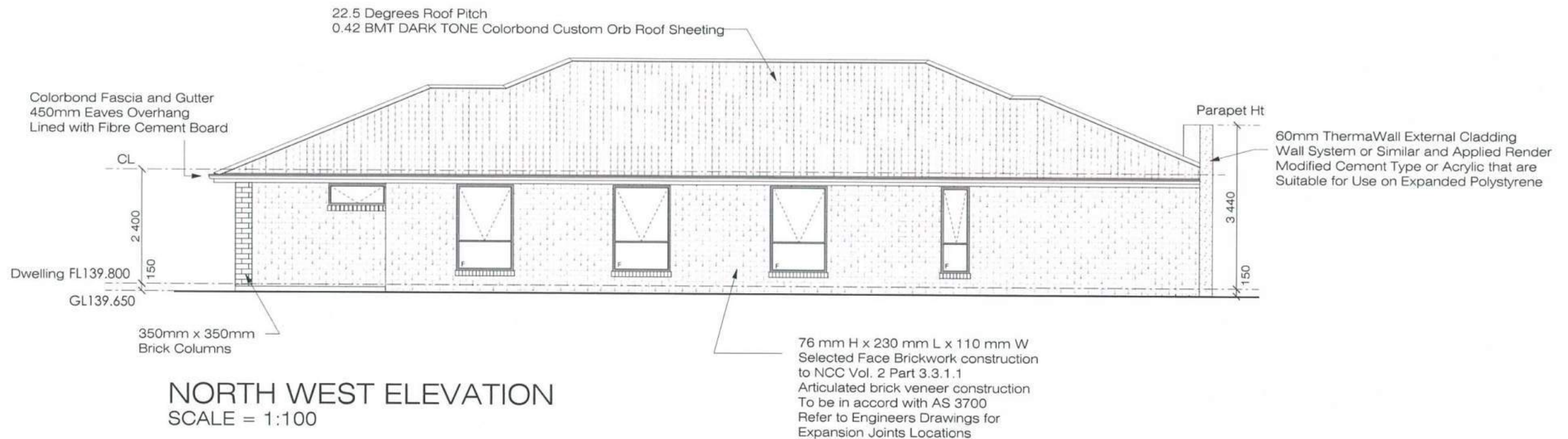
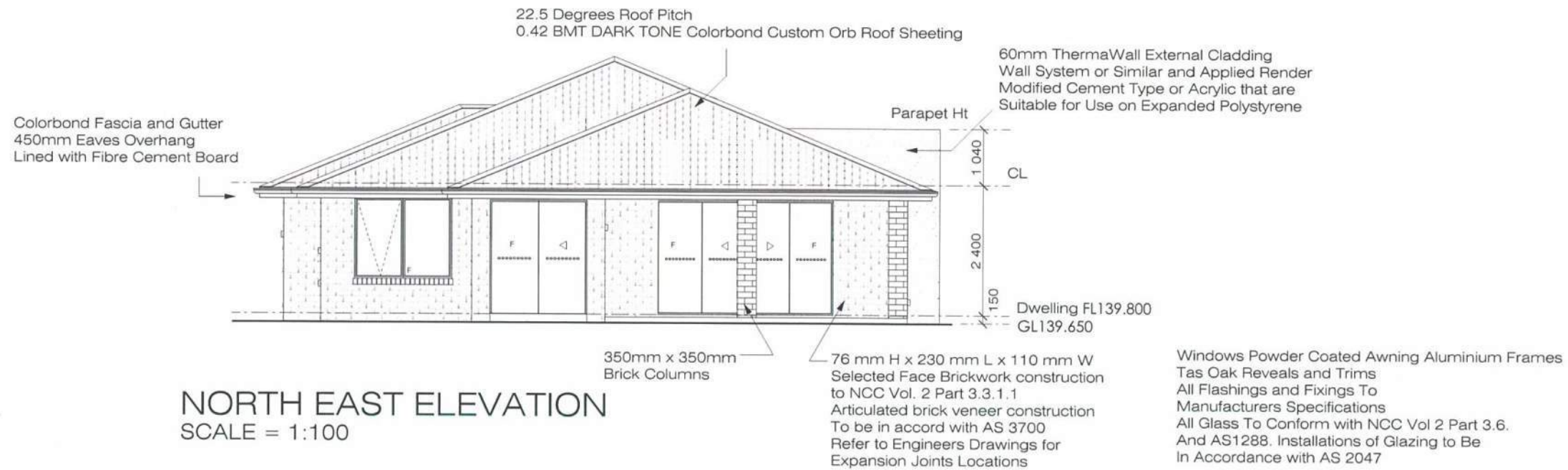


SOUTH EAST ELEVATION
SCALE = 1:100

A continuous damp proof course to be installed not less than 150mm above adjacent ground level or 75mm above the finished surface level of adjacent paved and landscaped areas that slope away from the wall. Weepholes are to be created in the course immediately above the DPC of flashing at centres not exceeding 1.2m. In Accord to NCC Part 3.3.4

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						Page No : 04 of 15		



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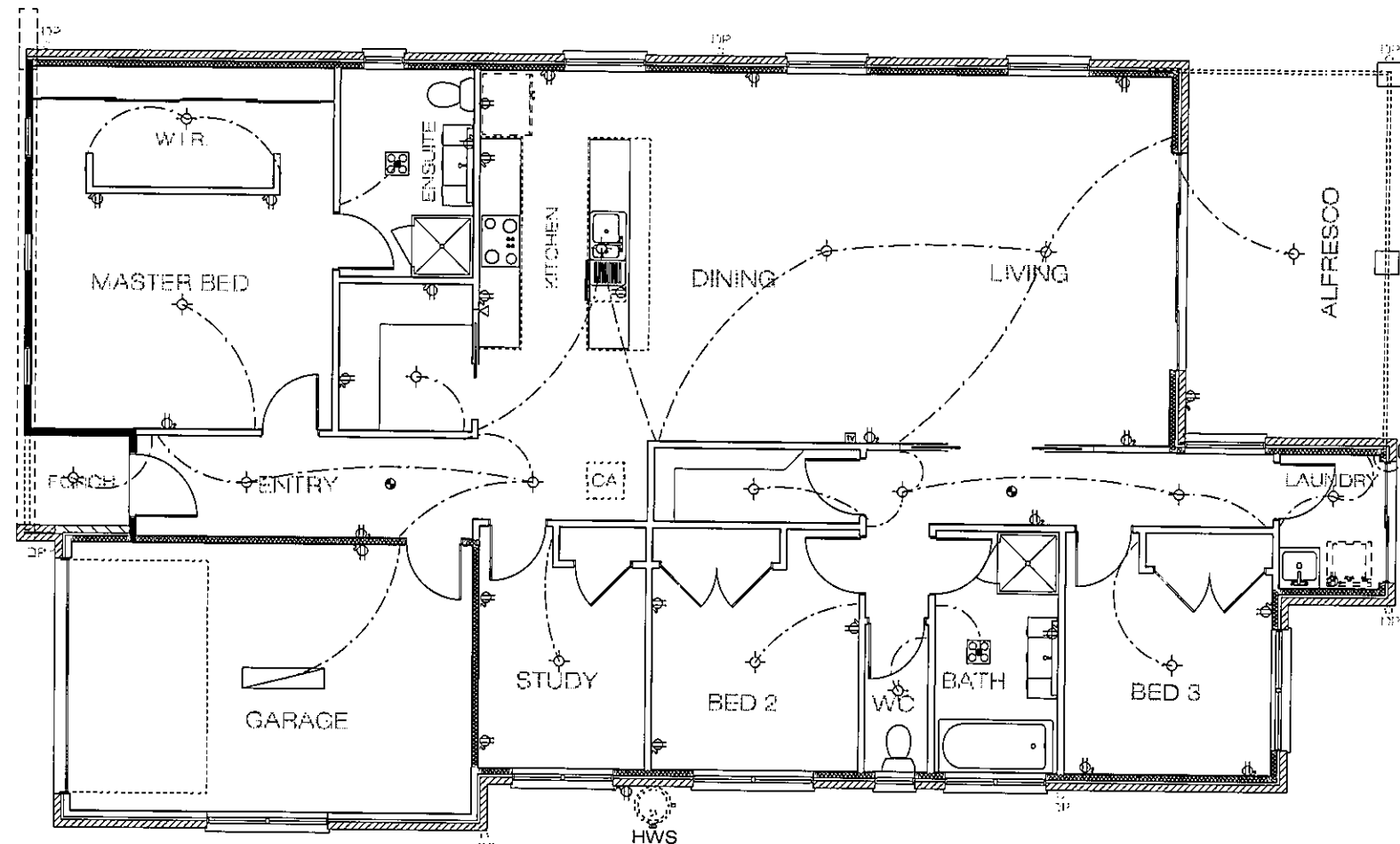
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NOTE:
 Floor Power Points 250mm from Floor Level.
 Light Switches 1100mm from Floor Level
 Outside Power Point 1100mm from Floor Level
 Fridge Power Point 1800mm from Floor Level
 Laundry Taps 1100mm from Floor Level
 Washing Machine Power Point 1200 From Floor Level
 Heat Pump 200mm Below Ceiling Height
 TV Cable Point 250mm from Floor Level
 Allow Isolation Switch for Cook Top and Oven as
 Per Australian Standards
 Dishwasher Power Point 250mm from Floor Level

Ensure if Down lights are used that they must be
 "Sealed down lights".
 Ensure all Exhaust Fans are fitted with a Sealing device
 such as a "Self-closing damper."


ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Heat Lamps with Light & Exhaust Fan	2	
Fluorescent Light Point	1	
Television Point	1	
Light Point	18	
Single Power Point	2	
Double Power Point	26	
Weatherproof Power Point	2	
Smoke detectors Interconnected	2	
Telecommunications Point	1	
Wall Mounted Light Point	1	

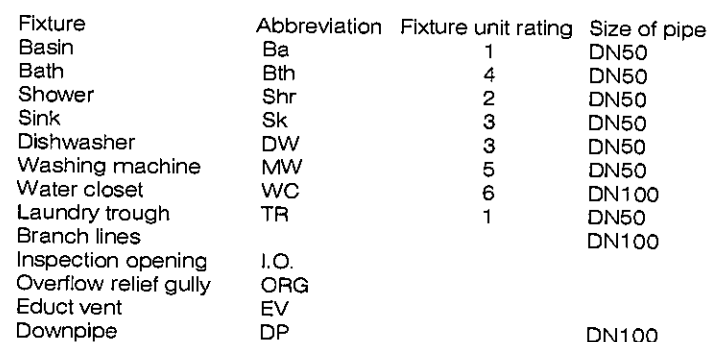
ARTIFICIAL LIGHTING			
3.12.5.5 NCC ARTIFICIAL LIGHTING MAXIMUM WATTAGE			
CLASS 1 BUILDING & ASSOCIATED ATTACHMENTS			
	m ²		Maximum Wattage
Living / Dining / Kitchen	64.14	x 5 Watts Per m ² =	320.70
Butlers Pantry	4.70	x 5 Watts Per m ² =	23.50
Passages / Entry	18.83	x 5 Watts Per m ² =	94.15
Master Bed / W.I.R.	26.77	x 5 Watts Per m ² =	133.85
Ensuite	7.17	x 5 Watts Per m ² =	35.85
Bed 2	12.25	x 5 Watts Per m ² =	61.25
Bed 3	12.25	x 5 Watts Per m ² =	61.25
Study	10.33	x 5 Watts Per m ² =	51.65
W.I.Linen	3.98	x 5 Watts Per m ² =	19.90
Bathroom / Toilet	10.39	x 5 Watts Per m ² =	51.95
Laundry	4.29	x 5 Watts Per m ² =	21.45
	m ²	Total Maximum Wattage	
Dwelling Building Area	175.10	x 5 Watts Per m ² =	875.50 TOTAL
	m ²	Maximum Wattage	
Alfresco / Porch	19.50	x 4 Watts Per m ² =	78.00 TOTAL
	m ²	Maximum Wattage	
Garage	26.85	x 3 Watts Per m ² =	80.55 TOTAL



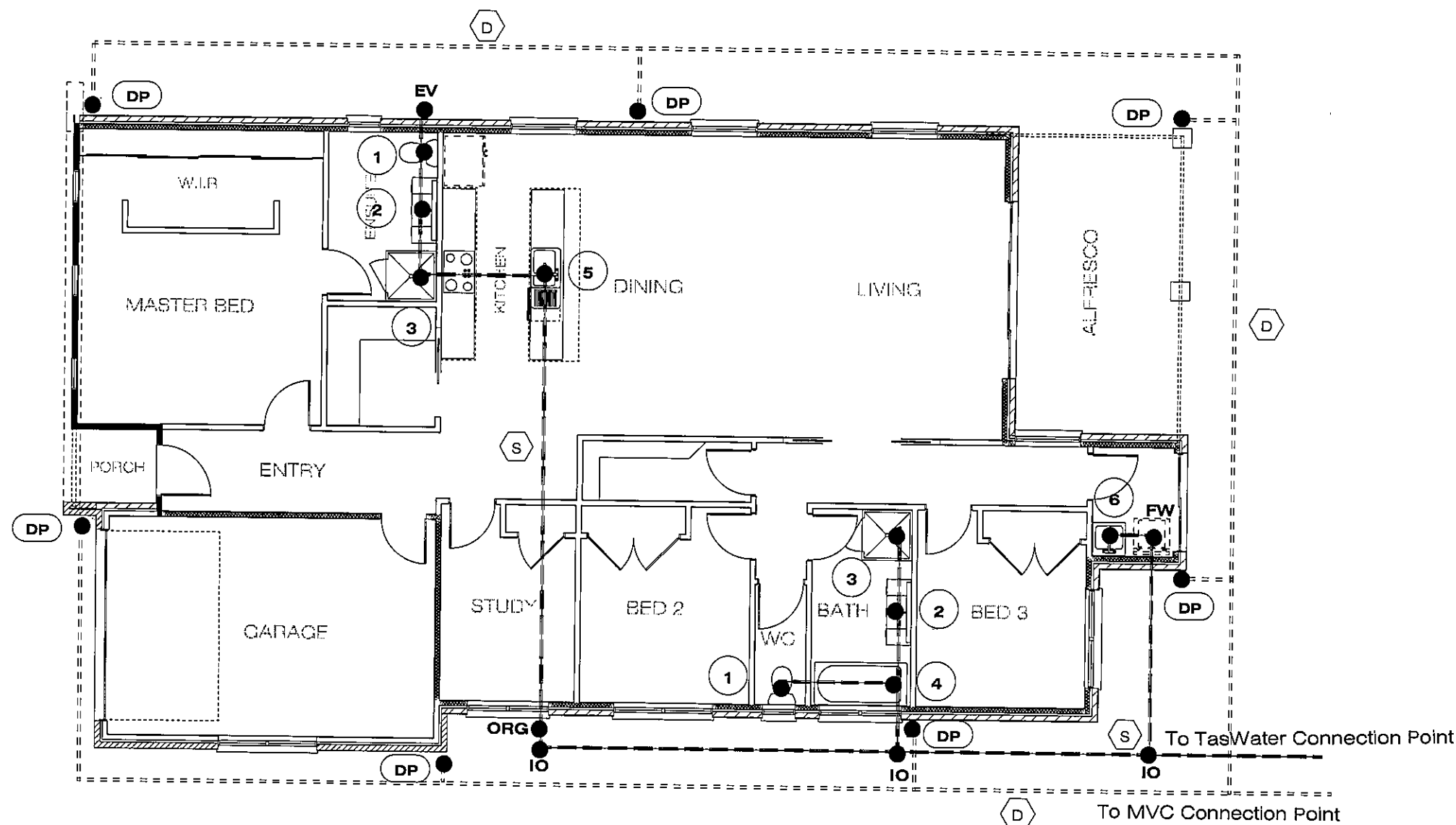
**ELECTRICAL
 PLAN**
 SCALE = 1:100

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	<div>Project:</div> <div>PROPOSED NEW DWELLING & Shed By Others</div>	<div></div> <div>Drawn By : Nicholas Fitsialos BCA CC 4789 M ABN 24 545 273 Mobile : 0418 508 538 Email: nfitsialos@yahoo.com.au 40 Suburb Road WESTBURY 7303</div>	<div>Project Status:</div> <div>CONSTRUCTION</div>	<div>Project No:</div> <div>MLEL161102C</div>	<div>Page No : 08 of 15</div>	<div>Page 73</div>		
	<div>15 March 2018 Liddell Valley Council Ordinary Agenda</div>							



KEY
1. W.C
2. Vanity basin
3. Shower
4. Bath
5. Kitchen sink
6. Laundry trough
FW Floor waste
DP. Downpipe



LIDDELL
BUILDING PTY LTD
27 Panorama Road
BLACKSTONE HEIGHTS
TAS 7250
Mobile: 0409 942 858
marty.liddell@live.com.au

Project:
**PROPOSED
NEW DWELLING
& Shed By Others**

Drawn By : Nicholas Fitsialos
BCA CC 4789 M ABN 24 545 273
Mobile : 0418 508 538
Email: nfdesigner@yahoo.com.au
40 Suburb Road WESTBURY 7303

Project Status:
CONSTRUCTION
Date: 02/12/2016

NOTE:
ALL DIMENSIONS AND LEVELS
TO BE CONFIRMED
ON SITE PRIOR TO COMMENCEMENT
OF WORKS.
THE CONTRACTORS ARE TO SATISFY
THEMSELVES THAT ALL WORK IS CLEAR
OF EXISTING SERVICES,
WHETHER SHOWN ON THE DRAWINGS
OR NOT.
SERVICES TO BE LOCATED SHALL
BE DONE SO IN CONJUNCTION
WITH RELATIVE AUTHORITIES.

CONSIDERABLE CARE HAS BEEN TAKEN
TO AVOID ERRORS & OMISSIONS
IN THE PREPARATION
OF THESE DRAWINGS,
HOWEVER EVEN WITH
THE GREATEST CARE INACCURACIES
MAY OCCUR & THE DRAFTSPERSON
CANNOT ACCEPT
RESPONSIBILITY FOR SUCH
ERRORS OR OMISSIONS

Project No:
MLEL161102C

Page No : 10 of 14

Page 75

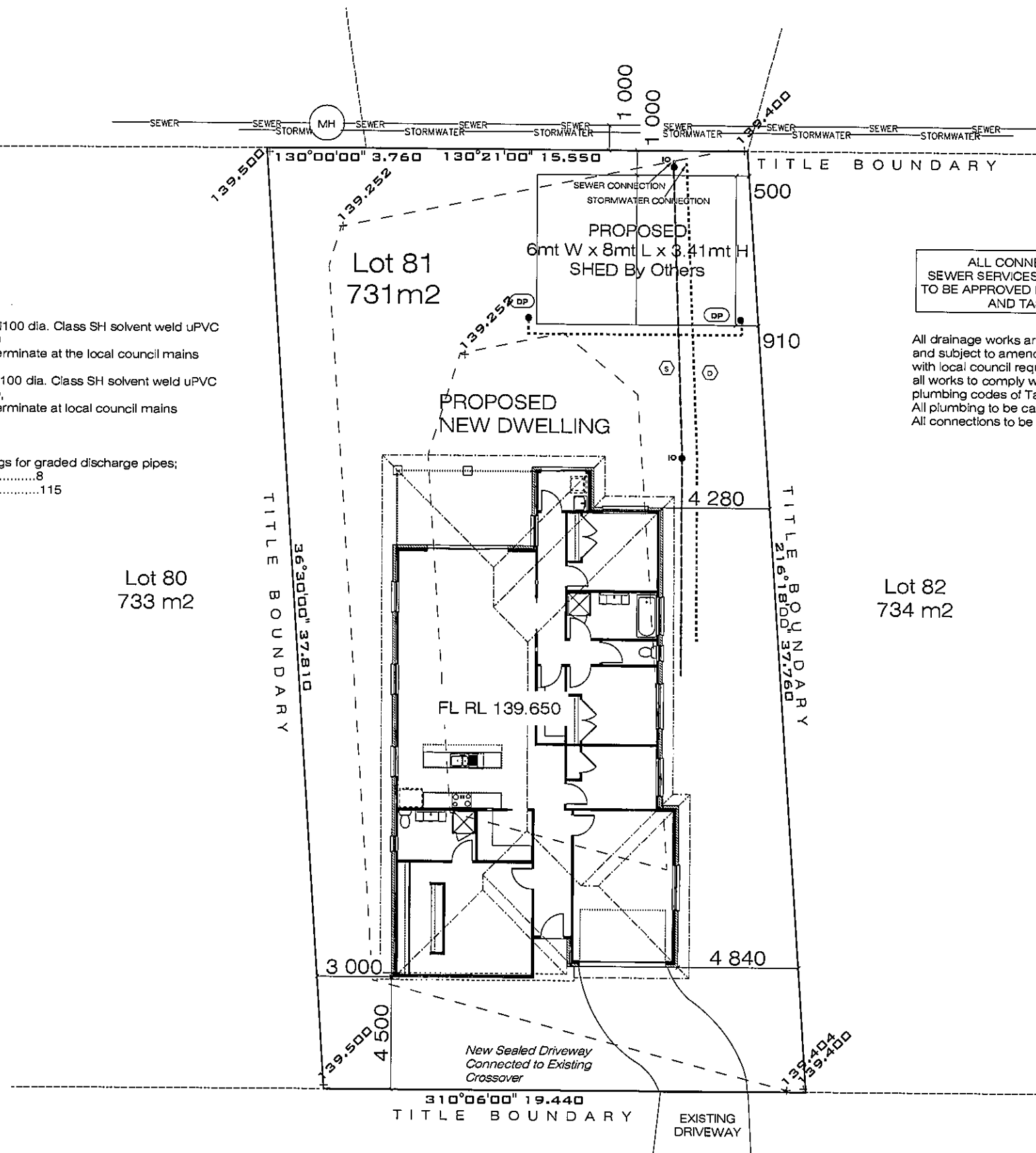
S Sewer:
Sewer trunk line shall be DN100 dia. Class SH solvent weld uPVC at a minimum grade of 1:60 in straight, even grades to terminate at the local council mains

D Drainage:
Stormwater line shall be DN100 dia. Class SH solvent weld uPVC at a minimum grade of 1:60, in straight, even grades to terminate at local council mains

Min. Grades:
DN50.....2.5%
DN100.....1.65%
Maximum fixture unit loadings for graded discharge pipes:
DN50.....2.5%.....8
DN100.....1.65%.....115

ALL CONNECTIONS TO SEWER SERVICES & STORM WATER, TO BE APPROVED BY LOCAL COUNCIL AND TAS WATER

All drainage works are provisional only and subject to amendments to comply with local council requirements all works to comply with NCC , AS3500 and all plumbing codes of Tasmania All plumbing to be carried out by licensed trade person only All connections to be approved by local council

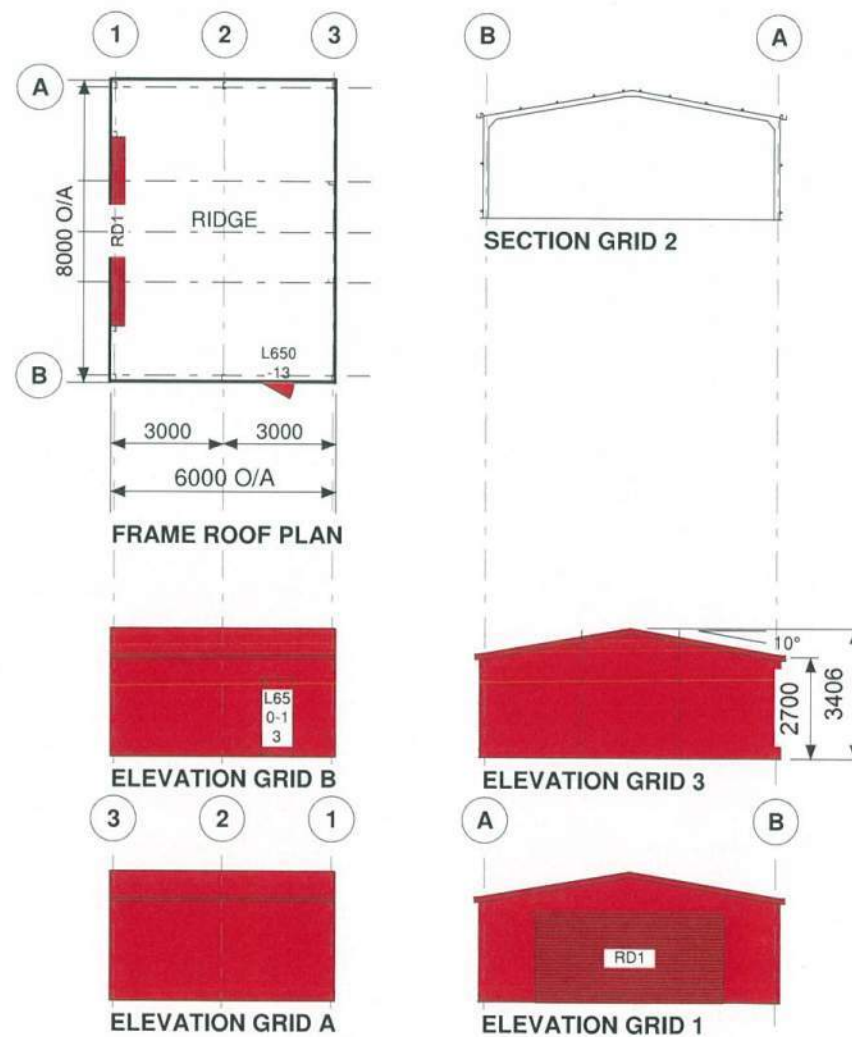


DRAINAGE PLAN
SCALE 1: 200

GLENMORE DRIVE

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CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	Steel-Line R.D, Manual "AA", 2280 high x 5000 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT
Tom Everett

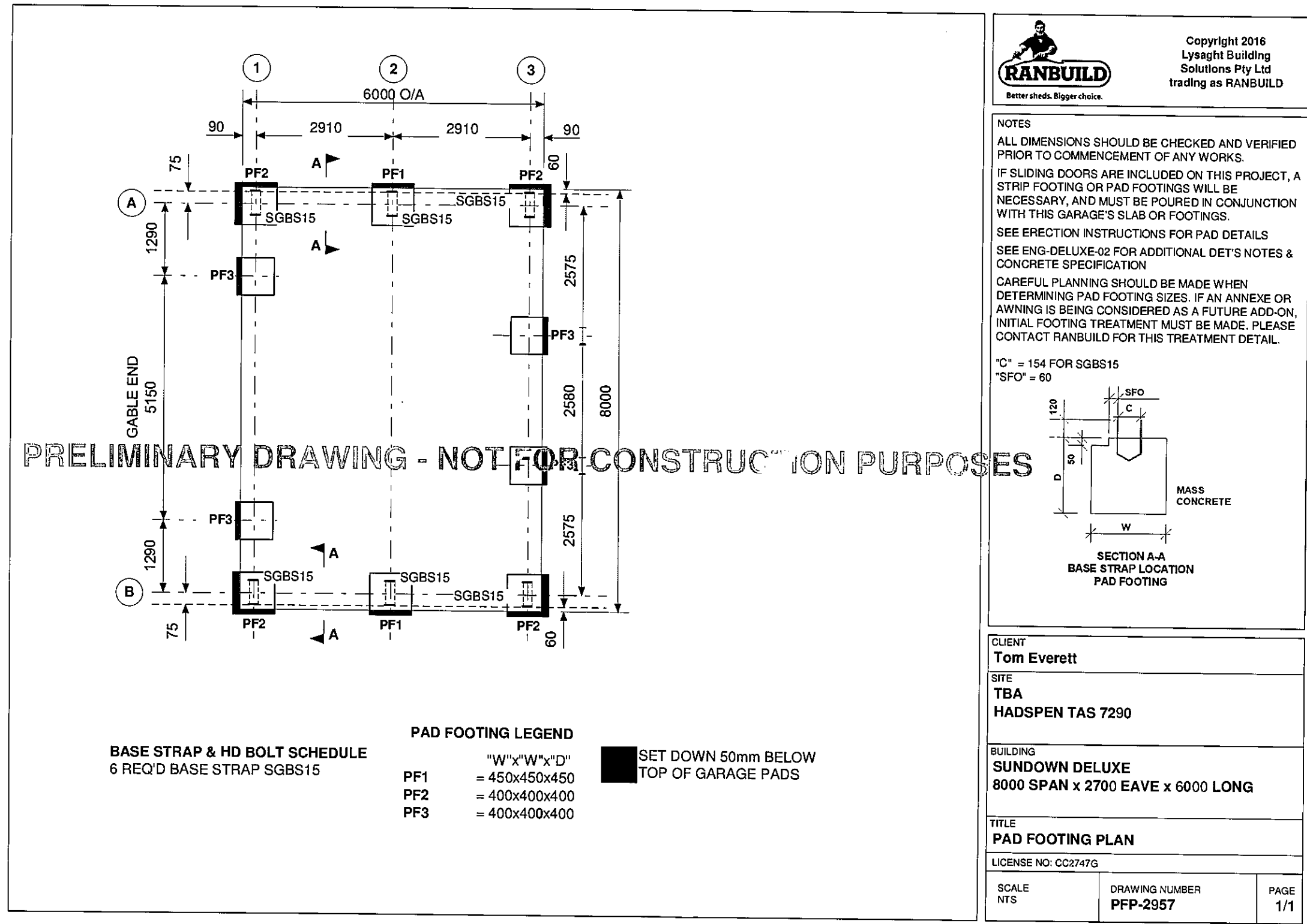
SITE
TBA
HADSPEN TAS 7290


BUILDING
SUNDOWN DELUXE
8000 SPAN x 2700 EAVE x 6000 LONG

TITLE
GENERAL ARRANGEMENT

LICENSE NO: CC2747G

SCALE A4 SHEET 1:200	DRAWING NUMBER LAUNC2-2957	PAGE 1/1
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NOTES

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.

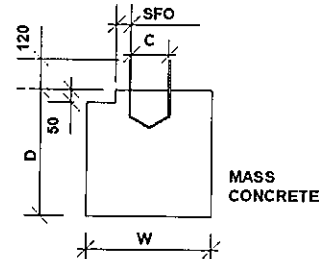
IF SLIDING DOORS ARE INCLUDED ON THIS PROJECT, A STRIP FOOTING OR PAD FOOTINGS WILL BE NECESSARY, AND MUST BE POURED IN CONJUNCTION WITH THIS GARAGE'S SLAB OR FOOTINGS.

SEE ERECTION INSTRUCTIONS FOR PAD DETAILS

SEE ENG-DELUXE-02 FOR ADDITIONAL DET'S NOTES & CONCRETE SPECIFICATION

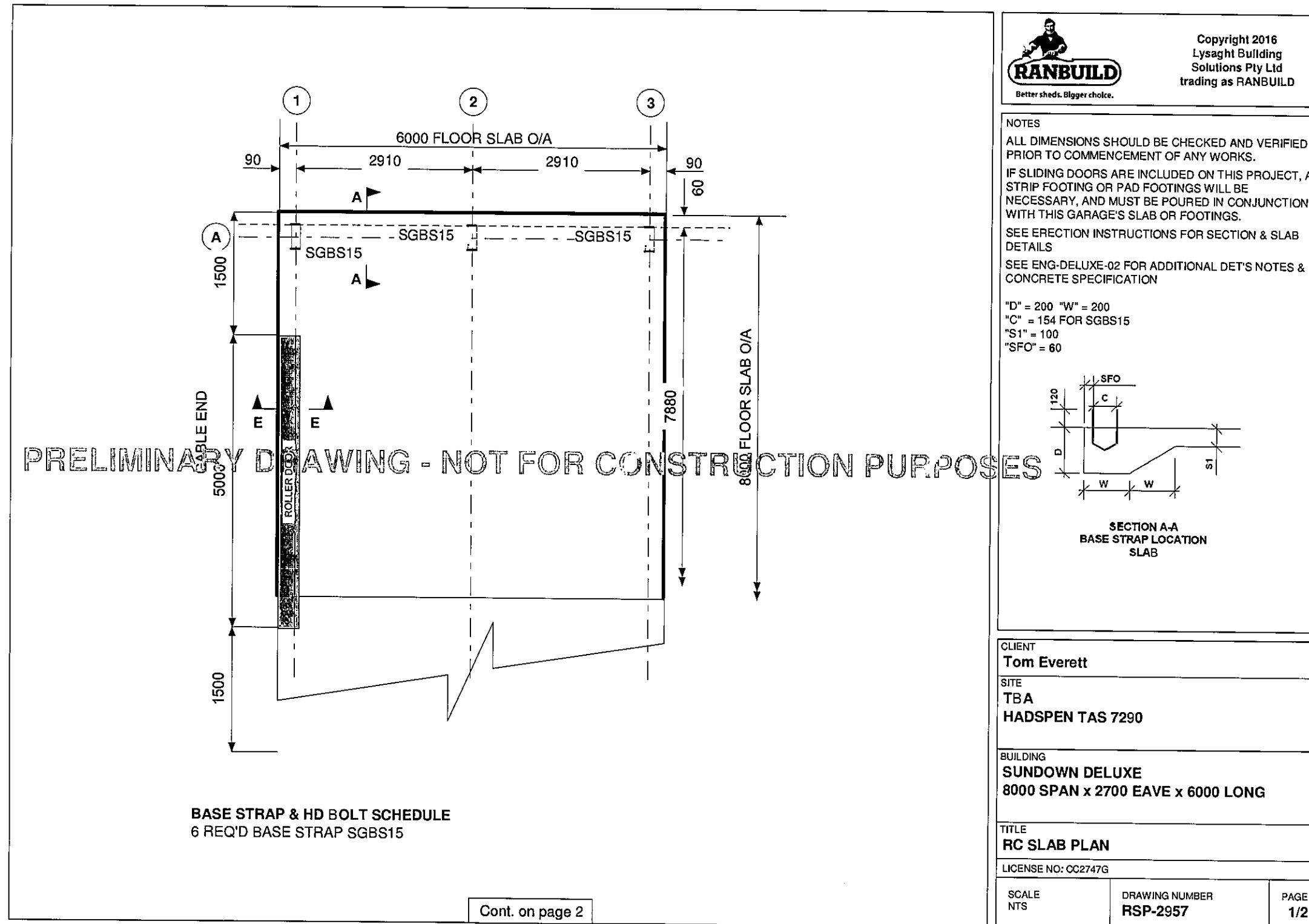
CAREFUL PLANNING SHOULD BE MADE WHEN DETERMINING PAD FOOTING SIZES. IF AN ANNEXE OR AWNING IS BEING CONSIDERED AS A FUTURE ADD-ON, INITIAL FOOTING TREATMENT MUST BE MADE. PLEASE CONTACT RANBUILD FOR THIS TREATMENT DETAIL.

"C" = 154 FOR SGBS15
"SFO" = 60



SECTION A-A
BASE STRAP LOCATION
PAD FOOTING

CLIENT	Tom Everett	
SITE	TBA HADSPEN TAS 7290	
BUILDING	SUNDOWN DELUXE 8000 SPAN x 2700 EAVE x 6000 LONG	
TITLE	PAD FOOTING PLAN	
LICENSE NO:	CC2747G	
SCALE	DRAWING NUMBER	PAGE
NTS	PPF-2957	1/1

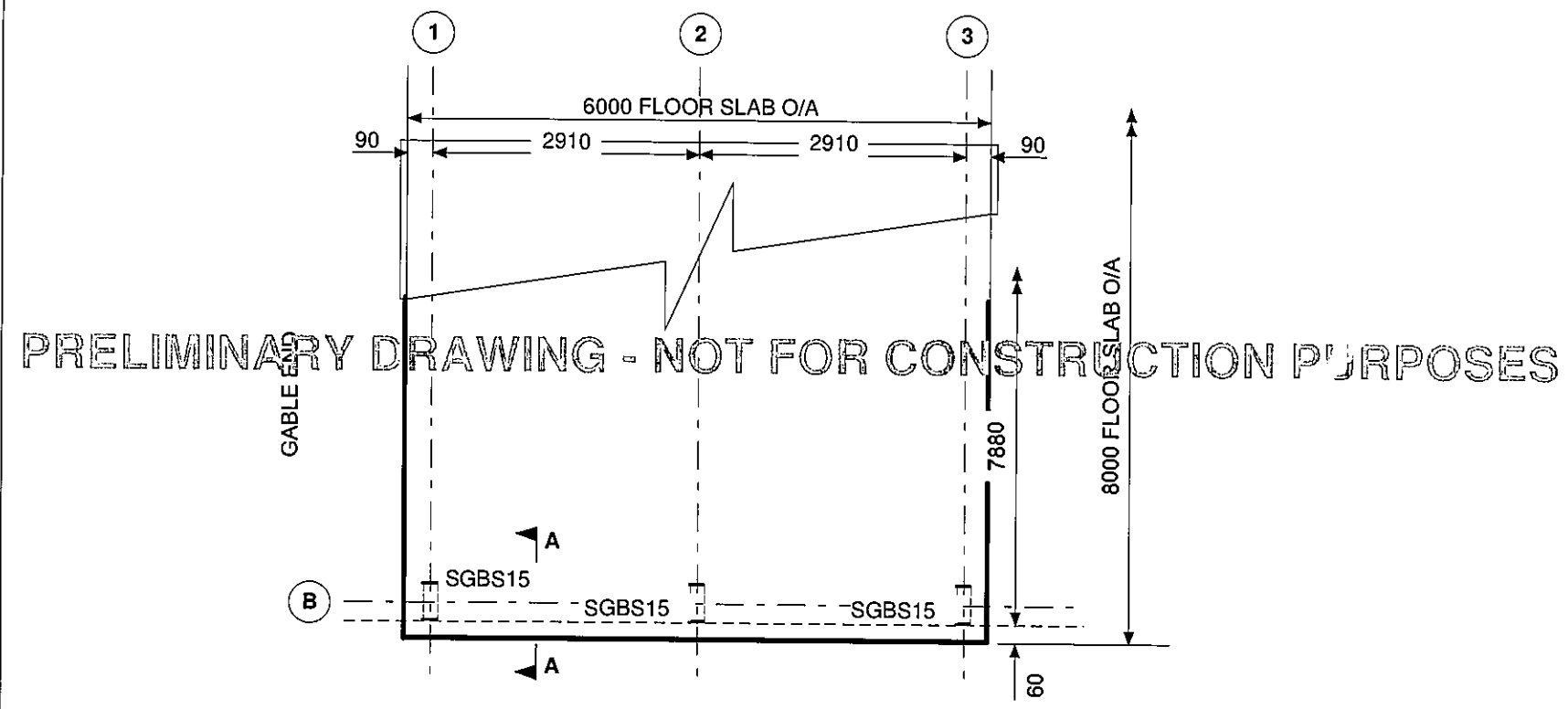


Cont. on page 1



Better sheds. Bigger choice.

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SCALE NTS	
DRAWING NUMBER RSP-2957	PAGE 2/2

Justin Simons

From: Glenys Woolnough <glenys.woolnough@gmail.com>
Sent: Thursday, 15 February 2018 2:16 PM
To: Planning @ Meander Valley Council
Subject: Re 27 Glenmore Drive, Hadspen

Attention Sandi Scott;

We, Barry & Glenys Woolnough of 4 Madison Close Hadspen, would like to advise you that Lockett & Everett, have commenced at 27 Glenmore Drive, having built up a gravel area over the grate that takes water away in heavy rain & in winter they will end up creating a dam behind our homes in Madison Close & it will flood our back yards,

Thanking you

(Barry & Glenys

Mr D & Mrs T Quarrell
6 Madison Cloase
HADSPEN TAS 7290

8 February 2018

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

Dear Sir or Madam,

RE: PA\18\0151 – 27 Glenmore Drive, Hadspen

We refer a letter we have received from Council dated 2 February 2018 in relation to the above Application for Planning Approval.

Upon considering the plans and documents located on the Council's website, we advise that we have an objection in relation to the plans for the shed to be erected on the property.

This shed is located very close to the rear boundary, covers a large area and is quite high. Whilst we do not object to a shed being erected at the subject property, we do object to the size of the shed which is some 8m wide, 6m long and 3.4m high.

Yours sincerely

D & T Quarrell

Justin Simons

From: Tona Quarrell <tona.quarrell@bigpond.com>
Sent: Thursday, 15 February 2018 9:59 PM
To: Planning @ Meander Valley Council
Subject: PA\18\0151 - 27 Glenmore Drive, Hadspen
Attachments: 27 Glenmore Dr 1.jpg; 27 Glenmore Dr 2.jpg

Dear Sir/Madam

Further to our previous email of 8 February 2018.

We refer to the above matter and wish to provide a further representation in this matter.

It has been brought to our attention that the location where the proposed shed is being positioned on the block has been raised from ground level. Also that it is proposed that the entire building site level will be raised and that the shed and house will built on slabs on top of the already raised level. If this is the case, the shed will be much higher than 3.4m from the ground level.

We believe that the current location for the shed will cause significant shadows into the back corner of our yard, where our bbq/outside dining and relaxation area are located. We spend significant amounts of time in this area of our yard. Afternoon sun comes from this side of the house.

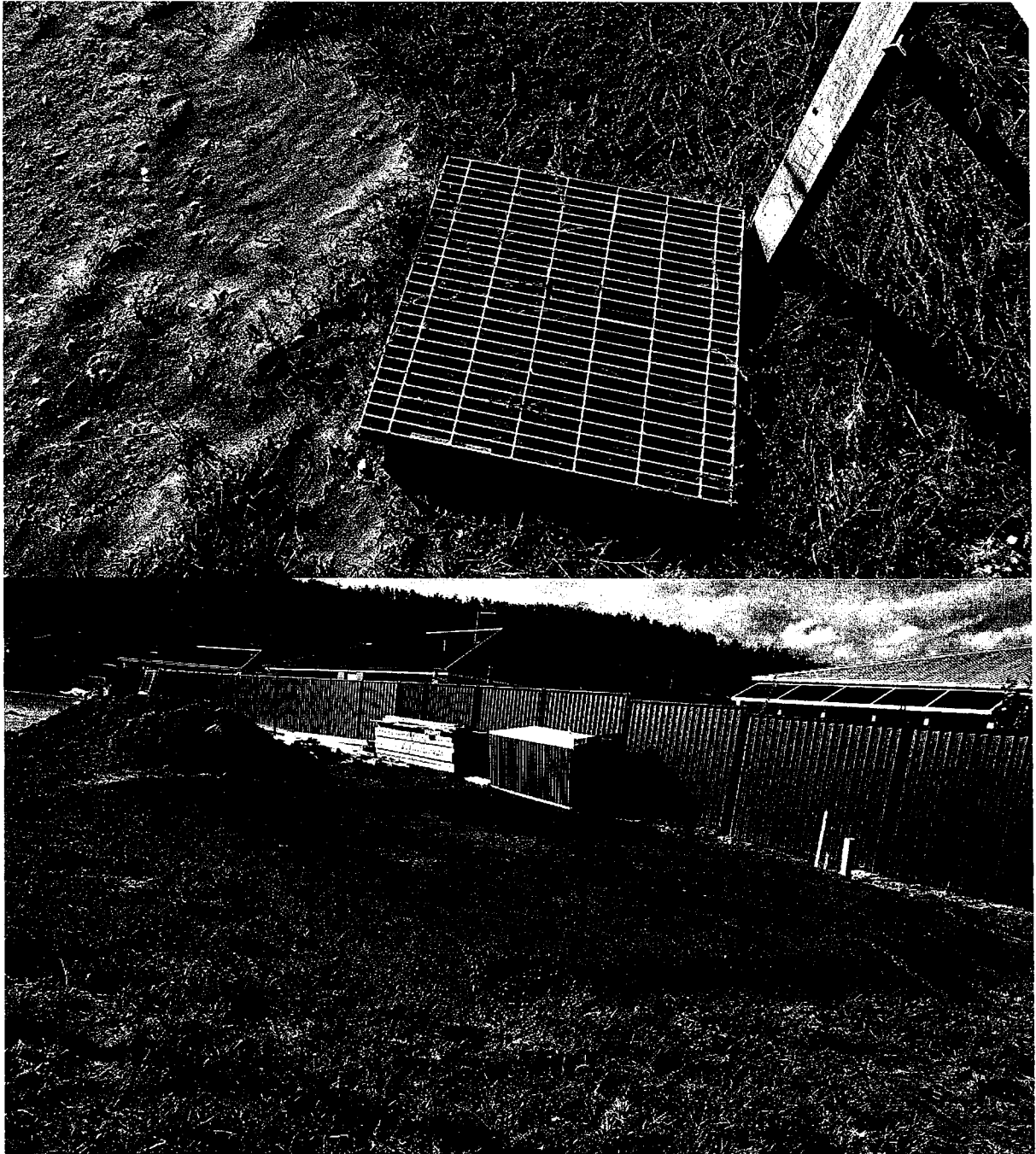
We are further concerned that it appears, from sight, that the drainage pit at the rear of 27 Glenmore Drive has been removed and covered by road base. We were advised by Council previously that these pits were placed at the lowest point of each block of the newest part of the Glenmore Estate subdivision to catch runoff from rain etc. The removal or obstruction of that pit could cause quite a dramatic change in the flow or runoff of rain/water from the rear of that house lot steering it down to the next lowest point which may be our back yard.

Please find attached 2 photos. Photo 1 is of partly prepared shed site showing water pipe locations. Photo 2 shows the metal drain grate which is now sitting in the grass between the shed site and house site (there is no drain underneath)

As before stated, we do not object to a shed being built on the property if it will not adversely impact upon us and our property. We would be glad to discuss this matter.

Kind Regards,

Damien and Tona Quarrell



Mr D & Mrs T Quarrell
6 Madison Cloase
HADSPEN TAS 7290

8 February 2018

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

Dear Sir or Madam,

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Yours sincerely

D & T Quarrell

Natasha Whiteley

From: Glenys Woolnough <glenys.woolnough@gmail.com>
Sent: Wednesday, 7 February 2018 10:30 AM
To: Planning @ Meander Valley Council
Subject: shed at 27 Glenmore Drive

attention Sandi Scott,

We, Barry & Glenys Woolnough of 4 Madison Close Hadsen wish to object to the erection of a shed at 27 Glenmore Drive Hadsen. We do not object to a smaller shed but the size of the proposed shed will severely impact our views & also shade our gardens. We have spent quite a lot of money making our outside living area attractive & spend most of our days there, but to see a very large shed would spoil it all.

I also question the position of a portable toilet they have erected while building. We know this is a requirement, but it has been placed hard up against our fence & it is the first thing we look at each morning when we open the blinds, & it is only a few metres from our living areas. There are vacant blocks on either side of 27 Glenmore Dr. so could be placed in a better position

Thanking you

Barry & Glenys Woolnough

dated 7th February 2018

Barry mobile 0418137020

Justin Simons

From: Modern Homes <modernhomes@live.com.au>
Sent: Wednesday, 21 February 2018 7:08 PM
To: Justin Simons
Cc: Thomas
Subject: Lot 81 Glenmoore Drive Hadspen
Attachments: quote for shed.pdf

Evening Justin,

Re our phone conversation today about Tom and Shari's house at Lot 81 Glenmoore drive hadspen.

-As discussed today we will replace the pit in the right hand corner of the block to be directly behind the back right corner of the proposed shed to pick up any run off that may occur from the adjacent properties, as for run off from lot 81 will have adequate grated drains and stormwater pits to collect any run off from the property and to prevent it pooling or getting into any neighbouring properties.

-The height of the proposed shed in regards to the natural ground height that is there at the moment will be a finished floor level of 100mm above the ground level at the back right hand corner of the block. this is natural untouched ground and has only had approximately 50mm of grass scraped off to lay a solid cb base down for the concrete slab to be pored on. The overall height of the shed at the apex will be 3046mm above the FFL, with the guttering sides being 2700mm above FFL.

The FFL of the proposed shed is set to be 200mm below the FFL of the proposed house which is 300mm above the flood level as specified by the council. I believe any shadowing in regards to the shed will most likely occur on Tom and Sharis backyard and not any northern neighbouring properties.

I have attached the quote for the shed which has elevations on it so you can cross reference with the plans that have been submitted to council.

Thanks for your time on the phone today mate i hope we can get this resolved so that Tom and Shari can finally get the house started as they have been waiting over twelve months with title delays already.

Regards Nate O'Byrne



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CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	H-OUAD	CB	AA

0.35bmt=0.40ct; 0.42bmt=0.47ct; 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	Steel-Line R.D., Manual 'AA', 2280 high x 5000 wide Clear Opening C/B
1	L650-13	Lamtec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bord

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	MS
2	A	2.5	1.0

CLIENT
Tom Everett

SITE
TBA
HADSPEN TAS 7290

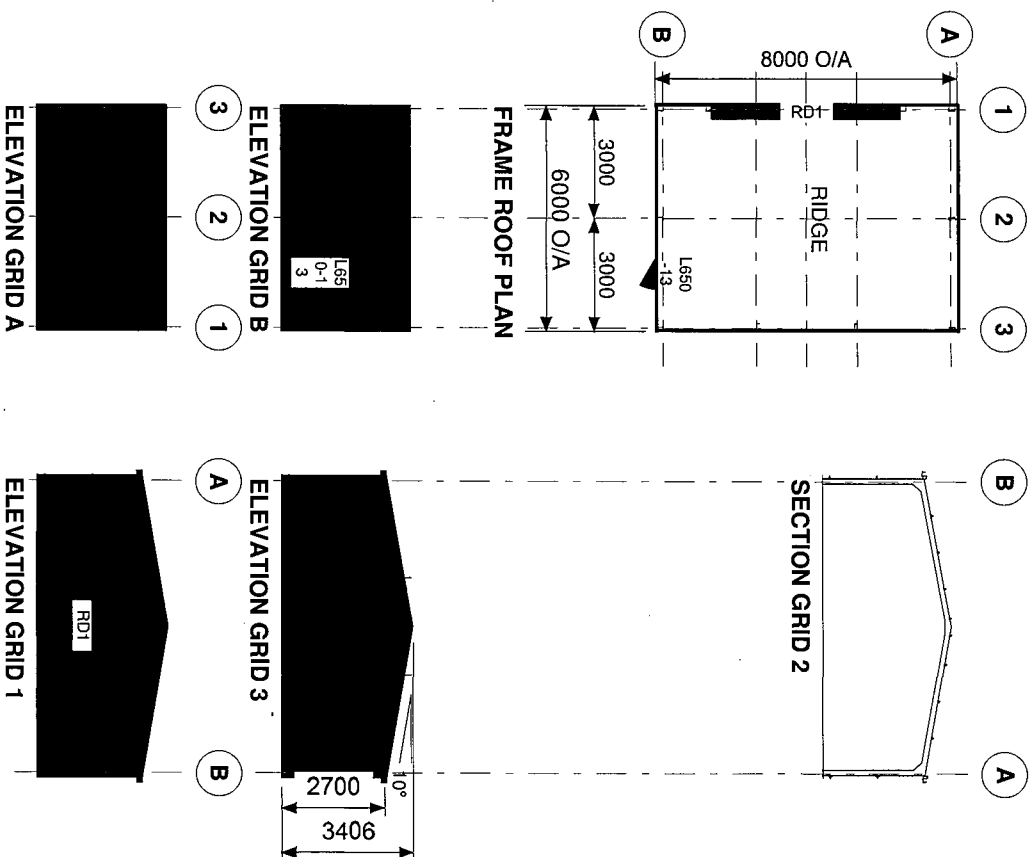
BUILDING
SUNDOWN DELUXE
8000 SPAN x 2700 EAVE x 6000 LONG

GENERAL ARRANGEMENT

SCALE
A4 SHEET 1:200

DRAWING NUMBER
LAUNC2-2957

PAGE
1/1



C&DS 2 NEW POLICY NO. 89 – MOBILE FOOD VEHICLES

1) Introduction

The purpose of this report is for Council to adopt a Mobile Food Vehicles Policy.

2) Background

Mobile Food Vehicles have traditionally traded at events, fairs and festivals, however their popularity has increased in recent years and they are now operating regularly in the Meander Valley area from public streets, independent of organised events. The Vehicle and Traffic Act 1999 provides for Council to grant a permit for the sale of goods from a vehicle on a public street.

At the workshop held in August 2017, Council agreed for a new Policy to be prepared to provide for the granting of such permits and to also address the sale of goods from Council owned or managed property.

3) Strategic/Annual Plan Conformance

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

- Future direction (2) – A thriving local economy

4) Policy Implications

The new Policy is proposed so that Council may grant permits for mobile food vehicles to operate from a public street or Council owned or managed property. Guidelines have also been prepared to give effect to this Policy.

5) Statutory Requirements

Under the Vehicle and Traffic Act 1999, Council may grant a permit for the sale of goods from a vehicle on a public street. Fees and charges are set in accordance with section 205 of the Local Government Act 1993.

6) Risk Management

The process for consideration of a permit includes referral to local police and addresses safety and traffic flow together with factors of location.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

The application process for a permit includes a fee for the permit. This will be reflected in Council fees and charges. It is proposed that the fee of \$163.50 apply for the 2017/18 year.

10) Alternative Options

Council can elect to amend the Policy or opt not to adopt the Policy.

11) Officers Comments

The number and frequency of Mobile Food Vehicles operating regularly in the municipality has notably increased in the past year, accompanied by an increase from operators for permission to trade from Council owned or managed property. Difficult situations have arisen for Council staff in the absence of a Policy when handling such queries, together with the conflicting expectations of proprietors of established permanent fixed food businesses and the broader community.

The implementation of the proposed Policy will provide direction and clarity on the requirements for all parties, and facilitate a consistent approach for the assessment of applications for a permit to trade from a public street or Council owned or managed property.

AUTHOR: Katie Proctor
ENVIRONMENTAL HEALTH OFFICER

12) Recommendation

It is recommended that Council

- 1. Adopt Policy No. 89 Mobile Food Vehicles as follows; and***
- 2. Applies a fee of \$163.50 for the granting of a permit for the 2017-18 financial year as per section 205 of the Local Government Act 1993.***

POLICY MANUAL

Policy Number: 89

Mobile Food Vehicles

Purpose:

The purpose of this Policy is to provide direction for the granting of permits for mobile food vehicles to operate from a public street or Council owned or managed property.

Department:

Community & Development Services

Author:

Katie Proctor, Environmental Health Officer

Council Meeting Date:

13 March 2018

Minute Number:

xx

Next Review Date:

March 2022

POLICY

1. Definitions

A **mobile food vehicle** is a food business that operates from a mobile structure under the Food Act 2003. A mobile structure includes a vehicle or trailer that is not permanently fixed to the whole, or part, of a building, structure or land, in, at or from which food is, or is intended to be, handled or sold.

A **public street** means any street, road, lane, thoroughfare, footpath, bridge or place open to the public, or to which the public have or are permitted to have access, whether on payment of a fee or otherwise as defined in the Traffic Act 1925.

Council owned or managed property includes Council managed parks, reserves, sports grounds, car parks and road reserves.

2. Objective

The objective of this policy is to establish the conditions under which Council may grant permits for mobile food vehicles to operate from a public street or Council owned or managed property.

3. Scope

The policy shall apply to anyone wanting to operate a mobile food vehicle within the municipality from a public street or Council owned or managed property.

4. Policy

Council supports the operation of mobile food vehicles within Meander Valley.

Council will consider applications for permits for mobile food vehicles on any public street within the municipality and on Council owned or managed property.

4.1 Assessment considerations

When assessing permit applications, the Council will take into account the following matters:-

- Advice from Tasmania Police as to the traffic and safety conditions and any other impact of the operation;
- Advice from Department of State Growth if the proposed location is suitable;
- Advice from key users (e.g. sports clubs) of Council owned or managed property;
- Whether the operation is an appropriate distance from established permanently fixed food premises;
- Proximity of sensitive uses (e.g. school, hospital); and
- Proposed time of day and period of operation.

Guidelines are to be made to give effect to this policy.

4.2 Exemptions

This policy does not apply to applications by mobile food vehicles to operate on a public road during an event where Council has granted permission for a road closure to conduct that event.

5. Legislation

Vehicle & Traffic Act 1999

Food Act 2003

Meander Valley Interim Planning Scheme 2013

Traffic Act 1925

6. Responsibility

Responsibility for the operation of the policy rests with the Director Community & Development Services and Director Infrastructure Services.

DECISION:

C&DS 3 DELORAINE & DISTRICTS RECREATION **PRECINCT FEASIBILITY STUDY REPORT** **CONSULTATION PERIOD**

1) Introduction

The purpose of this report is for Council to approve an extension and expand the scope of the formal period of stakeholder and community consultation in respect of the Deloraine & Districts Recreation Precinct Feasibility Study (DDRPFS) Background and Summary Reports (January 2018) that were received at the January meeting of Council.

2) Background

At the Ordinary Council meeting of 16 January 2018, Council determined to;

- 1. receive the Deloraine & Districts Recreation Precinct Feasibility Study Background and Summary Reports.***
- 2. notes the letter and recommendations contained within; from the DDRPFS Working Group.***
- 3. undertakes a formal period of stakeholder and community consultation and feedback to be ready for consideration at the Council meeting of 13 March 2018."***

Following this decision the formal period of stakeholder and community consultation was undertaken between 17 January 2018 to 19 February 2018.

This included:

- A Council Facebook post and Press Release advising that the report had been received and the Working Group's recommendations.
- Letters and emails were distributed to stakeholders advising as above, seeking feedback and inviting to stakeholder consultation meeting.
- Council published a website news item advising as above and inviting the community to participate in the consultation meeting.
- There was a stakeholder and community presentation and consultation on the afternoon and evening of 31 January 2018. About 20 community members attended.

Through the consultation Council directly contacted:

COMMUNITY ORGANISATIONS/EVENTS

Rotary Club of Deloraine
Apex Club of Deloraine
Lions Club of Deloraine
Rotary Club of Westbury
Lions Club of Westbury
Meander Valley Women in Agriculture Group
Mens Shed
Tasmania Craft Fair
Toddle Inn - Child Care Centre

SCHOOLS

Deloraine High School
Deloraine Primary School
Deloraine Catholic Primary School – OLOM
Mole Creek Primary School
Westbury Primary School
Hagley Farm Primary School
Bracknell Primary School
Westbury Play Group

SPORTS CLUBS

Deloraine Devils Netball Club Inc
Deloraine Football Club Inc
Deloraine Junior Football Club Inc
Deloraine Amateur Basketball Association
Deloraine Junior Basketball Club
Deloraine Little Athletics
Deloraine Badminton Association
Deloraine Junior Soccer Club
Deloraine Indoor Bias Bowls Association
Deloraine Tennis Club
Deloraine Bowls Club
Deloraine Districts Pony Club
Deloraine Squash Club
Mole Creek Football Club
Meander Valley Suns Football Club
Westbury Shamrocks Cricket Club
Hadspen Recreation Ground facility users
Devil State Derby League
Meander Valley Gym Club

CULTURAL/YOUTH ACTIVITIES

Arts Deloraine
Palmer's Dance Studio
Dance Connection
Deloraine Dramatic Society
Deloraine Community Band
Deloraine Table Tennis League
Meander Valley U3A
Northside Aikido
Studio BE
Western Tiers Film Society
Probus Club of Deloraine
Inner Wheel Club of Deloraine
Deloraine A & P Society Inc

STATE / REGIONAL SPORT ASSOCIATIONS

Northern Tasmania Netball Association
Basketball Tasmania
Squash Tasmania
Northern Tasmanian Football Association
AFL Tasmania
Darts Tasmania

There was also a letter sent to the adjacent neighbour that owns the land identified for potential sport and recreation use and an email to the Department of Education.

Council has received ten responses to the direct consultation including:

- Deloraine Devils Netball
- Deloraine Apex Club
- Western Tiers Film Society
- Deloraine Little Athletics
- Deloraine High School
- Deloraine Dramatic Society
- Deloraine Badminton Association
- Deloraine Rotary
- Deloraine Squash Club
- Deloraine Agricultural and Pastoral Society

The formal responses and an overview of the information night were provided to Council at the February Council workshop.

There were also some articles in the Examiner on 16 January 2018 and Meander Valley Gazette in February 2018 which outlined the proposal and Council's decision.

Councillors were briefed on three occasions in 2017 during the preparation of the feasibility study by the consultants and a representation from the Working Group. There was also a workshop briefing by council officers on 27 February 2018.

3) Strategic/Annual Plan Conformance

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

- Future Direction (3): Vibrant and engaged communities
- Future Direction (4): A healthy and safe community
- Future Direction (5): Innovative leadership and community governance
- Future Direction (6): Planned Infrastructure Services

4) Policy Implications

Not applicable.

5) Statutory Requirements

Local Government Act 1993 section 20(2). In performing its function, a council is to consult, involve and be accountable to the community.

6) Risk Management

The limited response to the consultation does not provide Council with a clear or representative view of the proposal.

7) Consultation with State Government & Other Authorities

The Department of Education was invited to participate in the project. The Acting Director Facility Services advised that an opportunity to comment on draft master plans or concepts would be welcome. However, a response has not been received to the invitation to comment.

8) Community Consultation

The Council officers, supported by Working Group members, implemented the stakeholder and community consultation plan in the period 17 January to 19 February. The details of this are provided in the background section of this report.

At the Working Group meeting on 6 March 2018, the DDRPFS Working Group also expressed disappointment in the feedback to date and suggested following up with further emails to the groups that have not yet responded and further phone calls to key stakeholder groups. The Working Group would then like to review the results of the follow-up to consider further methods of consultation if required.

9) Financial Impact

The costs of the initial consultation at the time of writing are a total of \$98,020 (ex GST).

The extension of the consultation period for a further 6 months is estimated at up to \$10,000 to allow the commissioning of a consultant to assist and this could be covered by the total project budget.

The financial considerations associated with implementation of the Working Group recommendations and options contained in the consultant reports are addressed in Officers comments.

10) Alternative Options

Council can elect to not extend and expand the period of formal community and stakeholder consultation.

11) Officers Comments

The key drivers in the DDRPFS are community and sporting groups seeking improved facilities and increased opportunities for community participation in recreation and sport. The consultant team sought to identify current demands and to test projections for both short term and future demand.

The study findings and the Working Group recommendations have still not been tested with all the stakeholders who were engaged in the consultations for the Study or the community more broadly. If Council determine to extend and expand the scope of the formal consultation and feedback

period with stakeholders and community it will provide a greater degree of transparency and engagement with them and by receiving their feedback will ensure the most considered options for the way forward.

The following program is proposed for consultation with the stakeholders and community. Stakeholders comprise the sporting clubs, service organisations, schools and all groups that have received correspondence from Council.

Taking into account the Working Group's recommendations the consultation programs to include:

- Follow-up all emails sent with a further reminder email and phone calls as required seeking feedback.
- Subject to results of the feedback Council to engage a consultant to undertake key tasks of the next phase of consultation with stakeholders and the community. The extent of such engagement to be determined after review of the follow-up.
- Convene a meeting of Committee and members of the Deloraine Senior and Junior Football Clubs as a priority and receive their formal feedback on the project.
- Convene a meeting with Education Department representatives, including Principals of Deloraine Primary School and Deloraine High School, and receive their formal feedback on the project.
- Subject to the follow-up emails and phone calls convene meetings or interviews with all key stakeholders, throughout the municipality and including State Sporting Organisations, and brief them about the report findings and receive their formal feedback on the project.
- Conduct a public meeting at Deloraine Community Complex at a time / date that would allow a greater number of community members to be present and so as to receive a report on the project and receive feedback.

It is recommended that Council extends and expands the scope of the formal period of stakeholder and community consultation. Following the conclusion of the follow up consultation period it is recommended that Council workshops the consultation feedback, Working Group recommendations and any other relevant material.

AUTHORS: Daniel Smedley
RECREATION CO-ORDINATOR

Lynette While
DIRECTOR DEVELOPMENT & COMMUNITY SERVICES

12) Recommendation

It is recommended that Council:

- 1. Extends and expands the scope of the formal period of stakeholder and community consultation as follows:***
 - 1.1. Follow-up all emails sent with a further reminder email and phone calls as required seeking feedback.***
 - 1.2. Subject to results of the feedback Council to engage a consultant to undertake key tasks of the next phase of consultation with stakeholders and the community. The extent of such engagement to be determined after review of the follow-up.***
 - 1.3. Convene a meeting of Committee and members of the Deloraine Senior and Junior Football Clubs as a priority and receive their formal feedback on the project.***
 - 1.4. Convene a meeting with Education Department representatives, including Principals of Deloraine Primary School and Deloraine High School, and receive their formal feedback on the project.***
 - 1.5. Subject to the follow-up emails and phone calls convene meetings or interviews with all key stakeholders, throughout the municipality and including State Sporting Organisations, and brief them about the report findings and receive their formal feedback on the project.***
 - 1.6. Conduct a public meeting at Deloraine Community Complex at a time / date that would allow a greater number of community members to be present and so as to receive a report on the project and receive feedback.***

DECISION:

GOV 1 PROPOSED DEVELOPMENT - WESTBURY RECREATION GROUND

1) Introduction

The purpose of this report is for Council to review the motions carried at the Public Meeting held under the provisions of Section 60F of the Local Government Act 1993 (Act) in the Westbury Town Hall on 15 February 2018.

2) Background

At the Ordinary Council Meeting September 2017 Council made the following decision:

That Council:

- 1. Approves new capital works funding of the amount up to \$5m to be drawn from Council cash reserves, so as to enable construction of a new Westbury Recreation Ground sports pavilion incorporating second level multipurpose function Centre as per concept design Attachment A, and in so doing demolish the existing sports pavilion on the same site (footprint).***
- 2. Appoint Councillors Mackenzie, Synfield and Richardson and Director Infrastructure Services to oversee project development supported by Council's Property Management Officer and Parks Project Officer.***
- 3. Design development to be undertaken in-house as far as possible.***
- 4. Where possible utilise the building skills of competent and qualified local trades persons.***

Prior to the November Ordinary Council meeting 2017, Council received a petition with 487 signatories. The petition included the following statement:

Under the provisions of the Section 59 of the Local Government Act 1993 the signatories request that Meander Valley Council hold a public meeting regarding the Council decision to use \$5 million from Council's cash reserve to construct a new building at the Westbury Recreation Ground.

Conversations amongst the public following the decision of Council to spend these funds indicate that the proposal is not supported by the wider community.

The community and existing user groups originally asked for an upgrade of the existing facilities. Council's decision does not appear to represent and promote the interests of the community. The financial impact on ratepayers is starting to become apparent and Council needs to be accountable to the community.

Section 59 of the Act states that Council must hold a Public Meeting if the petition is signed by at least 5% of the electors in Meander Valley or 1,000 of those electors.

The petition tabled at the Ordinary Council meeting in November contained 487 signatures. This was less than 5% of the electors therefore Council was not required to hold a Public Meeting, however Council made the following decision at the Ordinary Council meeting in November:

Resolves, under the provisions of Section 60F of the Local Government Act 1993, to hold a public meeting to discuss the proposed development at the Westbury Recreation Ground on 15 February 2018.

The Public Meeting was held on 15 February 2018. At the meeting four motions were put from the floor, by the community and carried by clear majorities:

1. Pam Swain of Westbury moved and Gay Hall seconded
"that this gathering respectfully requests Council to revisit their decision on the Westbury Recreation Ground Function Centre."
2. Sean Manners of Westbury moved and Di Robinson seconded
"that the project as it stands be halted and"
 - ***A working group be created and include -***
 - ***Council officers***
 - ***Community members***
 - ***User groups***
 - ***Councillors***
 - ***The Business Case be accepted and endorsed***

- ***A timeline be decided for the project within a very short time frame***
 - ***Community interaction and feedback all the way through the process."***
3. Wendy Bellinger of Westbury moved and Rodney Bussey seconded
"that Council reconsider the motion passed at the September meeting, and following further community consultation, expedite improvements to the current facility."
4. Alex Wadley of Hadsden moved and Rob Shaw seconded
"that Council accept the design which went to tender and retender the design."

There were a number of common themes in the motions that were reinforced by comments and questions put to Council during the Public Meeting, these include, but are not limited to:

- That Council does not proceed with the design approved at the Ordinary Council Meeting September 2017 (206/2017 September)
- That Council moves quickly to upgrade the clubrooms in line with the needs of the current users

At the February 2018 Council workshop Council discussed the motions put by the community, the outcomes of the Public Meeting and the Council response.

Council also discussed the scope of the existing proposal, the process of reviewing the current design and options to progress the project.

3) Strategic/Annual Plan Conformance

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

- Future Direction (5): Innovative leadership and community governance
- Future Direction (6): Planned Infrastructure

4) Policy Implications

Not applicable.

5) Statutory Requirements

Not applicable.

6) Risk Management

Any decision regarding Council's response to the motions put at the Public Meeting should be made having considered reputational risk and the role of Council described in Section 20(2) of the Act which states that:

In performing its functions, a council is to consult, involve and be accountable to the community.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

The Public Meeting on 15 February 2018 followed the receipt of a petition with 487 signatures.

9) Financial Impact

Not applicable.

10) Alternative Options

Council can elect to not support or amend the recommendation.

11) Officers Comments

The recommendation has been drafted to:

- Reflect the feedback provided to Council through questions, commentary and the motions carried by the community at the Public Meeting
- To re-set the project and focus on addressing the immediate shortcomings of the existing clubrooms

- Recognise that further consideration should be given to the provision and improvement of community facilities in Westbury

The recommendation provides for consultation with the user groups to finalise the proposed design, and broader community consultation to investigate the demand for additional or improved community facilities in Westbury.

The proposed recommendation will also require Council to rescind decision 206/2017 Westbury Recreation Ground Sports Pavilion – Design Development and Cost Estimate, made at the Ordinary Council Meeting September 2017.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council:

- 1. Notes the motions carried at the Public Meeting held on 15 February 2018***
- 2. Rescind decision 206/2017 Westbury Recreation Ground Sports Pavilion – Design Development and Cost Estimate, made at the Ordinary Council Meeting September 2017, in accordance with the provisions Regulation 18 of the Local Government (meeting Regulations) 2015.***
- 3. Direct the General Manager to:***
 - Work with user groups to review and confirm the project brief for the upgrade and refurbishment of the existing Westbury Recreation Ground clubroom facilities***
 - Prepare a design for the upgrade and refurbishment of the existing Westbury Recreation Ground clubroom facilities***
 - Put the design for the upgrade and refurbishment of the existing Westbury Recreation Ground clubroom facilities to tender in accordance with the Meander Valley Council Code of Tenders***
- 4. Includes a project in the 2018 – 2019 Operating Budget to review and determine the need for additional community facilities in Westbury, including the upgrade of existing public facilities.***

DECISION:

GOV 2 NOTICE OF MOTION – CAMPING AT BRACKNELL

– CR IAN MACKENZIE

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Mackenzie that Council commence the process to assess the feasibility of providing camping and overnight stays at the Bracknell Recreation Ground.

2) Background (Cr Ian Mackenzie)

The purpose of this Notice of Motion is twofold, that Meander Valley Council:

- applies for a planning permit to allow camping at the Bracknell Recreation Ground
- form a partnership with the Bracknell Recreation and Hall Committee to manage these camp areas on behalf of council and the Bracknell Community

Council has supported a number of motions in the past to support free camping within the municipality with the recent communications from the economic regulator these activities have been stopped.

As stated with the number of motions there has been a wide range of communication and anecdotal evidence from businesses and community members as to the benefits that campers have brought to their communities.

There is also anecdotal evidence and a widely accepted view from the Bracknell Community that campers offer security and prevent vandalism the river reserve area.

The economic regulator has stopped free camping I am proposing a charge and management structure.

I am proposing to have low cost camping at Bracknell Recreation Ground which is managed by the Bracknell Recreation and Hall Committee who will collect the following fees:

- self-contained caravans and RV's - \$3 per night
- tents and other campers - \$10.00 per night

Note: \$3.00 per night has been calculated based on $\$3 \times 365 = \1095 which is almost double that of the average rates paid by the people of Bracknell.

Also note: I understand that campers aren't there every night of the week, but when they are there, there are more than one, so this would average out over the year.



Photo 1 – Bracknell Recreation Reserve

3) Strategic/Annual Plan Conformance

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

- Future Direction (3): Vibrant and Engaged communities

4) Policy Implications

Not applicable.

5) Statutory Requirements

Land Use Planning and Approvals Act 1993

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not Applicable.

8) Community Consultation

Formal consultation would be required as prescribed by the Land Use Planning and Approvals Act 1993 as part of the proposed planning process.

Council would also have to work with the Bracknell Recreation and Hall Committee to develop any terms of agreement for the management of camping.

9) Financial Impact

There is no budget allocated for this initiative. Council will have to reallocate funds from another project to fund the work required to prepare the planning permit application.

The following are preliminary cost estimates for the different components:

- planning application - **\$5000**
 - including
 - waste water report
 - consultants fees to prepare application
- independent assessment of planning permit application - **\$2,500**

Total estimated costs excluding officer time - **\$7,500**

10) Alternative Options

Council can elect to not support or amend the recommendation.

11) Officers Comments

The economic regulator will require Council to do full cost recovery which we will not be able to calculate until we develop a business model and understand all the costs involved with running the service.

It is noted that Council will need to investigate if it is possible to expand the waste water treatment capacity at the Recreation Ground. It is recommended that Council undertakes this investigation before commencing the planning permit application process.

It should also be noted that the Bracknell Recreation and Hall Committee is a Special Committee of Council and operates under Council's ABN.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation (Cr Ian Mackenzie)

It is recommended that Council commence the process to assess the feasibility of providing camping and overnight stays at the Bracknell Recreation Ground.

DECISION:

Councillor Ian Mackenzie

Meander Valley Council

4.3.18

Dear Ian,

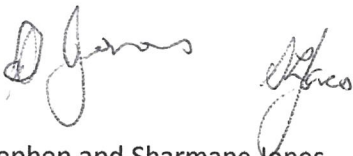
We would like to express our concern about the Council not allowing campers to utilise the esplanade at Bracknell on the Liffey River as a free camping area. This area has been utilised for years and not only are the campers a welcome addition to our town and municipality as they bring income into our small town they are also a deterrent to vandalism.

There has always been campers pulling in along the river edge and staying a night or two before moving on after accessing the Liffey Falls and the tourism ventures within the Meander Valley. Tourism is a vital part to Tasmania and interacting with the travellers reflect the value they put on local interaction.

The campers have been a deterrent to any major vandalism to happen within the area so this would have to be a positive for the Meander Valley Council.

We love our small country township and the atmosphere within the area and we would like to see the campers be allowed to stay on the river frontage of the Liffey River in Bracknell.

Regards



Stephen and Sharmane Jones

7 Harriett Street

Bracknell

GOV 3 COUNCIL AUDIT PANEL INDEPENDENT **MEMBER RE-APPOINTMENT AND RECEIPT OF** **MINUTES**

1) Introduction

The purpose of this report is for Council to re-appoint independent Audit Panel member Chris Lyall for a period of two years and to receive the minutes of the Audit Panel meeting held on 27 February 2018.

2) Background

Council's Audit Panel Charter requires Council to have an Audit Panel with a minimum of three members and a maximum of five members. Current members are independent chairman Steven Hernyk, independent member Chris Lyall and Councillor member Andrew Connor.

Council appointed Chris Lyall to a vacant position on the Audit Panel at the April 2016 Council meeting. He has proven to be a valuable member of the Audit Panel for almost two years. The Audit Panel Charter states that independent members shall be appointed for a 2 year term. Audit Panel members may be reappointed at the approval of Council and consideration will be given to the benefits of the Audit Panel maintaining come continuation of knowledge and experience.

Council's Audit Panel met on 27 February 2018 with the minutes attached for Council's information and receipt.

3) Strategic/Annual Plan Conformance

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

- Future direction (5) - Innovative leadership and community governance

4) Policy Implications

Not applicable.

5) Statutory Requirements

Sections 85, 85A and 85B of the Local Government Act 1993 and the Local Government (Audit Panels) Order 2014.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

The expenditure requirements for Council's Audit Panel (including fees for two independent members) are provided for in the annual operating budget. The overall budget for 2017-18 is \$12,000.

10) Alternative Options

Council could appoint a Councillor member in place of Chris Lyall or advertise for a new independent member in place of Chris Lyall.

11) Officers Comments

Chris Lyall has been an active member of the Audit Panel for almost two years. He has undertaken the role in a knowledgeable and professional manner. Chris has advised that he is very keen to continue in the role. Council's Audit Panel Chairman, Steven Hernyk has provided the following advice in support of the re-appointment of Chris Lyall:

The contribution made by Chris in the period to date as a Panel Member has been positive and is reflective of the following skill set:

- *Understanding of regulatory requirements that contributes to compliance in this space e.g. Legislative Compliance*

- *Understanding of Risk Management and in this regard has assisted the Panel and Management with activity around this area*
- *Understanding of Governance practices*
- *Has been able to articulate around issues and risks facing Council and contribute positively at Panel meetings*

The attached minutes of the Audit Panel meeting held on 27 February 2018 have been endorsed by the Audit Panel Chairman and are provided for Council's information.


AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council:

- 1. Re-appoint Chris Lyall as an independent member of Council's Audit Panel for a period of two years to April 2020***
- 2. receive the minutes of the Council Audit Panel meeting held on 27 February 2018***

DECISION:

	Audit Panel Minutes
Meeting Time & Date: 10am 27 February 2018	Venue: Meander Valley Council
Present:	
Chairman Steve Hernyk	
Mr Chris Lyall	
In Attendance:	
Martin Gill, General Manager	Sam Bailey, Risk & Safety Officer
Jon Harmey, Director Corporate Services	Merrilyn Young, Executive Assistant
Lynette While, Director Community & Development Services	Debbie Scott, Tasmanian Audit Office
Dino De Paoli, Director Infrastructure Services	
Apologies:	
Cr Andrew Connor.	Matthew Millwood, Director Works
Mr Justin Marshall, Senior Accountant	Susan Ellston, Finance Officer
Steven Morrison, Tasmanian Audit Office	

ORDER OF BUSINESS

29. Teleconference with Tas Audit Office

The Panel held a teleconference with Debbie Scott from the Tasmanian Audit Office. Debbie gave an overview regarding the new requirements for the Audit this year. Council should receive Audit opinion by 27 August.

ITEM
1. Declaration of Pecuniary Interests/conflict of interest Nil.
2. Adoption of Previous Minutes It was resolved that the minutes of the meeting held on 19 December 2017 be received and confirmed.
3. Outstanding from previous meeting – Action Sheet 3.1 Review Delegation process and exercise of these - Carry forward to next Audit Panel Meeting 3.2 Review Asset Management Strategy - Reviewed the improvement plans in late 2017/early 2018. Formal report to next Audit Panel Meeting 3.3 Review Asset Management Policy -Carry forward to next Audit Panel Meeting 3.4 Policy No. 67 – Personal Information Protection Completed – Remove from Action Sheet
4. Review Audit Panel Annual Meeting Schedule and Work Plan – No matters for discussion.
Governance and Strategy
5. Review 10 Year Financial Plan - Received and noted.

6.	Review Financial Management Strategy (sustainability) Initial discussions and have been held with Councillors. Received and noted.
7.	Review preliminary Budget parameters and assumptions Received and noted
8.	Review Annual Plan The Annual Plan was approved at the Council Meeting held on 13 February. Received and noted
9.	Review policies and procedures The following Policies were reviewed – - No. 66 – Bonds and Bank Guarantees Director, Infrastructure Services presented a verbal report and recommended a name change for the policy and other minor changes. Recommended to Council for adoption. - No. 85 – Open Space Director, Community & Development Services gave a verbal report on how and when the Policy is used. The Policy has not been referred to since inception in 2015. Recommended to Council for Policy to be discontinued.
Financial and Management Reporting	
10.	Review most current results and report any relevant findings to Council - The financial Reports were tabled as per circulation in the November Briefing Reports to Councillors. Received and noted.
11.	Review any business unit or special financial reports - No matters to report.
12.	Review the impact of changes to Australian Account Standards - No matters to report.
Internal Audit	
13.	Consider any available audit reports Internal Audits have commenced and reports where tabled. New Internal Audit Plan based on New Risk register to be distributed for next Audit Panel meeting. Reports received and noted.
14.	Review management's implementation of audit recommendations - <i>Approved removal of long outstanding matters from Corrective Actions Register-</i> Noted new format of the <i>Corrective Actions Register</i> Received and noted.

15.	Review the adequacy of internal audit resources for consideration in Council's annual budget and review the performance of internal auditors
	No matters to report
External Audit	
16.	Consider any available audit reports - External Audit fee letter circulated and acknowledged.
	Received and noted.
17.	Review management's implementation of audit recommendations - Council's Code of Use for Credit Cards was discussed. Conflict in the Code re third party usage needs to be addressed / amended.
	Received and noted
18.	Consider any performance audit reports that will be undertaken by the Tas Audit Office and address implications for the Council
	No matters to report
Risk Management and Compliance	
19.	Receive material risk management reports (risk profile, risk management and treatment and periodical/rotational risk review) - Risk Register to be distributed with Minutes for next Audit Panel Meeting and also the Internal Audit Plan for next year.
20.	Monitor ethical standards and any related transactions to determine the systems of control are adequate and review how ethical and lawful behaviour and culture is promoted within the Council - Director, Infrastructure Services raised several matters regarding engineering ethics and professional requirements. Staff need to be made aware of standards at induction. Director Community & Development Services raised the issue of Councillors being aware of ethical standards when making decisions and they need to be involved in training/support and materials.
	Received & noted.
21.	Review the procedures for Council's compliance with relevant laws, legislation and Council policies.
	Areas of legislation are the Delegation Register, Policy and Procedure, Legislation and the Tasmanian Government Gazette advices.
	Received and noted.
22.	Review internal and fraud management controls -The Fraud Management Policy was approved by Council in November 2017.

23. Review process to manage insurable risks and existing insurance cover.
-Process is commencing for the insurance renewals for 2018/19 with March. Insurance claims down this year.
Received and noted.
24. Review delegation process and exercise of these
- Defer to next meeting.
25. Review tendering arrangements and advise Council
- No matters to report
26. Monitor any major claims or lawsuits by or against the Council and complaints against the Council
- The General Manager gave a verbal update on current claims.
Received and noted
27. Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour
- No matters to report
Audit Panel Performance
Other Business
28. Review issues relating to National Competition Policy
- The General Manager advised that replies have been received from the Premier and the Treasurer regarding free camping. A Taskforce has been set up.
29. Teleconference with Tasmanian Audit Office
- Refer to meeting commencement
30. New Privacy Regulations
- New regulations regarding data breach laws for IT have been introduced. Jon advised that a firewall upgrade was completed in 2017 and we are looking at Cyber security insurance. Information provided by the LGAT was that: The Australian Privacy Principles (APPs) do not apply to local councils or state or territory governments. The APPs also do not apply to Australian Capital Territory (ACT) Government agencies. The APPs only apply to 'organisations' and Australian Government (and Norfolk Island Government) agencies
Meeting close – 11:30am
Next Meeting – Tuesday 26 June 2018 @ 10:00 am

INFRA 1 REVIEW OF BUDGETS FOR THE 2017-2018

CAPITAL WORKS PROGRAM

1) Introduction

The purpose of this report is to seek Council approval for the reallocation of funding within the Capital Works Program as a result of project cost variations, and for Council to consider the bitumen sealing of parts of Western Creek Road and Lees Road as a new project within the Capital Works Program.

2) Background

Project budget allocations within the Capital Works Program that are submitted to Council for approval prior to the commencement of each financial year are prepared using a range of methods. In some instances and depending on the availability of resources and time constraints, projects can be thoroughly scoped and accurate estimates prepared using available empirical or supplier information. Conversely, project cost estimates may only be general allowances prepared using the best information available at the time.

During the financial year detailed design, adjustment to project scope and the undertaking of additional works during construction results in project expenditure under and over approved budget amounts. New projects may also be requested for inclusion in the program.

The overall financial objective in delivering the Capital Works Program is to have a zero net variation in the program budget. As part of our ongoing management of projects, Council officers review project time lines, budgets, scope and available resources. Project savings are generally used to offset project overruns and additional funding can be requested to assist with balancing the budget or to finance new projects.

3) Strategic/Annual Plan Conformance

Council's Annual Plan requires Council officers to report on the progress of capital works projects.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Section 82(4) of the *Local Government Act 1993* requires Council to approve by absolute majority any proposed alteration to Council's estimated capital works outside the limit of the General Manager's financial delegation of \$20,000.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

The recommended variations in this report will result in a zero net increase to the value of the 2017-2018 Capital Works Program. There is no additional Council funding required outside the current approved capital works program. Councils overall budget estimate is not altered.

10) Alternative Options

Council can amend or not approve the recommendations.

11) Officers Comments

In order to deliver the outcomes required from capital works projects outlined in the Annual Plan, Council officers regularly review project scope, resourcing requirements and committed and forecast expenditure. Typically on a quarterly basis, project information is presented to Council where cost variations have occurred, and formal approval is requested from the Council to reallocate funding within the Capital Works Program where variations are beyond the General Manager's financial delegation.

The table below outlines existing projects in the Capital Works Program, and new projects not previously presented to Council, where reallocation of funding is required.

There are a total of 41 projects with negative variations that can be offset against the 29 projects with increased costs. The most significant project budget reduction of \$161,000 is against the Kipling Crescent, Hadspen, stormwater project. This project has been in the capital works program for a number of years and at this point has not progressed due to lack of immediate need and scope definition. The two highest cost increases relate to the Railton Road-Dunorlan Road intersection project (\$215,000) and the Gulf Road Liffey road embankment reconstruction project (\$152,000).

There are also a number of projects with a recommended zero budget allocation as follows;

- PN5779 Monds Lane - Carrick – Footpath construction from Church Street to Monds Lane. Recommended for removal from program and reconsideration in following financial year.
- PN5983 Meander Valley Road, Westbury – Footpath renewal Veterans Row to Webster Street. Recommended for removal and reconsideration following review of entrance streetscape options.
- PN6134 Racecourse Drive - Deloraine – rubber pads at railway crossing. No cost to Council due to TasRail undertaking required works.
- PN5825 Emu Bay Rd – Deloraine – kerb renewal from Weston Street to Beefeater. Recommended for removal from program due to current low priority.
- PN6613 Weighbridge Deloraine Landfill – recommended for removal following discussion at Council workshop
- PN6499 Open Drain Program, Bracknell – nil balance due to reallocation to specific drainage projects.
- PN8727 4.5 Tonne Tip Truck (No.978) – nil balance due to costs associated with refurbishing tray expensed to operating budget
- PN8728 4.5 Tonne Tip Truck (No.977)) – replacement deferred for further 3 years

TABLE 1: 2017-2018 CAPITAL WORKS BUDGET – REALLOCATION OF PROJECT FUNDING

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
5813	Jane St – Bracknell, footpath renewal – in progress	\$55,000	\$80,000	-\$20,000	\$60,000	GM	Transfer funds to PN5863 & PN6272
5856	Tower Hill St – Deloraine, kerb and channel – complete	\$52,994	\$115,000	-\$45,000	\$70,000	Council	Transfer funds to PN5984, PN5990 & PN6125
5859	Parsonage St – Deloraine, footpath access improvements – complete	\$20,029	\$12,250	\$8,000	\$20,250	GM	Funding allocation from PN5660
5660	Fernbank Rd – Osmaston, intersection improvements - complete	\$7,044	\$20,000	-\$8,000	\$12,000	GM	Transfer funds to PN5859
5863	Goderich West – Deloraine, new footpath – complete	\$29,776	\$17,000	\$13,000	\$30,000	GM	Funding allocation from PN5813
6138	Lansdowne Pl – Deloraine, footpath renewal - complete	\$12,740	\$45,000	-\$32,000	\$13,000	Council	Transfer funds to PN6113
6272	East Barrack St – Deloraine, footpath renewal – complete	\$32,203	\$25,000	\$7,000	\$32,000	GM	Funding allocation from PN5813
5506	Priestleys Lane – Birralee, road sealing – in progress	\$8,753	\$30,000	-\$10,000	\$20,000	GM	Transfer funds to PN6125
5779	Monds Lne – Carrick, new footpath	\$0	\$50,000	-\$50,000	\$0	Council	Transfer funds to PN7854
5893	Pitcher Pd - Prospect Vale, guardrail - complete	\$6,252	\$15,000	-\$8,000	\$7,000	GM	Transfer funds to PN6113

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
5952	Jardine Cr - Prospect Vale, footpath renewal – complete	\$13,528	\$20,000	-\$6,000	\$14,000	GM	Transfer funds to PN6125
5983	Meander Valley Road, Westbury – footpath renewal (Webster to Veterans)	\$0	\$20,000	-\$20,000	\$0	GM	Transfer funds to PN6125 & PN6172
5984	Meander Valley Road – Carrick, new kerb and footpath – complete	\$23,403	\$20,000	\$3,500	\$23,500	GM	Funding allocation from PN5856
5990	Meander Valley Road, Deloraine, kerb renewal – complete	\$98,601	\$80,000	\$19,000	\$99,000	GM	Funding allocation from PN5856
6113	Caveside Rd – Caveside, road reconstruction – complete	\$155,394	\$115,000	\$40,000	\$155,000	Council	Funding allocation from PN6138 & PN5893
6125	Dairy Plains Rd - Western Creek, road reconstruction – complete	\$432,804	\$380,000	\$52,000	\$432,000	Council	Funding allocation from PN5856, PN5506, PN5952 & PN5983
6134	Racecourse Dr – Deloraine, rubber pads at railway crossing	\$0	\$11,000	-\$11,000	\$0	GM	Transfer funds to PN6172
6172	Gulf Rd – Liffey, road embankment reconstruction (2016 flood project)	\$1,152,770	\$1,000,000	\$152,000	\$1,152,000	Council	Funding allocation from PN5983, PN6134, PN5825, PN6613, PN6410, PN6479, PN6490, PN6494, PN8027 & PN8094

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
5825	Emu Bay Rd – Deloraine, kerb renewal	\$301	\$60,000	-\$60,000	\$0	Council	Transfer funds to PN6172
6223	Dynans Bridge Rd – Weegen, roadworks – complete	\$1,533	\$6,000	-\$4,000	\$2,000	GM	Transfer funds to PN6224
6247	Whitemore Rd – Whitemore, road reconstruction – in progress	\$24,354	\$55,000	-\$10,000	\$45,000	GM	Transfer funds to PN6224
6224	Weegen Rd – Weegen, road reconstruction – complete	\$113,761	\$100,000	\$14,000	\$114,000	GM	Funding allocation from PN6223 & PN6247
6259	Blackspot Railton Rd-Dunorlan Road Intersection improvements – in progress	\$310,376	\$285,000	\$215,000	\$500,000	Council	Funding allocation from PN6414, PN6417 & 6479
5204	Liffey River Bridge – Bracknell, complete	\$50,888	\$30,000	\$21,000	\$51,000	Council	Funding allocation from PN5267, PN5279, PN7434, PN7435 & PN6410
5267	Western Creek Bridge - Montana Road, complete	\$198,574	\$205,000	-\$6,000	\$199,000	GM	Transfer funds to PN5204
5279	Dry Creek Bridge - Mayberry Road, complete (2016 flood project)	\$18,231	\$25,000	-\$7,000	\$18,000	GM	Transfer funds to PN5204
6521	Westbury Rec. Ground - Public Toilets, complete	\$126,209	\$100,000	\$26,000	\$126,000	Council	Funding allocation from PN7428
6522	Main St, Hadspen - Bus Shelter, complete	\$22,885	\$15,000	\$8,000	\$23,000	GM	Funding allocation from PN7428 & PN7435

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
7428	Bracknell Hall - Bracing Building Structure (proposed reconstruction in 18/19)	\$4,507	\$35,000	-\$30,000	\$5,000	Council	Transfer funds to PN6521 & PN6522
7434	Selbourne Hall - Roofing of entrance, complete	\$11,169	\$15,000	-\$3,800	\$11,200	GM	Transfer funds to PN5204
7435	Meander Hall - Partial Roof Replacement, complete	\$20,294	\$25,000	-\$4,700	\$20,300	GM	Transfer funds to PN6522 & PN5204
7669	Westbury Rec Ground - Bus Shelter & BBQ, complete	\$55,652	\$40,000	\$16,000	\$56,000	GM	Funding allocation from PN6470
7681	Carrick Cenotaph Refurbishment, complete	\$6,076	\$0	\$6,000	\$6,000	GM	Funding allocation from PN6470
7851	HUGAP Sewerage Infrastructure Design, complete	\$269,153	\$255,800	\$13,000	\$268,800	GM	Funding allocation from PN8733 & PN8031
7854	HUGAP Road Infrastructure, complete	\$50,447	\$0	\$50,000	\$50,000	Council	Funding allocation from PN5779
7855	HUGAP Stormwater Infrastructure, complete	\$18,396	\$0	\$18,000	\$18,000	GM	Funding allocation from PN8733
6612	Design of Cluan Tip Rehabilitation, complete	\$30,712	\$20,000	\$11,000	\$31,000	GM	Funding allocation from PN6613
6613	Weighbridge Deloraine Landfill	\$0	\$60,000	-\$60,000	\$0	Council	Transfer funds to PN6612, PN6614 & PN6172

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
6614	Deloraine Landfill - Security Fence, complete	\$27,950	\$25,000	\$3,000	\$28,000	GM	Funding allocation from PN6613
6410	Joscelyn St, Hagley – Stormwater, in progress	\$19,576	\$40,000	-\$10,000	\$30,000	GM	Transfer funds to PN5204 & PN6172
6414	Winifred-Jane Cres, Hadspen – Stormwater	\$7,335	\$40,000	-\$32,000	\$8,000	Council	Transfer funds to PN6259
6417	Tyler House, Prospect – Stormwater – complete	\$12,012	\$40,000	-\$28,000	\$12,000	Council	Transfer funds to PN6259
6431	Dexter St Stormwater - complete	\$75,871	\$70,000	\$10,000	\$80,000	GM	Funding allocation from PN6498
6498	Open Drain Program, Westbury – in progress	\$0	\$40,000	-\$10,000	\$30,000	GM	Transfer funds to PN6431
6470	William St Westbury – Stormwater, complete	\$13,420	\$36,000	-\$22,000	\$14,000	Council	Transfer funds to PN7681 & PN7669
6479	Kipling Cr - Hadspen Stormwater	\$7,806	\$196,100	-\$161,000	\$35,100	Council	Transfer funds to PN6172 & PN6259
6489	Liffey St Carrick Stormwater, complete	\$76,093	\$47,800	\$28,000	\$75,800	Council	Funding allocation from PN6497
6418	West Goderich Street – Stormwater, in progress	\$12,039	\$8,000	\$4,000	\$12,000	GM	Funding allocation from PN6497
6433	Jane St, Bracknell Stormwater – in progress	\$4,168	\$0	\$4,000	\$4,000	GM	Funding allocation from PN6497

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
6460	Henrietta St Bracknell Stormwater – in progress	\$10,883	\$6,000	\$5,000	\$11,000	GM	Funding allocation from PN6497
6402	Percy Street Drainage Improvements – Carrick, in progress	\$0	\$0	\$25,000	\$25,000	Council	Funding allocation from PN6497
6497	Open Drain Program, Carrick – in progress	\$0	\$92,200	-\$66,000	\$26,200	Council	Transfer funds to PN6489, PN6418, PN6433, PN6460 & PN6402
6490	Deloraine Community Complex – Stormwater Improvements, complete	\$7,217	\$10,000	-\$2,000	\$8,000	GM	Transfer funds to PN6172
6494	Side Entry Pit Replacements – complete	\$11,841	\$16,000	-\$4,000	\$12,000	GM	Transfer funds to PN6172
6493	Gulf Rd, Liffey – Stormwater, complete	\$23,922	\$0	\$24,000	\$24,000	Council	Funding allocation from PN6495
6495	Urban Stormwater Drainage – Program Budget – in progress	\$0	\$65,700	-\$24,000	\$41,700	Council	Transfer funds to PN6493
6405	Elizabeth St Bracknell Stormwater – in progress	\$20,030	\$10,000	\$10,000	\$20,000	GM	Funding allocation from PN6499
6499	Open Drain Program, Bracknell	\$616	\$10,000	-\$10,000	\$0	GM	Transfer funds to PN6405
8027	Molecombe Dr, Prospect - Playground Renewal - complete	\$22,818	\$30,000	-\$5,000	\$25,000	GM	Transfer funds to PN6172

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
8031	Deloraine Riverbank - Walkway Renewal – complete	\$43,825	\$50,000	-\$6,000	\$44,000	GM	Transfer funds to PN7851
8094	Deloraine Train Park - Drinking Fountain, complete	\$6,412	\$12,000	-\$5,000	\$7,000	GM	Transfer funds to PN6172
8701	4.5 Tonne Truck (Plant 926), complete	\$56,217	\$60,000	-\$3,000	\$57,000	GM	Transfer funds to PN8705
8705	Truck Replacement (Plant 931), complete	\$62,561	\$60,000	\$3,000	\$63,000	GM	Funding allocation from PN8701
8716	Ute CSR, complete	\$17,736	\$20,000	-\$2,000	\$18,000	GM	Transfer funds to PN8726
8717	Flocon Hotmix Truck (Plant 916), complete	\$225,366	\$230,000	-\$4,000	\$226,000	GM	Transfer funds to PN8726
8726	6.5 Tonne Tip Truck (No.975)	\$0	\$5,000	\$60,000	\$65,000	Council	Funding allocation from PN8716, PN8717, PN8728, PN8727, PN8732 & PN8738
8727	4.5 Tonne Tip Truck (No.978)	\$0	\$5,000	-\$5,000	\$0	GM	Transfer funds to PN8726
8728	4.5 Tonne Tip Truck (No.977), in progress	\$0	\$45,000	-\$45,000	\$0	Council	Transfer funds to PN8726
8732	Reel Mower (New Plant), complete	\$22,727	\$25,000	-\$2,000	\$23,000	GM	Transfer funds to PN8726
8733	Tractor Replacement (Plant 800), complete	\$74,547	\$100,000	-\$25,000	\$75,000	Council	Transfer funds to PN7855 & PN7851
8738	Dual Cab Ute (No.212), complete	\$26,536	\$29,000	-\$2,000	\$27,000	GM	Transfer funds to PN8726

Project No.	Project Name	Council Costs to date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
	Totals		\$4,810,850	\$0	\$4,810,850		

Bitumen sealing of part of Western Creek Road and Lees Road, Western Creek

In addition to the recommended budget reallocations tabled above, Council has also been requested to consider the inclusion of the bitumen sealing of parts of Western Creek Road and Lees Road, in Western Creek.

This project has been recommended for consideration by Deputy Mayor Michael Kelly in response to correspondence received by Council from Mr K Sturzaker of Lees Road Western Creek. A copy of the letter sent to Council by Mr Sturzaker was provided to Councillors in the February 2018 Briefing Report. The proposal by Mr Sturzaker was to seal 266 metres of Western Creek Road, off Cheshunt Road, and 354 metres of Lees Road. These sections of road are highlighted in the aerial view below.



The information provided indicates that the costs to seal these sections of road would be in the order of \$35,000. Mr Sturzaker has proposed a 50:50 cost sharing arrangement between himself and Council, with each to pay approximately \$17,500 toward the works. It is noted the eastern end of Lees Road was sealed around 20 years ago by the Deloraine Council.

The Director Infrastructure Services and Director Works have considered this proposal, and at this point in time do not recommend inclusion of the project in Council's capital works program. Although the proponent has

indicated a willingness to contribute cost to the work, the estimate has not been verified by Council and would likely be higher. The proposed seal width (3.2m) is less than the recommended minimum seal width as noted in the current LGAT standard drawings (4.0m) and Council officers would also require placement of a 100mm thick layer of base course rock over the existing pavement prior to sealing. The recommendation below allows for this item to be taken to a future Council workshop for a general discussion on Council's preparedness to undertake a program of bitumen sealing for unsealed roads in the network and what measures should be considered when prioritising work of this nature. In recent times there have been discussions around the bitumen sealing of unsealed roads in Westbury, Meander and Elizabeth Town.

AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Council:

1) Approves the following changes to the 2017-2018 Capital Works Program.

<i>Project Name</i>	<i>Original Budget</i>	<i>Proposed Budget Variation</i>	<i>New Budget</i>
<i>Tower Hill St – Deloraine, kerb and channel – complete</i>	<i>\$115,000</i>	<i>-\$45,000</i>	<i>\$70,000</i>
<i>Lansdowne Pl – Deloraine, footpath renewal - complete</i>	<i>\$45,000</i>	<i>-\$32,000</i>	<i>\$13,000</i>
<i>Monds Lne – Carrick, new footpath</i>	<i>\$50,000</i>	<i>-\$50,000</i>	<i>\$0</i>
<i>Caveside Rd – Caveside, road reconstruction – complete</i>	<i>\$115,000</i>	<i>\$40,000</i>	<i>\$155,000</i>
<i>Dairy Plains Rd - Western Creek, road reconstruction – complete</i>	<i>\$380,000</i>	<i>\$52,000</i>	<i>\$432,000</i>
<i>Gulf Rd – Liffey, road embankment reconstruction (2016 flood project)</i>	<i>\$1,000,000</i>	<i>\$152,000</i>	<i>\$1,152,000</i>
<i>Emu Bay Rd – Deloraine, kerb renewal</i>	<i>\$60,000</i>	<i>-\$60,000</i>	<i>\$0</i>
<i>Blackspot Railton Rd-Dunorlan Road Intersection improvements – in progress</i>	<i>\$285,000</i>	<i>\$215,000</i>	<i>\$500,000</i>

<i>Project Name</i>	<i>Original Budget</i>	<i>Proposed Budget Variation</i>	<i>New Budget</i>
<i>Liffey River Bridge – Bracknell, complete</i>	<i>\$30,000</i>	<i>\$21,000</i>	<i>\$51,000</i>
<i>Westbury Rec. Grd - Public Toilets, complete</i>	<i>\$100,000</i>	<i>\$26,000</i>	<i>\$126,000</i>
<i>Bracknell Hall - Bracing Building Structure (proposed reconstruction in 18/19)</i>	<i>\$35,000</i>	<i>-\$30,000</i>	<i>\$5,000</i>
<i>HUGAP Road Infrastructure, complete</i>	<i>\$0</i>	<i>\$50,000</i>	<i>\$50,000</i>
<i>Weighbridge Deloraine Landfill</i>	<i>\$60,000</i>	<i>-\$60,000</i>	<i>\$0</i>
<i>Winifred-Jane Cres, Hadspen – Stormwater</i>	<i>\$40,000</i>	<i>-\$32,000</i>	<i>\$8,000</i>
<i>Tyler House, Prospect – Stormwater – complete</i>	<i>\$40,000</i>	<i>-\$28,000</i>	<i>\$12,000</i>
<i>William St Westbury – Stormwater, complete</i>	<i>\$36,000</i>	<i>-\$22,000</i>	<i>\$14,000</i>
<i>Kipling Cr - Hadspen Stormwater</i>	<i>\$196,100</i>	<i>-\$161,000</i>	<i>\$35,100</i>
<i>Liffey St Carrick Stormwater, complete</i>	<i>\$47,800</i>	<i>\$28,000</i>	<i>\$75,800</i>
<i>Percy Street Drainage Improvements – Carrick, in progress</i>	<i>\$0</i>	<i>\$25,000</i>	<i>\$25,000</i>
<i>Open Drain Program, Carrick – in progress</i>	<i>\$92,200</i>	<i>-\$66,000</i>	<i>\$26,200</i>
<i>Gulf Rd, Liffey – Stormwater, complete</i>	<i>\$0</i>	<i>\$24,000</i>	<i>\$24,000</i>
<i>Urban Stormwater Drainage – Program Budget – in progress</i>	<i>\$65,700</i>	<i>-\$24,000</i>	<i>\$41,700</i>
<i>6.5 Tonne Tip Truck (No.975)</i>	<i>\$5,000</i>	<i>\$60,000</i>	<i>\$65,000</i>
<i>Tractor Replacement (Plant 800), complete</i>	<i>\$45,000</i>	<i>-\$45,000</i>	<i>\$0</i>
<i>Tractor Replacement (Plant 800), complete</i>	<i>\$100,000</i>	<i>-\$25,000</i>	<i>\$75,000</i>

2) Does not approve the inclusion of the bitumen sealing of parts of Western Creek Road and Lees Road in the current capital works

program and further considers the merits of undertaking an unsealed road sealing program at a future Council Workshop.

DECISION:

INFRA 2 TOWNSCAPE, RESERVES AND PARKS SPECIAL COMMITTEE MEMBERSHIP

1) Introduction

The purpose of this report is for Council to appoint a new community representative to Council's Townscape, Reserves and Parks (TRAP) Special Committee.

The role of TRAP is to advise Council on strategic development and to consult with the community regarding the development of townscapes, reserves and parks.

2) Background

An expression of interest to fill one of the two vacant positions on the TRAP Committee has been received by Council, that being Mr Christopher Weare of 55A Main Street, Hadspen. Background information on Mr Weare is attached for Councillors consideration.

3) Strategic/Annual Plan Conformance

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

- Future Direction 5: Innovative leadership and community governance

4) Policy Implications

Not applicable.

5) Statutory Requirements

Section 24 (2) of the Local Government Act 1993 applies.

6) Risk Management

Not applicable.

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 not to appoint the nominated person to the TRAP Committee.

11) Officers Comments

The appointment of community representatives on the TRAP Committee are for a minimum two-year period.

AUTHOR: Natasha Szczyglowska
SENIOR TECHNICAL OFFICER, INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Mr Christopher Weare be appointed to the Townscape Reserves and Parks Special Committee by Council under Section 24 (2) of the Local Government Act 1993

DECISION:

From: Christopher Weare <stoffsadza@gmail.com>
Sent: Tuesday, 16 January 2018 9:43 AM
To: Natasha Szczyglowska
Subject: Re: Meander Valley Council Townscapes Reserves and Park Special Committee - Committee Member Enquiry

Hi Natasha,

Thank you for emailing me regarding the TRAP committee. My apologies for not replying sooner, but I have been away on holiday and only recently returned.

I would be very interested in joining the committee. Some information about myself can be found below:

I was born, raised and schooled in the north of Zimbabwe, not far from the Zambezi river where I spent most weekends as a child. I attended a boarding school in the 90's and was involved in the the running of their wildlife park whilst at school there. My involvement in this park was later continued when I returned to the school to work as a teacher and was asked to head up the conservation committee working in it. (The park was called Goshu Park and more information about it can be found <http://www.springvalehouse.co.zw/goshu-park.html>)

After school, I left Zimbabwe to study education in South Africa. Upon receiving my degree I returned to work at a school in Zimbabwe for a couple of years before moving to the United Kingdom to teach. My first teaching post in the UK was on the Isle of Wight as an adventure instructor in an outdoor education school. I then Moved to London and taught at a private inner city school. Here I met my Tasmanian wife and we were married in 2010.

In December 2011 we moved to Tasmania and I began teaching at Our Lady of Mercy Catholic School in Deloraine. During my time here in Tasmania, I have joined the SES as a member of the search and rescue team, General Rescue team and Vertical Rescue team. I am also a member of the Hadspen South Esk Lions Club (currently I am the President). This year I will begin a new job at St Patrick's Catholic College in Prospect as a teacher.

I have a keen interest in the outdoors, and as a member of the Hadspen community would like to see our beautiful surrounds being developed, cared for and utilised appropriately. I regularly visit the river bank to fish, swim and paddle with my dog and children and enjoy riding my bike on the few little trails we have in the area.

If you require any further information regarding myself or my experiences please do not hesitate to contact me on 0488 095 535. Alternatively I can be emailed.

Regards,

Chris Weare

ITEMS FOR CLOSED SECTION OF THE MEETING:

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

GOV 4 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 13 February, 2018.

GOV 5 LEAVE OF ABSENCE

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

The meeting moved into Closed Session at x.xxpm

The meeting re-opened to the public at x.xxpm

The meeting closed at

.....
CRAIG PERKINS (MAYOR)