Meander Valley Council

WORKING TOGETHER

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 11 June 2019

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 11** June 2019 at 4.00pm.

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 unlikelihood 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 carpark 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 11 June 2019 at 4.00pm.

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 14 May 2019, be received and confirmed."

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:		
28 May 2019	 Proposed Budget Estimates 2020 Proposed Annual Plan 2019-20 Appointment of Acting General Manager 		

ANNOUNCEMENTS BY THE MAYOR:

22 May 2019 National Volunteer Week Function – Deloraine House

22 May 2019 Bracknell Hall Meeting - Bracknell

25 May 2019 Guest Speaker - Deloraine Football Club Sponsors & Life Members Lunch

28 May 2019 Council Workshop

30 May 2019 LGAT Mayor's Professional Development Day – Launceston

6 June 2019 Governor's Winter Ball – Government House, Hobart

ANNOUNCEMENTS BY COUNCILLORS

Councillor Stephanie Cameron

- Attendance at the Anzac Day service at Hagley
- Attendance at Bracknell Hall meeting

Councillor Tanya King

• Congratulations to Deloraine District Pony Club A Division Games team for placing second in the State Games Finals on Sunday 2 June 2019

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 <u>www.meander.tas.gov.au</u>

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – MAY 2019

Nil

2. PUBLIC QUESTIONS WITH NOTICE – JUNE 2019

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – JUNE 2019

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – MAY 2019

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – JUNE 2019

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JUNE 2019

DEPUTATIONS BY MEMBERS OF THE PUBLIC

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."

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."

PLANNING AUTHORITY ITEMS

For the purposes of considering the following Planning Authority items, Council is acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993.

The following are applicable to all Planning Authority reports:

Strategic/Annual Plan Conformance

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

Policy Implications

Not applicable.

Legislation

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

Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

Financial Impact

If the application is subject to an appeal to the Resource Management Planning and Appeal Tribunal, Council may be subject to the cost associated with defending its decision.

Alternative Options

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

Voting Requirements

Simple Majority

PLANNING AUTHORITY 1

Reference No. 101/2019

538 RIVER ROAD, REEDY MARSH

Planning Application:	PA\19\0205
Proposal:	Residential Outbuilding
Author:	Leanne Rabjohns

1) Introduction

Applicant	T Woolley	
Owner	T Woolley & S Young	
Property	538 River Road, Reedy Marsh (CT: 236483/1)	
Zoning	Rural Living Zone	
Discretions 13.4.1 - Building Design and Siting – P4		
Existing Land Use	Residential	
Number of Representations	One (1)	
Decision Due	12 June 2019	
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the	
	Planning Scheme)	

Town Planner

2) Recommendation

It is recommended that the application for Use and Development for Residential Outbuilding on land located at 538 River Road, Reedy Marsh (CT: 236483/1), by T Woolley, be APPROVED, generally in accordance with the endorsed plans:

- a) Site plan (2 pages);
- b) Photos (2 pages);
- c) TNC Engineering P/L Drawing Number: SLAN190033-3;
- d) T Woolley email dated 4 April 2019;

and subject to the following conditions:

1. The use of 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 5320 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 <u>www.rmpat.tas.gov.au</u>.
- 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.

3) Background

The application proposes to construct a residential outbuilding at 538 River Road at Reedy Marsh. The property is 0.8094ha in size and largely developed for residential usage with a dwelling and a number of small outbuildings.

The proposed outbuilding is 8m x 12m x 3.8m high. The outbuilding is to be used for storage/workshop. The roller and entrance doors will face the rear of the property.

4) Representations

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

One (1) representation was received (attached document). A summary of the representation is as follows:

- a) Outbuilding being highly visible, outbuilding being significantly closer to River Road than the existing house, not in keeping with surrounding landscape.
- b) The representation makes reference to a previous planning permit and activities not related to this application.

NOTE: The dwelling on the subject title was constructed in 2007 (under the *Meander Valley Planning Scheme 1997*).

Comment:

The application showed the residential outbuilding being located 23m from the front boundary. In response to the representation received, the applicant submitted an amended site plan, showing the subject outbuilding being located 25.5m from the front boundary. It is noted that the Acceptable Solution for front boundary setback is 25m.

Located at 25.5m from the front boundary, the outbuilding will still be visible from the road. However, with a front boundary setback greater than 25m, the associated Performance Criteria cannot be considered.

The difference between the original and amended front setbacks is 2.5m. This setback is considered a minor variation, and can be considered as part of this assessment. Based on the amended site plan, the Acceptable Solution is satisfied and the Performance Criteria is no longer triggered.

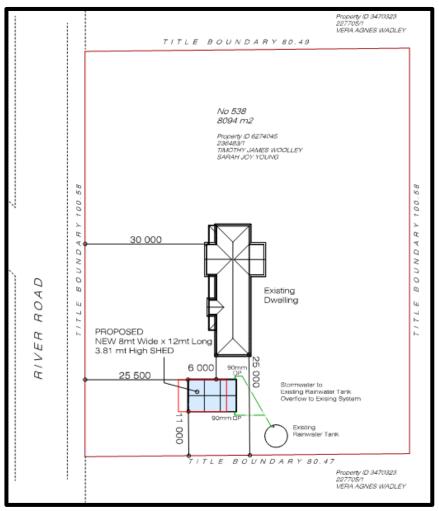


Figure 1: showing location of original (red outline) and amended (black outline) building site

The amended site plan shows the side boundary setback retained at 11m. Based on this amended plan, the only discretion triggered is the side boundary setback. The Performance Criteria for side boundary setback relate to the protection of amenity of adjoining dwellings and the protection of agricultural uses on adjoining land.

5) Consultation with State Government and other Authorities

Not applicable.

6) Officers Comments

Use Class: Residential

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable 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.

Rural Living Zone			
Scheme Standard	Assessment		
13.3.1 Amenity			
Acceptable solution 1	Complies		
13.4.1 Building Design	and Siting		
Acceptable solution 1	Complies		
Acceptable solution 2	Complies		
Acceptable solution 3	Amended site plan complies		
Acceptable solution 4	Relies on Performance Criteria		

Performance Criteria

Rural Living Zone		
13.4.1	Building Design and Siting	
Objective		
To ensure that siting and design:		

a) protects the amenity of adjoining lots; and

b) is consistent with the local area objectives and desired future character statements

for the area, if any.

Performance Criteria

Ρ4

Buildings must be sited so that side and rear setbacks:

a) protect the amenity of adjoining dwellings by providing separation that is consistent with the character of the surrounding area having regard to the:

i) impact on the amenity and privacy of habitable room windows and private open

space; and

ii) impact on the solar access of habitable room windows and private open space; and

- iii) locations of existing buildings and private open space areas; and
- iv) size and proportions of the lot; and

v) extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation; and

vi) local area objectives, if any; and

b) protect agricultural uses on adjoining lots from constraints.

Response

The assessment is based on the side boundary setback of 11m only. The closest neighbouring dwelling that shares the side boundary is located over 150m to the south (see Figure 2 below). The separation distance to this dwelling ensures amenity and privacy are maintained. The outbuilding will not impact on the neighbour's solar access or private open space.

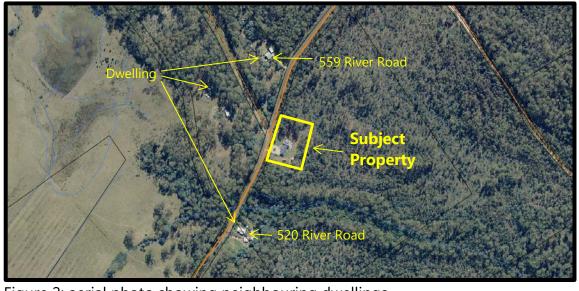


Figure 2: aerial photo showing neighbouring dwellings

The buildings at 520 and 559 River Road are located less than 25m from a side boundary (see Figure 2 above). As such, the proposed setback is consistent with surrounding development.

The proposed location of the outbuilding will not impact on the solar access and private open space of the subject property.

13.1.2	Local Area Objective
a)	Provide for a low impact increase in housing density in support of housing choice close to Deloraine, whilst maintaining the bushland amenity and natural values of the area through careful subdivision design.
b)	Subdivision is to be configured to provide for bushfire hazard management areas and accesses that minimize the removal of standing vegetation and provide for substantial separation distances between building areas.
c)	The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.

Table 1: Local Area Objectives for Reedy Marsh

The property already contains a dwelling and the application will not increase the housing density. The application is for an outbuilding only, not a subdivision.

The building site has been cleared of native vegetation in the past. The property that shares the southern side boundary is 520 River Road. From the dwelling at 520 River Road, the proposed outbuilding is sufficiently screened by vegetation and distance. As such, there is no need for screening plants along the side boundary.

The outbuilding does not impact any adjoining agricultural use. The residential use on the subject property has been established.

Based on the above, the proposal is considered in keeping with the Local Area Objectives.

13.1.3	Desired Future Character Statement		
General	To maintain the existing character described for each locality		
	through careful design and location of development.		
a)	Reedy Marsh is characterized by predominantly forested hills		
	with some cleared areas of pasture and a dispersed pattern of		
	residential development with low levels of development		

	visibility.		
(h)			
<i>b)</i>	The character of the locality is to be maintained through		
	retention of vegetation and lower densities to integrate and		
	screen development and to reduce the visibility of buildings		
	and access driveways from roads and neighbouring properties.		
<i>c</i>)	Where located on slopes or at higher elevations, the		
	configuration of subdivision and the location of buildings and		
	accesses are to minimize the impacts of vegetation clearance		
	on the landscape. The retention or planting of vegetation is the		
	preferred means to integrate and screen development		
	throughout the zone.		
<i>d</i>)	Where located in a more open landscape, subdivision is to be		
u)			
	configured with dimensions to reflect requirements for a low		
	density and provide for development areas that accommodate		
	appropriate separation between buildings, separation between		
	buildings and adjoining access ways or roads and to		
	accommodate bushfire hazard management areas within each		
	lot.		
е)	Where development is unavoidably visible, ensure that		
	materials are non-reflective and the design integrates with the		
	landscape.		
T.I.I. 2. D.	sized Future Character Statements - several and for Deady March		

Table 2: Desired Future Character Statements – general and for Reedy Marsh

As stated above, the proposed side boundary setback is consistent with other side boundary setbacks in the surrounding area. The proposed outbuilding is associated with an existing residential use and is located in close proximity to the existing dwelling. The proposed building site has been previously cleared of vegetation and no further vegetation removal is proposed. The property is not located on a slope or at higher elevation.

The proposed colour scheme is "blue" for both the wall and roof cladding. The applicant stated the colour scheme was chosen to match the existing dwelling (which has a blue roof). It is noted that the wall facing the side boundary is a southern wall, and as such will be non-reflective. Colourbond outbuildings are a typical feature of residential use.

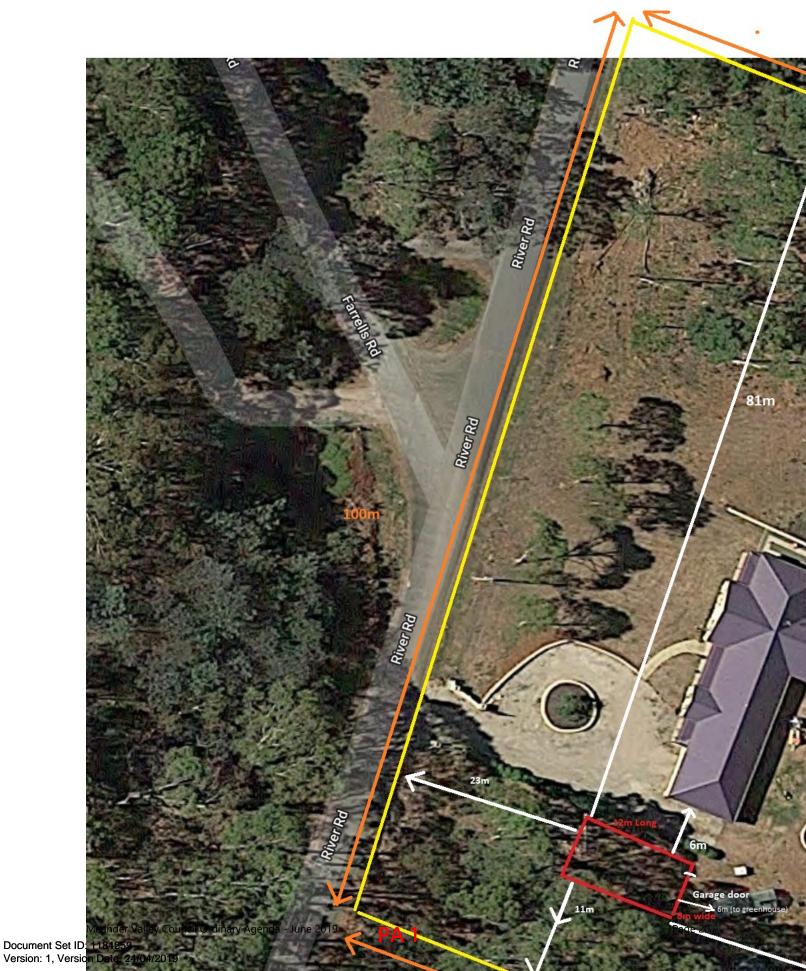
Based on the above, the proposal is considered in keeping with the Desired Future Character Statement.

The proposed development is considered consistent with the Objective and Performance Criteria.

Conclusion

It is considered that the application for Use and Development for a Residential Outbuilding is acceptable in the Rural Living Zone and is recommended for approval.

DECISION:





From:	Tim Woolley
Sent:	4 Apr 2019 21:45:31 +0000
То:	Leanne Rabjohns
Subject:	538 River Road DA\19\0287
Attachments:	2019-04-03 15.26.38.jpg, 2019-04-03 15.39.57.jpg, site plan -Sat.jpg

Hi Leanne,

I've attached 2 photos of the site and the site plan.

The primary use of the shed is for storage\workshop, access is via Garage door and P.A door in the south facing side.

There is approx. 7m between the driveway and the greenhouse for the access. Let me know if you need anything else

Thanks Tim

Tim Woolley IT Manager

BELLAMY'S ORGANIC

115 Cimitere Street, Launceston TAS 7250 Australia PH +61 3 6332 9200 DDI+61 3 6332 9237 tim.woolley@bellamysorganic.com.au | bellamysorganic.com.au

IT HELPDESK

helpdesk@bellamysorganic.com.au | 1300 484 529



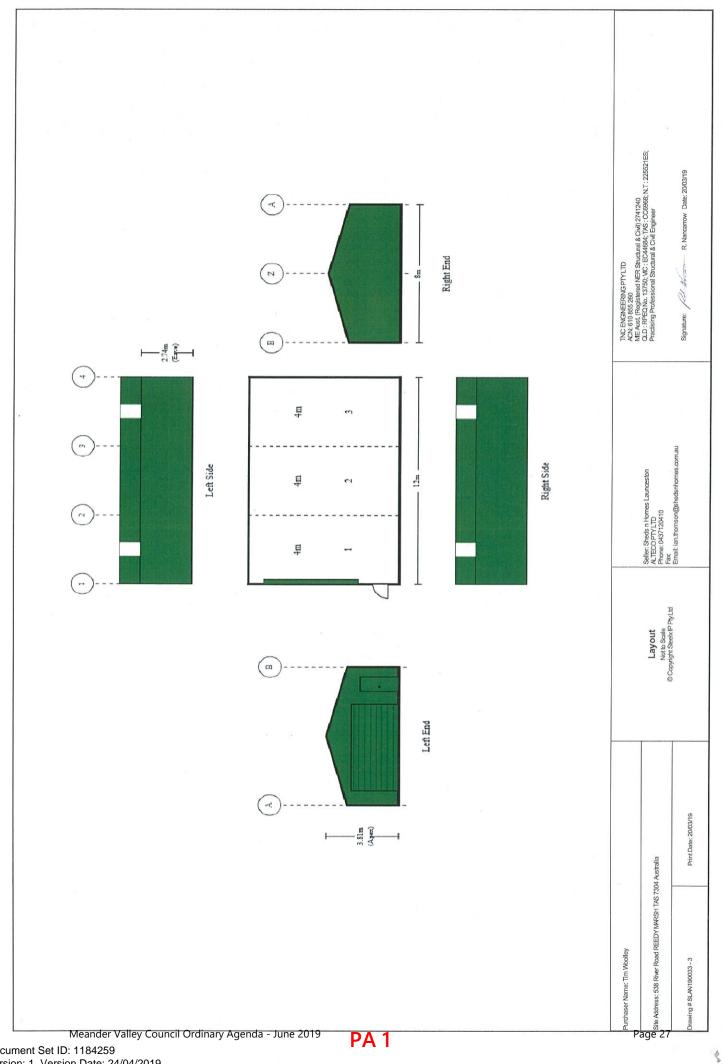
This email and any attachments are confidential and may contain privileged information. If you are not the named or authorised recipient you must not read, copy, distribute or act in reliance on it. If you have received this communication in error, please notify the sender immediately by email and erase the document. Unless specifically indicated, this email does not constitute formal advice or commitment by the sender or by Bellamy's Organic (including its subsidiaries). Bellamy's Organic does not warrant this message to be free of errors, interference or viruses.



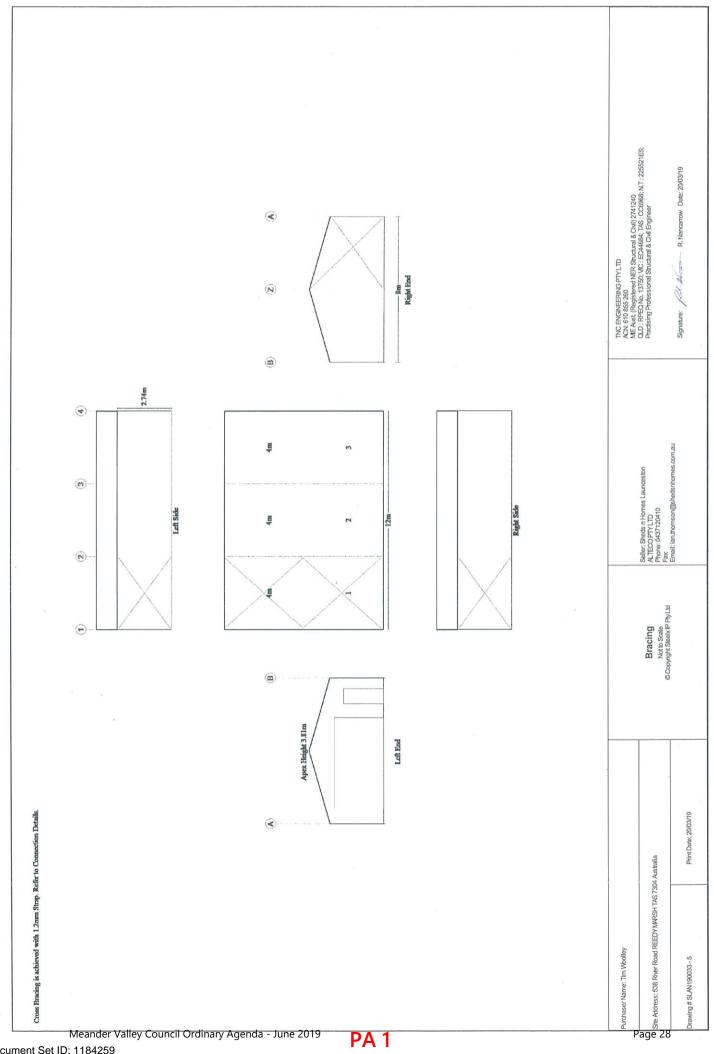






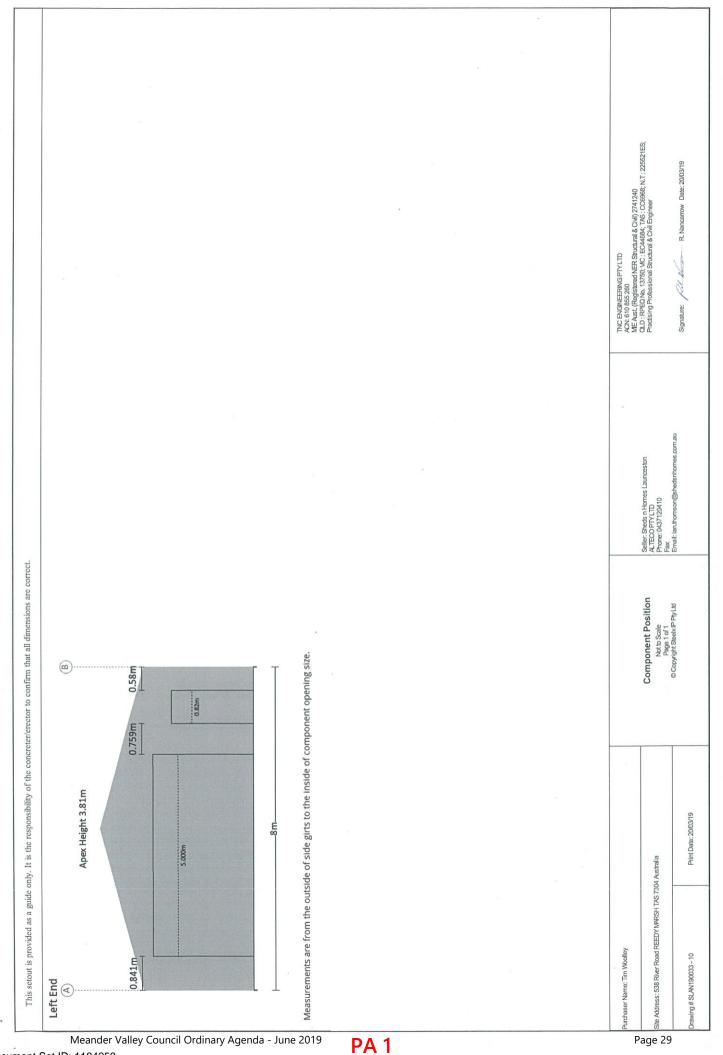


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Document Set ID: 1184259 Version: 1, Version Date: 24/04/2019

	Title:	
	Printed By:	
Meander Valley Council	Map Width:	0.2973 km



APPLICATION FORM

PLANNING

Land Use Planning and Approvals Act 1993

Index No	18562		
Doc No.			
RCV'D	-3 APR 2019	MARE	ler Valley Council
and the second s	iest SS Linest	· · ····	$I_{-}N_{-}G_{-}=I_{-}D_{-}G_{-}I_{-}J_{-}D_{-}J_{-}K_{-}$
EO	J.		

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

	OFFICE USE ONLY
Property No:	18562 Assessment No: 90 - 5600 - 0360
DA1 190	287 PAI 191 2205
	on the result of an illegal building work? Yes V No Indicate by ✓ box access or crossover required? Yes V No
PROPERTY DET	TAILS:
Address:	538 RIVER road Certificate of Title:
Suburb:	Reedy Marsh TAS Lot No:
Land area:	- 0-8094 m²/ha
Present use of land/building:	Residential, rural, industrial, commercial or forestry)
Does the application	n involve Crown Land or Private access via a Crown Access Licence: 🛛 🔲 Yes 🔐 No
Heritage Listed Prop	Derty: Yes No SE OR DEVELOPMENT:
Indicate by ✓ box	 Building work Change of use Subdivision Forestry Demolition Other
Total cost of devel (inclusive of GST):	opment \$12,100 Includes total cost of building work, landscaping, road works and infrastructure
Description of work:	Construction of shed
Use of building:	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)
New floor area:	96 m ² New building height: 3.81 m
Materials:	External walls: Colour bond Colour: Blue
	Roof cladding: Colourbond Colour: Blue

PA1



RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
236483	1
EDITION	DATE OF ISSUE
3	10-Aug-2006

SEARCH DATE : 03-Apr-2019 SEARCH TIME : 10.10 AM

DESCRIPTION OF LAND

Parish of WYCOMBE, Land District of DEVON Lot 1 on Plan 236483 Derivation : Whole of lot 36517 Gtd to F.J. Hall. Prior CT 3444/56

SCHEDULE 1

C731633 TRANSFER to TIMOTHY JAMES WOOLLEY and SARAH JOY YOUNG Registered 10-Aug-2006 at noon

SCHEDULE 2

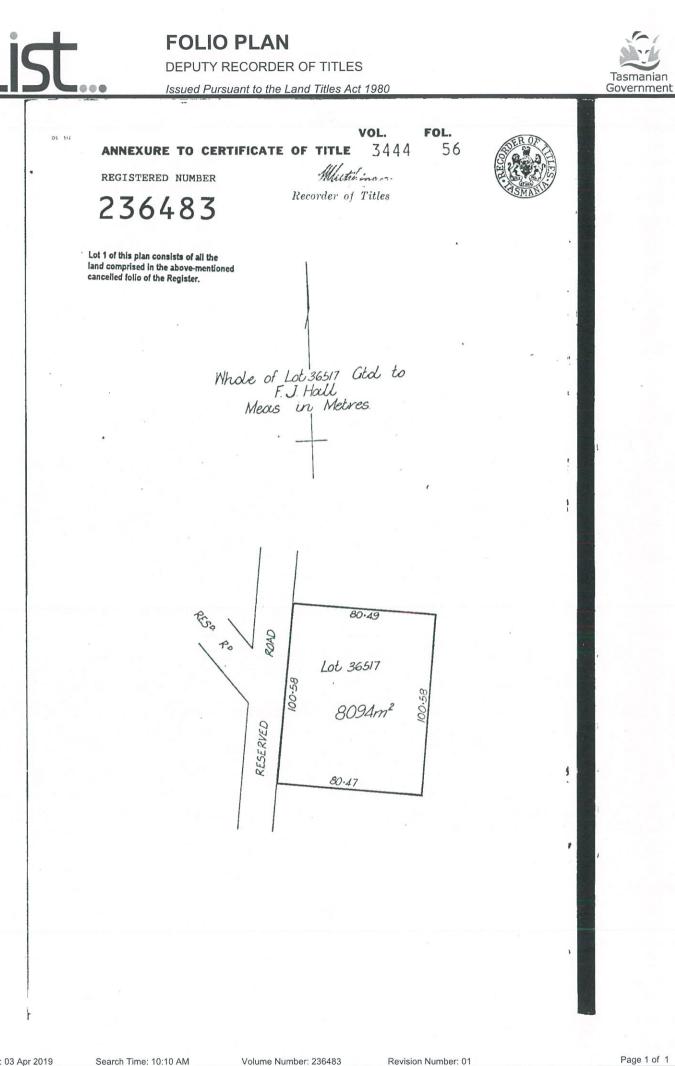
Reservations and conditions in the Crown Grant if any C731634 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 10-Aug-2006 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Page 1 of 1



Search Date: 03 Apr 2019

the

Volume Number: 236483

PA 1

Andrew Charles Ricketts Bradys Creek 780 Larcombes Road REEDY MARSH 7304 TASMANIA Email: <u>AndrewRicketts@antmail.com.au</u>

6th May 2019

Martin Gill General Manager Meander Valley Council PO Box 102 Westbury By email to: <u>mail@mvc.tas.gov.au</u>

Representation Regarding PA\19\0205

Dear Martin,

I write to you about the proposed development PA\19\0205, which is located at 538 River Road, Reedy Marsh on certificate of title: 236483/1. The applicant is Tim Woolley.

Please consider my representation to be an objection to the application in its current form. This letter sets out my reasons.

I am a long-term resident of Reedy Marsh and drive past the subject land on a regular basis.

The Woolleys purchased the forested land in Reedy Marsh in a natural condition, when he was working in IT for Meander Valley Council. By Reedy Marsh standards the subject land is a relatively small parcel.

The Woolleys proceeded to completely clear a generous area including all the way to the road verge and proceeded to build a modern house. The resultant effect was uncharacteristic of the area. It created a very public statement and remains a very visible house at the junction of Farrell's Road and River Road. Many residents including the writer, viewed with some disdain the high level of visibility which is uncharacteristic of the area.

The new development obviously exacerbates and furthers the intrusive developed nature of the site.

Despite the clearing which accompanied the previous development several years ago now, the Woolley's set alight to their stumps, arising from the clearance. The resultant fire escaped into the adjoining mismanaged plantation and an uncontrolled bushfire resulted. I mention this because bushfire code compliance would seem relevant. I did not see a bushfire Hazard report as a part of the application.

The adjoining plantation has never had a proper firebreak and even since the escaped burn, no proper firebreak on the adjoining plantation has occurred. Of course I realise the absence of a firebreak is not Mr Woolley's responsibility, nonetheless it is an issue.

The current planning application PA(19)(0205), is for a residential outbuilding, which exceeds setbacks in the Reedy Marsh Rural Living Zone of the Meander Valley Interim Planning Scheme. The residential outbuilding proposed is a shed 12 m x 8 m x 3.81 m high.

From the plan, obtained from Council, the shed would be significantly closer to River Road than the existing house.

In a more enlightened municipality, the notion of building a shed closer to the front road boundary than the principal residence, would simply not be allowed by the planning section.

Because of the highly visible cleared nature of this site the proposed structure, in its current planned location, would increase the visibility of development on the site and indeed in my opinion would lessen the desirability of the property. Certainly from a community point of view at the visual level, in amenity terms, from the public roads nearby I judge it to be incongruous and obtrusive.

I wish to make it clear that I am not trying to stop Mr Woolley from building a shed. Everybody needs a shed or two. I simply wish to encourage Mr Woolley to locate the shed towards the rear of the property and not in front of the house alignment.

In planning terms of the MV Interim Planning Scheme, I consider that Mr Woolley's development does not meet the local area objectives (13.1.5) for Reedy Marsh. They are:

"Reedy Marsh

a) Provide for a low impact increase in housing density in support of housing choice close to Deloraine, whilst maintaining the bushland amenity and natural values of the area through careful subdivision design.
b) Subdivision is to be configured to provide for bushfire hazard management areas and accesses that minimize the removal of standing vegetation and provide for substantial separation distances between building areas.

c) The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone."

The desired future character statements 13.1.6 for Reedy Marsh states:

"Reedy Marsh

a) Reedy Marsh is characterized by predominantly forested hills with some cleared areas of pasture and a dispersed pattern of residential development with low levels of development visibility.

b) The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.

c) Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.

d) Where located in a more open landscape, subdivision is to be configured with dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.
e) Where development is unavoidably visible, ensure that materials are non-reflective and the design integrates with the landscape."

I am a strong supporter of Desired Future Character statements in the MVIPS and believe they have a fundamentally important role in ensuring that future development is compatible with the aspirations of the community and the established amenity and associated values.

Mr Woolley's design does not integrate with the landscape. The prominence of the Woolley shed proposal can be avoided in my view. I consider the proposal to be one characterised by expedience.

The Meander Valley Interim Planning Scheme 2013 states at 13.4.1, A3:

Buildings must be set back a minimum distance of 25 metres from a frontage.

This distance has not been met.

The performance criteria states at P3

P3 Building frontage setbacks must have regard to:
a) the prevailing setbacks of existing buildings on nearby lots and pattern of development in the surrounding area; and
b) the visual impact of the building when viewed from the road; and
c) retention of vegetation within the front setback; and
d) consistency with the local area objectives, if any.

It is my view that Mr Woolley's development of a shed certainly does not meet the performance criteria in P3 either. Indeed on nearby lots there is a vastly greater setback from the public road. There can be no comparison with the surrounding lots which are genuinely unobtrusive and sensitive in the landscape. The visual impact of development on this land is high. No native vegetation retention between the development and Road occurred. Reedy Marsh is characterised by native vegetation.

I would have thought, given site treatment that a site for a residential outbuilding which is behind the dwelling could have been chosen and indeed should be chosen.

That may require a rear setback dispensation, which would be far more palatable than the current proposal. I am indicating a desire to try and achieve a better outcome for the visual amenity of this site. Please note I am not opposed to Mr Woolley building you shed at all, just to his chosen site, which is unnecessarily prominent and visible.

I look forward to your reply and to being advised when and whether the matter will proceed to Council. It is my view that residents shouldn't have to lodge objections such as this one. I hope you agree.

PA 1

Andrew Ricketts

Yours sincerely,

PROJECT

PROPOSED NEW SHED

BUILDING AREA

New Shed : 96.00 m2

TOTAL BUILDING : 96.00 m2

FOR

T. J. WOOLLEY & S. J. YOUNG

SITE 538 RIVER ROAD REEDY MARSH TAS 7304

COUNCIL

MEANDER VALLEY

CONSTRUCTION

Page No : 01 of 04 Date: 15/05/2019

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



BUILDING CRITERIA

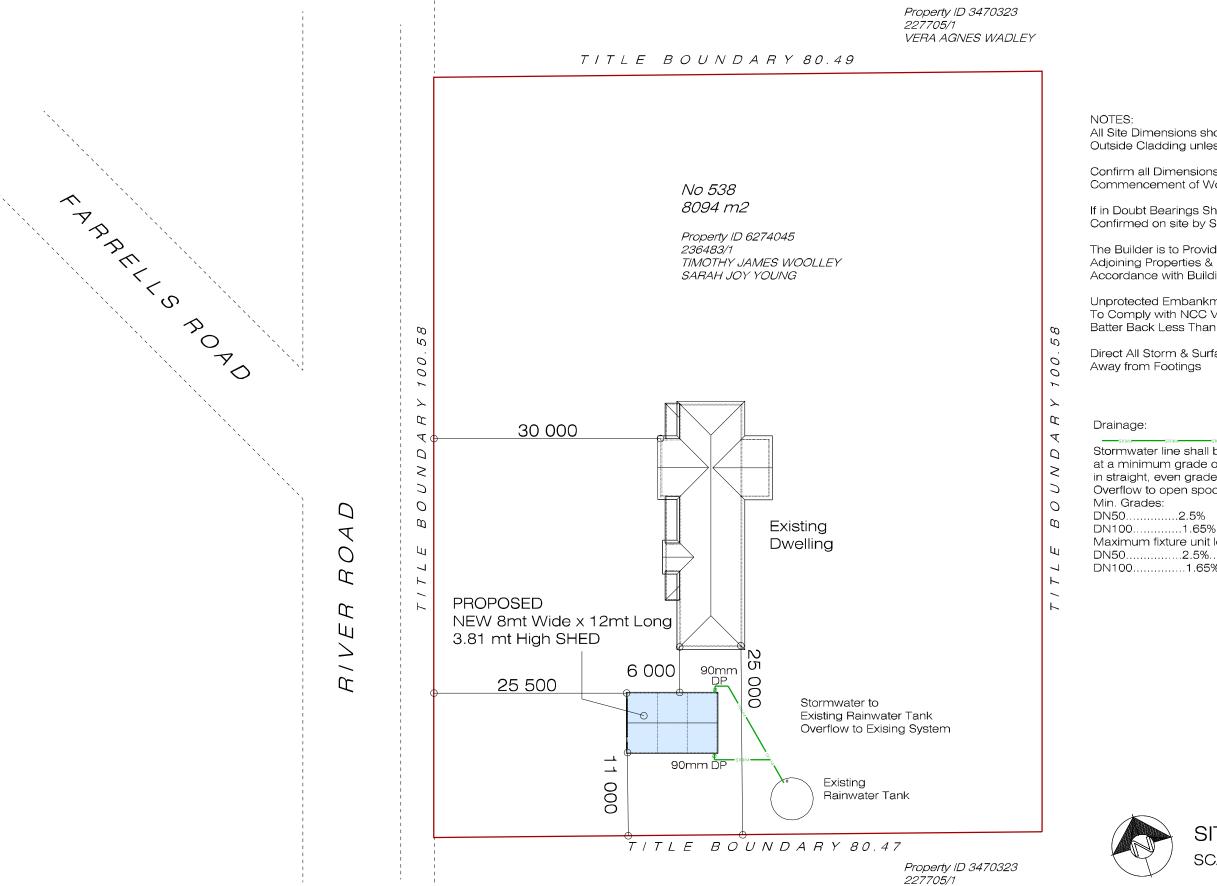
Climate Zone	7
Design Wind Speed	N2
Soil Classification	H1
BAL Rating	Not Applicable
Zone	Rural Living
ītle	Volume: 236483 Folio: 1
DRAWING LIST	Project No: TW190514C
01. FACE PAGE 02. LOCATION PLAN 03. SITE PLAN & DRA 04. SAFETY NOTES	





SITE LOCATION PLAN N.T.SCALE

Drawn By : Nicholas Fitsialos 40 Suburb Road WESTBURY 7303 Phone : 63 931 905 Fax : 63 931 921	Location: 538 RIVER ROAD REEDY MARSH TAS 7304 Volume: 236483 Folio: 1		NOTE: CONSIDERABLE CARE HAS BEEN TAKEN ALL DIMENSIONS AND LEVELS TO AVOID ERRORS & OMISSIONS TO BE CONFIRMED IN THE PREPARATION ON SITE PRIOR TO COMMENCEMENT OF THESE DRAWINGS. OF WORKS. HOWEVER EVEN WITH THE CONTRACTORS ARE TO SATISFY THE GREATEST CARE INACCURACIES THEMSELVES THAT ALL WORK IS CLEAR MAY OCCUR & THE DRAFTSPERSON	SCALE AS SHOWN DO NOT SCALE OFF PLAN	Date:	Revision Number
Mobile: 0418 508538 Mobile: 0418 508538 BPA CC4789M ABN 24 545 273 NEW SHED	Project Status: CONSTRUCTION		OF EXISTING SERVICES, WHETHER SHOWN ON THE DRAWINGS OR NOT. SERVICES TO BE LOCATED SHALL COCOPYRIGHT THE DRAWING AND THE	Project No: TW190514C		
Email: nfolkesigter@l/e/Council/Oratinary Agenda - June 2019	Date: 15/05/2019	PA	BE DONE SO IN CONJUNCTION WITH BELATIVE AUTHORITIES BEORED ON REMAIN THE BEORED ON REMAIN THE	Page No : 02 of 04		Page 38



VERA AGNES WADLEY

Drawn By :	T.	S. J. YOUNG	Location: 538 RIVER ROAD REEDY MARSH TAS 7304 Volume: 236483 Folio: 1	Building Area : New Shed : TOTAL BUILDING :	96.00 m2	OF WORKS. THE CONTRACTORS ARE TO SATISFY	HOWEVER EVEN WITH THE GREATEST CARE INACCURACIES	SCALE AS SHOWN DO NOT SCALE OFF PLAN	Date:	Revision Number
	Fax : 63 931 921 Mobile: 0418 508538 BPA CC4789M ABN 24 545 273	roject:	Project Status: CONSTRUCTION		90.00 112	OF EXISTING SERVICES, WHETHER SHOWN ON THE DRAWINGS OR NOT.	MAY OCCUR & THE DRAFTSPERSON CANNOT ACCEPT RESPONSIBILITY FOR SUCH ERRORS OR OMISSIONS)COPYRIGHT THE DRAWING AND THE	Project No: TW190514C		
Email: nfd			Date: 15/05/2019		PA	BE DONE SO IN CONJUNCTION WITH RELATIVE AUTHORITIES.		Page No : 03 of 04		Page 39

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

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 Rainwater Tanks Overflow to open spoon drain and disperse to bottom of site Maximum fixture unit loadings for graded discharge pipes; DN50.....8

DN100.....1.65%......115

SITE & DRANAGE PLAN SCALE 1:500

SAFETY NOTES THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT THIS INCLUDES (BUT IS NOT EXCLUDED TO) : OWNERS, BUILDERS, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS

1. FALLS, SLIPS, TRIPS

A) WORKING AT HEIGHTS During construction wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two meters however, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible and injury is likely to result from such a fall. the builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two meters is a possibility

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible.where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.for buildings where scaffolding, ladders, trestles are not appropriate: cleaning and maintenance of windows, walls, roof or other components of this building

will require persons to be situated where a fall from a height in excess of two meters is possible. where this type of activity is required, scaffolding, fall barriers or personal protective equipment (ppe) should be used in accordance with relevant codes of practice, regulations or legislation.

B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES SPECIFIED

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES BY OWNER

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas for this building. Surfaces should be selected in accordance with as HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. contractors should be required to maintain a tidy work site During construction, maintenance or demolition to reduce the risk of trips And falls in the workplace. Materials for construction or maintenance Should be stored in designated areas away from access ways and work areas.

SYNTHETIC MINERAL FIBRE

Fibrealass, Rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes into contact with the skin, eyes or other sensitive parts of the body Personal protective equipment (ppe) including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

CO2. FALLING OBJECTS

Loose materials or small objects construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below: · Prevent or restrict access to areas below where the

- work is being carried out.
- Provide toe boards to scaffolding or work platforms.
- Provide protective structure below the work area.
- Ensure that all persons below the work area have personal protective equipment (PPE)

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. during construction, maintenance or demolition of this building, designated parking for workers and loading areas should be provided, trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: construction of this building will require loading and unloading of materials on the roadway. deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. a traffic management plan supervised by trained traffic management personnel should be adopted for the site.

4. SERVICES

General rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. existing services are located on or around this site. where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. services should be located using an appropriate service (such as dial before you dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: underground power lines may be located in or around this site. all underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Location with overhead power lines; overhead power lines may be near or on this site. these pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. where this is not practical, adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in away which minimises bending before lifting. advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and personal protective equipment (ppe) should be used in accordance with manufacturers specification.

6. HAZARDOUS SUBSTANCES ASBESTOS

For alterations to a building constructed prior to 1990: creating powdered material

VOLATILE ORGANIC COMPOUNDS Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. areas where these are used should be kept well ventilated while the material is being used and for a period after installation. personal protective equipment (ppe) may also be required. the manufacturers recommendations for use must be carefully considered at all times.

7. CONFINED SPACES **EXCAVATION**

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. where practical, installation should be carried out using methods which do not require workers to enter the excavation, where this is not practical, adequate support for the excavated area should be provided to prevent collapse. warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: enclosed spaces within this building may present a risk to persons entering for construction, maintenance or other purpose. warning signs and barriers to unauthorised access are to be used and maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and personal protective equipment (ppe) should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: some small spaces within this building will require access by construction or maintenance workers. Warning signs and barriers to unauthorised access are to be used and maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. manual lifting and other manual activity should be restricted in small spaces

8 PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised

9. OPERATIONAL USE

act should be applied to the new use. NON-RESIDENTIAL BUILDINGS

10. OTHER HIGH RISK ACTIVITY All electrical work should be carried out in accordance with code of practice: managing electrical risks at the workplace, AS/NZ 3012 and all licensing requirements. All work using plant should be carried out in accordance with code of practice: managing risks of plant at the workplace. All work should be carried out in accordance with code of practice: managing noise and preventing hearing loss at work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

Drawn By :	Phone : 63 931 905	Name: T. J. WOOLLEY & S. J. YOUNG	Location: 538 RIVER ROAD REEDY MARSH TAS 7304 Volume: 236483 Folio: 1	Building Area : New Shed : TOTAL BUILDING :	96.00 m2 96.00 m2	NOTE: CONSIDERABLE CARE HAS BEEN TAKEN ALL DIMENSIONS AND LEVELS TO AVOID ERRORS & OMISSIONS TO BE CONFIRMED IN THE PREPARATION ON SITE PRIOR TO COMMENCEMENT OF THESE DRAWINGS. OF WORKS. HOWEVER EVEN WITH THE CONTRACTORS ARE TO SATISFY THE GREATEST CARE INACCURACIES THEMSELVES THAT ALL WORK IS CLEAR MAY OCCUR & THE DRAFTSPERSON	SCALI DO NO
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if this building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. in either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing or

Of building residential buildings this building has been designed as a residential building. if at a later date it is used or intended to be used as a workplace, the provisions of the work health and safety act 2011 or subsequent replacement

For non-residential buildings where the end user has not been identified: this building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit out for the end user. For non-residential buildings where the end use is known: this building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

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PLANNING AUTHORITY 2

Reference No. 102/2019

20 CASSIDYS ROAD, RED HILLS

Planning Application:	PA\19\0180
Proposal:	Resource Development (controlled environment agriculture) – polytunnels and incidental agricultural buildings
Author:	Justin Simons Town Planner

1) Introduction

Applicant	G Clark
Owner	G & S Clark
Property	20 Cassidys Road, Red Hills CT 109552/3
Zoning	Rural Resource
Discretions	26.3.1 Uses if not a Single Dwelling
	26.4.1 Building Location and Appearance
	E9.6.2 Water Quality Management
Existing Land Use	Resource Development – Controlled Climate
	Agriculture
Number of Representations	Two (2)
Decision Due	11 June 2019
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the
	Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Resource Development (Controlled Environment Agriculture) on land located at 20 Cassidys Road, Red Hills, CT 109552/3, by G Clark, be APPROVED, generally in accordance with the endorsed plans:

- a) Macquarie Franklin Agricultural Report and Meander Valley Interim Planning Scheme 2013 Compliance Report, dated December 2018
- b) Macquarie Franklin Site Plan with hand written annotation.
- c) Photo elevations (x3)

and subject to the following conditions:

- 1. The buildings approved by this permit are not permitted to be used for human habitation and are limited to resource development activities only.
- 2. All commercial and employee vehicles associated with the business are to be parked within the property boundaries.

Note:

1. An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for the on-site wastewater system servicing the proposed ablution block. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application. Please find attached a list of on-site wastewater designers and an information sheet on the application for installation.

If you have any waste water questions, please feel free to contact Council's Environment Health team on 6393 5320.

- 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: <u>mail@mvc.tas.gov.au</u>.
- 3. 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 5320 or Council's Plumbing Surveyor on 0419 510 770.

- 4. 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.
- 5. 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.

- 6. 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.
- 7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
- 8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
- 9. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

3) Background

This application proposes to further develop the property at 20 Cassidys Road, Red Hills with controlled environment agriculture for summer berry production. Developments include polytunnels, a site office, pump shed, cool room, crib room, amenities block and a number of storage containers. Much of the proposed development has already been undertaken without the necessary permits.

A site plan is shown in Figure 1 below, while full plans and details are included in the attachments.



Figure 1: proposed site plan (PDA Surveyors, 2018)

4) Representations

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

Two (2) representations were received (attached documents). A summary of the representations is as follows:

- c) Concern regarding the safety of the intersection of Cassidys Road and Mole Creek Road and the impact of increased traffic associated with the proposal.
- d) Concerns regarding Bushfire Risk and the flammability of polytunnels.
- e) Concerns regarding stormwater management.
- f) Visual impacts from Mole Creek Road.

Comment:

a) Council's Director Infrastructure Services has consulted with the Department of State Growth regarding the intersection and has provided the following advice:

"The Vehicle Movement Assessment information submitted by Macquarie Franklin indicates that there will be an annual average daily increase in traffic of approximately 7%, or 3 vehicles per day. If considering the harvesting period when pickers attend the property, from November through to May, the average daily traffic increases by approximately 17%, however, this represents less than 5 vehicles per day.

The Department of State Growth was contacted for crash data information and any known issues regarding the intersection of Mole Creek Road and Cassidys Road. There is no crash statistics recorded at this location for the 5 year period from May 2014 to May 2019. The closest accidents occurred approximately 250m to the east and approximately 4.5km to the west. Department officers with knowledge of this section of road also noted no apparent historical or ongoing issues with the intersection. It is noted, however, that the available sight distance is less than the required standard.

There is no evidence to suggest that safety is currently an issue at the intersection, and it is not expected that an additional 5 vehicles per day during the harvesting period would adversely impact the safety or efficiency of the intersection or traffic conditions on Cassidys Road. If intervention was required on safety grounds due to sight distance constraints and the intersection closed, there would be no other public road access to Cassidys Road properties and the construction of a new public road through private property from Cassidys Road to Bengeo Road, or the modification of the existing Mole Creek Road corridor to provide adequate sight distance, would be an expensive undertaking.

In discussion with the Department of State Growth, consideration could be given by the Department to the installation of advisory 'Tintersection' and 'vehicles entering' signage on Mole Creek Road to assist road safety behaviour in this location."

No conditions are recommended.

b) The Bushfire Prone Areas Code does not apply to the proposed development. The application is not for subdivision or defined as a hazardous or vulnerable use. A hazardous use is where the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the *Work Health and Safety Regulations 2012*; or explosives are stored on a site and where classified as an explosives location as specified in the *Explosives Act 2012*. The

proposed development does not involve hazardous chemicals or explosives as defined above.

No conditions are recommended.

c) Stormwater generated by the development is unlikely to give rise to pollution of natural waterways. Rooftop runoff is generally very clean, having minimal opportunity to come into contact with ground based chemicals and contaminates. The polytunnels are specifically made for the purpose of food production. Impacts are anticipated to be less than those of traditional agricultural practices.

The existing drainage system is considered to be an acceptable means of disposing of stormwater. No conditions are recommended.

d) The proposed development has minimal visual impact when viewed from Mole Creek Road, the primary tourist route in the area. While it will be visible, glimpses of the tunnels are fleeting and indirect. Only a small portion of the tunnels are visible and these are more than 500m from the road. Views are only available for approximately 200m of road. The development is otherwise screened by topography and vegetation, and will have negligible impact on landscape views from Mole Creek Road.

No conditions are recommended.

5) Consultation with State Government and other Authorities

The Department of State Growth was consulted regarding the intersection of Cassidys Road and Mole Creek Road. The advice is incorporated in the assessment of the representations above.

6) Officers Comments

Use Class: Resource Development (Controlled Environment Agriculture)

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the Rural Resource 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.

Assessment

Rural Resource Zone

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.
- 26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

Comment

The proposal is consistent with the Zone Purpose. It is for the provision of a primary industry use and will not constrain or conflict with other primary industry activities in the area. Agricultural enterprises also make a substantial contribution to the local economy.

26.1.2 Local Area Objectives

a) Primary Industries

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.

The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised. The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Comment

The proposal complies with the Local Area Objectives for primary industry activities. The use makes a significant contribution to the economy and adds to the diversity of primary industries occurring in the area.

26.1.3 Desired Future Character Statements

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Comment

The visual impact of the development is not considered to be obtrusive, particularly when viewed from Mole Creek Road, a major tourist corridor.



Photo 1: proposed development (identified in red), viewed from Mole Creek Road

While the development is highly visible from Cassidys Road, it is recognised that this is a no through road providing local access to agricultural properties. The road provides access to four (4) other properties and the primary users are engaged in agricultural businesses.



Photo 2: view from Cassidys Road, looking south-east

While the development is visible from Bengeo Road, its impacts are mitigated by distance. The visual character of the Red Hills area comprises a pattern of mixed cropping and grazing, interspersed by buildings, agricultural infrastructure and remnant vegetation. The mixed pattern results in a typical rural patchwork. The proposed development is setback a significant distance from Bengeo Road and its

appearance is considered to be consistent with the diverse patchwork of land uses.



Photo 3: view from Bengeo Road, looking west

26 Rural Resource Zone	
Scheme Standard	Assessment
26.3.1 Uses if not a	single dwelling
Acceptable Solution A1	Relies on Performance Criteria P1
Acceptable Solution A2	Relies On Performance Criteria P2
Acceptable Solution A4	Relies on Performance Criteria P4
Acceptable Solution A4	Relies on Performance Criteria P5
26.3.3 Irrigation Dis	strict
Acceptable Solution A1	Complies
26.4.1 Building Loca	ation and Appearance
Acceptable Solution A1	Complies
Acceptable Solution A2	Relies on Performance Criteria P2
E4 Road and Rail Assets C	ode
E4.6.1 Use and Ro	ad or Rail Infrastructure
Acceptable Solution A3	Complies
E4.7.2 Manageme	ent of Roads and Accesses and Junctions
Acceptable Solution A3	Complies
E6 Car Parking and Susta	inable Transport Code
E6.6.1 Car Parking	g Numbers

Acceptable Solution A1	Complies
E6.6.3 Taxi Drop-c	off and Pickup
Acceptable Solution A1	Complies
E6.6.4 Motorbike P	Parking Provisions
Acceptable Solution A1	Complies
E9 Water Quality Code	
E9.6.1 Development an	d Construction Practices and Riparian Vegetation
Acceptable Solution A1	Complies
Acceptable Solution A2	Complies
Acceptable Solution A3	Complies
E9.6.2 Water Quality Ma	anagement
Acceptable Solution A1	Relies on Performance Criteria P1
Acceptable Solution A2	Relies on Performance Criteria P2

Performance Criteria

Rural Resource Zone

26.3.1 Uses if not a single dwelling

Objective

- a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
- b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
- c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
- *d)* Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
- e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
- *f)* The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.

Performance Criteria P1

P1.1

It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and

P1.2

Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.

Comment

The proposal is for the provision of a primary industry use, controlled environment agriculture, and is consistent with the local area objectives. The use is not for Business and Professional Services or General Retail and Hire.

The proposed development meets the Objective of the standard.

Performance Criteria P2

P2.1

Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:

- (i) amount of land alienated/converted is minimised; and
- (ii) location is reasonably required for operational efficiency; and

P2.2

Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.

Comment

The application includes an agricultural report prepared by a suitably qualified agronomist (Macquarie Franklin). The report demonstrates that the areas of prime agricultural land to be converted to polytunnels will not be adversely impacted by the proposal. The polytunnels are modular infrastructure designed to be easily relocated. As such, the land can be readily converted back to ground based cropping. The soilless media production system also minimises impacts on the productivity of the soil.

The location of the polytunnels is required for operational efficiency, being in close proximity to water resources and relatively flat, sheltered land.

Intensive agricultural enterprise, including this proposal, make a significant benefit to the region through purchase of local sourced goods and services and

employment.

The application is considered to comply with the Performance Criteria and the Objective of the standard.

Performance Criteria P4

It must demonstrated that:

- a) emissions are not likely to cause an environmental nuisance; and
- *b)* primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and
- *c)* the capacity of the local road network can accommodate the traffic generated by the use.

Comment

The proposed use is unlikely to result in emissions at a level considered to constitute an environmental nuisance. The proposal does not include any activities expressly requiring attenuation under the planning scheme and the nearest dwellings are approximately 200m from the nearest tunnels.

The surrounding land uses are primarily of a similar agricultural nature.

The controlled environment also allows for greater efficiency and control in the application of agricultural chemicals and makes use of hydroponics and targeted delivery systems. This significantly reduces the use of traditional machinery and delivery systems used by traditional cropping enterprises. It also allows the use of biological treatments for pests rather than traditional chemical treatments.

The application includes an estimate of vehicle use associated with the use and development, prepared by Macquarie Franklin. While the proposal will increase the use of the road, it is considered that Cassidys Road is of a suitable standard to accommodate this increased activity. Concerns regarding the intersection with Mole Creek Road have been considered in the assessment above.

The use complies with the Performance Criteria and is consistent with the objectives of the standard.

Performance Criteria P5

It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:

- a) the impacts on skylines and ridgelines; and
- b) visibility from public roads; and

- c) the visual impacts of storage of materials or equipment; and
- *d) the visual impacts of vegetation clearance or retention; and*
- e) the desired future character statements.

Comment

The proposed development, particularly the polytunnels will be visible in the landscape.

Views from Mole Creek Road, Cassidys Road and Bengeo Road have been discussed in the assessment above. The impact on Mole Creek Road is negligible and the bulk of the development is mitigated by its distance from Bengeo Road. Generally the tunnels are below the ridgeline created by the surrounding topography. For a short stretch of Cassidys Road, approximately 300m, the tunnels do extend close to Cassidys Road, and obstruct views of the wider landscape. In this area a windbreak has been planted and once mature, the vegetation will assist to break up the visual bulk of the polytunnels. This is considered to be sufficient to mitigate the development.

The incidental buildings, staging area and storage facilities are a significant distance from Cassidys Road and are largely screened by the polytunnels.

The proposal is consistent with the Desired Future Character Statement as discussed above.

The proposal is consistent with the Objective.

Rural Resource Zone

26.4.1 Building Location and Appearance

Objective

To ensure that the:

- a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and
- *b) development of buildings is unobtrusive and complements the character of the landscape.*

Performance Criteria P2

Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:

a) the topography of the land; and

- b) buffers created by natural or other features; and
- c) the location of development on adjoining lots; and
- *d) the nature of existing and potential adjoining uses; and*
- e) the ability to accommodate a lesser setback to the road having regard to:
 - (i) the design of the development and landscaping; and
 - (ii) the potential for future upgrading of the road; and
 - (iii) potential traffic safety hazards; and
 - (iv) appropriate noise attenuation.

Comment

The agricultural assessment submitted with the application considers the setbacks of the proposed buildings and the potential impacts on neighbouring primary industry operations. Although the proposed polytunnels are setback less than 50m from the boundary, the use of these tunnels is considered to be compatible with the surrounding agricultural activities.

The use of polytunnels to control the growing environment generally assists to mitigate many of the conflicts usually associated with agriculture, particularly reducing spray drift and improving pest management.

All of the incidental buildings included with the application are located near to the centre of the site, more than 50m from the boundary.

The proposed development is consistent with the Objective and will not constrain adjoining primary industry operations.

E9 Water Quality Code

E9.6.2 Water Quality Management

Objective

To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.

Performance Criteria P1

Stormwater discharges to watercourses and wetlands must minimise loss of hydrological and biological values, having regard to:

- *(i) natural flow regimes, water quality and biological diversity of any waterway or wetland;*
- (ii) design and operation of any buildings, works or structures, on or near the wetland or waterway;

(iii) sources and types of potential contamination of the wetland or waterway;

- (iv) devices or works to intercept and treat waterborne contaminants;
- (v) opportunities to establish or retain native riparian vegetation or continuity of aquatic habitat.

Comment

The proposed development drains to a new underground piped drainage system. This drainage system deposits into an existing on farm open drain. The open drain is part of a significant man-made drainage system crossing a number of titles. It is generally devoid of riparian vegetation and does not constitute an aquatic habitat of conservation significance.

The adjoining landowner has verbally confirmed that the stormwater runoff from the existing structures has not impacted the existing drainage network.

It is recognised that the drainage system does eventually join a natural watercourse, however it is not anticipated that the stormwater will give rise to pollution. Rooftop runoff is generally very clean, having minimal opportunity to come into contact with ground based chemicals and contaminates. The polytunnels are specifically made for the purpose of food production. It is reasonable to assume that the materials used for the polytunnels are chemically stable. Impacts are anticipated to be less than those of traditional agricultural practices.

The existing drainage system is considered to be an acceptable means of disposing of stormwater. No additional treatment systems are considered necessary.

Performance Criteria P2

P2.1

New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:

- a) do not give rise to pollution as defined under the Environmental Management and Pollution Control Act 1994; and
- *b)* are reduced to the maximum extent that is reasonable and practical having regard to:
 - (i) best practice environmental management; and
 - (ii) accepted modern technology; and

c) meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the State Policy for Water Quality Management 1997.

P2.2

Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.

Comment

Additional runoff generated by the proposed buildings is unlikely to give rise to pollution as defined by the *Environmental Management and Pollution Control Act 1994*. Rooftop runoff is generally very clean, having minimal opportunity to come into contact with ground based chemicals and contaminates.

The application does not propose to discharge pollutants into a wetland or watercourse.

The development is considered to comply with the Performance Criteria and the Objective of the standard.

Conclusion

It is considered that the application for Use and Development for Resource Development (Controlled Environment Agriculture) – polytunnels and incidental agricultural buildings, is an acceptable development in the Rural Resource Zone and should be approved.

DECISION:

APPLICATION FORM

PLANNING

Land	Use	Planning	and	Approvals	Act 1993
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Index No	. 19346		
Doc No.	1319960		
RCV'D	-4 MAR 2019	MVC	
Action C	ifficer 55 Dept.	ist and the second second	ander Valley Council

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

	OFFICE USE ONLY
Property No:	19346 Assessment No:
	tion the result of an illegal building work? ☐ Yes ☑ No Indicate by ✓ box e access or crossover required? ☐ Yes ☑ No
PROPERTY DE	TAILS:
Address:	20 CASSIDYS ROAD Certificate of Title:
Suburb:	RED HILLS TAS Lot No:
Land area:	61.7195 m²/ha
Present use of land/building:	RURAL (vacant, residential, rural, indust commercial or forestry)
Does the application	on involve Crown Land or Private access via a Crown Access Licence: 🛛 Yes 📈 No
Heritage Listed Pro	
	Deperty: Yes VSE OR DEVELOPMENT: Building work Change of use Subdivision
DETAILS OF U	Deperty: Yes Yes ISE OR DEVELOPMENT: Building work Change of use Forestry Demolition
DETAILS OF U	Deperty: Yes VSE OR DEVELOPMENT: Building work Change of use Subdivision
DETAILS OF U	Deperty: Yes Yes ISE OR DEVELOPMENT: Building work Building work Change of use Forestry Demolition Yother Horticulture Berry
DETAILS OF U Indicate by ✓ box	Deperty: Yes Yes ISE OR DEVELOPMENT: Image: Building work Change of use Subdivision Image: Building work Change of use Subdivision Image: Building work Demolition Includes total cost of building work, landscaping, road works and infrastructure
DETAILS OF U Indicate by ✓ box Total cost of deve (inclusive of GST): Description	Deperty: Yes Image: No ISE OR DEVELOPMENT: Building work Building work Change of use Forestry Demolition Image: Other Horticulture Berry Production
DETAILS OF U Indicate by ✓ box Total cost of deve (inclusive of GST): Description of work:	Deperty: Yes Yes ISE OR DEVELOPMENT: Image: Building work Change of use Subdivision Image: Building work Change of use Subdivision Image: Building work Demolition Includes total cost of building work, landscaping, road works and infrastructure
DETAILS OF U Indicate by ✓ box Total cost of dever (<i>inclusive of GST</i>): Description of work:	Deperty: Yes Yes USE OR DEVELOPMENT: Building work Change of use Building work Forestry Demolition Other Horticulture Berry Berry Production Berry Includes total cost of building work, landscaping, road works and infrastructue Berry Production. (main use of proposed building - dwelling, garage, farm building factory, office, shop)
DETAILS OF U Indicate by ✓ box Total cost of deve (<i>inclusive of GST</i>): Description of work: Use of building: New floor area:	Deperty: Yes Yes ISE OR DEVELOPMENT: Building work Change of use Subdivision Forestry Demolition Other Horticulture Berry Production Semp Production Includes total cost of building work, landscaping, road works and infrastructure Berry Includes total cost of building work, landscaping, road works and infrastructure Berry Production Shap New building height: Union Value

Version: 1, Version Date: 06/05/2019

APPLICATION FORM

PLANNING

Land Use Planning and Approvals Act 1993

Index No	193	46		
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- Application form & details MUST be completed IN FULL.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

	OFFICE USE ONLY
Property No:	19346 Assessment No:
DA1 19/0	PAS3 PAI 19 0180
• Is your application	on the result of an illegal building work?
• Is a new vehicle	access or crossover required? 🔲 Yes 🗹 No
PROPERTY DET	FAILS:
Address:	20 CASSIDYS ROAD Certificate of Title:
Suburb:	RED HILLS TAS Lot No:
Land area:	61.7195 m²/ha
Present use of land/building:	RURAL (vacant, residential, rural, industrial, commercial or forestry)
Does the application	n involve Crown Land or Private access via a Crown Access Licence: 🛛 🔲 Yes 🔤 No
Heritage Listed Prop	perty: 🔲 Yes 🗹 No
DETAILS OF US	SE OR DEVELOPMENT:
Indicate by ✓ box	Building work Change of use Subdivision
	Forestry Demolition
	Other Horticulture Berry Production
Total cost of devel (inclusive of GST):	
Description of work:	Serry Production.
Use of	Berry Production. Berry Production (main use of proposed building – dwelling, garage, farm building, factory, office, shop)
New floor area:	8 ha pt New building height: 41/2 m
Materials:	External walls: Plashic Colour:
	Roof cladding: Colour:
Meander Va	alley Council Ordinary Agenda - June 2019 PA 2 Page 59





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
109552	3
EDITION	DATE OF ISSUE 24-Mar-2015

SEARCH DATE : 04-Mar-2019 SEARCH TIME : 03.48 PM

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON Lot 3 on Diagram 109552 Being the land thirdly described in Conveyance 55/0866 Derivation : Part of 1330 acres granted to Edward Paine Butler and Robert William Nutt Derived from A12618

SCHEDULE 1

C560691 TRANSFER to GAVIN MURRAY CLARK and SUZANNE MARY CLARK Registered 26-Oct-2005 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any D158943 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 24-Mar-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

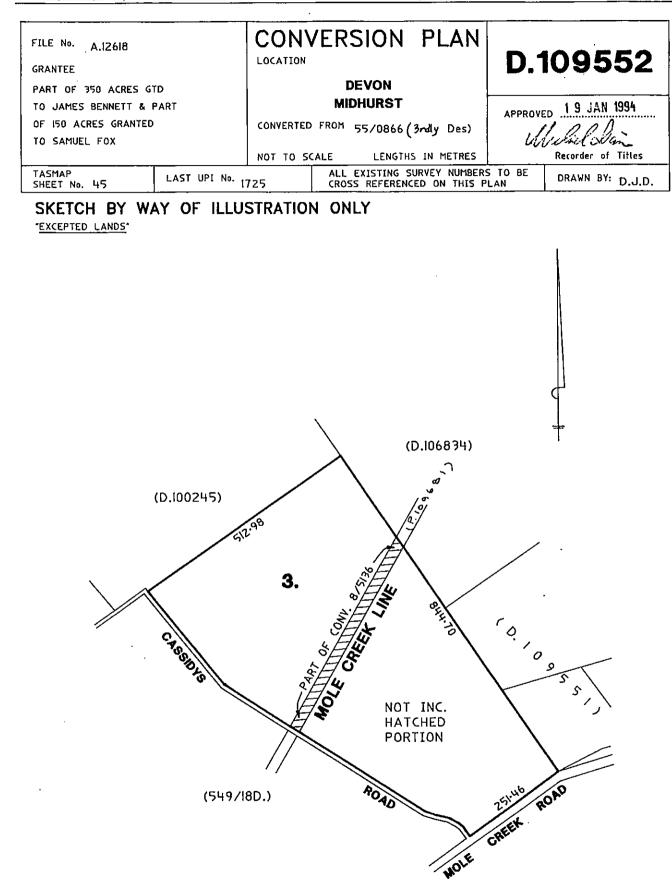
Meander Valley Council Ordinary Agenda - June 2019



DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





AGRICULTURAL REPORT AND MEANDER VALLEY INTERIM PLANNING SCHEME 2013 COMPLIANCE REPORT

Murrakei Berries

December 2018





Meander Valley Council Ordinary Agenda - June 2019 Document Set ID: 1180366 Version: 1, Version Date: 06/05/2019



Consultants for business, agriculture and environment

Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms -Agricultural Resource Management (ARM) and Davey & Maynard.

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Report author:

Mr Jason Lynch

An appropriate citation for this report is:

Macquarie Franklin, December 2018, Agricultural report and Meander Valley Interim Planning Scheme 2013 compliance report: Murrakei Berries, Red Hills TAS

Document status:

Final

Date	Status /Issue number	Authorised by	Transmission method
3/12/2018	1	Jason Lynch	electronic

This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.



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Executive Summary

This agricultural assessment and planning scheme compliance report has been prepared on behalf of the proponent, Murrakei Berries, operating from 20 Cassidys Road.

The Murrakei Berries enterprise is based on the seasonal production on premium berry fruit, and includes associated required infrastructure such as polyhouses, cool store, irrigation and storage sheds and staff room, and is a significant employer that provides well paid work for equivalent to 50+ FTEs per annum.

The nature, design and layout of the Murrakei Berries enterprise infrastructure is of modern industry standard, and all of which is required to complete the operational and management activities undertaken as part of the agricultural production.

It is considered that the enterprise and the associated infrastructure is consistent with the sentiment and specific relevant planning scheme clauses of the Meander Valley Interim Planning Scheme 2013.



1 Introduction

This report, prepared by Mr Jason Lynch, Senior Consultant, Macquarie Franklin, has been prepared to provide an expert agricultural assessment of the enterprise and compliance with the Meander Valley Interim Planning 2013.

This report reviews the current agricultural usage of the property in question and the surrounding area in relation to the Land Capability, and includes soils, aspect, topography, water resource, economic feasibility and impact of the Murrakei Berries enterprise in relation to agricultural activities.

2 Qualifications and Experience

Mr Jason Lynch is an agricultural science graduate from the University of Tasmania with 20 years of experience in primary industry production, extension and consulting. Mr Lynch has worked with a variety of agricultural enterprises throughout Tasmania. A detailed outline of experience and qualifications is attached in Appendix A.

3 Location

The Murrakei Berries enterprise is located at 20 Cassidys Road Red Hills, which is situated approximately 5.5 km west of the township of Deloraine. Appendix B Figure 7.

Title Reference	Property ID	Address	Hectares (Approx)
1095523/3	3124033	20 Cassidys Road, Red Hills	40.5

The property in question is covered by flat to gently sloping and undulating land with a generally southerly facing aspect, and has and is used for agricultural land use activities, including cropping, occasional pastoral use and protected agriculture, as per the berry fruit production enterprise.

The infrastructure present on the property includes a residential dwelling with well established gardens, boundary and internal fencing, berry fruit production facility (polyhouses, cool store and sheds), irrigation mains, dam and laneways.

The property is bordered by Mole Creek Road to the south and Cassidys Road to the west with farm land present on all adjacent properties.

The owners of the Murrakei Berries enterprise also own adjacent property to the immediately south east of the property in question (title 1095523/3) as per property titles 109551/1, 109551/2, 109551/4 and 158150/2.

The land on the property is zoned as rural resource, and approximately 550m to the east is rural living zoned land. Appendix B Figure 8.



The berry fruit production enterprise covers a total area approximately 8.3 hectares of ground, which includes 8 hectares of polyhouses and 0.3 hectares of land associated with support infrastructure, such as parking area, sheds, cool store and staff room.

The berry fruit production enterprise is located on the northern central area of the property in question, is accessed off Cassidys Road via the existing entrance which is located approximately 600m north of the intersection of Cassidys and Mole Creek Road.

4 Berry Fruit Enterprise

4.1 Overview

Murrakei Berries is a family run business and is involved in the seasonal production of berry fruit, including strawberries, raspberries and blackberries in 8 hectares of polyhouses.

The Murrakei Berry enterprise utilises state of the art technology, including industry leading hydroponics production, integrated pest management practices and it is recognised as consistently ranking as a premium Tasmanian berry fruit producer.

Berry fruit are harvested from November until May, with berry fruit sold on local, domestic and international markets.

It is a significant employer and provides well paid work for equivalent to 50+ FTEs, which includes 6 staff permanent, 6 permanent casuals and up to 50+ casuals employed to pick fruit. Employees range from staff involved in business management, agronomy, technical support fruit pickers and plant management.

Prior to the establishment of the berry fruit enterprise, the cropping and pastoral based farming business employed 1.5 FTEs on the property in question.

A map of the layout of the Murrakei Berries berry fruit production enterprise is attached in Appendix C, Figure 12.

4.2 **Production Infrastructure**

The polyhouses are single skin construction, and have 3 different sizes;

- polyhouses A, B, C and D; 100m wide, 100m long and 4.5m peak height

- polyhouses E, and F; 120m wide, 90m long and 4.5m peak height
- polyhouses B1, B2, R1 and R2; 70m wide, 70m long and 4.5m peak height

The design and construction of these polyhouses are considered industry standard both on a local and global setting, are passively heated and cooled with no additional heating and/or cooling systems used to modify the internal growing environment. These polyhouses are temporary structures and could be relocated and moved off site, with the site fully rehabilitated back to land suitable for cropping and pastoral use.



The boundary setback distances for the polyhouses present on the property in question are outlined in Table

Nearest Boundary	Distance (m)	Specific Polyhouse
North	50	F
South	465	A
East	8.3	F and E
West	7	B2

Table 1; specific polyhouse setback distances to the nearest boundary on the property in question

The strawberry plants are hydroponically grown in soilless media on raised substrate tables, and raspberries and blackberries are hydroponically grown at ground level in soilless media substrate bags, and in all cases irrigation and nutrients are delivered by dripper emitters. The irrigation and nutrient management of the production system are precisely managed by a state of art computer controlled fertigation unit.

The production system involves the use of minimal crop protection chemicals, utilises integrated pest management practices and overall it is considered a very efficient and productive operation.

The associated support infrastructure is integral and required for the berry fruit production enterprise and includes;

- cool store; 16m long, 8m wide and 4m peak height
- irrigation shed; 16m long, 8m wide and 4m peak height
- storage shed; 16m long, 8m wide and 4m peak height
- staff room; 9m long, 3 m wide and 3m peak height (demountable building)
- office; 12m long, 7m wide and 3.5m peak height (demountable building)

The associated support infrastructure are centrally located, and not positioned close to the property boundaries with boundary separation distances as;

- 220m to the nearest eastern boundary
- 215m to the nearest western boundary
- 320m to the nearest northern boundary
- 640m to the nearest southern boundary

On site toilet facilities are provided using "portaloos".





Figure 1; northerly view over the Murrakei Berries enterprises, from the high ground area on the southern area of the property in question



Figure 2; southerly view towards polyhouse F from the north west boundary of the property in questions





Figure 3; westerly view from Bengeo Road at the laneway entrance to 576 Bengeo Road



Figure 4; southerly view from Mole Creek Road at the entrance to 656 Mole Creek Road



Agricultural and MVIPS Planning Scheme 2013 Compliance Report, Murrakei Berries

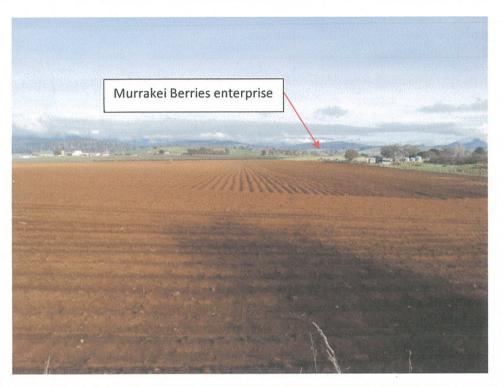


Figure 5; westerly view from Deloraine toward the Murrakei Berries enterprise



Figure 6; eastern boundary of the property adjacent to the nearest polyhouse structure



5 Land Classification

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Gross, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include, topsoil depth and erosion risk. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the DPIPWE Tasmanian Land Capability Handbook.

The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

The original land capability assessment of the area was undertaken by DPI at a scale of 1:100,000 and reported in their Meander report in 1993.

On the subject of this property, DPI identified Class 3 and 4 land to be present, and a detailed assessment by Macquarie Franklin has confirmed that this is the case and in addition smaller area of Class 5 and 6 land, see Appendix C Figure 9 for the land capability map of the property.

Class 3 land is described as follows:

Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 and Class 2 land. Soil conservation practice and sound management are needed to overcome the moderate limitations to cropping use.

Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture.

Class 4 land is described as follows:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitation of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but eh versatility of the land is very limited.

Class 5 land

This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be grown. The effects of limitations on the



grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

Class 6 land

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

PA 2



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Table 2: Land Capability Summary

	e Chief	(%) limitation limitations	vn gradational ferrosol, as per the Ferrosol 1-5 Erosion, Soil structural These soils are suitable for cropping, three to	e soil association.	rill and sheet terms of land use activities.	erosion physical and	lay sub soils, with some small stone caused by soil carbon Cropping options would be moderately	c fragments present in the soil surface water depletion due limited and constrained.	movement on to	ved from tertiary hacalt avology and from tertiary hacalt avology and where notified fallow neriods and where notified	exposed soil. and/or	cultivation the soil's organic carbon levels.	vn gradational ferrosol, as per the 3-8 Erosion, practices. These soils are suitable for cropping, one to	e soil association. moderate risk two years in 10, and is suitable for pastoral	of rill and land use activities.	sheet erosion	caused by	c fragments present in the soil surface water and conducted at a lower level of frequency.	movement on Whore more than a more	bare and	exposed soil.	the soil's organic carbon levels.			
	Soils		Red/brown gradational ferrosol, as per the	Deloraine soil association.		Well drained clay loam topsoil overlying a	heavier clay sub soils, with some small stone	and rock fragments present in the soil	profile.	Soils derived from tertiary hacalt reology		*	Red/brown gradational ferrosol, as per the	Deloraine soil association.		Well drained clay loam topsoil overlying a	heavier clay sub soils, with some small stone	and rock fragments present in the soil	profile.	Soils derived from tertiary basalt geology				5	
ומקור לי דמוות כמלמקוויל למוווומי	Landform		Flat and gently	sloping and	undulating land.								Gently sloping	and undulating	land.										
	Svmbol		3e		32.6 ha								4es	11	4.4 ha										_

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	-		ver	Slope	Chief	Secondary	and the New York
Symbol	Landform	SOIIS	ASL	(%)	limitation	limitations	Lana Use Notes
Sws	Flat and very	Red/brown gradational ferrosol, as per the	Ferrosol	0-3	Wetness, due	Soil structural	Soil structural Unsuitable for cropping and has moderate
	gently sloping	Deloraine soil association.			to the lower	degradation in	limitation associated with its pastoral land
0.6ha	land.				lying nature	terms of	use due to potentially extended periods of
		Well drained clay loam topsoils overlying a			of this ground	physical and	waterlogging.
		heavier clay sub soils, with some small			and presence	soil carbon	
		stone and rock fragments present in the			of the dam to	depletion due	Where possible maintain ground cover,
		soil profile.			the west	to	avoid extended fallow periods and where
						inappropriate	possible return crop stubbles and residues to
		Soils derived from tertiary basalt geology				and/or	maintain the soil's organic carbon levels.
						excessive land	
6ws	Flat and very		Ferrosol	0-3	Wetness, due	cultivation	Unsuitable for cropping and highly restricted
	gently sloping				to the lower	nractices	pastoral land use.
2.4 ha	land.				lying nature		
					of this ground		The majority of this land is covered by a
					and presence		dam.
					of the dam.		

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6 Water Resources

The property in question, and that of the Murrakei Berries enterprise is located within the Greater Meander Valley Irrigation District, although it is not connected to any Tasmanian Irrigation and/or private irrigation pipeline systems with nearest pipeline approximately 1.9 km to the east.

The property is reliant upon a bore to provide irrigation water for the cropping and berry fruit production enterprise.

7 Property Drainage

The property is serviced by a network of underground drains, which feed into open trench drains that are present throughout the property.

These underground drains are spaced 30m apart, 0.8m deep and consist of agricultural slotted pipe laid in and covered over with a 0.2m layer of blue metal aggregate.

The underground drains offer the optimal method to drain the land on the property, and provides a reliable opportunity to maximise land usage throughout the year.

8 Weeds and pests

The property has minimal weeds present beyond the typical range of broadleaf and grass weeds present in the pastoral and cropping land.

9 Erosion

The soils on the property are susceptible to erosion on bare and exposed soils due to surface water movement albeit at a low level, and soil structure degradation due to excessive and/or inappropriately timed soil cultivation practices.

Two small areas of ground on the property are covered any landslip hazard rating land, although none of the ground associated with the berry fruit enterprise is impacted by a landslip hazard. Appendix B Figure 9.

10 Current Agricultural Activities

The property is currently utilised for agricultural land use activities, that being for the berry fruit enterprise and cropping for a range of broad acre, vegetable and extractive crops.





11 Berry Fruit Enterprise Impact on Neighbouring Agricultural Land Use

Land use activity on the adjacent land consists of mixed farming, and includes both irrigated and dryland cropping and pastoral land use activity and perennial tree crop truffery.

The Murrakei Berries berry fruit production enterprise is an intensive, high value and low impact agricultural enterprise.

Based on the nature of this protected agriculture production systems and the associated high level management processes it is reasonable to considered it as a low impact agricultural land use activity in terms of the potential for offsite movement of agricultural chemicals (as per spray drift), nutrients, noise and odour emissions, minimal use of machinery and the use of temporary/demountable infrastructure.

The polyhouse structures have been positioned to maximise the productivity of the land and utilisation of the flatter topography that is present, and provides operational benefits, minimises exposure to wind and reduces its visual prominence.

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, designated parking, lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be negligible as the proponent undertakes routine property management activities including weed control and preventing weeds from becoming invasive and an issue to neighbouring land holders. The berry fruit production enterprise itself does not create the conditions to increase the weed pressure and/or diversity of weeds present, with all disused berry plants turned to compost which is then spread on to the property's' paddocks.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques, disposal of rubbish and management of long and dried off vegetation.

Table 3; potential negative impact to neighbouring agricultural land use



6. Dog menace to neighbouring livestock	Risk = nil. No dogs are required and/or used as part of a berry fruit production enterprise. Dogs owned by the proponents are well secured and historically have never created a
	disturbance and/or menace to the neighbouring property's livestock.

Therefore it is reasonable to contend this Murrakei Berry enterprise has a minimal negative impact on neighbouring agricultural land use activities, and would not be expected to fetter and restrict the land use activities on adjacent properties.





12 Berry Fruit Enterprise Impact From Neighbouring Agricultural Land Use

The Murrakei Berries berry fruit production enterprise has minimal exposure to negative impacts from neighbouring agricultural land use activities.

Potential Risk from Neighbouring	Extent of Risk & Possible Mitigation
Agricultural Land/Activity	Strategy
1. Spray drift and dust	Risk = low. Aerial spraying is not practiced in the vicinity of the dwelling; ground or spot spraying is a practical and mostly used alternative. Spraying events should be communicated in a timely manner to the neighbouring land holders, and this is as per the current standard operational practices in order to prevent unintended spray drift damage to crops and pastoral land.
2. Noise from machinery and irrigation pump	Risk = low although some occasional machinery
operation, livestock and dogs.	traffic will occur when working/managing the
	adjacent land.
3. Irrigation water over boundary	Risk = low-medium, however as the prevailing wind direction is westerly, this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground. The polyhouses provide protection against over spray from irrigation equipment.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low and mitigated by the proponent attaching appropriate warning signs on boundary fencing.

13 Impact On Residential Amenity

In the immediate vicinity, as per a 500m radius, there are 3 existing residential dwellings, with the nearest being 200m to the south, as per the residential present on the property in question. (Appendix B Figure 10), and additional dwellings are located further to the west and east.

The low impact nature, scale and scope of the berry fruit enterprise, and buffer distances present provide an appropriate buffer and separation distance to the nearby existing residential dwellings.



14 Meander Valley Interim Planning Scheme Compliance 2013

14.1 Clause 26.1 Zone Purpose Statements

Zone Purpose Statements	Response
26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.	26.1.1.1 The property in question is used for agricultural land use activity, as per cropping, pastoral and berry fruit production.
26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.	26.1.1.2 The Murrakei Berries berry fruit enterprise is based on temporary, demountable and non-permanent structures for the direct berry fruit production activities (polyhouses and table top benches) and the associated infrastructure as required for the post-harvest storage, irrigation and fertigation shed, and amenities block. As outlined in section 11 and 12 of this report this berry fruit production enterprise does not constrain and/or negatively impact the resource development use on adjacent land and vice versa.
26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.	26.1.1.3 The Murrakei Berries berry fruit production enterprise has involved a significant investment on behalf of the proponent to establish the production facility, and this has included the need for local goods and services for the construction and ongoing operation of the business. A large number of staff have been employed and this includes casual, permanent casual and full time employees, and at present Murrakei Berries annually employs 50+ FTE. The employees are involved in a wide range of activities, ranging from technically skilled staff (irrigation technicians, agronomy and crop protection), business management, plant management and harvesting fruit. This berry fruit enterprise is a highly efficient and intensive horticultural operation with but with a low impact in terms of agricultural chemicals and limited machinery used, noise and odour emissions and as



Zone Purpose Statements	Response
26.1.1.4	negative impact on the soil in the short and/or long
To provide for tourism-related use and	term.
development where the sustainable development	26.1.14
of rural resources will not be compromised.	This is not applicable to this development.



14.2 Clause 26.1.2 Local Area Objectives

Zone Purpose Statements	Response
a) Primary Industries:	a) The property in question is actively used for
Resources for primary industries make a significant	agriculture, for both cropping, pastoral and berry
contribution to the rural economy and primary	
ndustry uses are to be protected for long-term	fruit production. Both land use activities make a
ustainability. The prime and non-prime agricultural	significant contribution to the rural economy, in
and resource provides for variable and diverse	particular the berry fruit enterprise would involve
agricultural and primary industry production which	the employment of an equivalent of 50+ FTEs.
will be protected through individual consideration	neres restande vero enviranterioristo intere una grenzaturadate concersion i in or ver
of the local context. Processing and services can	When the property was operated purely for
augment the productivity of primary industries in a	
ocality and are supported where they are related	cropping land use activities it involved 1.5 FTE
to primary industry uses and the long-term	employees.
sustainability of the resource is not unduly	
compromised.	It is reasonable consider the berry fruit productio
compromised.	enterprise in question has a low impact in terms of
	being grown in soilless media (enhances the
	preservation and protection of the soil), minimal
	use of agricultural chemicals and machinery and
	very low emissions of odours and sounds.
5	
· · · · · · · · · · · · · · · · · · ·	The nature of the polyhouse production facility is
	that they are effectively temporary structures, an
	if necessary in time they could be removed and the
	land beneath fully converted and returned back t
	cropping and/or pastoral land use activity.
	eropping and/or puscerariana use activity.
	The processing of the berry fruit is required befor
	being dispatched off the property, and involves
	sorting and packaging the fruit, cool storage to
	remove the field heat and assembling the package
	fruit into bulk trays and pallets. This processing is
· · · · · · · · · · · · · · · · · · ·	required and necessary operation for the berry fr
	enterprise.
þ) Tourism	b) This is not applicable
Tourism is an important contributor to the rural	of the photophone
economy and can make a significant contribution	
to the value adding of primary industries through	
visitor facilities and the downstream processing of	
produce. The continued enhancement of tourism	
facilities with a relationship to primary production is	
supported where the long-term sustainability of the	
resource is not unduly compromised. The rural zone	а.
provides for important regional and local tourist	
routes and destinations such as through the	
promotion of environmental features and values,	
cultural heritage and landscape. The continued	
C C C A N KI IN	

Zone Purpose Statements	Response
enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.	
c) Rural Communities Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.	c) This is not applicable

14.3 Clause 26.1.3 Desired Future Character Statements

Zone Purpose Statements	Response
The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.	The Murrakei Berries berry fruit production enterprise facility is located in an unobtrusive position. It is not readily visible to the south from the nearby Mole Creek Road and to the east from Bengeo Road due to its sheltered position and the rolling topography of the immediate area.
	The polyhouses are visible from the north with only two dwellings (104 and 123 Cassidys Road) located here, and noting that Cassidys Road is short (approximately 1.2km) and a no through road and therefore not readily accessed by the public.
	The polyhouses are partially visible from the west from the residential dwelling at 576 Mole Creek Road, although the lower lying position of the production site and rolling topography limits the broader visibility from the west.
	A number of berry fruit enterprises with polyhouses are present throughout the Meander Valley municipality, and vary in how readily visible and obtrusive they are to the general public and impact on the visual rural landscape. It is reasonable to



Zone Purpose Statements	Response
	consider the Murrakei Berries berry fruit production facility would be one of the lesser readily visible enterprises relative to other enterprises located adjacent to and/or nearby to the Bass Highway.
	The Red Hills is area that is actively farmed and this involves a range of production systems and various types of agricultural related infrastructure, and as such this berry fruit enterprise is consistent with the broader agricultural landscape and land use activity conducted in the district.



14.4 Clause 26.3.1 Uses if Not a Single Dwelling

Objective

Objective

a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.

b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.

c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.

d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.

e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.

f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape. **Response**

The berry fruit enterprise is hydroponic production system and not reliant upon soil as the growing media, and therefore a discretionary use, and hence the concentration on addressing P1, P2, P3, P4 and P5.

Performance Criteria	Response
P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and	P1.1 The Murrakei Berries berry fruit production enterprise is consistent with the local area objectives, see section 14.2 Clause 26.1.2.
P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m2 over the site.	P1.2 This is not applicable.
 P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the: i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and 	P2.1 i) The nature of the polyhouses based production facility is that they are effectively a temporary structures, and if necessary in time they could be removed and the land beneath fully converted and returned back to cropping and/or pastoral land use activity. The layout of the Murrakei Berries berry fruit production enterprise covers 8.3 hectares and maximises the productivity of the land with a
	minimal amount of ground left unused or not directly involved in the production and processing of



P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.

P3 The conversion of non-prime agricultural to nonagricultural use must demonstrate that:



Meander Valley Council Ordinary Agenda - June 2019 Document Set ID: 1180366 Version: 1, Version Date: 06/05/2019 the fruit and/or the location of the required support infrastructure (irrigation and store shed etc...). ii) The land associated with the production facility offers a number of key features that make it ideal and considered necessary to locate the polyhouses, that being the flatter topography, ease of access,

that being the flatter topography, ease of access, close to the irrigation water resources and sheltered from prevailing winds. Hydroponic production systems should not be operated on land with a slope less than 5% due to complications associated with channel drainage, irrigation hydrodynamics and to maximise the efficiency harvesting of fruit. Relative to the other areas of the property which are more undulating and sloping, more distant form the water resources, exposed to wind and are in far more visually prominent location. The current site therefore is necessary for various operational efficiencies and management considerations.

P2.2 The Murrakei Berries berry fruit production enterprise has involved a significant investment on behalf of the proponent to establish the production facility, and this has included the need for local goods and services for the construction and ongoing operation of the business. Locally sourced good and serviced includes, but is not limited to fuel, electrical contractors, various agricultural inputs from agribusinesses, builders and accommodation for seasonal fruit pickers. A large number of staff have been employed and this includes casual, permanent casual and full time employees, and at present Murrakei Berries annually employs 50+ FTE. The employees are involved in a wide range of activities, ranging from technically skilled staff (irrigation technicians, agronomy and crop protection), business management, plant management and harvesting fruit. This berry fruit enterprise is a highly efficient and intensive horticultural operation with a low impact in terms of agricultural chemicals and limited machinery used, minimal noise and odour emissions and as it a soilless media production system it has no negative impact on the soil in the short and/or long term.

P3 a) The amount of agricultural land used on the property in question for the Murrakei Berries berry fruit production enterprise is limited to the land that is specifically suitable and considered operationally

 a) the amount of land converted is minimised having regard to: i) existing use and development on the land; and ii) surrounding use and development; and iii) topographical constraints; or 	necessary and appropriate for the management requirements. The adjacent land and wider Red diverse range of agricultural land the land managers have had a operating and managing th production systems is a generally co-operative manner.
	The Murrakei Berries berry enterprise is considered a low im terms of the very high efficiency of used and the minimal poten movement of agricultural chem odour emissions, and as such the negative impact on the of management considerations asso resource use on neighbouring land
 b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or 	b) The land is well suited to agricul the property, excluding the resider dam is directly involved with agricul and this includes the Murrakei B production enterprise with the ba used for cropping and occasional p
c) the location of the use on the site is reasonably required for operational efficiency.	c) The land associated with the p offers a number of key features t and considered necessary to locat that being the flatter topography close to the irrigation water resour from prevailing winds. Hydrop systems should not be operated or greater than 3% due to complic with channel drainage, irrigation hy to maximise the efficiency harvest
P4 It must demonstrated that: a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.	P4 a) The Murrakei Berries berry enterprise is a low impact agricult negligible impact on the potentia environmental impact. The enter use of minimal machinery and pr amounts of emissions as agricult fertiliser, sounds, and odours are p production facility. The production

nt of land converted is minimised having necessary and appropriate for the production and

Hills is used for a use activities and a long history of heir agricultural y harmonious and

fruit production npact operation in of the crop inputs ntial for off-site nicals, noise and ere is a negligible operational and sociated with the d.

culture. All land on ential dwelling and ultural production, Berries berry fruit alance of the land pastoral use.

production facility that make it ideal te the polyhouses, ny, ease of access, irces and sheltered ponic production on land with a slope cations associated hydrodynamics and ting of fruit.

fruit production Itural activity, with ial for creating an rprise involves the roduces negligible cultural chemicals, produced from the ion system utilises



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P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:

a) the impacts on skylines and ridgelines; andb) visibility from public roads; and

c) the visual impacts of storage of materials or equipment; and

d) the visual impacts of vegetation clearance or retention; and

e) the desired future character statements.

minimal agricultural chemical inputs, highly efficient fertiliser use and adopts integrated pest management practices.

b) As outlined in section 11 and 12 of this report this berry fruit production enterprise does and would not constrain and/or negatively impact the resource development use on adjacent land and vice versa.

c) The roads involved, as per Cassidys and Mole Creek Road have, are and will in the future be used to transport farm inputs, commodities and livestock from the property in question and that of adjacent properties, and this includes not only berry fruit but other harvested crops (eg potatoes, grain, poppies etc...) and occasionally livestock. We contend use of the applicable roads as per the transport of agricultural commodities is common place for this area of the Meander Valley and would comfortably accommodate this activity.

P5

a) The Murrakei Berries berry fruit production enterprise is not located on a skyline and/or ridgeline, rather it is located on lower lying sheltered land and is not considered to have a particularly high level of visual prominence.

b) The Murrakei Berries berry fruit production enterprise growing facilities are not readily visible from the south (as per Mole Creek Road) or east (as per Cassidys Road) and are visible from the north and partially visible from the west.

c) The Murrakei Berries berry fruit production enterprise support infrastructure, as per storage sheds are considered to be relatively minor and take up a small amount of area. These facilities are located centrally on the property in a sheltered position, are not readily visible and do not have a high level of visual prominence. Each winter the strawberry growing media is replaced and for a short period (2-3 months) is stockpiled, composted and then broadcast back on the paddocks as source of nutrients and carbon.

 d) No vegetation has or will be cleared and/or modified as part of the operation of the Murrakei Berries berry fruit production enterprise.

e) The berry fruit enterprise is consistent with the local area objectives, see section 14.3.



14.5 Clause 26.3.3 Irrigation District

The property in question is located within the Greater Meander Irrigation District. The Murrakei Berries berry fruit production enterprise requires and involves the use of irrigation water (although not scheme supplied) and will not compromise the utilisation of water resources, and therefore is compliant with the Clause 26.3.3.

14.6 Clause 26.4.1 Development Standards

Objective

Objective

To ensure that the:

a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and

b) development of buildings is unobtrusive and complements the character of the landscape.

Response

The polyhouses, and the associated sheds (storage and irrigation), cool stores and staff room are a maximum of 4.5m in height and therefore compliant with Clause 26.4.1 A1).

The polyhouses are located with 7 to 8.3m of the western and eastern boundary respectively of the property in question and therefore not complaint with Clause 26.4.1 B1) and hence the concentration of Performance Criteria P2.

Performance Criteria	Response
 P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and 	a) The location on the property, nature and layout of the Murrakei Berries berry fruit production enterprise relative to the prevailing topography of the property and that of the surrounding land results in it having negligible negative impact and imposing effectively no constraints upon the primary industry operations on the adjacent land. As outlined in section 11 and 12 of this report this berry fruit production enterprise does not constrain and/or negatively impact the resource development use on adjacent land and vice versa.
b) buffers created by natural or other features; and	b) The presence of the Cassidys Road to the west of the polyhouse provides an additional buffer to the west of the Murrakei Berries berry fruit production enterprise.
c) the location of development on adjoining lots; and	c) No buildings and/or structures are located on the neighbouring properties immediately adjacent to the polyhouses, with the nearest structure being a



farm shed positioned approximately 140m north east of polyhouse F. d) The land on the adjacent lots in the immediate d) the nature of existing and potential adjoining uses; and vicinity of the Murrakei Berries berry fruit production enterprise is covered by pasture land that is used for cropping and pastoral use. Further to the south, approximately 440m, is located an extensive truffery. As outlined in section 11 and 12 of this report this berry fruit production enterprise does not constrain and/or negatively impact the resource development use on adjacent land and vice versa. Future land use activity on the adjacent lots would have to be compatible with the Meander Valley Interim Planning Scheme. Considering this land is dominated by prime agricultural land (Class 3 land as per the Meander Land Capability report 1993) this would constrain the land use options consequently for rural resource land use activity. It is reasonable to contend the Murrakei Berries berry fruit production enterprise is consistent and compatible with the current and potential future land use activity on the adjoining lots. e) Cassidys Road forms the western boundary of the e) the ability to accommodate a lesser setback to the road having regard to: property in question. i) the design of the development and i) At the closest point the polyhouse B2 is located 7m landscaping; and to the western boundary and the adjacent Cassidys ii) the potential for future upgrading of the Road. The need to use land allows for the maximum road; and utilisation of the available farm land in order to iii) potential traffic safety hazards; facilitate optimal production efficiency and the iv) appropriate noise attenuation. polyhouse layout. ii) The nature of the Murrakei Berries berry fruit production enterprise involves the seasonal production (November to May) of less than 1000 tonne of berry fruit. This total weight of production is transported approximately 450m along Cassidys Road and then along Mole Creek Road and the Bass Highway. Cassidys Road is already used for bulk transport of farm produce (potatoes, carrots, grain, poppies etc...), machinery and livestock from adjacent and nearby properties, and therefore the Murrakei Berries use of this road is consistent with the current usage pattern. iii) As outlined above in point e) ii) Cassidys Road is already used for the bulk transport of farm produce (potatoes, carrots, grain, poppies etc...), machinery





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and livestock from adjacent and nearby properties.

The Murrakei Berries berry fruit production enterprise of Cassidys and the nearby Mole Creek Road would not result in additional traffic safety hazards being imposed or created beyond the current level of due care and attention required by all road uses and drivers of trucks.

iv) The Murrakei Berries berry fruit production enterprise is a low impact agricultural activity. The enterprise involves the use of minimal machinery albeit small specialised tractors and implements (spray units), harvesting is by hand and occurs during the morning and early afternoon. The enterprise has negligible sound and noise emissions and noise attenuation measures are not considered necessary and/or appropriate.



15 Conclusion

- The Murrakei Berries berry fruit production enterprise covers 8.3 hectares, and includes 8 hectares of polyhouses used to grow strawberries, raspberries and blackberries, with 0.3 hectares of land involved with the support infrastructure (cool store, irrigation and storage shed, office and staff room).
- The Murrakei Berries berry fruit production enterprise annually employs 50+ FTE and this includes staff involved in business management, agronomy, technical support fruit pickers and plant management. Prior to the establishment of this berry fruit enterprise, the property's cropping and pastoral based farming enterprises employed 1.5 FTEs on the property in question.
- The Murrakei Berries berry fruit production enterprise is considered a low impact operation in terms of the very high efficiency of the crop inputs used and the minimal potential for offsite movement of agricultural chemicals, noise and odour emissions.
- 4. It is reasonable to consider the Murrakei Berries berry fruit production enterprise does and would have a negligible negative impact on the operational and management considerations associated with the resource use on neighbouring land.
- 5. The Murrakei Berries berry fruit production enterprise development is considered compliant with Clauses 26.1 Zone Purpose Statements, 26.1.2 Local Area Objectives, 26.1.3 Desired Future Character Statements, 26.3.1, 26.3.3 and 26.4.1.

16 References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania

17 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

PA 2

Jason Lynch

Mr Jason Lynch B. App.Sci (Hort) Senior Consultant Macquarie Franklin Pty Ltd December 2018



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Appendices

Appendix A: Profile Mr Jason Lynch



Jason Lynch



Position: Senior Consultant - Agronomy

.

Qualifications: B App Sci (Hort)

Professional Associations:

Australian Institute of Agricultural Science Australasia Pacific Extension Network

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112 Wright Street East Devonport Tasmania 7310

INTRODUCTION

Jason Lynch is a senior consultant at Macquarie Franklin, with 20 years experience in production agronomy, various aspects of grazing management and property development. Jason works with clients to improve the profitability and sustainability of a diverse range of agricultural production systems.

Jason has agronomic experience in both pasture based and a range of broad acre and intensive cropping systems, in addition to horticultural enterprises. Jason provides advice to clients on crop protection, integrated pest management practices, soil health management, plant and soil nutrition, and soil moisture and irrigation management. He has well developed communication skills, and has extensive experience in the delivery of presentations and group facilitation for both small and large audiences. Jason's client mix includes small and large scale businesses, and both family farms and corporate enterprises.

Jason is able to provide independent agronomic advice with an in-depth knowledge of farming systems.

PROFESSIONAL EXPERIENCE

2013 - present: senior consultant - Macquarie Franklin

1998 - 2013: senior agronomist - Serve-Ag Pty Ltd

RECENT PROJECTS

- Property agricultural assessments and council planning scheme compliance reports across the various Tasmanian municipalities, 2005 present
- Farm Water Access Plans and land capability assessments for various irrigation schemes including the Dial Blythe, Duck, Midlands, North Esk, South Esk, South East, Southern Highlands and Swan River, Tasmanian Irrigation Sept 2013 - present
- Pasture Principles course facilitator and coach, Cressy/Tamar, Coal Valley, Derwent Valley Evandale, Flinders Island, Northern/Central/Southern Midlands, Meander Valley, North West, 2014 - present
- MLA Producer Demonstration Site technical support with Longford Red Meat Group, MLA, 2016 - present
- GRDC Opportunity For Profit, Management Guidelines, Tasmania, GRDC, 2016-2017
- Lifetime Ewe Management Facilitator, RIST, Jan 2015-Dec 2015



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Jason Lynch

Areas of Expertise

- Project management
- Extension & communications
- Facilitation
- Agronomic advice
- Vegetable production
- Cereal production
- Forage and fodder
- production
- Floriculture
- Berry fruit production
- Crop protection
- Soil fertility
- Plant nutrition
- Soil, plant and water analytical testing
- Biofumigation
- Gross margin analysis
- Agricultural research
- Land capability assessment

Farm drainage

Macquarie Franklin Expertise

- Agronomic advice
- Crop protection
- Land capability assessment
- Sustainable soil management
- Soil and plant nutrition
- Red meats and dairy feed base

- Insect Pasture Pest IPM course delivery, Cradle Coast NRM, May 2014-July 2015
- Managing Your Finances course delivery, Dairy Tas June July 2015
- F300 Boosting livestock production efficiency and decreasing greenhouse gas emissions, North West Tasmanian Beef Producers Group Coach, Meat and Livestock Australia, Nov 2014 - March 2015
- Dairy Australia Taking Stock, 2016 present
- Waterhouse producer demonstration site coordinator (trial maximising phosphorus fertiliser efficiency), Meat & Livestock Australia, Nov 2013 – June 2016
- Regular delivery of presentations to various NRM, grower and agricultural industry groups throughout Tasmania on a diverse range of topics, 2006-present
- Sustainable Agriculture Program involving soil testing and the delivery of property nutrient budgets and fertiliser recommendations, Cradle Coast NRM, Jan 2013-May 2013
- Property management planning services and land capability assessments, Agricultural Resource Management, 2007-2010
- Irrigation scheduling and soil moisture monitoring project leader, DairyTas, 2006
- Soil health management, including agronomic advice and research and development relating to erosion management, green manure and biofumigation crops
- Provision of comprehensive agronomic advice covering a wide range of broadacre and horticultural crops such as alliums, amenity turf, berry fruit, brassicas, canola, carrots, cereals, hemp, legumes, floriculture, poppies and potatoes (fresh, processing and seed production)

BOARDS AND STEERING COMMITTEES

PA 2

- More milk from forages steering committee group member, Tasmanian Institute of Agriculture, Sept 2013 – June 2014
- Dairy Futures CRC steering committee for forage technologies adoption, Dairy Australia, Sept 2013 – June 2016
- Dairy Australia Forage Improvement Community of Interest group, member, Dec 2015 - present
- DairyTas Participatory Action Research Group member, Jan 2016 present



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Appendix B: Various property images

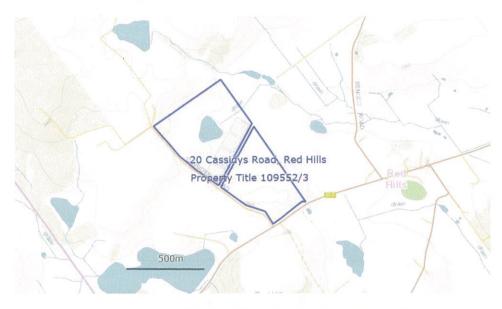


Figure 7; location of the 20 Cassidys Road property (source the LIST)

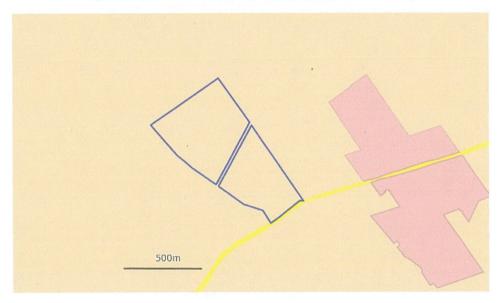


Figure 8; Meander Valley Council land zoning, with property in question (outlined in blue) is zoned as rural resource (brown shaded), with rural living zoned land nearby to the east (pink shaded)





Figure 9; land capability areas present on the property



Figure 10; land slip hazard band present on the property and nearby land, yellow = low risk (source the LIST)



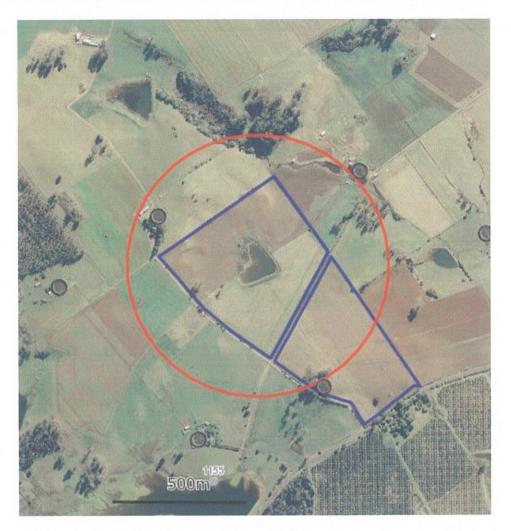


Figure 11; nearby existing residential dwellings (shown with black tags) within a 500m radius of the proposed development on the property in question (source the LIST)

PA 2



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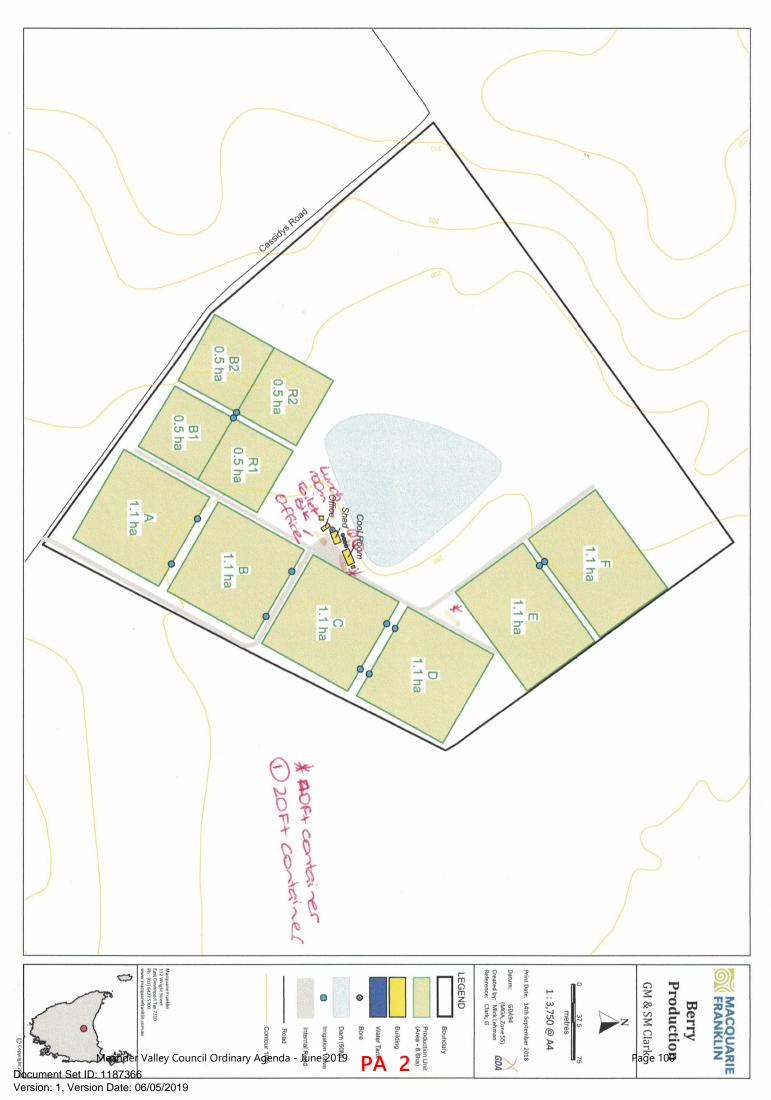
Figure 12; Murrakei Berries berry fruit production enterprise layout

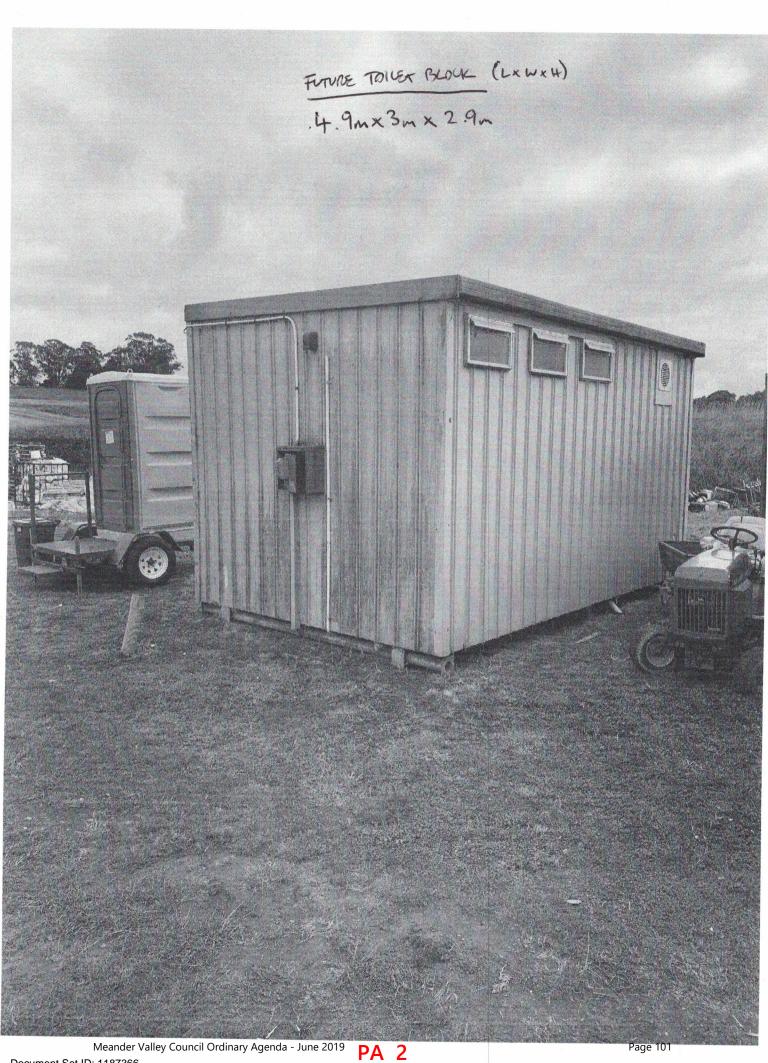
37

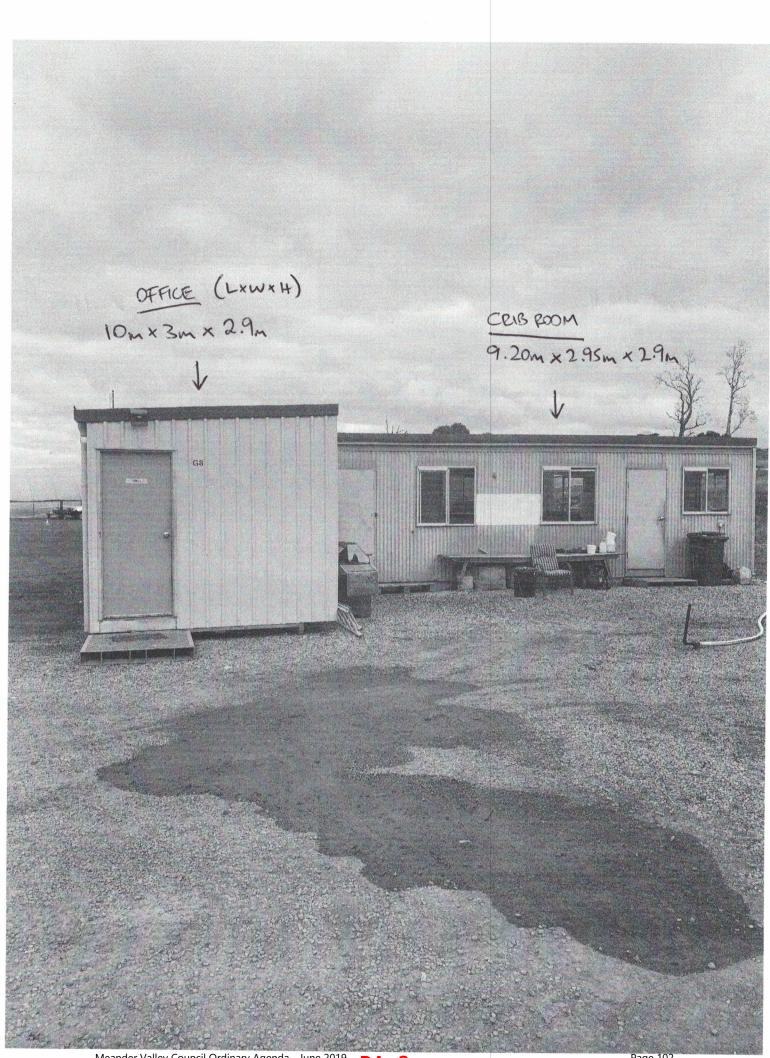


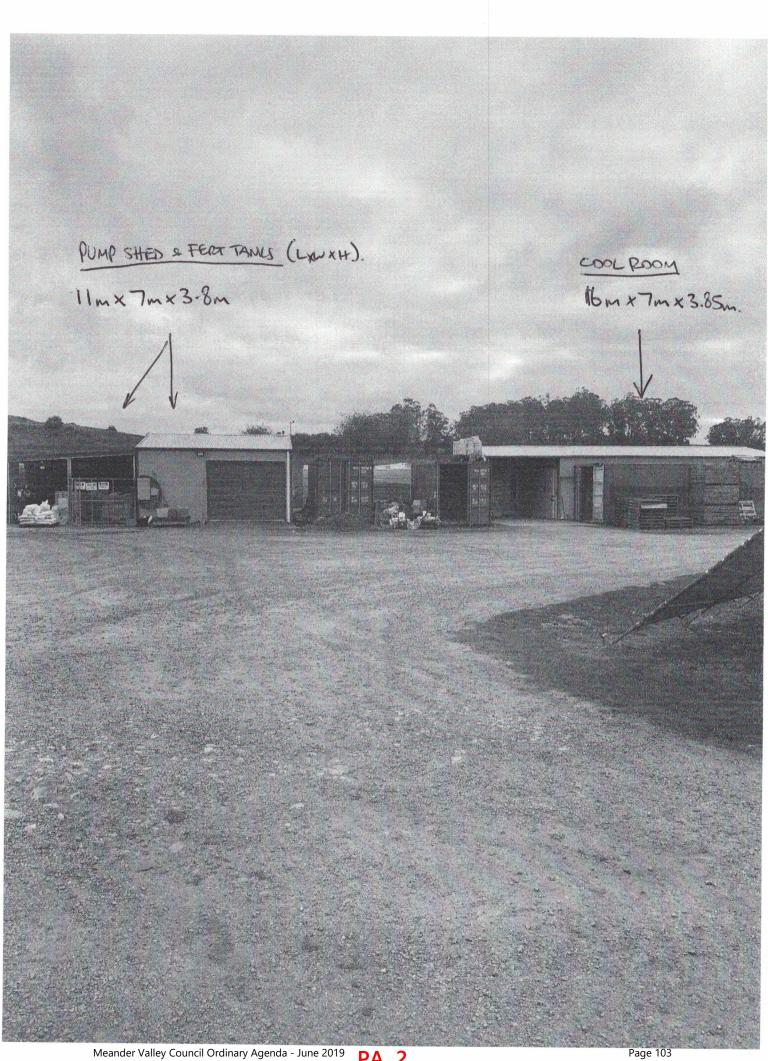
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Murrakei Property

Vehicle Movement Assessment -Cassidys Road

26th April 2019





Consultants for business, agriculture and environment

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Report author:

An appropriate citation for this report is:	Macquarie Franklin, 26 th April 2019, <i>Murrakei Property Vehicle</i> Movement Assessment – Cassidys Road
Document status:	Final

This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.

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Executive summary

This report covers an assessment of the vehicle movements on Cassidys Road associated with the Murrakei property at 20 Cassidys Road, and how this has been impacted and modified as a result of the berry fruit enterprise development on the property question.

The development of the berry fruit production enterprise on the Murrakei property and associated change in focus and shift in land use activity land use activity in conjunction with the seasonality of the berry fruit production enterprise and associated emphasis on operational efficiency has seen an increase in the vehicle traffic on Cassidys Road.

A review of the previous vehicle movements indicated that 13,092 annual vehicle movements occurred which equates to 35.86 vehicle movements on an annualised average daily basis, whilst a review post development indicates that 14,046 annual vehicle movements occur which equates to 38.48 vehicle movements on an annualised average daily basis.

Therefore, based on the assessment of the pre and post berry fruit production enterprise development on the Murrakei property the vehicle movements on the section of Cassidys Road in question has established that an annual average daily increase of 6.79% of vehicle movements has occurred.

1 Murrakei Property Overview

1.1 Pre-development property land use activity

Prior to the recent berry fruit production enterprise developments on the Murrakei property it had been used for mixed farming activities and this included;

- Cropping:
 - Vegetable crops: potato, onion, carrots and peas
 - Cereals: barley and wheat
 - Oil seed crops: canola, poppies and pyrethrum
- Pastoral:
 - Dairy agistment
 - Prime lamb finishing
 - Fodder production for hay and silage

The land use activity was undertaken throughout the property and paddocks had a rotation of various crops and pastures.

The Clarke family also runs an additional family property, Maylands, which is located nearby to the north east in Red Hills and leases land for seasonal cropping activities.

1.2 Post-development property land use activity

After the recent berry fruit production enterprise development on the Murrakei property it has resulted a shift in the focus and intensity of land use activities on the property in question.

Land use activity has been reduced due to the prioritisation of the available irrigation water resources towards the highest value use (e.g. berry fruit production), less area of land available for cropping and the subsequent extension of the cropping rotations and pastoral use has been scaled back substantially such the prime lamb finishing and dairy agistment enterprise has been replaced with a beef finishing enterprise.

The Maylands property has now become the dominant property where cropping activities occur, more agricultural contracting work is being undertaken (land preparation and crop harvesting) and leasing of land for seasonal cropping has continued.



2 Vehicle Movement Assessment

This assessment has involved a historic assessment (prior to 2015) of the traffic flows on Cassidys Road in comparison to the current typical (2018/2019) vehicle movements.

The road infrastructure involved and Murrakei property in question at 20 Cassidys Road is shown in Figure 1.



Figure 1; Murrakei property titles at 20 Cassidys Road (outlined in blue) and residential dwelling present (green dot), section of Cassidys Road in question (marked in red)

Please note that image shown in Figure 1 is from 2016 and does not show the current development with includes additional polyhouse structures.



2.1 Basis for changes in vehicle movements

Since the berry fruit production enterprise was established in 2015 and the agricultural land use activities shifted focus to protected cropping systems (polyhouse berry fruit production) there has been substantial adjustments to the way the Murrakei property has been managed and operated.

2.1.1 Land use activity changes

The factors involved in changes to traffic movements along the section of Cassidys Road in question includes;

- Land use activity for cropping is now concentrated on the eastern area of the Murrakei property and this has meant that tractors and farm workers are now entering the property from the east off the Bengeo Road access and not via Cassidys Road.
- Due to less irrigation water being available cropping activities on the Murrakei property have been largely scaled back to lower intensity enterprises, such as cereals and pyrethrum.
- Gavin Clark's farming duties have been concentrated on the berry fruit production enterprise with a considerably reduced involvement on cropping activities on both the Murrakei and Maylands property.
- Aaron Clark has largely taken over the farming duties previously undertaken by Gavin Clark on the Murrakei and all almost entirely on the Maylands property.
- The prime lamb finishing and dairy agistment enterprises have been stopped and replaced by a lower intensity and small-scale beef finishing enterprise meaning less truck movements are now required.

2.1.2 Berry fruit production enterprise

The berry fruit production enterprise is being operated with an emphasis on maximising efficiency in terms of labour force management and freight logistics;

- The berry fruit pickers and other workers arrive/depart the property in shared vehicles and on two 8-person minibuses.
- The berry fruit pickers and other workers stay on the property throughout the day and do not travel off site as part of their operational duties.
- The dedicated berry fruit enterprise freight truck (7 T GVM) is also used to back load in packaging consumables used in the berry fruit enterprise.
- Fertiliser, being the key large volume input used in the berry fruit production enterprise is delivered in bulk.

From the 2019/20 berry fruit harvest season onwards pickers will be driven onto the property using a larger passenger bus and this would result in a reduction of 4 daily vehicle movements throughout the harvest season and would result in approximately 22% less vehicle movements during this period.

2.1.3 Changes to living arrangements

The number of people living in the residential dwelling on the Murrakei property has been reduced by 1 person (5 down to 4 people).

3 Appendices

Month			January				February				March				April	
Pre development	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements
Tractor movements	4	4		4.0	4	4		4.0	4	4		4.0	4	4		4.0
General farm freight			2	0.3			2	0.3			2	0.3			2	0.3
Livestock freight			4	0.6			0	0.0			2	0.3			2	0.3
Clarke family work trips	20	20		20.0	20	20		20.0	20	20		20.0	16	16		16.0
Farm worker trips	4	0		2.9	4	0		2.9	4	0		2.9	8	0		5.7
Clarke family personal trips	10	10		10.0	10	10		10.0	10	10		10.0	10	10		10.0
Professional visits			6	0.9			6	0.9			6	0.9			6	0.9
Daily average per month				38.6				38.0				38.3				37.1
Total per month				1196				1064				1187				1114

Month			May				June				July				August	
Pre development	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements
Tractor movements	4	4		4.0	2	2		2.0	2	2		2.0	2	2		2.0
General farm freight			2	0.3			2	0.3			2	0.3			2	0.3
Livestock freight			4	0.6			4	0.6			0	0.0			4	0.6
Clarke family work trips	16	16		16.0	16	12		14.9	16	12		14.9	16	12		14.9
Farm worker trips	8	0		5.7	4	0		2.9	4	0		2.9	4	0		2.9
Clarke family personal trips	10	10		10.0	10	10		10.0	10	10		10.0	10	10		10.0
Professional visits			2	0.3			2	0.3			2	0.3			6	0.9
Daily average per month				36.9				30.9				30.3				31.4
Total per month				1143				926				939				974

Month		S	eptembe	r			October			Ν	lovembei	r		[December		
Pre development	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	
Tractor movements	4	4		4.0	4	4		4.0	4	4		4.0	4	4		4.0	
General farm freight			2	0.3			2	0.3			2	0.3			2	0.3	Pre-development
Livestock freight			0	0.0			0	0.0			0	0.0			4	0.6	total annual
Clarke family work trips	20	12		17.7	20	16		18.9	20	20		20.0	20	20		20.0	vehicle
Farm worker trips	4	0		2.9	4	0		2.9	4	0		2.9	4	0		2.9	movements
Clarke family personal trips	10	10		10.0	10	10		10.0	10	10		10.0	10	10		10.0	
Professional visits			6	0.9			6	0.9			6	0.9			6	0.9	
Daily average per month				35.7				36.9				38.0				38.6	
Total per month				1071				1143				1140				1196	13092

Figure 2; pre-development vehicle movements on Cassidys Road associated with the Murrakei property

Month			January				February				March				April	
Post development	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements
Tractor movements			4	0.6			4	0.6			4	0.6			4	0.6
General farm freight			2	0.3			2	0.3			2	0.3			2	0.3
Berry fruit freight			12	1.7			12	1.7			12	1.7			10	1.4
Livestock freight			1	0.1			0	0.0			0.0	0.0			0	0.0
Clarke family work trips	8	8		8.0	8	8		8.0	8	8		8.0	8	8		8.0
Farm worker trips	2	0		1.4	2	0		1.4	2	0		1.4	2	0		1.4
Berry fruit picker trips	18	18		18.0	18	18		18.0	16	16		16.0	12	12		12.0
Berry fruit management	16	4		12.6	16	4		12.6	16	4		12.6	12	4		9.7
Other berry fruit workers	0	0		0.0	0	0		0.0	0	0		0.0	0	0		0.0
Clarke family personal trips	8	8		8.0	8	8		8.0	8	8		8.0	8	8		8.0
Professional visits			6	0.9			6	0.9			6	0.9			6	0.9
Daily average per month				51.6				51.4				49.4				42.3
Total per month				1599				1440				1532				1269

Month			May				June				July				August	
Post development	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements
Tractor movements			4.0	0.6			2	0.3			2.0	0.3			2	0.3
General farm freight			2	0.3			2	0.3			2	0.3			2	0.3
Berry fruit freight			6	0.9			2	0.3			0	0.0			0	0.0
Livestock freight			0	0.0			0	0.0			0	0.0			0	0.0
Clarke family work trips	8	8		8.0	8	8		8.0	8	8		8.0	8	8		8.0
Farm worker trips	2	0		1.4	2	0		1.4	2	0		1.4	2	0		1.4
Berry fruit picker trips	6	6		6.0	0	0		0.0	0	0		0.0	0	0		0.0
Berry fruit management	12	4		9.7	8	0		5.7	8	0		5.7	8	0		5.7
Other berry fruit workers	0	0		0.0	6	0		4.3	6	0		4.3	6	0		4.3
Clarke family personal trips	8	8		8.0	8	8	8.0	8.0	8	8		8.0	8	8		8.0
Professional visits			4	0.6			2	0.3			2	0.3			6	0.9
Daily average per month				35.4				28.6				28.3				28.9
Total per month				1098				886				877				895

Month		S	eptembe	r			October			Ν	lovember	•		[December		
Post development	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	Weekday	Weekend	Weekly	Daily Movements	
Tractor movements			2.0	0.3			4	0.6			4	0.6			2	0.3	
General farm freight			2	0.3			2	0.3			2	0.3			2	0.3	
Berry fruit freight			0	0.0			2	0.3			6	0.9			12	1.7	
Livestock freight			0	0.0			0	0.0			0	0.0			1	0.1	Post development
Clarke family work trips	8	8		8.0	8	8		8.0	8	8		8.0	8	8		8.0	total annual
Farm worker trips	2	0		1.4	2	0		1.4	2	0		1.4	2	0		1.4	vehicle
Berry fruit picker trips	0	0		0.0	0	0		0.0	8	8		8.0	16	16		16.0	movements
Berry fruit management	4	0		2.9	16	4		12.6	16	4		12.6	16	4		12.6	
Other berry fruit workers	0	0		0.0	0	0		0.0	0	0		0.0	0	0		0.0	
Clarke family personal trips	8	8		8.0	8	8		8.0	8	8		8.0	8	8		8.0	
Professional visits			6	0.9			6	0.9			6	0.9			6	0.9	
Daily average per month				21.7				32.0				40.6				49.3	
Total per month				673				992				1258				1528	14046

Figure 3; post development vehicle movements on Cassidys Road associated with Murrakei property

From:Liz RanicarSent:10 May 2019 15:00:28 +1000To:Planning @ Meander Valley CouncilSubject:planning applicationImportance:Normal

General Manager, M.V.C.

Dear Sir, As a resident at Cassidy Road, operating a rural enterprise, we have serious concerns re PA/19/0180 application. The entrance and exit to and from the Mole Creek road is a dangerous site being under the hill and nil visibility of approaching traffic on the main road. An alternative access route could be via Bengeo Road with slower traffic approaching the T junction at Red Hills, and better visibility. The proposed expansion will increase with more traffic.

Yours faithfully Elizabeth Ranicar 104 Cassidy Road Red Hills 7304 Phone Number 63622374

Andrew Ricketts Bradys Creek 780 Larcombes Road REEDY MARSH 7304 Phone 03 6368 1343 Email: <u>AndrewRicketts@antmail.com.au</u>

20-5-2019

Martin Gill General Manager, PO Box 102, Westbury, 7303 By email to: <u>Martin.Gill@mvc.tas.gov.au</u> AND <u>planning@mvc.tas.gov.au</u>

Objection

REGARDING: Applicant: G Clark - PA\19\0180

Location: 20 Cassidys Road, Red Hills, Deloraine

Discretionary Development: Controlled Environment Agriculture

Dear Mr Gill,

I am writing to lodge an objection to the proposal by Mr Clark that would establish 8 Ha of plastic poly houses at 20 Cassidys Rd in Red Hills.

I am a ratepayer and resident of the Municipality.

Mr Clark has applied to build a series of Controlled Environment Agriculture buildings on CT109552/3, covering an area of 8 Ha in the Rural Resource Zone for berry production. The application is accompanied by a report from Macquarie Franklin, in total some 56 pages. I have read this report.

My primary concern is for the Bushfire Hazzard and the fire risk of 8 Ha in area of flammable plastic structures. I can see from the images supplied that there appears to be no firebreak intended, nor any established for the perimeter of the existing poly house structures and it would appear none is planned for the additional structures either. There is no doubt in my mind that the plastic polyhouses are highly flammable. They are after all a petrochemical product.

These Controlled Environment Agriculture (buildings) structures either adjoin or they are very close to each other. I would have thought that Council would have regarded 8 ha of flammable plastic structures, to be a hazard.

I am especially concerned about what I consider to be an inadequate setback, in Bushfire Hazard terms, from the western boundary and the eastern boundary. Polyhouse F and E are only 8.3 m from the eastern boundary. Polyhouse B2 is only 7 m from the western boundary. It is not clear whether some of the support structures of the poly house occupy some of those setbacks. I seek clarification about that matter please. Those distances have

been provided by Macquarie Franklin. Macquarie Franklin also states that a maximum amount of the land has been used for the polytunnels. One can see from the plan on page 44 of the PDF report that a single exit from the site is achieved between two poly tunnels. So from a number of perspectives, especially in terms of emergency exit of personnel, should a structural fire occur, the plan is inadequate.

Of course I cannot tell whether there is an emergency bushfire plan. Because the operation is proposed to employ a significant number of casual workers, and those people would be potentially on-site at any one time, I believe an emergency bushfire plan would be a wise safety feature for the operation. Such plans should be mandatory.

A secondary concern is for the storm water arrangements relating to 8 Ha of polytunnel structures. It would appear that the development is relying on existing agricultural drains, rather than drainage set up specifically to accommodate the storm water generated from the 8 ha of poly tunnels. But it is not possible to determine from the application the location of the agricultural drains and whether they would be sufficient but in any case it seems that regulation regarding stormwater control from 8 ha of controlled agriculture buildings is inadequate. I think the run-off from 8 ha poly tunnel's deserves more attention.

I do not agree that this expanded development will not be visible from the Mole Creek Road, it will and already is but, although it is somewhat hard to tell, I would agree it is unlikely to be prominent in a landscape. Of course Council has an inadequate position over scenic landscape and the assessment of impacts. It is good the consultant has dealt with this issue.

I await your reply and trust that Council's planning department will share the concerns expressed above, support my objection and seek the applicant modify his plan.

Yours sincerely,

Andrew Ricketts



CORPORATE SERVICES 1

Reference No. 103/2019

ANNUAL REVIEW OF FEES & CHARGES 2019-20

AUTHOR: Justin Marshall Senior Accountant

1) Recommendation

It is recommended that Council adopt the proposed fees and charges for the 2019-20 financial year, as follows:



MEANDER VALLEY COUNCIL

Fees & Charges: 2019-2020

FEES AND CHARGES REVISION JUNE 2019

FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Planning/Development Permit Fees			
Planning Review – Residential Development	\$60	\$60	No change
Developments less than \$5,000 (Permitted Status)	\$155	\$160	Increase \$5 in line with CCI
House and/or Residential Outbuilding (Discretionary Application including Advertising Fee)	\$500	\$670	Increase in line with CCI and now incorporates Advertising Fee
House and/or Outbuilding (Permitted Status)	\$292	\$300	Increase \$8 in line with CCI
Discretionary Development (including Advertising Fee)	0.30% of development cost. Minimum charge \$500. Maximum charge \$5,120. Plus advertising fee at cost for level 2 activities.	0.30% of development cost. Minimum charge \$670. Maximum charge \$15,000. Plus advertising fee at cost for level 2 activities.	Minimum charge increased in line with CCI and now incorporates Advertising Fee. Maximum charge increased in line with surrounding Councils
Development (Permitted Status)	0.30% of development cost. Minimum charge \$292. Maximum charge \$5,000.	0.30% of development cost. Minimum charge \$300. Maximum charge \$15,000.	Minimum charge increased in line with CCI. Maximum charge increased in line with surrounding Councils
Advertising Fee	\$150	N/A	Now part of Discretionary Fees
Re-advertising Fee - amended plan prior to determination (at applicants request)	\$150	\$150	No change
Retrospective Planning Application	Double Planning/Development Fee	Double Planning/Development Fee	No change
Subdivision Applications			
Application for Subdivision (including Advertising Fee) Meander Valley Council Ordinary Agenda - June 2019	\$550 + \$80 per lot	\$670 + \$80 per lot	Increase in line with CCI and now includes Advertising Fee Page 117



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Application for sealing of Final Plan of Subdivision	\$300	\$310	Increase \$10 in line with CCI
Application to amend sealed plan	\$310	\$310	No change. Now consistent with other Application Fees
Application for modification, or release of Adhesion Order	\$395	\$310	Decrease fee. Now consistent with other Application Fees
Stratum Subdivision			
Application for sealing of final plan	\$395	\$410	Increase \$15 in line with CCI
Other			·
Application for amendment to Permitted planning permit	N/A	\$160	New fee. Distinction in level of work required
Application for amendment to Discretionary planning permit	\$300	\$310	Increase \$10 in line with CCI
Part 5 Agreements – Processing & Sealing	\$250	\$260	Increase \$10 in line with CCI
Copy of Planning scheme Ordinance	\$65	\$80	Increase to capture actual costs
Copy of Planning Scheme Maps (Large Scale)	\$25 per Map	\$2 per Map	Change from A1 size to A3 size
Determining extension of time requests	\$100	\$100	No change
Amendments to Planning Scheme (not including fee payab	le to TPC)		
Text or Map Alteration	0.30% of development cost. Minimum charge \$750. Maximum charge \$5,120. Plus advertising fee at cost.	\$4,000 + Tasmanian Planning Commission Fee	Change in fee structure consistent with surrounding Councils
Health Fees			
Fees and Charges approved at the May 2019 Council meeting			
Dog Registration and Licence Fees			
Fees and Charges approved at the May 2019 Council meeting			



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Engineering (Subdivisions)			
Plan checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by Director Infrastructure)	1.5% of value of public works Minimum fee \$420*	1.5% of value of public works Minimum fee \$434*	Increase \$14 in line with CCI
Inspection of failed works	\$131* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	\$135* per hour of contracted inspections or re-inspections of works that failed a previous inspection.	Increase \$4 in line with CCI
N.B. Public works are defined as any works that council is obliged surface), landscaping, parks and public buildings.	l to maintain for the community o	and include roads, footpaths, drai	nage (both underground and
Tip Fees			
Excludes vehicles transporting controlled wastes.			
General Waste to Landfill			
Bags up to 60 litres (each)	\$0.50*	\$1*	Increase \$0.50
240 litre bins (each)	\$2*	\$3*	Increase \$1
Car / Wagon	\$9*	\$9.50*	Increase \$0.50 in line with CCI
Ute (up to 1.5 cubic metres)	\$16*	\$17*	Increase \$1 in line with CCI
Trailer - single or dual axle (up to 1.5 cubic metres)	\$16*	\$17*	Increase \$1 in line with CCI
Other vehicles (over 1.5 and less than 5.0 cubic metres)	\$27*	\$11* per cubic metre	Change in fee calculation
Vehicles over 5.0 cubic metres	Disposal subject to Council approval	Disposal subject to Council approval	No change
Green Waste, Unsorted Recyclables & Salvageable Timber			
Excludes contaminated green waste and scrap timber, stumps 8	k logs greater than 150mm diam	eter.	
Bags up to 60 litres (each)	\$0.25*	\$0.50*	Increase \$0.25
240 litre bins (each)	\$1*	\$1.50*	Increase \$0.50
Car / Wagon	\$4.50*	\$4.75*	Increase \$0.25 in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Ute (up to 1.5 cubic metres)	\$8*	\$8.50*	Increase \$0.50 in line with CCI
Trailer - single or dual axle (up to 1.5 cubic metres)	\$8*	\$8.50*	Increase \$0.50 in line with CCI
Other vehicles (over 1.5 and less than 5.0 cubic metres)	\$13.50*	\$5.50* per cubic metre	Change in fee calculation
Vehicles over 5.0 cubic metres	Disposal subject to Council approval	Disposal subject to Council approval	No change
Other Items			
Car Tyres & Light Truck Tyres (each)	\$13*	\$13*	No change
Truck Tyres (each)	\$39*	\$40*	Increase \$1 in line with CCI
Motor Vehicle Bodies (each)	\$20*	\$20*	No change
Mattresses (each)	\$6*	\$6*	No change
Refrigerators and Freezers (each)	\$6*	\$6*	No change
Waste oil 20 litre containers (each)	\$1*	\$1*	No change
Recyclable Materials - Free of Charge			
Separated and sorted recyclables	Free of charge	Free of charge	No change
Drum Muster (must be triple washed)	Free of charge	Free of charge	No change
Clean fill (<150mm rocks, no contamination or concrete)	Free of charge	Free of charge	No change
Light scrap steel and non-ferrous metal	Free of charge	Free of charge	No change
e-waste – televisions, computers, screens & keyboards	Free of charge	Free of charge	No change
Batteries	Free of charge	Free of charge	No change
Polystyrene	Free of charge	Free of charge	No change
Motor oil & cooking oils	Free of charge	Free of charge	No change
Fluorescent tubes and light bulbs	Free of charge	Free of charge	No change
Items suitable for tip shop	Free of charge	Free of charge	No change

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FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Cemetery Fees			
Lawn Cemeteries			
Public Graves			
Single depth burial	\$600*	\$650*	Increase \$50
Double depth burial	\$600*	\$650*	Increase \$50
Reservation of Land			
Reserve land 2.5m x 1.25m	\$500*	\$550*	Increase \$50
Single depth burial in reservation	\$140*	\$150*	Increase \$10 in line with CCI
Double depth burial in reservation	\$140*	\$150*	Increase \$10 in line with CCI
Second interment in double depth grave	\$140*	\$150*	Increase \$10 in line with CCI
General Cemeteries – Deloraine, Mole Creek and Bracknell			
Public Graves (Mole Creek and Bracknell Cemeteries only)			
Single depth burial	\$400*	\$525*	Increase over two years for consistency with Lawn Cemeteries
Double depth burial	\$400*	\$525*	Increase over two years for consistency with Lawn Cemeteries
Reservation of Land	·		
Reserve land 2.5m x 1.25m (Mole Creek and Bracknell Cemeteries only)	\$300*	\$425*	Increase over two years for consistency with Lawn Cemeteries
Single depth burial in reservation	\$140*	\$150*	Increase for consistency with Lawn Cemeteries
Double depth burial in reservation	\$140*	\$150*	Increase for consistency with Lawn Cemeteries
Second interment in double depth grave	\$140*	\$150*	Increase for consistency with Lawn Cemeteries
Wall of Memory – Deloraine, Mole Creek & Bracknell			
Reservation of niche	\$200*	\$250*	Increase \$50 to reflect cost
Interment of ashes in niche	\$400*	\$400*	No change
Interment in reserved niche	\$200*	\$150*	Decrease \$50 to reflect cost



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Miscellaneous			
Applications for graves made outside normal Council office hours – additional fee	\$200*	\$200*	No change
Graves for children under 18 years of age	Nil	Nil	No change
Interment of ashes in existing grave (if arranged by Council)	\$300*	\$300*	No change
Exhumation	\$800*	\$800*	No change
Deloraine Swimming Pool Fees			
Child	\$2*	\$2*	No change
Adult	\$3*	\$3*	No change
Spectator	\$1*	\$1*	No change
Season Child	\$52*	\$52*	No change
Season Adult	\$62*	\$62*	No change
Season Family	\$168*	\$168*	No change
Hall Rentals			
Westbury Town Hall and Supper Room			
Social functions – including balls, dances, discos, weddings, dinners, parties (maximum 10 hours use)	\$150* \$150*		No change
Regular Local Community User (Weekly use of Supper Room	only)		
Dinner/luncheon meetings, group meetings (per hour or part thereof)	\$16.50* per hour	\$16.50* per hour	No change
All Other Uses			
Full facility (per hour or part thereof)	\$30*	\$30*	No change
Main hall only (per hour or part thereof)	\$16.50*	\$16.50*	No change
Supper room only (per hour or part thereof)	\$25*	\$25*	No change
Preparation for any function on night preceding	\$20*	\$20*	No change
Bond (social functions only)			
If liquor provided at function	\$375	\$375	No change
If liquor not provided at function	\$125	\$125	No change



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Rates Search			
Includes providing replacement copies of rates notices – Per hour (or part thereof) for the time taken	\$50*	\$50*	No change. Rarely used.
Clearing of Fire Hazards			
Arranging clearing of fire hazard at the request of a landowner or occupier – in addition to contractor's costs	\$86*	\$88*	Increase \$2 in line with CCI
Recreation Facilities & Reserves			
Recommended fees for the Deloraine Community Complex, Me Memorial Centre are provided in Attachment 1. Recommended	, .		•
Parks & Reserves			
Administration fee to facilitate reserve hire agreement of Council land for social gatherings upon request (i.e. weddings & birthdays)	\$25*	\$25*	No change. Rarely used
Permit Authority (PA)			
Notifiable Works – Building			
Notification lodgement from Building Surveyor	\$250	\$260	Increase \$10 in line with CCI
Demolition Only or Underpinning Only	\$127	\$130	Increase \$3 in line with CCI
Building Permit			
Class 1 Residential New/Alterations/Additions	\$320	\$330	Increase \$10 in line with CCI
Multi-Unit Class 1	\$320	\$330	Increase \$10 in line with CCI
Class 10 Outbuilding	\$210	\$220	Increase \$10 in line with CCI
Class 2 – 9 Commercial < \$200,000	\$315	\$325	Increase \$10 in line with CCI
Class 2 – 9 Commercial \$2000,00 to \$500,000	\$635	\$655	Increase \$20 in line with CCI
Class 2 – 9 Commercial \$500,001 to \$1,000,000	\$950	\$980	Increase \$30 in line with CCI
Class 2 – 9 Commercial > \$1,000,000	\$1,590	\$1,650	Increase \$60 in line with CCI
Demolition Only	\$127	\$130	Increase \$3 in line with CCI



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Permit of Substantial Compliance	Double Building Permit Fees	Double Building Permit Fees	No change
Staged Development	Building Permit Fee + \$160 per stage	Building Permit Fee + \$170 per stage	Increase \$10 in line with CCI
Certificates of Completion	PA Fees	N/A	No longer required
Amended Permit Class 1 Residential	\$158	\$165	Increase \$7 in line with CCI
Amended Permit Class 10 Outbuilding	\$127	\$130	Increase \$3 in line with CCI
Amended Permit Class 2 – 9 Commercial	\$215	\$230	Increase \$15 in line with CCI
Plumbing Permit			
Notifiable Works – Plumbing			
Class 1 Residential no fixtures	\$185	\$190	Increase \$5 in line with CCI
Class 1 Residential up to 3 fixtures New/Alterations/Additions	\$410	\$425	Increase \$15 in line with CCI
Class 1 Residential up to 6 fixtures New/Alterations/Additions	\$535	\$555	Increase \$20 in line with CCI
Class 1 Residential 7 fixtures or more New/Alterations/Additions	\$635	\$660	Increase \$25 in line with CCI
Class 1 Residential – Multiple Units	\$530 + \$350 for each additional unit	\$550 + \$360 for each additional unit	Increase \$20 and \$10 in line with CCI
Class 10 Outbuilding no fixtures	\$185	\$190	Increase \$5 in line with CCI
Class 10 Outbuilding with fixtures	\$410	\$425	Increase \$15 in line with CCI
Class 2-9 Commercial < \$200,000	\$535	\$555	Increase \$20 in line with CCI
Class 2-9 Commercial \$200,000 to \$500,000	\$1,060	\$1,095	Increase \$35 in line with CCI
Class 2-9 Commercial \$500,001 to \$1,000,000	\$1,270	\$1,320	Increase \$50 in line with CCI
Class 2-9 Commercial > \$1,000,000	Price on Application	Price on Application	No change
Amended Certificate of Likely Compliance	\$205	\$210	Increase \$5 in line with CCI
Demolition Only	\$160	\$165	Increase \$5 in line with CCI
Additional Inspections	\$100	\$110	Increase \$10



FACILITY/SERVICE	CURRENTPROPOSEDFEES/CHARGESFEES/CHARGES(* GST inclusive)(* GST inclusive)		COMMENTS	
Plumbing Permit				
Category 4	\$270	\$280	Increase \$10 in line with CCI	
Category 4 - Including On-site Wastewater Assessment	\$470	\$485	Increase \$15 in line with CCI	
Category 4 - Retrospective Approval	Double Plumbing Permit Fees	Double Plumbing Permit Fees	No change	
Staged Development	Plumbing Permit Fees + \$160 per stage	Plumbing Permit Fees + \$170 per stage	Increase \$10 in line with CCI	
Demolition Only	\$160	\$165	Increase \$5 in line with CCI	
Amended Permit	\$160	\$165	Increase \$5 in line with CCI	
Additional Inspections	\$100	\$110	Increase \$10	
Building Surveying				
Building Work Category				
Amendment to Certificate of Likely Compliance Class 1 Residential New/Alterations/Additions	\$260*	\$330*	Private Surveyor – Cost Recovery	
Amendment to Certificate of Likely Compliance Class 10 Outbuilding	\$170*	\$330*	Private Surveyor – Cost Recovery	
Amendment to Certificate of Likely Compliance Class 2-9 Commercial	\$320*	\$330*	Private Surveyor – Cost Recovery	
Additional Inspections	\$100*	\$190*	Private Surveyor – Cost Recovery	
State Government Levies				
Construction Industry Training Fund Levy (Applies to All work over the value of \$20,000)	0.2%	of the total estimated cost of co	nstruction	
Building Levy (Applies to All work over the value of \$20,000)	0.1% of the total estimated cost of construction			
Other Fees and Charges				
Administration Services – Withdrawn Applications	\$100*	\$100*	No change	
Permit Extension – Current Permit	\$100	\$100	No change	
Permit Extension – Expired Permit	\$310	\$310	No change	

Meander Valley Council Ordinary Agenda - June 2019



FACILITY/SERVICE	CURRENT FEES/CHARGES (* GST inclusive)	PROPOSED FEES/CHARGES (* GST inclusive)	COMMENTS
Notifiable Work Extension	N/A	\$100	New fee required by legislation
Plumbing Permit Extension	\$100	\$100	No change
Re-Open Closed File	\$185	\$190	Increase \$5 in line with CCI
Review Plans to Determine Category of Building Work	\$60	\$60	No change
Review Plans to Determine Category of Plumbing Work	\$60	\$60	No change
Review Plans to Determine Planning Requirement	N/A	\$60	New fee
Records Search Fee (Copy of Plans)	\$80*	\$80*	No change
Paper Copy of Certified Documents	\$30*	\$30*	No change
Receipt of Form 80 - Notice of Low Risk Plumbing Work	\$55	\$55	No change
Receipt of Form 80 - Notice of Low Risk Building Work	\$55	\$55	No change
Building Certificate	\$240	\$250	Increase \$10 in line with CCI
Form 49 – EHO Report	\$210	\$215	Increase \$5 in line with CCI
Form 50 – EHO Occupancy Report	\$155	\$160	Increase \$5 in line with CCI
Technical Review	N/A	\$100* per hour	New fee
Processing Enforcement Notices & Orders	N/A	\$100* per hour	New fee

RECOMMENDED NEW HIRE RATES - FROM 1 JULY 2019

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

		FEES/CHA	CURRENT 2018-19 FEES/CHARGES		019-20 RGES
DELOR	AINE COMMUNITY COMPL	GST Inclu		GST Inclus	
	asketball court)				
Seniors	: Roster	\$31.00	Per Hour	\$32.00	Per Hour
Seriiors	: Training	\$21.00	Per Hour	\$22.00	Per Hour
	: Non-regular users	\$29.00	Per Hour	\$30.00	Per Hour
	: Outdoor	\$0.00	Per Hour	\$15.00	Per Hour
Juniors	: Roster	\$15.50	Per Hour	\$16.00	Per Hour
Juniors	: Training	\$10.50	Per Hour	\$10.00	Per Hour
	: Non-regular users	\$14.50	Per Hour	\$15.00	Per Hour
	: Outdoor	\$0.00	Per Hour	\$7.50	Per Hour
	. 000001				
Schools		\$10.50	Per Hour	\$11.00	Per Hour
DCC Meeting R	oom or Mezzanine space	\$13.00	Per Hour	\$14.00	Per Hour
DCC Auditoriun Conferences	n				
(morning,afterno	oon,evening)	\$190.00	Per Use	\$195.00	Per Use
Conferences (ho	urly rate)	\$50.00	Per Hour	\$55.00	Per Hour
Cabarets, weddin	gs,dinners	\$260.00	Per Use	\$270.00	Per Use
Funeral Services		\$130.00	Per Use	\$135.00	Per Use
Shows, films	: Amateur	\$175.00	Per Use	\$180.00	Per Use
	: Professional	\$340.00	Per Use	\$350.00	Per Use
Kitchens					
Main kitchen DC	С	\$90.00	Per Use	\$93.00	Per Use
MV Performing A	Arts Centre	\$40.00	Per Use	\$41.50	Per Use
Squash Courts		\$11.00	Per Hour	\$11.50	Per Hour
Μνρας	Practice	\$30.00	Per Use	\$31.00	Per Use
	Local	\$88.00	Per Use	\$91.00	Per Use
	Travelling	\$135.00	Per Use	\$140.00	Per Use
Venue Day Rate	s (all facilities, 24 hours)				
Deloraine Comm	unity Complex	\$570.00	Per Day	\$590.00	Per Day
MV Performing A	Arts Centre	\$340.00	Per Day	\$350.00	Per Day
Westbury Sports	Stadium	\$230.00	Per Day	\$240.00	Per Day
	WI	STBURY SPORTS CE	NTRE		
Seniors	: Roster	\$31.00	Per Hour	\$32.00	Per Hour
	: Training	\$21.00	Per Hour	\$22.00	Per Hour
	: Non-regular users	\$29.00	Per Hour	\$30.00	Per Hour
Juniors	: Roster	\$15.50	Per Hour	\$16.00	Per Hour
	: Training	\$10.50	Per Hour	\$11.00	Per Hour
	: Non-regular users	\$14.50	Per Hour	\$15.00	Per Hour
		EATION GROUND N			
Non-regular use		\$13.00	Per Hour	\$14.00	Per Hour
Evening function	s (from 6pm)	\$85.00	Per Use	\$88.00	Per Use

ATTACHMENT 2

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

SPORT	PLAYER NUMBERS PER TEAM	SENIOR / JUNIOR	CURRENT 2018-19 RATE PER TEAM PER SEASON (inc GST)	PROPOSED 2019-20 RATE PER TEAM PER SEASON (inc GST)
Football (AFL)	25	Senior Men	\$1,025.00	\$1,056.00
	20	Senior Women	\$512.50	\$528.00
	20	Junior	\$256.25	\$264.00
Soccer	12	Senior Men	\$512.50	\$528.00
	12	Senior Women	\$256.25	\$264.00
	10	Junior	\$128.15	\$132.00
Cricket	12	Senior Men	\$512.50	\$528.00
	12	Senior Women	\$256.25	\$264.00
	12	Junior	\$128.15	\$132.00
Touch Football	8	Senior Men	\$256.25	\$264.00
	8	Senior Women	\$128.15	\$132.00
	8	Junior	\$64.10	\$66.00

RECOMMENDED NEW CASUAL USER GROUND HIRE RATES - FROM 1 JULY 2019 ALL VENUES - ALL CASUAL USERS

FEES/CHARGES GST Inclusive				
SPORTS GROUNDS / FACILITIES	CURRENT 2018-19 RATE PER HOUR	PROPOSED 2019-20 RATE PER HOUR	CURRENT 2018-19 RATE PER DAY	PROPOSED 2019-20 RATE PER DAY
Bracknell rec ground / change rooms	\$21.00	\$21.50	\$125.00	\$128.50
Bracknell rec ground only	\$16.00	\$16.50	\$95.00	\$98.00
Bracknell clubrooms		Fee determined by le	aseholder	
Carrick recreation ground	\$11.00	\$11.50	\$65.00	\$67.00
Deloraine rec ground / change rooms	\$21.00	\$21.50	\$125.00	\$128.50
Deloraine rec ground only	\$16.00	\$16.50	\$95.00	\$98.00
Deloraine clubrooms		Fee determined by le	aseholder	
Hadspen rec. ground / centre	\$31.00	\$32.00	\$185.00	\$190.50
Hadspen rec. ground only	\$21.00	\$21.50	\$125.00	\$128.50
Hagley rec ground / change rooms	\$16.00	\$16.50	\$95.00	\$98.00
Hagley rec ground only	\$11.00	\$11.50	\$65.00	\$67.00
Hagley clubrooms		Fee determined by le	aseholder	
Meander recreation ground	\$11.00	\$11.50	\$65.00	\$67.00
Prospect Vale Park - per change-room	\$10.00	\$10.00	\$40.00	\$40.00
Prospect Vale Park - per touch field	\$13.50	\$13.50	\$80.00	\$82.00
Prospect Vale Park - per soccer field	\$21.00	\$21.50	\$125.00	\$128.50
Prospect Vale Park - per football field	\$26.00	\$27.00	\$155.00	\$160.00
Prospect Vale Park - clubrooms		Fee determined by le	aseholder	
Westbury rec ground / change rooms	\$21.00	\$21.50	\$125.00	\$128.50
Westbury rec ground only	\$16.00	\$16.50	\$95.00	\$98.00
Westbury clubrooms		Fee determined by le	aseholder	
Whitemore rec ground only	\$11.00	\$11.50	\$65.00	\$67.00
Whitemore clubrooms		Fee determined by le	easeholder	
Sports Ground Lighting	\$15.00	\$15.50	N/A	N/A
Key Bond (refundable)	\$50.00	\$50.00	N/A	N/A
Discounts – Ground Only				
Junior Discount (under 18 years)	50%	50%	N/A	N/A
Female & Inclusion Discount	50%	50%	N/A	N/A
Off-peak Use (between 9am and 3pm)	25%	25%	N/A	N/A

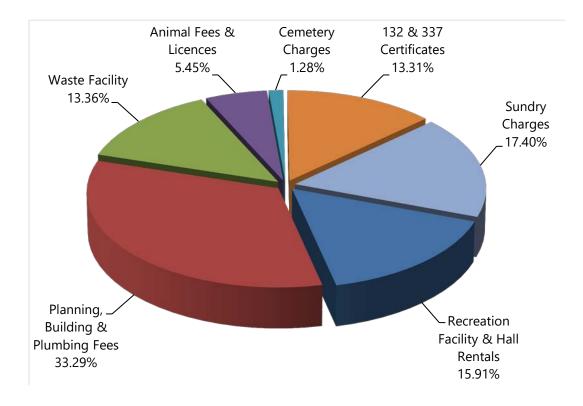
2) Officers Report

The annual fees and charges are set in conjunction with the annual budget process. It includes setting the price for Council activities including engineering, tips, cemeteries, planning, building and plumbing. Setting fees and charges that meet the true cost of the service is difficult and is unattainable for community services such as public halls and recreation facilities. The 'true cost' is taken as being the cost, less the cost of any community service obligations. Putting an objective value on community service obligations is particularly difficult.

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

The current economic climate is experiencing low levels of inflation with the annual CCI being 3.38% (2018 calendar year). As a reference, the annual Hobart Consumer Price Index (CPI) for the same period was 3.00%. The CCI is provided by LGAT and represents an estimate of the cost increases Tasmania Council's experience in completing activities from one year to the next. It is produced with reference to the road and bridge construction index, Hobart CPI and the Public Sector Wages Price Index.

The recommendation provides for the majority of the fees and charges revenue, there are however some categories that are set independently. Fees for producing rates 132 and property 337 certificates (\$191,168 in 2018) are set by the State Government. The annual heavy vehicle licence fees distribution from the State Government (\$64,849 in 2018) is also included in the fees and charges budget. The fees and charges revenue for the 2018-19 year to date are identified in the following areas:



Community & Development Services Department

The Community and Development Services fees and charges have been generally reviewed in line with the CCI and with consideration of affordability.

Planning/Development, Permit Authority and Plumbing fees have remained stable, increased in line with CCI or increased in excess of CCI based on benchmarking with neighbouring West Tamar, Launceston and Northern Midlands Councils.

This year we have incorporated the advertising fee into the Discretionary Development and Subdivision fees instead of it being a stand-alone fee to minimise errors with respect to raising charges. The fee introduced last year for re-advertising an application when plans change at the applicant's request will still remain as a stand-alone fee.

It is recommended to implement a new fee to amend a Permitted Planning permit. This new fee is to reflect the distinction in the level of work required between an amendment for a Permitted Permit compared with an amendment to a Discretionary Permit.

The increase to the Building Surveying fees for amended Certificate of Likely Compliance is on a cost recovery basis as we need to pay a consultant Building Surveyor to provide these services as required.

Infrastructure Department

Engineering fees for checking plans and inspecting works are calculated as a percentage of the value of total public work. The percentage of the fee is unchanged, however the minimum fee has been increased in line with CCI.

Tip fees have been reviewed and recommended to increase marginally in line with CCI, rounded to the nearest dollar, or remain unchanged.

The Deloraine swimming pool fees were reviewed in consultation with the 2018-19 season provider, with no change in fees recommended. The fees are considered appropriate with reference to other facilities the provider manages.

Corporate Services Department

Cemetery Fees for the Deloraine, Mole Creek and Bracknell cemeteries have been reviewed and compared with cemetery fees at some adjoining northern councils. Council will continue to outsource grave digging arrangements with this service charged by an external provider on top of the Council fees. For the purposes of a cost comparison, an estimated cost of \$600 for single depth and \$700 for double depth graves is allowed for as this is included in some other councils' fees.

It is noted that, on average, Council's cemetery fees and charges are less than those charged by adjoining councils, for example the proposed fee for a lawn cemetery single depth burial is \$650 compared to the average fee charged by four adjoining councils of approximately \$1,000.

The Westbury Town Hall and Supper Room charges are recommended to remain unchanged, given the low usage of the venue. The usage has not changed for a number of years, and there continues to be only two regular users.

The draft Fees & Charges for 2019/20 were discussed at the Council Workshop on 28 May 2019.

3) Council Strategy and Policy

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

4) Legislation

Fees and charges are set in accordance with Sections 73, 205 and 206 of the Local Government Act (LGA) 1993 and the requirements of the Building Act 2016.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

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

The budget report highlights a similar level of fees and charges for 2019-20 with the budget being 6.18% of revenue (adjusted for subdivision works taken over, capital grants and sale of assets). The fees and charges percentage has been consistent around 6% of adjusted revenue. The fees and charges percentage of adjusted budgeted revenue for the previous five years are as follows:

	2019-20	2018-19	2017-18	2016-17	2015-16
% of Adj. Revenue	6.18%	6.18%	5.76%	5.90%	6.11%
Fees & Charges	\$1,255,000	\$1,228,300	\$1,126,500	\$1,101,700	\$1,119,300
Adj. Revenue	\$20,298,400	\$19,864,900	\$19,549,400	\$18,664,500	\$18,310,700

9) Alternative Recommendations

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

10) Voting Requirements

Simple Majority

DECISION:

CORPORATE SERVICES 2

Reference No. 104/2019

2019-20 BUDGET ESTIMATES, LONG TERM FINANCIAL PLAN UPDATE AND RATES RESOLUTION

AUTHOR: Jonathan Harmey Director Corporate Services

1) Recommendation

It is recommended that:

- A. Pursuant to section 82(3)(a) of the Local Government Act 1993 (Act) Council adopts the proposed Budget Estimates for the financial year ending 30 June 2020. The proposed Budget Estimates are set out in full in Attachment 1.
- B. Pursuant to Section 82(6) of the Act, Council authorises the General Manager to make minor adjustments up to \$20,000 to individual items within the estimated operating expenditure under section 82(2)(b) and the estimated capital works under section 82(2)(d), so long as the total amount of the estimate is not altered.
- C. Pursuant to Part 9 of the Act Council adopts the following rates and charges for the period 1 July 2019 to 30 June 2020:
 - 1. General Rate
 - a) That pursuant to Section 90 of the Local Government Act 1993 (the Act), Council makes the following General Rate in relation to all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area for the period commencing 1 July 2019 and ending on 30 June 2020, namely a rate of 5.682 cents in the dollar of assessed annual value of the land;
 - b) That pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of \$170.
 - 2. Service Rates and Service Charges

That pursuant to Sections 93, 93A and 94 of the Act, Council makes the following Service Rates and Service Charges in respect of all rateable land within the municipal area (including land which is otherwise exempt from rates pursuant to Section 87) for the period commencing 1 July 2019 and ending on 30 June 2020 namely:

- a) A service charge for waste management in respect of all lands of \$56 for the making available of waste management facilities.
- b) That pursuant to Section 94(3A) of the Act, Council declares, that the service charge for waste management is varied as follows:
 - i. by reason of the provision of a standard kerbside waste collection service, ie one 80 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service, by increasing it by \$128, from \$56 to \$184;
 - ii. by reason of the provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$154, from \$56 to \$210;
 - iii. by reason of the provision of an additional extra capacity kerbside waste collection service ie one 240 litre (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, and including alternate weekly garbage and green waste collection where provided, the service charge for waste management is varied for all lands receiving such a service by increasing it by \$308, from \$56 to \$364;
 - iv. by reason of the locality and provision of an extra capacity kerbside waste collection service ie one 140 litre mobile garbage bin and one mobile recycling bin, upsized from the standard kerbside waste collection (as per 2b)i above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights the service charge for waste management is varied for all lands receiving such a service by reducing it by \$26, from \$210 to \$184:

- v. by reason of the locality and provision of an additional extra capacity kerbside waste collection service ie one 240 litre mobile garbage bin (or two 140 litre) mobile garbage bin(s) and one mobile recycling bin, upsized from the extra capacity kerbside waste collection (as per 2b)ii above), during the trial and implementation of alternate weekly green waste collection at Blackstone Heights, the service charge for waste management is varied for all lands receiving such a service by reducing it by \$154, from \$364 to \$210;
- c) That pursuant to Sections 93A of the Act, Council makes the following Service Rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979:
 - i. in respect of the Launceston Permanent Brigade Rating District of 1.468 cents in the dollar of assessed annual value of rateable land within that District; AND
 - ii. in respect of the Volunteer Brigade Rating Districts of 0.373 cents in the dollar of assessed annual value of rateable land within those Districts; AND
 - iii. in respect of General Land of 0.335 cents in the dollar of assessed annual value of rateable General land.
- d) That pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of the fire protection service rates of \$41.

3. Separate Apportionments

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

4. Instalment Payments

That pursuant to Section 124 of the Act Council:

- a) Decides all rates are payable by all ratepayers by four approximately equal instalments;
- b) Determines that the dates by which instalments are to be paid shall be as follows:

The first instalment on or before 30 August 2019 The second instalment on or before 31 October 2019 The third instalment on or before 31 January 2020 The fourth instalment on or before 31 March 2020

5. Interest on Late Payments

That pursuant to Section 128 of the Act , if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge of 0.022192% (8.10% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

6. Adjusted Values

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



MEANDER VALLEY COUNCIL

BUDGET ESTIMATES & RATES RESOLUTION 2019-20





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Basis of Preparation

The operating budget estimates and rates resolution is presented for the 2020 financial year. The requirements of Council Policy 77 'Rates and Charges' (Rates Policy) and Council's Financial Management Strategy have been taken into consideration. The objective of the Rates Policy is to maintain a sustainable rates system that provides revenue stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations. The purpose of the Financial Management Strategy is to manage the Long Term Financial Plan to retain an underlying surplus after excluding capital income and expenditure. In preparing the operating budget, Council considers the demand for services and the cost of maintaining facilities for community benefit.

Underlying Surplus

The 2020 operating budget provides for an underlying surplus of \$167,100. Continuing to provide for a surplus into the future remains a challenge for Council. Funding for specific one off projects and programs to be undertaken (Attachment 3) have been considered and accommodated within the context of the proposed rates model, many of the one off projects will be managed by the Infrastructure Services Department.

An underlying operating surplus occurs where the operating revenue exceeds operating expenditure. The benchmark is a surplus greater than zero (break even operating result). A positive result designates a surplus where the larger the surplus, the stronger the result and therefore stronger assessment of sustainability. An excessive surplus could disadvantage ratepayers. A negative result indicates a deficit which cannot be sustained long-term.

Underlying Surplus

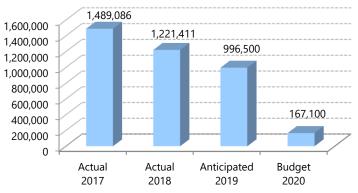


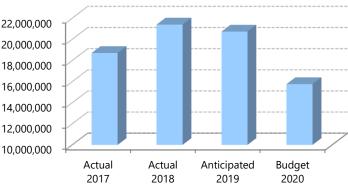
Table 1: Actual and budget underlying surplus 2017 to 2020

Cash & Investments

The opening cash & investments balance in 2019 was \$21,394,200, this is before removing total liabilities at the time of \$10,219,000. The balance is estimated to be reduced to \$15,767,800 at the end of 2020 before taking into account any liabilities (assumed to be a similar amount). The large reduction in cash and investments is due to expected completion of a significant level of capital works. The reducing cash balance is expected to have the impact of reducing interest income in the following 2021 financial year.



Table 2: Actual and budget cash & investments balance 2017 to 2020



Cash & Investments

Capital Works Expenditure

The Infrastructure and Works departments continue to manage increased capital works expenditure programs. The amounts in table 3 include the program approved by Council in May each year. The size of the programs contributes to the reducing cash balance previously identified. Accelerated and new capital expenditure increases the depreciation and maintenance expenses in the operating budget. Council approved the 2020 capital works program at the May 2019 meeting; this combined with the estimated carry over projects from prior years brings the works in 2020 to \$11,978,100.

	2017	2018	2019	2020
Capital Works Program amount	\$10,219,800	\$6,640,800	\$8,181,500	\$7,641,000
Carried Forward amount	\$4,813,300	\$6,876,900	\$5,571,600	\$4,337,100
Total Estimated Spend	\$15,033,100	\$13,517,700	\$13,753,100	\$11,978,100

Table 3: Capital works expenditure 2017 to 2020

Inflation Reference

The Financial Management Strategy requires that general rates be increased at least in line with inflation to ensure that the primary source of funding in the Long Term Financial Plan (LTFP) is not diminished and that Council is keeping pace with meeting the cost of providing services to the community. Keeping pace with inflation allows current levels of service to be maintained, assuming other revenue sources (e.g. grants, interest and distributions from Taswater) also increase in line with costs. Inflation has been used as a reference for the 2020 operating budget as Council has seen a number of operating expenses increase in line with inflation.

The Council Cost Index (CCI) is produced by the LGAT and provides an indication of how Council expenditure has changed over a period of time where spending remains constant. The index components are wage price index (50%), road & bridge construction index (30%) and the CPI for Hobart (20%). Consumer Price Index (CPI) measures the change in prices paid by households for goods and services for consumption purposes typically by measurement of the price change in a basket of consumer goods. The road & bridge construction index measures the general changes in prices in construction costs in the road and bridge construction sector. The MVC Enterprise Agreement is the agreement between Council and employees which governs employee conditions.



Table 4: Relevant inflation indexes

Ratio	2019
Council Cost Index (CCI) Tasmania	3.4% (Jan 18 - Dec 18)
Consumer Price Index Tasmania (CPI)	2.1% (Mar 18 - Mar 19; 3.0% Dec '17 - Dec '18)
Wage Price Index Tasmania	2.5% (Mar 18 to Mar 19)
Road and Bridge Construction Index Australia	3.7% (Mar 18 to Mar 19)
Non-residential building construction Tasmania	2.4% (Mar 18 to Mar 19)
MVC Enterprise Agreement	Currently in negotiation

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Consolidated Operating Statement

The consolidated operating statement provides an overview of Council's revenue, expenditure, underlying surplus, capital income and cash reconciliation for the 2020 financial year.

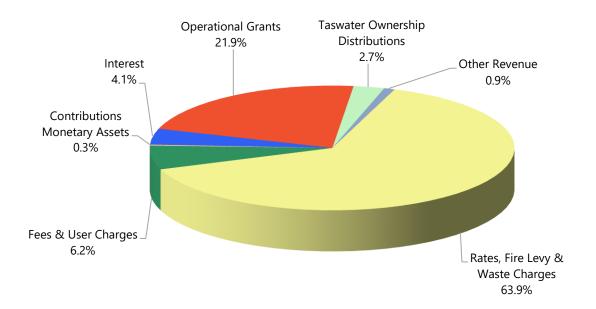
Consolidated Operating Statement	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20		
	•				
Operating Revenue				'19 to '20 Variance	
Rate Revenue	12,465,800	12,540,000	12,966,400	500,600	4.02%
Fees & User Charges	1,228,300	1,289,500	1,255,000	26,700	2.17%
Contributions	46,500	71,400	51,500	5,000	10.75%
Interest	785,400	963,000	835,600	50,200	6.39%
Grants & Subsidies	4,602,400	2,717,600	4,441,200	(161,200)	-3.50%
Other Revenue	736,500	870,600	748,700	12,200	1.66%
Total Operating Revenue	19,864,900	18,452,100	20,298,400	433,500	2.18%
Operating Expenditure					
Departments					
Governance	1,360,400	1,297,700	1,360,600	200	0.01%
Corporate Services	2,073,000	2,074,600	2,193,000	120,000	5.79%
Infrastructure Services	3,182,500	3,323,400	3,123,300	(59,200)	-1.86%
Community & Development Services	2,659,600	2,546,600	2,637,600	(22,000)	-0.83%
Works	3,793,100	3,860,800	3,911,100	118,000	3.11%
Maintenance & Working Expenses	13,068,600	13,103,100	13,225,600	157,000	1.20%
Borrowing Costs	236,500	266,000	266,000	29,500	12.47%
Depreciation	5,135,500	5,028,500	5,088,000	(47,500)	-0.92%
Payments to Government Authorities	1,192,000	1,192,000	1,264,900	72,900	6.12%
Other Expenses	274,700	281,700	286,800	12,100	4.40%
Total Operating Expenditure	19,907,300	19,871,300	20,131,300	224,000	1.13%
Surplus/(Deficit) from Continuing Operations	(42,400)	(1,419,200)	167,100		
Abnormal Items					
Financial Assistance Grants Prepayment	-	2,165,400	-		
Project funds brought fwd from previous year	246,900	246,900	-		
Total Abnormal Items	246,900	2,412,300	-		
Underlying Surplus/(Deficit)	204,500	993,100	167,100		



Abnormal Items			
Financial Assistance Grants Prepayment	-	2,165,400	-
Project funds brought fwd from previous year	246,900	246,900	-
Total Abnormal Items	246,900	2,412,300	-
Underlying Surplus/(Deficit)	204,500	993,100	167,100
Capital Items			
Subdivision Contributions	300,000	83,800	300,000
Capital Contributions	22,500	16,900	-
Capital Disaster Recovery Funding	550,000	258,600	-
Capital Roads to Recovery Funding	245,700	245,700	874,300
Capital Grants	1,323,500	1,564,100	510,000
Sale of Assets	216,000	-	216,000
Total Capital Items	2,657,700	2,169,100	1,900,300
Cash Reconciliation			
Opening Cash Balance	22,072,400	21,394,200	20,729,700
Surplus, Non-Cash Items & Loan Payments	7,579,900	7,977,500	7,016,200
Capital Asset Expenditure	(13,753,100)	(8,642,000)	(11,978,100)
Closing Cash Balance	15,899,200	20,729,700	15,767,800

Revenue

Revenue Item	Budget 2019	Budget 2020	Increase
Rate Revenue	\$12,465,800	\$12,966,400	\$500,600
Fees & User Charges	\$1,228,300	\$1,255,000	\$26,700
Contributions	\$46,500	\$51,500	\$5,000
Interest	\$785,400	\$835,600	\$50,200
Grants & Subsidies	\$4,602,400	\$4,441,200	-\$161,200
Other Revenue (inc. Taswater distributions)	\$736,500	\$748,700	\$12,200
Total Revenue	\$19,864,900	\$20,298,400	\$433,500





General Rates

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

The 2020 rates model is based on properties receiving a fresh valuation during the current financial year, as supplied by the OVG, the new values will be effective as of 1 July 2019. A full revaluation of every property occurs every six years with adjustment factors (indexation) received every two years from the valuation. Council's last full valuation was effective for the 2014 financial year.

Table 5 has been prepared as an estimate of general rates charges from a number of Northern Tasmanian Councils. It does not take into account the differing circumstances, services provided, or the value of properties within each Council area. The values are based on Meander Valley's average Residential property for 2019 (\$266,200 capital value, \$13,300 AAV) and average Primary Production property for 2019 (\$653,300 capital value, \$31,300 AAV).

Council	Residential Property		Primary P	oduction Property
City of Launceston	\$1,272	Based on a fixed charged of \$283 plus AAV RID 7.4383	\$2,694	Based on a fixed charged of \$283 plus AAV RID 7.7017
West Tamar	\$1,111	Based on an AAV RID 8.35 with a \$171 minimum	\$2,614	Based on an AAV RID 8.35 with a \$171 minimum
George Town	\$1,088	Based on Averaged Area Rates for George Town residential properties	\$2,381	Based on 0.36441 cents in the dollar on the capital value of the land
Break O'Day	\$1,099	Based on an AAV RID 8.2655 with a \$551 minimum	\$2,587	Based on an AAV RID 8.27 with a \$551 minimum
Dorset	\$1,027	Based on an AAV RID 7.721 with a \$265 minimum	\$2,417	Based on an AAV RID 7.721 with a \$265 minimum
Northern Midlands	\$938	Based on an AAV RID 7.05 with a \$473 minimum	\$1,390	Based on an AAV RID 4.44 with a \$272 minimum
Meander Valley	\$785	Based on an AAV RID 5.906 with a \$135 minimum	\$1,849	Based on an AAV RID 5.906 with a \$135 minimum

Table 5: General Rates estimate comparison from Northern Councils in 2019

Table 6 outlines the general rate increases that Council has approved from 2016 to 2019. General rates revenue includes increases on the prior year rates levied (by percentages below) in addition to amounts received for new property developments and supplementary valuations throughout the year.

Table 6: Meander Valley rate increases 2016 to 2019

	2016	2017	2018	2019
General rate increase	3.0%	1.3%	2.8%	4.5%



Council receives an increase in general rates each year due to property development activity, primarily new building construction and property subdivision. The amount of additional rates from supplementary property revaluation is around \$70,000. In the anticipated 2019 financial year the supplementary applications has experienced a substantial increase due to the high volume of planning applications (see note in Fees & Charges) and the Office of the Valuer General (OVG) finalising property information in the lead up to our fresh valuation due to be in place for 1 July 2019. Supplementary rates are anticipated to be \$156,000 in 2019, well above the budgeted \$70,000.

Council will experience a decline in general rates from independent living units following the Tasmanian Supreme Court's decision in November 2018 to classify these properties as exempt from general rates under Section 87 of the Local Government Act. This is currently expected to have the impact of reducing general rates by \$40,000 which is easily covered by the additional supplementary valuation from property development.

It is recommended that a General Rate of 5.682¢ in the dollar of AAV be applied across all Land Use Classes (LUC) with a minimum amount payable in respect of this rate of \$170. This is consistent with Council's Rates Policy where the property value largely determines the general rate levied regardless of the Land Use Class (LUC).

The proposed rates model for 2020 is based on the following principles:

- The Financial Management Strategy states that general rates will be increased annually at least with inflation to ensure that the primary source of funding in the LTFP is not diminished and that Council is keeping pace with meeting the cost of providing services to the community.
- The proposed rate increase is designed to keep pace with the cost of delivering the current level of service.
- General rates are proposed to increase by 2.5% from the 2019 values.
- Interest for late payment of rates has been produced in accordance with the Rates Policy. It is
 applied where a payment is made after the instalment due date. The amount is determined in
 accordance with Section 128 of the Act, which has decreased from 8.81% to 8.10% for 2020.
- Council's Rates Policy does not apply a fixed % penalty in addition to the daily interest charge which is allowed under the Act for overdue instalments.
- Council's Rates Policy does not provide a discount for early payment of general rates which is allowed under the Act.
- The instalment system with a late payment interest charge with no discount and no fixed penalty has worked well since inception of Meander Valley Council in 1993. The community is familiar with our rates collection arrangements.
- Following the completion of the current significant capital works projects future rates increases may be required to offset the decline in bank interest from cash at bank. The need for increases will be assessed annually as revenue and expenditure assessments are often subject to change. Increases above inflation are factored into the Long Term Financial Plan to provide for at least break even position over the ten year period, these are 0.25% for 2021 and 0.25% for 2022.

The proposed 2.5% increase for 2020 is estimated to raise approximately \$246,800, a further \$60,000 is anticipated to be achieved through supplementary property valuations and development increases over the coming twelve months, bringing the total general rates revenue to \$10,177,300 for 2020.



Land Use Class (LUC)	Rateable Properties	Rates 2019	LUC Share of Rates		Increase/ -Decrease	Average per Property
Commercial	188	737,100	7.4%	772,700	45,600	243
Industrial	88	241,100	2.4%	261,700	20,600	234
Primary Prod.	1,229	2,299,600	23.3%	2,395,700	96,100	78
Public Service	114	173,700	1.8%	206,000	32,300	283
Quarry	2	3,100	0.0%	3,200	100	42
Residential	7,837	6,192,300	62.8%	6,226,600	34,300	4
Sport & Rec.	16	21,300	0.2%	23,200	1,800	113
Vacant	726	211,300	2.1%	228,300	17,000	23
Total	10,200	\$9,869,500	100.0%	\$10,117,300	\$247,800	

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

Waste Management Service Charges

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

The completion of the waste service charge implementation to a full cost recovery was achieved in 2017 after several years of planning. The revenue it provides seeks to make waste cost recovery and underpins a lower general rate. The fixed service charge of \$56 has been calculated on the basis that Council seeks the household waste function to be self-funding. It seeks an even contribution from all rateable properties to contribute to the significant cost of waste management for the municipality. The \$56 charge will raise approximately \$580,700 which reflects the costs of providing household waste infrastructure in a charge, rather than being included in the general rate's rate in the dollar calculation based on property value. The kerbside collection charge of \$184 for an 80 litre bin, \$210 for a 140 litre bin and \$364 for a 240 litre bin includes the \$56 charge. Kerbside collection charges will raise approximately \$943,500.

	2017	2018	2019	2020
80L kerbside collection	\$176	\$180	\$180	\$184
140L extra capacity kerbside collection	\$204	\$206	\$206	\$210
240L extra capacity kerbside collection	\$362	\$360	\$360	\$364
Fixed service charge	\$46	\$52	\$52	\$56

Table 8: Waste service charges progressing to cost recovery 2017 to 2020



State Fire Commission Contribution

The revenue to be raised for the State Fire Service Contribution is determined by and paid to the State Fire Commission, therefore there is no effect on the level of the general rate. The individual fire district contributions are set by the State Fire Commission. Amounts to be collected in 2020 and % increases in previous years and are contained in Table 9. The rate in the dollar calculation for each property for 2020 is contained in table 10.

Table 9: State fire commission contribution revenue request 2019 & 2020

Rating District	2019	2020	Increase
Launceston Permanent Fire Brigade	\$746,894	\$796,416	6.63%
Country Volunteer Fire Brigade	\$226,556	\$238,596	5.31%
General Land	\$218,516	\$229,836	5.18%
Total	\$1,191,966	\$1,264,848	6.11%

Table 10: State fire commission contribution rates 2020

Rating District	2020 Rate in \$	Minimum Amount
Launceston Permanent Fire Brigade	1.468	\$41
Country Volunteer Fire Brigade	0.373	\$41
General Land	0.335	\$41

Financial Assistance Grants

Financial Assistance Grants (FAGs) funding is provided from the Commonwealth and administered by the State Grants Committee. The overall grants pool was approved in the Federal Budget. An increase of \$106,500 is anticipated for the 2020 budget after allowing for inflation increases and changes in the distribution model.

Table 11: Financial Assistance Grant amounts 2019 & 2020

FAGs	2019	2020
Roads	\$1,996,107	\$2,066,200
Bridges	\$153,852	\$159,400
General Grants	\$2,134,105	\$2,165,000
Annual FAG Payment	\$4,284,064	\$4,390,600
Effect of Prepayment (50%) in June 2018	(\$2,165,458)	
FAG Per Anticipated Actual 2019	\$2,118,606	



Fees & User Charges

Fees and user charges are reviewed by Council annually to ensure the amount charged is relative to the cost of providing a service (where applicable) and being in line with community expectations. Council has experienced a significant increase in the volume of planning application work in 2019 (12% to date) which has been accommodated by our existing development services employees. As a result anticipated revenue for 2019 will comfortably exceed the budget. The annual review of fees and charges occurs at the June Council meeting with animal charges and health fees having been reviewed by Council in May. Minor increases based on inflation indexes are recommended for fees and charges in 2020. Revenue is likely to be consistent with prior years however an increase has been experienced in the volume of building and planning applications. The amount in 2020 is estimated to be \$1,255,000, 6.2% of revenue which compares with 6.2% in the 2019 budget.

	2017	2018	2019	2020
Fees & User Charges	\$1,101,700	\$1,126,500	\$1,228,300	\$1,255,000
Adjusted Operating Revenue*	\$18,664,500	\$19,549,400	\$19,864,900	\$20,298,400
Percentage of Revenue	5.9%	5.8%	6.2%	6.2%

Table 12: Fees & user charges income 2017 to 2020

* Note revenue adjusted for capital and abnormal revenue.

Other Revenue

Interest revenue from investments, loaned funds and rate debtors are expected to increase in 2020. The 2019 budget anticipated the majority of capital works projects would be completed in 2019. With a total program of \$13,753,100 only \$8,642,000 is anticipated to be completed. This in turn has resulted in Council having a significant amount of funds invested for the year above the level that was expected. Interest has accrued on the capital works funds in our bank and contributes to the profit for 2019.

Upon completion of the capital works program build up the cash and investment balance will reduce which in turn reduces the amount of interest revenue anticipated beyond 2020. For the 2020 interest revenue is expected to increase due to the larger cash and investment balances at least in the early part of the year before headway is made into the capital works program.

Council has an ownership interest of 3.02% in the State's water and sewerage corporation Taswater. In August 2016 the Taswater board announced a decision to reduce all Councils annual distributions by 1/3 which occurred for the 2019 financial year. The distribution will be static in future years at \$556,000. Other income also includes some property rental income and contributions from adjoining Council under a shared service arrangement.

In addition to the FAGs Council has received commitment for a number of grants anticipated for 2019 and expected to be received in 2020 in Table 13 and Table 14.



Table 13: Operating grants income 2019 & 2020

Operating Grants	2019	2020
Diesel Fuel Rebate	\$40,000	\$42,000
Flood Mapping	\$0	\$8,600
Roads to Recovery	\$150,000	\$0
Meander Falls walk upgrade	\$150,000	\$0
	\$340,000	\$50,600

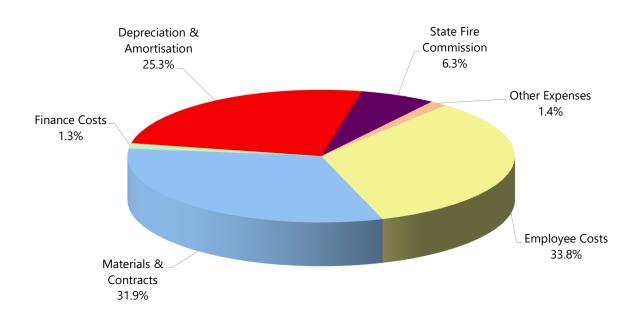
Table 14: Capital grants income 2019 & 2020

Capital Grants	2019	2020
Roads to Recovery	\$245,700	\$874,300
Blackspot funding	\$62,500	\$70,000
PVP roundabout	\$400,000	\$200,000
Westbury recreation building grant	\$300,000	\$240,000
Natural Disaster Recovery Funding	\$550,000	\$0
PVP lighting	\$247,000	\$0
Deloraine netball	\$229,000	\$0
Blackstone Park developments	\$60,000	\$0
Hadspen Bull Run development	\$25,000	\$0
	\$2,119,200	\$1,384,300

Expenditure

Expenditure Item	2019	2020	Increase
Departments Wages	\$6,658,000	\$6,798,100	\$140,100
Departments Materials & Contractors	\$6,410,600	\$6,427,500	\$16,900
Borrowing Costs	\$236,500	\$266,000	\$29,500
Depreciation	\$5,135,500	\$5,088,000	-\$47,500
State Fire Commission Contribution	\$1,192,000	\$1,1264,900	\$72,900
Other Expenditure	\$274,700	\$286,800	\$12,100
Total Expenditure	\$19,907,300	\$20,131,300	\$224,000





The operating expenditure of Council covers a wide range of services contained within the functions of Administration, Roads Streets & Bridges, Health & Community Services, Land Use Planning & Building, Recreation & Culture and Unallocated & Unclassified. Expenditure will increase in 2020, in part due to inflation affecting the cost of labour and materials.

Departments Expenditure

The operating expenses of the Departments are proposed to increase by \$157,000 (1.20%). Included in the Departments expenditure are one off projects (some occur semi regularly such the four year Councillor elections) and recurring projects that occur each year (such as parks & reserves mowing). A reduction of \$227,000 of one off projects is proposed to occur in 2020. The amount of one off projects proposed in 2020 total \$624,900. The downward movement in one off projects means that the increase in recurring Departments expenditure is \$384,000. A complete list of the one off projects is provided as Attachment 3.

Functional Area	2019	2020
Administration & Governance	3,204,600	3,232,400
Roads, Streets & Bridges	2,370,700	2,388,100
Health, Community & Welfare	4,744,300	4,678,900
Land Use Planning & Building	1,337,000	1,328,300
Recreation & Culture	1,758,900	1,955,400
Unallocated & Heavy Plant CWP Recoveries	(346,900)	(357,500)
Total Departmental Expenditure	\$13,068,600	\$13,225,600

Table 15: Departments expenditure itemised by function



Employee Expenditure

The Departments expenditure includes employee costs. Department's wages are expected to increase by \$140,100 in 2020. The overall increase in employee related costs is \$179,900 (2.5%) when including the labour that is expected in Council's capital works expenditure rather that the Departments operating expenditure.

Council's labour on-costs have received a minor reduction due in part to the Tasmanian Government's changes to payroll tax and Tasplan Superannuation's review of the defined benefits arrangements which affects a number of employees. A new payroll tax bracket was introduced to provide a lower percentage payable for employee wages between \$1.25 million and \$2 million. Defined benefits superannuation operates differently to a normal accumulation fund. Tasplan reviewed the arrangements of their defined benefits fund and determined that 0% contribution will be required for the period 1 July 2018 to 30 June 2021 rather than the compulsory 9.5%. The result is an expected reduction of \$48,000 in superannuation expenses for 2020.

The total employee expenditure amount provides for one additional member of staff in addition to the current positions at Council. A position in the Governance Department is proposed to assist with project management and governance support. All employee conditions are outlined in Council's Enterprise Agreement which will end on 30 June 2019; a new agreement is currently being negotiated with employee representatives and the ASU.

Borrowing Costs

Borrowing costs include interest paid to Tascorp for Council's loan balance of \$3.6 million and the present value movement associated with Council's liability to rehabilitate the landfill sites at Deloraine and Cluan.

Depreciation

Depreciation recognises the allocation of the value of an asset over its useful life. The depreciation charged on an annual basis is reflective of the services being provided to the community during the year. New capital expenditure has the effect of increasing the value of depreciation. Council were advised at the May 2019 meeting that the completion of the 2020 capital works program would result in an ongoing increase in depreciation, operation and maintenance costs, estimated to be \$66,000 per year. It is noted that there are some capital works projects approved in prior years nearing completion that may affect deprecation also, the new Westbury Recreation Ground building is and example. If the community and Council require new capital infrastructure in the future, it is expected that an increase in general rates will be required to fund the additional operating expenses.

Depreciation is expected to decrease by \$47,500 (0.9%) in 2020 from last years budget. Asset classes are revalued every three years with our largest asset class Roads being revalued during the current financial year. An increase in depreciation was anticipated to occur as a result of the revaluation. The Australian road and bridge construction index had increased by 7.32% over the three year period. An increase in Council's Road depreciation of 7% would have seen an increase of \$170,500. The actual effect on depreciation is that no real increase is expected from the revaluation. This was determined by the cost of materials in our public tenders seeing little change, the Works officers delivering the projects for a similar cost and other engineering assessments made to Council's Roads asset register. Where some increases are anticipated for 2020, they are outweighed by the reduced expectations in Roads and a reduction in the budget is expected.



Other Expenditure

Community Grants of \$101,800 are included in this expenditure line which has been calculated as 1% of the General Rate in line with Council policy. It is noted that this amount includes townscape incentive grants, community organisations regulatory fee refunds and representative sporting grants. Also included in other expenditure amount are external audit fees paid to the State Government of \$34,300 and the cost of infrastructure assets required to be reconstructed before they reached the end of their full useful life.

Long Term Financial Plan

Council's Long Tern Financial Plan (LTFP) has been updated for the period 2020 to 2029 to assist in the long term nature of the decisions made in the operating budget. The LTFP demonstrates how Council's operating position is very much dependant on external revenue sources being Federal FAG grant funds, Taswater distributions and interest revenue. Cash reserves are also impacted by the level of capital works undertaken and the subsequent levels of interest income. The Financial Management Strategy requires Council to manage its LTFP to retain an underlying surplus after excluding capital income and expenditure. On this basis real increases (i.e. above inflation) of 0.25% are proposed for 2021 and 2022. These increases have been included to fund the additional cost of providing new infrastructure and to ensure Council does not run at a loss over the ten year period. The need for any potential rate increases will be reviewed by Council on an annual basis. The LTFP summary is provided as Attachment 1.

The LTFP provides long term projections, a summary of significant financial information is provided in tables 16 to 18.

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
\$167	\$133	\$74	-\$95	\$34	\$58	\$14	\$88	\$197	\$209

Table 16: LTFP Underlying surplus projections 2020 to 2029 ('\$000)

Table 17: LTFP Cash & investment projections 2020 to 2029 ('\$000)

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
\$1	5,768	\$11,739	\$11,820	\$12,553	\$13,535	\$14,096	\$11,146	\$11,872	\$12,050	\$13,076

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

Table 18: LTFP Capital works expenditure projections (excl. subdivisions) 2020 to 2029 ('\$000)

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
\$11,978	\$10,291	\$6,114	\$5,432	\$5,336	\$5,832	\$6,519	\$5,533	\$6,216	\$5,407



Summary

The operating budget, rates resolution and long term financial plan for 2020 will provide the continuation of many essential services provided to the community. While the operating budget presents a small surplus, Council will encounter challenges in coming years to sustain operating surplus' such as the additional cost of potential new infrastructure developments and to a lesser extent Council's reliance on external funding sources such as Taswater distributions, interest income and Financial Assistance Grants.

The operating budget, long term financial plan and capital works program have been prepared after presenting considerable information to Councillors and discussions held at the April and May Council Workshops. A summary of the rating recommendation is provided in Table 19.

	Budget 2019	Budget 2020	Rates & Charges 2018
General Rates	\$9,818,700	\$10,177,300	5.682 cents in the \$ \$170.00 Minimum
Fire Levy: Launceston Permanent Brigade	\$746,900	\$796,500	1.468 cents in \$ \$41 Minimum
Fire Levy: Volunteer Brigade Districts	\$226,600	\$238,600	0.373 cents in \$ \$41 Minimum
Fire Levy: General Land	\$218,500	\$229,800	0.335 cents in \$ \$41 Minimum
Fire Levy Total	\$1,192,000	\$1,264,900	
Waste Management Infrastructure Contribution	\$195,000	\$207,900	\$56.00
Waste Kerbside Collection 80 Litre	\$644,800	\$653,900	\$184.00
Waste Kerbside Collection 140 & 240 Litre	\$615,300	\$662,400	\$210.00 & \$364.00
Waste Management Service Charges Total	\$1,455,100	\$1,524,200	
Total Rate Revenue (Consolidated Operating Statement)	\$12,465,800	\$12,966,400	

Table 19: Recommended rates & charges 2020 with 2019 comparison

Budget report produced by:

Jonathan Harmey Director Corporate Services

Attachments

- 1. Long Term Financial Plan summary
- 2. General Rate Increases Comparison by Locality
- 3. One Off Specific Projects & Programs



MEANDER VALLEY COUNCIL Longterm Financial Plan 2020

Consolidated Statement of Comprehensive Income	Antici. 2018-19 \$'000	Budget 2019-20 \$'000	Estimate 2020-21 \$'000	Estimate 2021-22 \$'000	Estimate 2022-23 \$'000	Estimate 2023-24 \$'000	Estimate 2024-25 \$'000	Estimate 2025-26 \$'000	Estimate 2026-27 \$'000	Estimate 2027-28 \$'000	Estimate 2028-29 \$'000
Operating Revenue											
General Rate Revenue	9,870	10,177	10,254	10,331	10,382	10,434	10,486	10,539	10,591	10,644	10,698
Waste Management Service Charges	1,464	1,524	1,524	1,524	1,524	1,524	1,524	1,524	1,524	1,524	1,524
Fire Levy	1,206	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265
Fees & User Charges	1,290	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255
Contributions & Donations	77	52	52	52	52	52	52	52	52	52	52
Interest	963	836	692	637	580	398	422	385	351	365	384
Operating Grants	4,883	4,441	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432
Other Revenue	865	749	743	743	743	743	743	743	743	743	743
Prepaid FAG Adjustment	-	-	-	-	-	-	-	-	-	-	-
Total Operating Revenue	20,618	20,298	20,216	20,238	20,233	20,103	20,179	20,195	20,213	20,280	20,352
Operating Expenditure											
Employee Expenses	5,560	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731
Materials & Contractors Expenses	6,356	6,869	6,869	6,869	6,869	6,869	6,869	6,869	6,869	6,869	6,869
Added Maintenance Estimate: AM Plans	-	-	24	65	103	131	158	191	226	258	291
Interest	218	218	211	211	211	-	-	-	-	-	-
Depreciation	4,860	4,919	4,979	5,018	5,045	5,069	5,094	5,120	5,147	5,173	5,200
Unwinding Tip Provision	217	217	217	217	217	217	217	217	-	-	-
Payments to Government Authorities	1,192	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265
One off Non-Recurrent	1,187	625	500	500	600	500	500	500	600	500	500
Other Payments	282	287	287	287	287	287	287	287	287	287	287
Total Operating Expenditure	19,871	20,131	20,084	20,164	20,328	20,069	20,121	20,181	20,125	20,083	20,143
Underlying Surplus/(Deficit)	746	167	133	74	(95)	34	58	14	88	197	209
Non-Operating Items											
Subdivisions Taken Over	84	300	300	300	300	300	300	300	300	300	300
Capital Grants & Contributions	2,085	1,600	874	874	874	874	900	900	900	900	900
Comprehensive Result	2,916	2,068	1,307	1,248	1,079	1,208	1,258	1,214	1,288	1,397	1,409
Add											
Depreciation	5,029	5,088	5,148	5,187	5,214	5,238	5,263	5,289	5,147	5,173	5,200
Loan Funds & Internal Transfers	-	-	-	930	(3,600)	-	-	-	-	-	-
Asset Sales	-	216	-	-	-	-	-	-	-	-	-
Less											
New Asset Expenditure (incl.subdivisions)	3,133	5,206	3,752	2,055	1,836	1,755	1,950	1,999	1,945	1,946	1,941
Asset Renewal/Replacement Expenditure	5,593	7,072	6,839	4,359	3,896	3,881	4,182	4,820	3,888	4,570	3,766
Loan Principal	-	-	-	-	(3,600)	-	-	-	-	-	-
Accrual Non-Cash Adjustments	(117)	55	(107)	(102)	(172)	(172)	(172)	(172)	(124)	(124)	(124)
Tip Rehabilitation Payments	-	-	-	972	-	-	-	2,806	-	-	-
Cash Surplus/(Deficit)	(665)	(4,962)	(4,029)	82	733	982	561	(2,950)	726	178	1,026
Opening Cash Balance	21,394	20,729	15,768	11,739	11,820	12,553	13,535	14,096	11,146	11,872	12,050
Closing Cash Balance	20,729	15,768	11,739	11,820	12,553	13,535	14,096	11,146	11,872	12,050	13,076
Rate increase above inflation required Meander Valley Council Ordinar	0.00%	0.00%	0.25%	0.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Meander Valley Council Ordinary Agenda - June 2019

2.50% General Rate Increase 2020

	General R	ate: RID		F	ire Levy: RID)		Kerbside Co	ollection	w	Waste Infrastructure		
-				urban	country	other		80 Ltr	140 Ltr		Fixed		
2.5% increase	2019-20	0.05682		0.01468	0.00373	0.00335		128.00	154.00		56.00		
						Waste Mana	agement		Increas	e	Average	Total	
Locality	Adj. Factor	AAV		Rates	F/Levy	Collection	Fixed	TOTAL	(\$)	(%)	Increase since 2007 reval	Increase since 2007 reval	
Prospect Vale	Reval '19	\$14,191	2019-20	806	208	128	56	\$1,199	-\$82	-6.39%	2.05%	26.95%	
			2018-19	894	207	128	52	\$1,280	\$43	3.46%			
	1.15	\$15,136	2017-18	859	199	128	52	\$1,238	\$86	7.48%			
			2016-17	791	185	130	46	\$1,151	\$31	2.76%			
	No adj.	\$13,162	2015-16	781	180	130	30	\$1,121	\$20	1.85%			
			2014-15	782	175	128	15	\$1,100	\$47	4.51%			
	Reval '13	\$13,162	2013-14	759	173	121		\$1,053	\$21	2.00%			
			2012-13	750	167	116		\$1,032	\$16	1.54%			
	1.1	\$12,356	2011-12	738	162	116		\$1,016	\$27	2.70%			
			2010-11	712	165	112		\$990	\$20	2.02%			
	1.05	\$11,794	2009-10	690	168	112		\$970	\$16	1.71%			
			2008-09	690	159	105		\$954	\$9	0.99%			
	Reval '07	\$11,232	2007-08	671	173	100		\$944					
Blackstone Heights	Reval	\$19,023	2019-20	1,081	279	128	56	\$1,544	\$104	7.20%	2.74%	38.22%	
			2018-19	1,024	237	128	52	\$1,440	\$49	3.53%			
	1.1	\$17,336	2017-18	983	228	128	52	\$1,391	\$47	3.52%			
			2016-17	947	221	130	46	\$1,344	\$34	2.58%			
	No adj.	\$15,760	2015-16	935	215	130	30	\$1,310	\$21	1.63%			
			2014-15	936	210	128	15	\$1,289	\$52	4.24%			
	Reval '13	\$15,760	2013-14	909	207	121		\$1,237	\$27	2.24%			
			2012-13	895	199	116		\$1,210	\$10	0.82%			
	1.1	\$14,750	2011-12	890	193	116		\$1,200	\$25	2.11%			
			2010-11	865	197	112		\$1,175	\$28	2.39%			
	1.05	\$14,078	2009-10	835	200	112		\$1,147	\$20	1.75%			
			2008-09	833	190	105		\$1,127	\$10	0.90%			
	Reval '07	\$13,408	2007-08	811	206	100		\$1,117					

2.50% General Rate Increase 2020

	General R	ate: RID		F	ire Levy: RID)		Kerbside Co	ollection	w	Waste Infrastructure		
-			_	urban	country	other		80 Ltr	140 Ltr		Fixed		
2.5% increase	2019-20	0.05682		0.01468	0.00373	0.00335		128.00	154.00		56.00		
						Waste Mana	agement		Increas	se	Average	Total	
Locality	Adj. Factor	AAV		Rates	F/Levy	Collection	Fixed	TOTAL	(\$)	(%)	Increase since 2007 reval	Increase since 2007 reval	
Hadspen	Reval '19	\$13,514	2019-20	768	50	128	56	\$1,002	\$10	0.99%	3.02%	42.60%	
			2018-19	761	51	128	52	\$992	\$32	3.28%			
	1.15	\$12,892	2017-18	731	50	128	52	\$961	\$67	7.54%			
			2016-17	673	44	130	46	\$894	\$26	2.96%			
	No adj.	\$11,210	2015-16	665	43	130	30	\$868	\$17	1.94%			
			2014-15	666	42	128	15	\$851	\$43	5.30%			
	Reval '13	\$11,210	2013-14	646	41	121		\$808	\$18	2.30%			
			2012-13	635	39	116		\$790	\$9	1.13%			
	1.1	\$10,472	2011-12	626	40	116		\$781	\$27	3.54%			
			2010-11	604	39	112		\$755	\$19	2.58%			
	1.05	\$9,996	2009-10	585	39	112		\$736	\$9	1.30%			
			2008-09	585	37	105		\$726	\$23	3.33%			
	Reval '07	\$9,520	2007-08	569	34	100		\$703					
Carrick	Reval '19	\$15,486	2019-20	880	58	128	56	\$1,122	\$113	11.15%	3.07%	42.90%	
			2018-19	777	52	128	52	\$1,009	\$32	3.30%			
	1.1	\$13,156	2017-18	746	51	128	52	\$977	\$35	3.76%			
			2016-17	719	47	130	46	\$942	\$26	2.88%			
	No adj.	\$11,960	2015-16	709	46	130	30	\$915	\$17	1.84%			
			2014-15	710	45	128	15	\$899	\$44	5.18%			
	Reval '13	\$11,960	2013-14	690	44	121		\$854	-\$28	-3.13%			
			2012-13	722	44	116		\$882	\$10	1.15%			
	1.1	\$11,898	2011-12	711	45	116		\$872	\$30	3.54%			
			2010-11	686	44	112		\$842	\$22	2.63%			
	1.05	\$11,357	2009-10	665	44	112		\$821	\$10	1.20%			
			2008-09	664	42	105		\$811	\$26	3.31%			
	Reval '07	\$10,816	2007-08	646	39	100		\$785					

2.50% General Rate Increase 2020

	General R	ate: RID		F	ire Levy: RID)		Kerbside Co	ollection	w	Waste Infrastructure		
-			_	urban	country	other		80 Ltr	140 Ltr		Fixed		
2.5% increase	2019-20	0.05682		0.01468	0.00373	0.00335		128.00	154.00		56.00		
						Waste Man	agement		Increas	se	Average	Total	
Locality	Adj. Factor	AAV		Rates	F/Levy	Collection	Fixed	TOTAL	(\$)	(%)	Increase since 2007 reval	Increase since 2007 reval	
Bracknell	Reval '19	\$12,379	2019-20	703	41	128	56	\$928	\$98	11.76%	4.23%	63.67%	
			2018-19	611	40	128	52	\$831	\$25	3.12%			
	1.1	\$10,340	2017-18	587	39	128	52	\$806	\$27	3.44%			
			2016-17	565	38	130	46	\$779	\$23	3.08%			
	No adj.	\$9,400	2015-16	557	38	130	30	\$755	\$17	2.32%			
			2014-15	558	37	128	15	\$738	\$39	5.62%			
	Reval '13	\$9,400	2013-14	542	36	121		\$699	\$60	9.38%			
			2012-13	487	36	116		\$639	\$8	1.30%			
	1.1	\$8,030	2011-12	480	35	116		\$631	\$22	3.61%			
			2010-11	463	34	112		\$609	\$14	2.41%			
	1.05	\$7,665	2009-10	449	34	112		\$595	\$9	1.62%			
			2008-09	448	32	105		\$585	\$18	3.16%			
	Reval '07	\$7,300	2007-08	436	31	100		\$567					
Westbury	Reval '19	\$14,229	2019-20	808	53	128	56	\$1,046	\$99	10.46%	3.37%	48.33%	
			2018-19	718	48	128	52	\$947	\$30	3.25%			
	1.1	\$12,164	2017-18	690	47	128	52	\$917	\$33	3.73%			
			2016-17	664	43	130	46	\$884	\$26	2.98%			
	No adj.	\$11,058	2015-16	656	42	130	30	\$858	\$17	1.97%			
			2014-15	657	42	128	15	\$842	\$43	5.33%			
	Reval '13	\$11,058	2013-14	638	40	121		\$799	\$7	0.82%			
			2012-13	637	39	116		\$793	\$9	1.13%			
	1.1	\$10,508	2011-12	628	40	116		\$784	\$27	3.55%			
			2010-11	606	39	112		\$757	\$19	2.58%			
	1.05	\$10,030	2009-10	587	39	112		\$738	\$9	1.29%			
			2008-09	587	37	105		\$728	\$24	3.33%			
	Reval '07	\$9,552	2007-08	571	34	100		\$705					

2.50% General Rate Increase 2020

	General Ra	ate: RID		F	ire Levy: RID)		Kerbside Co	llection	W	aste Infrastructu	ure
-			_	urban	country	other		80 Ltr	140 Ltr		Fixed	
2.5% increase	2019-20	0.05682		0.01468	0.00373	0.00335		128.00	154.00		56.00	
						Waste Mana	gement		Increas	e	Average	Total
Locality	Adj. Factor	AAV		Rates	F/Levy	Collection	Fixed	TOTAL	(\$)	(%)	Increase since 2007 reval	Increase since 2007 reval
Deloraine	Reval '19	\$12,902	2019-20	733	48	128	56	\$965	\$47	5.12%	3.32%	47.65%
			2018-19	692	46	128	52	\$918	\$29	3.22%		
	1.1	\$11,713	2017-18	664	45	128	52	\$889	-\$2	-0.24%		
			2016-17	672	44	130	46	\$892	\$26	2.97%		
	1.05	\$11,180	2015-16	663	43	130	30	\$866	\$50	6.15%		
			2014-15	632	40	128	15	\$816	\$42	5.40%		
	Reval '13	\$10,648	2013-14	614	39	121		\$774	\$38	5.23%		
			2012-13	583	36	116		\$735	\$8	1.14%		
	1.1	\$9,618	2011-12	575	36	116		\$727	\$25	3.54%		
			2010-11	555	36	112		\$702	\$17	2.55%		
	1.05	\$9,181	2009-10	537	36	112		\$685	\$9	1.37%		
			2008-09	537	34	105		\$676	\$22	3.35%		
	Reval '07	\$8,744	2007-08	523	31	100		\$654				
											21.80%	310.34%
				Average R	esidential P	roperty with a	30L bin Wa	ste Collection s	ince 2007 Rev	valuation	3.11%	44.33%

2.50% General Rate Increase 2020

	General R	late: RID		F	ire Levy: RIC)		Kerbside Co	ollection	w	aste Infrastruct	ure
			_	urban	country	other		80 Ltr	140 Ltr		Fixed	
2.5% increase	2019-20	0.05682		0.01468	0.00373	0.00335		128.00	154.00		56.00	
						Waste Mana	agement		Increas	se	Average	Total
Locality	Adj. Factor	AAV		Rates	F/Levy	Collection	Fixed	TOTAL	(\$)	(%)	Increase since 2007 reval	Increase since 2007 reval
Mole Creek	Reval '19	\$11,252	2019-20	639	41	-	56	\$736	\$130	21.38%	4.63%	69.80%
			2018-19	515	40	-	52	\$607	\$21	3.64%		
	1.1	\$8,714	2017-18	494	39	-	52	\$585	\$25	4.53%		
			2016-17	476	38	-	46	\$560	\$22	4.11%		
	No adj.	\$7,922	2015-16	470	38	-	30	\$538	\$15	2.92%		
			2014-15	471	37	-	15	\$523	\$30	6.03%		
	Reval '13	\$7,922	2013-14	457	36	-		\$493	\$7	1.49%		
			2012-13	450	36	-		\$486	\$8	1.60%		
	1.1	\$7,412	2011-12	443	35	-		\$478	\$17	3.61%		
			2010-11	427	34	-		\$461	\$14	3.19%		
	1.05	\$7,075	2009-10	414	33	-		\$447	\$1	0.27%		
	B 1107	<i>t</i> c 7 2 0	2008-09	414	32	-		\$446	\$12	2.82%		
	Reval '07	\$6,738	2007-08	403	31	-		\$434				
COUNTRY CLUB	Reval '19	\$4,320,000	2019-20	245,462	63,418	-	56	\$308,936	-\$13,931	-4.31%	-0.77%	-9.61%
			2018-19	262,226	60,588	-	52	\$322,867	\$12,574	4.05%		
	No adj.		2017-18	251,868	58,373	-	52	\$310,293	-\$18,811	-5.72%		
			2016-17	266,746	62,311	-	46	\$329,103	\$5,047	1.56%		
	No adj.		2015-16	263,323	60,704	-	30	\$324,057	\$1,129	0.35%		
	5		2014-15	263,727	59,185	-	15	\$322,927	\$8,596	2.73%		
	Reval '13	\$4,440,000		256,047	58,284	-		\$314,331	\$2,931	0.94%		
		+ ., ,	2012-13	254,785	56,616	-		\$311,401	\$5,321	1.74%		
	No adj.		2011-12	251,017	55,062	_		\$306,079	-\$6,506	-2.08%		
	No daj.		2010-11	253,680	58,905	_		\$312,585	\$0,500 \$7,111			
	No adi		2009-10	245,818	59,657	-		\$305,474	-\$25,393	-7.67%		
	No adj.					-						
	Devel 107	¢ 4 200 000	2008-09	271,467	59,401	-		\$330,868 \$241,774	-\$10,907	-3.19%		
	Reval '07	\$4,200,000	2007-08	276,914	64,860	-		\$341,774				

2.50% General Rate Increase 2020

Rating Comparison - General Rates, Fire Levy & Waste Service Charges Kerbside Collection - Standard 80 Litre

	General R	ate: RID		F	ire Levy: RIC)		Kerbside Co	ollection	w	aste Infrastruct	ure
				urban	country	other		80 Ltr	140 Ltr		Fixed	
2.5% increase	2019-20	0.05682		0.01468	0.00373	0.00335		128.00	154.00		56.00	
						Waste Man	agement		Increas	se	Average	Total
Locality	Adj. Factor	AAV		Rates	F/Levy	Collection	Fixed	TOTAL	(\$)	(%)	Increase since 2007 reval	Increase since 2007 reval
P. PRODUCTION	Reval '19	\$52,000	2019-20	2,955	174	-	56	\$3,185	\$198	6.63%	7.03%	122.79%
			2018-19	2,764	171	-	52	\$2,987	\$115	3.99%		
Dunorlan	1.2	\$46,800	2017-18	2,655	165	-	52	\$2,872	\$94	3.38%		
			2016-17	2,577	155	-	46	\$2,778	\$47	1.72%		
	1.1	\$42,900	2015-16	2,544	157	-	30	\$2,731	\$264	10.71%		
			2014-15	2,317	136	-	15	\$2,467	\$91	3.84%		
	Reval '13	\$39,000	2013-14	2,249	127	-		\$2,376	\$312	15.14%		
			2012-13	1,956	108	-		\$2,064	\$39	1.90%		
	1.5	\$40,200	2011-12	1,927	98	-		\$2,025	\$74	3.77%		
			2010-11	1,859	93	-		\$1,951	\$60	3.19%		
	1.3	\$34,840	2009-10	1,801	90	-		\$1,891	\$285	17.74%		
			2008-09	1,521	85	-		\$1,606		12.35%		
	Reval '07	\$26,800	2007-08	1,360	69	-		\$1,430				
Selbourne	Reval '19	\$56,000	2019-20	3,182	188	-	56	\$3,426	\$213	6.63%	5.77%	93.43%
			2018-19	2,977	184	-	52	\$3,213	\$123	3.99%		
	1.2	\$50,400	2017-18	2,859	178	-	52	\$3,089	\$101	3.37%		
			2016-17	2,776	167	-	46	\$2,989	\$49	1.68%		
	1.1	\$46,200	2015-16	2,740	169	-	30	\$2,939	\$284	10.68%		
			2014-15	2,495	146	-	15	\$2,656	\$97	3.79%		
	Reval '13	\$42,000	2013-14	2,422	137	-		\$2,559	\$2	0.09%		
			2012-13	2,423	133	-		\$2,556	\$48	1.90%		
	1.5	\$49,800	2011-12	2,387	122	-		\$2,509	\$91	3.77%		
			2010-11	2,302	115	-		\$2,417	\$75	3.19%		
	1.3	\$43,160	2009-10	2,231	112	-		\$2,343	\$353	17.74%		
			2008-09	1,884	106	-		\$1,990	\$219	12.35%		
	Reval '07	\$33,200	2007-08	1,685	86	-		\$1,771			12.80%	216.22%
						Ave	rage Prima	ry Production s	ince 2007 Re	valuation	6.40%	108.11%

Governance Councillor elections & electrol roll update Community Strategic Plan update (4 yearly) Northern shared services project initiatives Review of Greater Launceston Plan Regional population strategy Regional population strategy Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Councillors Expenses Other Functions Other Functions Economic Services Economic Services Community Development Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Road Management Road Management	100,000 20,000 40,000 - - - - - - - - - - - - - - - - -	105,000 - 5,000 - - 112,100 222,100 222,100 56,000 - - 6,800 - - 6,800 - - 6,800 - - 6,800 - - - 6,800 - - - - - - - - - - - - -	20,000 5,000 23,000 11,000 82,000 116,500 116,500 10,000 15,000 2,000
Councillor elections & electrol roll update Community Strategic Plan update (4 yearly) Northern shared services project initiatives Review of Greater Launceston Plan Regional recreation strategy Regional population strategy Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Other Functions Other Functions Economic Services Economic Services Community Development Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	20,000 40,000 - - - - - - - - - - - - - - - - -	5,000 - - - - - - - - - - - - - - - - - -	5,000 23,000 23,000 11,000 82,000 116,500 10,000 15,000 2,000
Community Strategic Plan update (4 yearly) Northern shared services project initiatives Review of Greater Launceston Plan Regional recreation strategy Regional population strategy Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Other Functions Other Functions Economic Services Economic Services Community Development Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	20,000 40,000 - - - - - - - - - - - - - - - - -	5,000 - - - - - - - - - - - - - - - - - -	5,000 23,000 23,000 11,000 82,000 116,500 10,000 15,000 2,000
Northern shared services project initiatives Review of Greater Launceston Plan Regional recreation strategy Regional population strategy Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Other Functions Economic Services Economic Services Community Development Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Asset Management Road Management	40,000 - - - - - - - - - - - - - - - - -	- 112,100 222,100 56,000 - 56,000 - - 6,800 - - - 6,800 - - - - - - - - - - - - - - - - - -	5,00 23,00 23,00 11,00 82,00 116,50 116,50 10,00 15,00 2,00
Review of Greater Launceston Plan Regional recreation strategy Regional population strategy Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Economic Services Economic Services Community Development Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	- - - - - - - - - - - - - - - - - - -	- 112,100 222,100 56,000 - 56,000 - - 6,800 - - - 6,800 - - - - - - - - - - - - - - - - - -	23,00 23,00 11,00 82,00 116,50 116,50 10,00 15,00 2,00
Regional recreation strategy Regional population strategy Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Economic Services Economic Services Community Development Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	160,000 - - - 10,000 - 10,600 2,000 5,000 27,600 - 60,000	222,100 56,000 - 56,000 - - - - - - - - - - - - -	23,00 11,00 82,00 116,50 116,50 10,00 15,00 2,00
Regional population strategy Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Economic Services Community Development Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	160,000 - - - 10,000 - 10,600 2,000 5,000 27,600 - 60,000	222,100 56,000 - 56,000 - - - - - - - - - - - - -	11,00 82,00 116,50 116,50 10,00 15,00 2,00
Deloraine High School robotoics Project Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Community Development Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	160,000 - - - 10,000 - 10,600 2,000 5,000 27,600 - 60,000	222,100 56,000 - 56,000 - - - - - - - - - - - - -	82,00 116,50 10,00 15,00 2,00
Corporate Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Management Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	160,000 - - - 10,000 - 10,600 2,000 5,000 27,600 - 60,000	222,100 56,000 - 56,000 - - - - - - - - - - - - -	116,50 116,50 10,00 15,00 2,00
Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	- - - 10,000 - 10,600 2,000 5,000 27,600 - 60,000	56,000 56,000 - - - - - - - - - - - - -	116,50 116,50 10,00 15,00 2,00
Southern Cross Care rates exemption court applications T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	- - 10,000 - 2,000 5,000 27,600 - 60,000	56,000 - - 6,800 - - - 6,800 29,500	116,500 10,000 15,000 2,000
T Strategic Plan: Year 1 of 3 Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	- - 10,000 - 2,000 5,000 27,600 - 60,000	56,000 - - 6,800 - - - 6,800 29,500	116,500 10,000 15,000 2,000
Community & Development Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	10,600 2,000 5,000 27,600	- 6,800 - - 6,800 29,500	116,500 10,000 15,000 2,000
Workflow process improvements Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	10,600 2,000 5,000 27,600	6,800 29,500	15,000 2,000
Trowunna assistance feral cats NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Animal Control NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	10,600 2,000 5,000 27,600	6,800 29,500	15,00 2,00
NRM HGL salinity activities Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	NRM Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	2,000 5,000 27,600 - 60,000	6,800 29,500	2,00
Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Com. Development Recreation Management Asset Management Asset Management Asset Management Road Management	2,000 5,000 27,600 - 60,000	6,800 29,500	
Westbury recreation spaces utilisation plan MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Recreation Management Asset Management Asset Management Asset Management Road Management	2,000 5,000 27,600 - 60,000	29,500	
MVC recreation sports facility plan Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Recreation Management Asset Management Asset Management Asset Management Road Management	5,000 27,600 - 60,000	29,500	27,000
Infrastructure Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Management Asset Management Asset Management Asset Management Road Management	27,600 - 60,000	29,500	27,000
Capital works projects discontinued Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Asset Management Asset Management Asset Management Road Management			
Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Asset Management Asset Management Asset Management Road Management			
Maloney road condition survey (3 yearly) GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Asset Management Asset Management Road Management		49,500	
GHD road assessment ground penetrating radar Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Asset Management Asset Management Road Management		- /	
Building Revaluation (3 yearly) Parsonage St footpath redesign NHVR bridge assessments	Asset Management Road Management	20,000		
Parsonage St footpath redesign NHVR bridge assessments	Road Management		_	23,000
NHVR bridge assessments	5	5,000	_	23,000
		5,000		10,000
	Road Management	-	2 200	
GIS survey & update	IT .	20,000	2,200	10,000
Carpet replacement	Office Management	-	14,000	
Asbestos action plan & clean up	Property Management	23,000	12,000	20,000
Community facilities improvement program	Property Management	-	-	10,000
Westwood bridge approach maintenance	Bridges	-	50,000	
Blackstone footpath lighting options	Street Lighting	-	-	10,000
Westbury lighting design & scoping	Street Lighting	-	-	10,000
Meander Falls walking upgrade (grant funded)	Economic Services	155,000	155,000	
Hadspen Urban Growth project support	Economic Services	5,000	-	5,000
Bioenergy study Valley Central	Economic Services	20,000	32,000	30,000
Waste management strategy consulting	Household Waste	15,000	-	10,000
Kerbside collection expension consultation	Household Waste	20,000	-	
Quality assurance EPA	Household Waste	20,000	_	
Environmental Management Plans	Household Waste	15,000	_	
Interim cap required Deloraine landfill cell	Household Waste	13,000		40,000
		-	16 500	40,000
Capital works projects discontinued	Stormwater	-	16,500	E 0.00
West Barrack St detention basin	Stormwater	20,000	-	5,000
Flood mapping project (grant funded)	Stormwater	9,300	40,000	o
Stormwater surveys & studies (Act changes)	Stormwater	50,000	66,900	35,00
Westbury Rd Prospect Vale planning design	Planning	15,000	47,700	5,00
Tasmanian planning scheme review	Planning	15,000	32,000	7,00
PVBH Structure Plan SAP	Planning	-	-	15,00
Westbury Residential Zone SAP	Planning	-	-	10,00
Capital works projects discontinued	Sport & Recreation	-	95,300	
Community Complex badminton lighting upgrade	Sport & Recreation	-	-	37,00
DFC demountable changerooms	Sport & Recreation	-	40,000	76,40
MVPAC stadium storage	Sundry Cultural	5,000		, 0, 10
Enspec tree audit (3 yearly)	Parks & Reserves	5,000	26,000	
	Parks & Reserves	-	20,000	20,00
Concept planning PVBH recreational path network		-	25 700	20,00
Chudleigh path replacement & floor ventillation	Public Halls	8,000	25,700	
Rosevale Hall storeroom floor	Public Halls	4,000	8,400	
Chudleigh roof painting	Public Halls	5,000	-	
Meander Hall ventillation & facade	Public Halls	509,300	- 742,700	11,00 399,40
Works		303,300	142,100	555,40
Works	Doodo	150.000	150.000	
R2R roadside drainage	Roads	150,000	150,000	
Capital works projects discontinued	Parks & Reserves	-	4,200	
Report on works depot locations	Management	5,000	5,000	
		155,000	159,200	



MEANDER VALLEY COUNCIL

OPERATING BUDGET 2019-20



Meander Valley Council

2019-20 Budget Estimates

Consolidated Operating Statement	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20		
Operating Revenue				'19 to '20 Va	ariance
Rate Revenue	12,465,800	12,540,000	12,966,400	500,600	4.02%
Fees & User Charges	1,228,300	1,289,500	1,255,000	26,700	2.17%
Contributions	46,500	71,400	51,500	5,000	10.75%
Interest	785,400	963,000	835,600	50,200	6.39%
Grants & Subsidies	4,602,400	2,717,600	4,441,200	(161,200)	-3.50%
Other Revenue	4,002,400 736,500	870,600	4,441,200 748,700		-3.30 <i>%</i> 1.66%
Total Operating Revenue	19,864,900	18,452,100	20,298,400	12,200 433,500	2.18%
Operating Expenditure Departments					
Governance	1,360,400	1,297,700	1,360,600	200	0.01%
Corporate Services	2,073,000	2,074,600	2,193,000	120,000	5.79%
Infrastructure Services	3,182,500	3,323,400	3,123,300	(59,200)	-1.86%
Community & Development Services	2,659,600	2,546,600	2,637,600	(22,000)	-0.83%
Works	3,793,100	3,860,800	3,911,100	118,000	3.11%
Maintenance & Working Expenses	13,068,600	13,103,100	13,225,600	157,000	1.20%
Borrowing Costs	236,500	266,000	266,000	29,500	12.47%
Depreciation	5,135,500	5,028,500	5,088,000	(47,500)	-0.92%
Payments to Government Authorities	1,192,000	1,192,000	1,264,900	72,900	6.12%
Other Expenses	274,700	281,700	286,800	12,100	4.40%
Total Operating Expenditure	19,907,300	19,871,300	20,131,300	224,000	1.13%
Surplus/(Deficit) from Continuing Operations	(42,400)	(1,419,200)	167,100		
Abnormal Items					
Financial Assistance Grants Prepayment	-	2,165,400	-		
Project funds brought fwd from previous year	246,900	246,900	-		
Total Abnormal Items	246,900	2,412,300	-		
Underlying Surplus/(Deficit)	204,500	993,100	167,100		
Capital Items					
Subdivision Contributions	300,000	83,800	300,000		
Capital Contributions	22,500	16,900	-		
Capital Disaster Recovery Funding	550,000	258,600	-		
Capital Roads to Recovery Funding	245,700	245,700	874,300		
Capital Grants	1,323,500	1,564,100	510,000		
Sale of Assets	216,000	-	216,000		
Total Capital Items	2,657,700	2,169,100	1,900,300		
Cash Reconciliation					
Opening Cash Balance	22,072,400	21,394,200	20,729,700		
Surplus, Non-Cash Items & Loan Payments	7,579,900	7,977,500	7,016,200		
Capital Asset Expenditure	(13,753,100)	(8,642,000)	(11,978,100)		
Closing Cash Balance	15,899,200	20,729,700	15,767,800		



2019-20 Budget Estimates

General Administration Function Summary	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	193,700	192,700	193,500
Contributions	4,000	2,400	2,400
Interest	-	-	-
Grants & Subsidies Other Revenue	- 500	- E 400	- 2 200
Total Operating Revenue	198,200	5,400 200,500	2,300 198,200
	198,200	200,300	198,200
Operating Expenditure			
Departments			
Governance	1,174,200	1,028,800	1,081,300
Corporate Services	1,675,300	1,672,800	1,795,700
Infrastructure Services Community & Development Services	232,800 116,000	207,100 112,900	233,500 119,900
Works	6,300	2,400	2,000
Maintenance & Working Expenses	3,204,600	3,024,000	3,232,400
Interest on Loans	-	-	-
Depreciation	220,500	218,000	218,000
Payments to Government Authorities	-	-	-
Administration Allocated	(79,200)	(82,000)	(86,900)
Other Payments	32,000	34,300	34,300
Total Operating Expenditure	3,377,900	3,194,300	3,397,800
Operating Surplus/(Deficit)	(3,179,700)	(2,993,800)	(3,199,600)
Add			
Depreciation	220,500	218,000	218,000
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	409,100	404,300	480,100
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(3,368,300)	(3,180,100)	(3,461,700)

2019-20 Budget Estimates

General Administration	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Administration				
Operating Revenue				
Rate Revenue	100 700		100 500	
Fees & User Charges Contributions	193,700 4,000	192,700	193,500 2,400	337 Certificates & Rent
Interest	4,000	2,400	2,400	Employee contributions
Grants & Subsidies				
Other Revenue	500	5,400	2,300	Commercial reimbursement
Total Operating Revenue	198,200	200,500	198,200	
Operating Expenditure				
Departments				
Governance	1,174,200	1,028,800	1,081,300	
Corporate Services Infrastructure Services	1,675,300 232,800	1,672,800 207,100	1,795,700 233,500	GIS, Asset & Property mgt
Community & Development Services	116,000	112,900	119,900	337 Certificates
Works	6,300	2,400	2,000	
Maintenance & Working Expenses	3,204,600	3,024,000	3,232,400	
Interest on Loans				
Depreciation	220,500	218,000	218,000	
Payments to Government Authorities	(70.000)	(00.000)		
Administration Allocated	(79,200)	(82,000)	(86,900)	
Other Payments Total Operating Expenditure	32,000 3,377,900	34,300 3,194,300	34,300 3,397,800	Audit office fees
Operating Surplus/(Deficit)	(3,179,700)	(2,993,800)	(3,199,600)	
Add				
Depreciation	220,500	218,000	218,000	
Loan Funds				
Asset Sales	-	-	-	
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	409,100	404,300	480,100	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(3,368,300)	(3,180,100)	(3,461,700)	

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Meander Valley Council

2019-20 Budget Estimates

Roads, Streets & Bridges Function Summary	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	64,500	64,800	64,800
Contributions Interest	222,500	38,700	200,000
Grants & Subsidies Other Revenue	2,982,200	1,666,600	3,369,900
Total Operating Revenue	3,269,200	1,770,100	3,634,700
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	150,200	245,000	130,600
Community & Development Services Works	- 2,220,500	- 2,226,500	- 2,257,500
Maintenance & Working Expenses	2,370,700	2,471,500	2,388,100
Interest on Loans	-	-	-
Depreciation	3,020,200	2,975,000	2,975,000
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	117,500	124,200	124,200
Total Operating Expenditure	5,508,400	5,570,700	5,487,300
Operating Surplus/(Deficit)	(2,239,200)	(3,800,600)	(1,852,600)
Add			
Depreciation	3,020,200	2,975,000	2,975,000
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(200,000)	(37,800)	(200,000)
Less			
Asset Expenditure	8,356,700	5,295,300	6,977,700
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	(117,500)	(124,200)	(124,200)
Cash Surplus/(Deficit)	(7,658,200)	(6,034,500)	(5,931,100)

2019-20 Budget Estimates

Roads, Streets & Bridges	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Roads & Streets				
Operating Revenue	•			
Rate Revenue Fees & User Charges Contributions Interest	64,500 222,500	64,800 38,700	64,800 200,000	Heavy vehicle motor tax Subdivisions taken over
Grants & Subsidies Other Revenue	2,822,900	1,594,100	3,210,500	FAGs & R2R
Total Operating Revenue	3,109,900	1,697,600	3,475,300	
Operating Expenditure				
Departments Governance Corporate Services Infrastructure Services	- - -	- -		
Community & Development Services Works	2,220,500	2,226,500	2,257,500	
Maintenance & Working Expenses Interest on Loans Depreciation Payments to Government Authorities Administration Allocated	2,220,500 2,490,200	2,226,500 2,445,000	2,257,500 2,445,000	
Other Payments	73,400	82,800	82,800	Asset disposal write off
Total Operating Expenditure	4,784,100	4,754,300	4,785,300	
Operating Surplus/(Deficit)	(1,674,200)	(3,056,700)	(1,310,000)	
Add Depreciation Loan Funds	2,490,200	2,445,000	2,445,000	
Asset Sales Accrual Non-Cash Adjustments	(200,000)	(37,800)	(200,000)	Subdivisions taken over
Less Asset Expenditure Loan Principal	5,822,300	3,192,200	5,642,700	
Profit (Loss) on Disposal of Fixed Assets	(73,400)	(82,800)	(82,800)	
Cash Surplus/(Deficit)	(5,132,900)	(3,758,900)	(4,624,900)	

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2019-20 Budget Estimates

BridgesOperating Revenue Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies159,30072,500159,400Oher Revenue Total Operating Expenditure Departments Governance &	Roads, Streets & Bridges	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Aate Revenue Fees & User Charges Contributions Interest Grants & Subsidies159,30072,500159,400FAGsOperating Expenditure Departments Governance Corporate Services159,30072,500159,400FAGsOperating Expenditure Departments Corporate Services Unit exerciseCorporate Services WorksMaintenance & Working Expenses150,200245,000130,600Interest on Loans Depreciation 	Bridges				
Fees & User Charges Contributions InterestFAGsGrants & Subsidies159,30072,500159,400Other Revenue159,30072,500159,400Total Operating Expenditure159,30072,500159,400Departments GovernanceCorporate Services150,200245,000130,600Infrastructure Services150,200245,000130,600Corporate ServicesMaintenance & Working Expenses150,200245,000130,600Interest on Loans530,000530,000530,000Depreciation530,000530,000530,000Payments to Government Authorities Addministration AllocatedOther Payments44,10041,40041,400Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600AddDepreciation530,000530,000530,000Less Accrual Non-Cash AdjustmentsLess Asset Expenditure2,534,4002,103,1001,335,000Loan Principal Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400	Operating Revenue				
Other Revenue159,30072,500159,400Total Operating Revenue159,30072,500159,400Operating ExpenditureImage: Composition of the second se	Fees & User Charges Contributions				
Operating ExpenditureDepartmentsGovernanceCorporate ServicesInfrastructure Services150,200245,000Community & Development ServicesWorksMaintenance & Working Expenses150,200245,000Interest on LoansDepreciation530,000Payments to Government AuthoritiesAdministration AllocatedOther Payments444,100414,400414,400724,300816,400702,000Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)ActdDepreciation530,000530,000S30,000S30,000S30,000S30,000S30,000S30,000S30,000S30,000S30,000S30,000S30,000S30,000LessAsset Expenditure2,534,4002,103,100Loan PrincipalProfit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)(41,400)		159,300	72,500	159,400	FAGs
Departments GovernanceCorporate Services150,200245,000130,600Infrastructure Services150,200245,000130,600Community & Development ServicesWorksMaintenance & Working Expenses150,200245,000130,600Interest on LoansDepreciation530,000530,000530,000Payments to Government Authorities Administration AllocatedOther Payments44,10041,40041,400Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)Add Depreciation530,000530,000530,000Less 	Total Operating Revenue	159,300	72,500	159,400	
Departments GovernanceCorporate Services150,200245,000130,600Infrastructure Services150,200245,000130,600Community & Development ServicesWorksMaintenance & Working Expenses150,200245,000130,600Interest on LoansDepreciation530,000530,000530,000Payments to Government Authorities Administration AllocatedOther Payments44,10041,40041,400Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)Add Depreciation530,000530,000530,000Less Asset Sales Accrual Non-Cash Adjustments2,534,4002,103,1001,335,000Less Asset Expenditure2,534,4002,103,1001,335,000Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)	Operating Expenditure				
GovernanceCorporate Services150,200245,000130,600Infrastructure Services150,200245,000130,600Community & Development ServicesWorksMaintenance & Working Expenses150,200245,000130,600Interest on LoansDepreciation530,000530,000530,000Payments to Government AuthoritiesAdministration AllocatedOther Payments44,10041,400Atl,400702,000-Operating Surplus/(Deficit)(565,000)(743,900)Coperciation530,000530,000LessAsset SalesAccrual Non-Cash Adjustments2,534,4002,103,100LessAsset Expenditure2,534,4002,103,100Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)Profit (Loss) on Disposal of Fixed Assets					
Infrastructure Services150,200245,000130,600Community & Development ServicesWorksMaintenance & Working Expenses150,200245,000130,600Interest on LoansDepreciation530,000530,000530,000Payments to Government AuthoritiesAdministration AllocatedOther Payments44,10041,40041,400Other Payments(565,000)(743,900)(542,600)Operating Surplus/(Deficit)(565,000)(743,900)530,000Depreciation530,000530,000530,000LessAsset Expenditure2,534,4002,103,1001,335,000LessAsset Expenditure2,534,4002,103,1001,335,000Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)	•	-	-	-	
Community & Development ServicesWorksMaintenance & Working Expenses150,200245,000130,600Interest on Loans530,000530,000530,000Depreciation530,000530,000530,000Payments to Government Authorities44,10041,40041,400Administration Allocated724,300816,400702,000Other Payments44,100(565,000)(743,900)(542,600)Operating Surplus/(Deficit)(565,000)(743,900)530,000Add530,000530,000530,000530,000LessAccrual Non-Cash Adjustments2,534,4002,103,1001,335,000Less(44,100)(41,400)(41,400)(41,400)		-	-	-	
Maintenance & Working Expenses150,200245,000130,600Interest on LoansDepreciation530,000530,000530,000Payments to Government AuthoritiesAdministration Allocated44,10041,40041,400Other Payments44,10041,40041,400Asset disposal write ofTotal Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)AddDepreciation530,000530,000Loan FundsAsset Sales530,000530,000Accrual Non-Cash Adjustments2,534,4002,103,1001,335,000Loan PrincipalProfit (Loss) on Disposal of Fixed Assets(44,100)(41,400)Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)	Community & Development Services	150,200 -	245,000 -	130,600 -	
Interest on Loans Depreciation530,000530,000530,000Payments to Government Authorities Administration Allocated44,10041,40041,400Other Payments44,10041,40041,400Total Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments530,000530,000530,000Less Asset Expenditure2,534,4002,103,1001,335,000Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)		-	-	-	
Depreciation530,000530,000530,000Payments to Government AuthoritiesAdministration AllocatedAtt,10041,40041,400Other Payments44,10041,40041,40041,400Total Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)AddExpenditure530,000530,000530,000Depreciation530,000530,000530,000Loan FundsAsset SalesAccrual Non-Cash Adjustments530,200LessAsset Expenditure2,534,4002,103,1001,335,000Loan PrincipalProfit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)		150,200	245,000	130,600	
Payments to Government Authorities Administration Allocated44,10041,40041,40041,400Other Payments44,10041,40041,40041,400Total Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments530,000530,000530,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets2,534,4002,103,1001,335,000Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)		F 20 000	F 20 000	F 20 000	
Administration Allocated Other Payments44,10041,40041,400Asset disposal write orTotal Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments530,000530,000530,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets2,534,4002,103,1001,335,000Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)(41,400)	-	550,000	550,000	550,000	
Other Payments44,10041,40041,400Asset disposal write orTotal Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments530,000530,000530,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets2,534,4002,103,1001,335,000Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)(41,400)	-				
Total Operating Expenditure724,300816,400702,000Operating Surplus/(Deficit)(565,000)(743,900)(542,600)AddS30,000530,000530,000530,000Depreciation530,000530,000530,000Loan FundsAsset SalesSalesSalesAccrual Non-Cash Adjustments2,534,4002,103,1001,335,000LessProfit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)		44 100	41 400	41400	Asset disposal write off
Operating Surplus/(Deficit)(565,000)(743,900)(542,600)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments530,000530,000530,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets2,534,4002,103,1001,335,000Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)	-				
AddDepreciation530,000530,000Loan Funds530,000530,000Asset SalesAccrual Non-Cash Adjustments530,000Less2,534,4002,103,100Asset Expenditure2,534,4002,103,100Loan Principal441,400)(41,400)					
Depreciation530,000530,000Loan FundsSaset SalesSaset SalesAsset SalesAccrual Non-Cash AdjustmentsSaset SalesLessSaset Expenditure2,534,4002,103,100Loan PrincipalProfit (Loss) on Disposal of Fixed Assets(44,100)(41,400)Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)	Operating Surplus/ (Dencit)	(505,000)	(745,900)	(542,000,	
Accrual Non-Cash AdjustmentsLessLess2,534,4002,103,100Asset Expenditure2,534,4002,103,100Loan Principal41,400(41,400)Profit (Loss) on Disposal of Fixed Assets(44,100)(41,400)	Depreciation Loan Funds	530,000	530,000	530,000	
Asset Expenditure 2,534,400 2,103,100 1,335,000 Loan Principal </td <td></td> <td></td> <td></td> <td></td> <td></td>					
Loan PrincipalProfit (Loss) on Disposal of Fixed Assets(44,100)(41,400)(41,400)					
Profit (Loss) on Disposal of Fixed Assets (44,100) (41,400) (41,400)	•	2,534,400	2,103,100	1,335,000	
		(44,100)	(41,400)	(41,400)	
Cash Surplus/(Deficit)(2,525,300)(2,275,600)(1,306,200)	Cash Surplus/(Deficit)	(2,525,300)	(2,275,600)	(1,306,200)	

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Meander Valley Council

2019-20 Budget Estimates

Health, Community & Welfare Function Summary	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Operating Revenue			
Rate Revenue	2,647,100	2,670,500	2,789,100
Fees & User Charges	442,200	434,800	428,900
Contributions	120,500	78,100	122,000
Interest	218,000	218,000	218,000
Grants & Subsidies	700,000	537,700	8,600
Other Revenue	77,600	92,300	85,900
Total Operating Revenue	4,205,400	4,031,400	3,652,500
Operating Expenditure			
Departments			
Governance	186,200	268,900	279,300
Corporate Services	357,200 2,207,600	363,500 2,114,199	356,200 2,009,001
Infrastructure Services Community & Development Services	1,001,200	931,000	1,006,900
Works	992,100	1,003,600	1,027,500
Maintenance & Working Expenses	4,744,300	4,681,199	4,678,901
Interest on Loans	236,500	266,000	266,000
Depreciation	826,200	771,400	784,200
Payments to Government Authorities	1,192,000	1,192,000	1,264,900
Administration Allocated	78,600	81,400	86,300
Other Payments	78,500	83,000	86,600
Total Operating Expenditure	7,156,100	7,074,999	7,166,901
Operating Surplus/(Deficit)	(2,950,700)	(3,043,599)	(3,514,401)
Add			
Depreciation	826,200	771,400	784,200
Loan Funds	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(81,500)	2,900	(52,000)
Less			
Asset Expenditure	1,437,700	556,900	1,026,600
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(3,643,700)	(2,826,199)	(3,808,801)

2019-20 Budget Estimates

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Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Health - Preventive Health				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies	29,000	30,400	31,100	Licence & inspection fee
Other Revenue	29,000	30,400	31,100	
Operating Expenditure Departments Governance Corporate Services Infrastructure Services Community & Development Services Works Maintenance & Working Expenses Interest on Loans Depreciation Payments to Government Authorities Administration Allocated Other Payments	- - 192,700 - 192,700 -	- - 188,600 - 188,600 -	- - - 189,100 - 189,100 -	
Total Operating Expenditure	192,700	188,600	189,100	
Operating Surplus/(Deficit) =	(163,700)	(158,200)	(158,000)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	-	-	-	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	-	-	17,000	Fleet
Cash Surplus/(Deficit)	(163,700)	(158,200)	(175,000)	

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Community - Animal Control				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies Other Revenue	84,000	88,300	87,200	Animal licences & fines
Total Operating Revenue	84,000	88,300	87,200	
Operating Expenditure Departments Governance Corporate Services Infrastructure Services Community & Development Services Works Maintenance & Working Expenses Interest on Loans Depreciation Payments to Government Authorities Administration Allocated Other Payments Total Operating Expenditure	- - 171,100 5,700 176,800 9,500 186,300	- - 151,100 14,600 165,700 11,000 176,700	- - - 183,700 8,000 191,700 11,000 202,700	
Operating Surplus/(Deficit)	(102,300)	(88,400)	(115,500)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	9,500	11,000	11,000	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	-	11,700	25,000	
Cash Surplus/(Deficit)	(92,800)	(89,100)	(129,500)	l

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2019-20 Budget Estimates

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Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Community - Fire Protection				
Operating Revenue				
Rate Revenue	1,192,000	1,206,200	1,264,900	State fire contribution
Fees & User Charges Contributions Interest	1,000	4,700	1,000	Fire hazard clearing
Grants & Subsidies				
Other Revenue	47,700	47,700	50,600	Administration commission
Total Operating Revenue	1,240,700	1,258,600	1,316,500	
Operating Expenditure				
Departments				
Governance Corporate Services	-	_	_	
Infrastructure Services	-	-	-	
Community & Development Services	16,500	18,900	13,100	Fire hazard control
Works	276,200	290,600	286,200	Roadside vegetation
Maintenance & Working Expenses	292,700	309,500	299,300	
Interest on Loans				
Depreciation Payments to Government Authorities	1,192,000	1,192,000	1,264,900	
Administration Allocated	47,700	47,700	50,600	
Other Payments	11,100	11,100	50,000	
Total Operating Expenditure	1,532,400	1,549,200	1,614,800	
Operating Surplus/(Deficit)	(291,700)	(290,600)	(298,300)	
		((
Add Depreciation				
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure				
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(291,700)	(290,600)	(298,300)	

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Community - State Emergency			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest Grants & Subsidies	550,000	258,600	
Other Revenue	550,000	238,000	_
Total Operating Revenue	550,000	258,600	-
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services Infrastructure Services	- 27,200	- 17,000	- 21,300
Community & Development Services		-	-
Works	-	-	-
Maintenance & Working Expenses	27,200	17,000	21,300
Interest on Loans			
Depreciation	10,800	10,800	10,800
Payments to Government Authorities			
Administration Allocated			
Other Payments Total Operating Expenditure	38,000	27,800	32,100
Operating Surplus/(Deficit)	512,000	230,800	(32,100)
Add			
Depreciation	10,800	10,800	10,800
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	522,800	241,600	(21,300)

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Community - Cemeteries				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies Other Revenue	16,500	17,100	17,000	Cemetery fees
Total Operating Revenue	16,500	17,100	17,000	
Operating Expenditure Departments Governance Corporate Services Infrastructure Services Community & Development Services Works Maintenance & Working Expenses Interest on Loans Depreciation Payments to Government Authorities Administration Allocated Other Payments Total Operating Expenditure Operating Surplus/(Deficit)	- 500 - 55,700 56,200 2,000 58,200 (41,700)	- 800 - - 54,500 55,300 1,600 56,900 (39,800)	- 500 - - 58,600 59,100 1,600 (43,700)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	2,000	1,600	1,600	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	43,700	1,000	47,700	
Cash Surplus/(Deficit)	(83,400)	(39,200)	(89,800)	I

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2019-20 Budget Estimates

Community - Community AmenitiesOperating RevenueRate RevenueFees & User ChargesContributions-Contributions-InterestGrants & SubsidiesOther RevenueTotal Operating RevenueTotal Operating ExpenditureDepartmentsGovernance-Community & Development ServicesCommunity & Development ServicesCommunity & Development ServicesCommunity & Development ServicesDepartmentsCommunity & Development ServicesPublic rolletsMaintenance & Working ExpensesDepreciationDepreciationParents to Government AuthoritiesAddDepereciationDepreciationStalesAccrual Non-Cash AdjustmentsLessAsset ExpenditureRest ExpenditureBaset ExpenditureCash Supplus/(Deficit)(281,400)(251,400)(252,200)(285,800)Crush AdjustmentsLessAsset SalesAccrual Non-Cash AdjustmentsLessAsset SalesAccrual Non-Cash AdjustmentsLessCash Surplus/(Deficit)(351,400)(325,200)(285,800)Composed of Fixed AssetsComposed of Fixed AssetsComposed of Fixed AssetsComposed of Fixed AssetsComposed of Fixed AssetsCash Surplus/(Deficit)(351,400)(351,4	Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Rate Revenue Fees & User Charges Contributions-4,100Interest Grants & Subsidies Other Revenue-4,100-Total Operating Revenue-4,100-Total Operating Revenue-4,100-Operating Expenditure Governance4,100-Departments Governance	Community - Community Amenities				
Fees & User Charges Contributions-4,100-Interest Grants & Subsidies Other Revenue-4,100-Total Operating Revenue-4,100-Operating Expenditure Departments Governance-4,100-Departments GovernanceCorporate ServicesUnfrastructure ServicesCommunity & Development Services Works261,500253,900265,800Public toiletsMaintenance & Working Expenses261,500253,900265,80025,700Public toiletsInterest on Loans Deperciation28,30025,70025,70025,70025,700Payments to Government Authorities Administration Allocated Other Payments289,800279,600291,500Operating Expenditure28,30025,70025,70025,700Add Depreciation28,30025,70025,70025,700Add Depreciation28,30025,70025,70025,700Loan Funds Asset Sales Accrual Non-Cash Adjustments28,90075,40020,000Less Asset Expenditure89,90075,40020,000Loan Principal Profit (Loss) on Disposal of Fixed AssetsProfit (Loss) on Disposal of Fixed AssetsCorporating Expenditure89,90075,40020,000- <tr <tr="">Loan Principal Profit (Loss)</tr>	Operating Revenue				
Contributions-4,100InterestGrants & SubsidiesGrants & Subsidies-Other Revenue-Total Operating Revenue-Operating Expenditure-Departments-Governance-Corporate Services-Infrastructure Services-Works261,500Works261,500Depreciation28,300Depreciation28,300Payments261,500Operating Expenditure289,800Operating Surplus/(Deficit)(289,800)Case S-Actrual Non-Cash Adjustments28,300LessAsset SalesAsset Sales-Accrual Non-Cash Adjustments89,900Cension75,400Porfit (Loss) on Disposal of Fixed Assets	Rate Revenue				
Interest Grants & Subsidies Other Revenue-4,100Total Operating Revenue-4,100Operating ExpenditureDepartments GovernanceCorporate Services Infrastructure Services Community & Development Services WorksMaintenance & Working Expenses Maintenance & Working Expenses261,500253,900265,800Depreciation Payments to Government Authorities Administration Allocated Other Payments289,800279,600291,500Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments28,30025,700253,700Less Asset Expenditure Con Disposal of Fixed Assets89,90075,40020,000	-				
Grants & Subsidies		-	4,100	-	
Other Revenue-4,100Total Operating Revenue-4,100-Operating ExpenditureDepartments GovernanceCorporate ServicesCommunity & Development ServicesCommunity & Development ServicesWorks261,500253,900265,800Maintenance & Working Expenses261,500253,900265,800Interest on Loans28,30025,70025,700Depreciation289,800279,600291,500Payments to Government Authorities(289,800)(275,500)(291,500)Add289,80025,700291,500Operating Surplus/(Deficit)(289,800)25,70025,700Add28,30025,70025,700Depreciation28,30025,70025,700Loan Funds28,30025,70025,700Asset Sales28,30025,70025,700Accrual Non-Cash AdjustmentsLess89,90075,40020,000Loan FrincipalProfit (Loss) on Disposal of Fixed AssetsProfit (Loss) on Disposal of Fixed Assets					
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GovernanceCorporate ServicesInfrastructure ServicesCommunity & Development ServicesWorks261,500253,900265,800Public toiletsMaintenance & Working Expenses261,500253,900265,800Public toiletsInterest on Loans28,30025,70025,70025,700Depreciation28,300279,600291,500291,500Other Payments289,800(275,500)(291,500)Total Operating Expenditure28,30025,70025,700Operating Surplus/(Deficit)(289,800)25,70025,700Less28,30025,70025,700Accrual Non-Cash Adjustments89,90075,40020,000Less89,90075,40020,000Profit (Loss) on Disposal of Fixed Assets89,90075,40020,000	Departments				
Infrastructure Services Community & Development Services Works	•	-	-	-	
Community & Development Services WorksWorks261,500253,900265,800Public toiletsMaintenance & Working Expenses Interest on Loans Depreciation261,500253,900265,800Public toiletsDepreciation28,30025,70025,70025,70025,70025,700Payments to Government Authorities Administration Allocated Other Payments289,800279,600291,500291,500Operating Expenditure289,800(275,500)(291,500)25,70025,700Operating Surplus/(Deficit)(289,800)25,70025,70025,700Loan Funds Asset Sales Accrual Non-Cash Adjustments89,90075,40020,000Less Asset Expenditure89,90075,40020,000Profit (Loss) on Disposal of Fixed Assets89,90075,40020,000		-	-	-	
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Maintenance & Working Expenses261,500253,900265,800Interest on LoansDepreciation28,30025,70025,700Payments to Government AuthoritiesAdministration Allocated289,800279,600291,500Other PaymentsCase,800(275,500)(291,500)Operating Surplus/(Deficit)(289,800)(275,500)(291,500)AddDepreciation28,30025,70025,700Loan FundsAsset SalesAccrual Non-Cash Adjustments89,90075,40020,000Loan Principal Profit (Loss) on Disposal of Fixed Assets89,90075,40020,000		- 261 500	- 253 900	265 800	Public toilots
Interest on Loans Depreciation28,30025,700Payments to Government Authorities Administration Allocated289,80025,700Other Payments289,800279,600291,500Total Operating Expenditure289,800(275,500)(291,500)Operating Surplus/(Deficit)(289,800)(275,500)(291,500)Add Depreciation 	-				Fublic tollets
Depreciation28,30025,700Payments to Government Authorities28,30025,700Administration Allocated289,800279,600Other Payments289,800279,600Total Operating Expenditure289,800(275,500)Operating Surplus/(Deficit)(289,800)(275,500)Add28,30025,700Depreciation28,30025,700Loan Funds28,30025,700Asset Sales25,70025,700Accrual Non-Cash Adjustments89,90075,400Less89,90075,40020,000Loan Principal Profit (Loss) on Disposal of Fixed Assets89,90075,400		201,500	233,300	203,000	
Payments to Government Authorities Administration Allocated Other Payments289,800279,600291,500Total Operating Expenditure289,800(275,500)(291,500)Operating Surplus/(Deficit)(289,800)(275,500)(291,500)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments28,30025,70025,700Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets89,90075,40020,000		28,300	25,700	25,700	
Administration Allocated Other Payments289,800279,600291,500Total Operating Expenditure289,800(275,500)(291,500)Operating Surplus/(Deficit)(289,800)(275,500)(291,500)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments28,30025,70025,700Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets89,90075,40020,000	-				
Total Operating Expenditure289,800279,600291,500Operating Surplus/(Deficit)(289,800)(275,500)(291,500)Add28,30025,70025,700Depreciation28,30025,70025,700Loan FundsAsset Sales28,30025,70025,700Accrual Non-Cash Adjustments89,90075,40020,000Loan Principal89,90075,40020,000Profit (Loss) on Disposal of Fixed Assets89,90075,40020,000	-				
Operating Surplus/(Deficit)(289,800)(275,500)(291,500)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments28,30025,70025,700Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets89,90075,40020,000	Other Payments				
Add28,30025,700Depreciation28,30025,700Loan Funds28,30025,700Asset SalesAccrual Non-Cash AdjustmentsLess89,90075,400Asset Expenditure89,90075,400Loan PrincipalProfit (Loss) on Disposal of Fixed Assets	Total Operating Expenditure	289,800	279,600	291,500	
Depreciation28,30025,70025,700Loan FundsAsset SalesAsset SalesAccrual Non-Cash AdjustmentsAsset SalesLess89,90075,40020,000Loan PrincipalProfit (Loss) on Disposal of Fixed AssetsExample AssetsAsset Asset Asset Assets	Operating Surplus/(Deficit)	(289,800)	(275,500)	(291,500)	
Depreciation28,30025,70025,700Loan FundsAsset SalesAsset SalesAccrual Non-Cash AdjustmentsAsset SalesLess89,90075,40020,000Loan PrincipalProfit (Loss) on Disposal of Fixed AssetsExample AssetsAsset Asset Asset Assets	Add				
Loan FundsAsset SalesAccrual Non-Cash AdjustmentsLessAsset ExpenditureBaset ExpenditureLoan PrincipalProfit (Loss) on Disposal of Fixed Assets		28.300	25,700	25.700	
Asset Sales Accrual Non-Cash Adjustments Less Asset Expenditure 89,900 75,400 20,000 Loan Principal Profit (Loss) on Disposal of Fixed Assets	-	_0,000	_0,		
Less89,90075,40020,000Loan PrincipalProfit (Loss) on Disposal of Fixed Assets					
Asset Expenditure 89,900 75,400 20,000 Loan Principal Profit (Loss) on Disposal of Fixed Assets					
Loan Principal Profit (Loss) on Disposal of Fixed Assets	Less				
Profit (Loss) on Disposal of Fixed Assets	Asset Expenditure	89,900	75,400	20,000	
	Loan Principal				
Cash Surplus/(Deficit) (351,400) (325,200) (285,800)	Profit (Loss) on Disposal of Fixed Assets				
	Cash Surplus/(Deficit)	(351,400)	(325,200)	(285,800)	

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Street Lighting				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest	-	6,600	-	Tasnetworks contribution
Grants & Subsidies Other Revenue	300	300	300	Reimbursements
Total Operating Revenue	300	6,900	300	
Operating Expenditure				
Departments Governance Corporate Services Infrastructure Services	- - 247,100	- - 201,500	- - 240,300	
Community & Development Services Works	-	-	-	
Maintenance & Working Expenses Interest on Loans	247,100	201,500	240,300	
Depreciation Payments to Government Authorities Administration Allocated Other Payments	24,800	25,200	25,200	
Total Operating Expenditure	271,900	226,700	265,500	
Operating Surplus/(Deficit)	(271,600)	(219,800)	(265,200)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	24,800	25,200	25,200	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	69,300	10,900	-	
Cash Surplus/(Deficit)	(316,100)	(205,500)	(240,000)	

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Community - Area Promotion				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest	108,500 500	114,000 -	110,000 -	Visitor information centre
Grants & Subsidies	20,000	-	25.000	
Other Revenue	29,600 138,600	38,200 152,200	35,000 145,000	Visitor centre commissions
	130,000	152,200	145,000	
Operating Expenditure				
Departments Governance Corporate Services Infrastructure Services	53,200 356,700 34,600	36,500 362,700 20,200	62,700 355,700 31,800	
Community & Development Services Works	- 2,300	- 6,700	- 5,900	
Maintenance & Working Expenses	446,800	426,100	456,100	
Interest on Loans Depreciation Payments to Government Authorities Administration Allocated	31,000	26,000	26,000	
Other Payments	10,000	10,000	10,000	Grants
Total Operating Expenditure	487,800	462,100	492,100	
Operating Surplus/(Deficit)	(349,200)	(309,900)	(347,100)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	31,000	26,000	26,000	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	106,900	23,000	83,100	
Cash Surplus/(Deficit)	(425,100)	(306,900)	(404,200)	I

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2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Community - Economic Services			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest Grants & Subsidies	150,000	150,000	_
Other Revenue	150,000	130,000	
Total Operating Revenue	150,000	150,000	-
Operating Expenditure			
Departments Governance	133,000	120,300	216,600
Corporate Services	-		-
Infrastructure Services	243,500	236,400	67,300
Community & Development Services Works	-	- 4,900	- 4,200
Maintenance & Working Expenses	376,500	361,600	288,100
Interest on Loans			
Depreciation	-	-	-
Payments to Government Authorities			
Administration Allocated			
Other Payments	4,000 380,500	2,700	4,000
Total Operating Expenditure		364,300	292,100
Operating Surplus/(Deficit)	(230,500)	(214,300)	(292,100)
Add			
Depreciation	-	-	-
Loan Funds Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(230,500)	(214,300)	(292,100)

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Community - Household Waste				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies	1,455,100 196,200	1,464,300 172,100	1,524,200 175,000	Waste management charges Tips & transfer station fees
Other Revenue	1 (51 200	1 62 6 100	1 600 000	
Total Operating Revenue	1,651,300	1,636,400	1,699,200	
Operating Expenditure				
Departments Governance Corporate Services Infrastructure Services	- - 1,487,501	- - 1,427,800	- - 1,509,700	
Community & Development Services Works	- 17,000	- 15,700	- 16,900	
Maintenance & Working Expenses	1,504,501	1,443,500	1,526,600	
Borrowing Costs Depreciation	18,500 296,400	48,000 258,300	48,000 258,300	Tip rehab provision mvmt
Payments to Government Authorities Administration Allocated Other Payments	30,900	33,700	35,700	
Total Operating Expenditure	1,850,301	1,783,500	1,868,600	
Operating Surplus/(Deficit)	(199,001)	(147,100)	(169,400)	
Add Depreciation Loan Funds	296,400	258,300	258,300	
Asset Sales Accrual Non-Cash Adjustments	18,500	48,000	48,000	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	455,700	47,600	173,200	
Cash Surplus/(Deficit)	(339,801)	111,600	(36,300)	
=		111,000	(30,300)	•

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Community - Non-Household Waste			
Operating Revenue			
Rate Revenue			
Fees & User Charges Contributions			
Interest			
Grants & Subsidies			
Other Revenue			
Total Operating Revenue	-	-	-
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Community & Development Services Works	226,600	215,000	228,800
Maintenance & Working Expenses	226,600	215,000	228,800
Interest on Loans	-,	-,	-,
Depreciation	5,800	3,800	3,800
Payments to Government Authorities			
Administration Allocated			
Other Payments			
Total Operating Expenditure	232,400	218,800	232,600
Operating Surplus/(Deficit)	(232,400)	(218,800)	(232,600)
Add			
Depreciation	5,800	3,800	3,800
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(226,600)	(215,000)	(228,800)

2019-20 Budget Estimates

Community - Stormwater DrainagePerson Provided Pro	Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Rate Revenue Fees & User Charges4,0002,0004,000Design fees Subdivisions taken overInterest100,00045,100100,0005Subdivisions taken overGrants & Subsidies-30,0008,600Grant funded mappingOther Revenue-5,900-Submixet contributionTotal Operating ExpenditureDepartmentsGovernanceCorporate ServicesCommunity & Development Services114,300132,300138,000112,600Maitenance & Working Expenses114,300132,300138,000112,100Interest on Loans380,600375,200388,000211,700Pepreciation380,600375,200599,700-Operating Surplus/(Deficit)(525,400)(573,200)(487,100)AddDepreciation380,600375,200388,000Loan FundsAsset SalesAccrual Non-Cash Adjustments(100,000)(45,100)(100,000)subdivision contributionsLessAsset SalesAsset Sales on Disposal of Fixed AssetsAsset Sales on Disposal of Fixed AssetsAsset Sales on Disposal of Fixed Assets	Community - Stormwater Drainage				
Fees & User Charges4,0002,0004,000Design feesContributions100,00045,100100,000Subdivisions taken overInterest30,0008,000112,600Other Revenue104,00083,000112,600Total Operating Expenditure104,00083,000112,600DepartmentsGovernanceCorporate Services114,300148,70073,700Infrastructure Services114,300281,000211,700Maintenance & Working Expenses248,800281,000211,700Interest on Loans284,800281,000211,700Pepreciation380,600375,200388,000Payments to Government AuthoritiesAdd552,400(573,200)Add281,000380,600375,200388,000Depreciation380,600375,200388,000Payments to Government AuthoritiesAdon380,600375,200AddSaset Sales(100,000)(45,100)(100,000)LessAccrual Non-Cash Adjustments(100,000)(45,100)(100,000)LessAsset Expenditure654,200369,300624,600LessAsset Expenditure654,200369,300624,600	Operating Revenue				
Other Revenue-5,900Stormwater contributionTotal Operating Revenue104,00083,000112,600Operating ExpenditureDepartmentsGovernanceGovernanceInfrastructure Services114,300148,70073,700Community & Development Services134,500132,300138,000Maintenance & Working Expenses134,500132,300211,700Interest on Loans380,600375,200388,000Payments to Government Authorities629,400656,200599,700Other Payments629,400656,200599,700Operating Surplus/(Deficit)(525,400)(573,200)(487,100)Add380,600375,200388,000Loan Funds380,600375,200388,000Asset Sales380,600375,200388,000Accrual Non-Cash Adjustments(100,000)(45,100)(100,000)LessAsset Expenditure654,200369,300624,600Loan Frincipal Profit (Loss) on Disposal of Fixed Assets54,200369,300624,600	Fees & User Charges Contributions				-
Total Operating Revenue104,00083,000112,600Operating ExpenditureImage: Composition of the service of		-		8,600	
Departments GovernanceCorporate Services114,300148,700Infrastructure Services114,300148,700Community & Development Services134,500132,300Works134,500132,300138,000Maintenance & Working Expenses248,800281,000211,700Interest on Loans380,600375,200388,000Payments to Government Authorities380,600375,200388,000Administration AllocatedOther Payments629,400656,200599,700Operating Surplus/(Deficit)(525,400)(573,200)(487,100)AddDepreciation380,600375,200388,000LessAsset SalesAccrual Non-Cash Adjustments(100,000)(45,100)(100,000)LessAsset Expenditure654,200369,300624,600Loan PrincipalProfit (Loss) on Disposal of Fixed Assets	—	- 104,000		- 112,600	Stormwater contribution
Departments GovernanceCorporate Services114,300148,70073,700Community & Development Services114,300148,70073,700Works134,500132,300138,000Maintenance & Working Expenses248,800281,000211,700Interest on Loans380,600375,200388,000Depreciation380,600375,200388,000Payments to Government Authorities Administration Allocated629,400656,200599,700Other Payments629,400(573,200)(487,100)Add Depreciation380,600375,200388,000Less Asset Sales(100,000)(45,100)(100,000)Less Asset Expenditure654,200369,300624,600Loan Frincipal Profit (Loss) on Disposal of Fixed Assets54,200369,300624,600	Operating Expanditure				
GovernanceCorporate Services114,300148,700Infrastructure Services114,300148,700Community & Development Services134,500132,300Works134,500132,300138,000Maintenance & Working Expenses248,800281,000211,700Interest on Loans380,600375,200388,000Payments to Government Authorities380,600375,200388,000Administration AllocatedOther Payments629,400656,200599,700Operating Surplus/(Deficit)(525,400)(573,200)(487,100)AddDepreciation380,600375,200388,000LessAsset SalesAccrual Non-Cash Adjustments(100,000)(45,100)(100,000)subdivision contributionsLessAsset Expenditure654,200369,300624,600-Loan Principal Profit (Loss) on Disposal of Fixed AssetsProfit (Loss)Asset SalesAsset SalesAsset SalesAsset SalesAsset SalesAsset Sales					
Infrastructure Services114,300148,70073,700Community & Development ServicesWorks134,500132,300138,000Maintenance & Working Expenses248,800281,000211,700Interest on Loans280,600375,200388,000Depreciation380,600375,200388,000Payments to Government Authorities380,600375,200599,700Other Payments629,400656,200599,700Operating Surplus/(Deficit)(525,400)(573,200)(487,100)Add2380,600375,200388,000Loan Funds380,600375,200388,000Subdivision contributionsAsset Sales(100,000)(45,100)(100,000)Subdivision contributionsAsset Expenditure654,200369,300624,600Subdivision contributionsLessAsset Expenditure654,200369,300624,600Loan PrincipalFixed AssetsProfit (Loss) on Disposal of Fixed Assets	Governance	-	-	-	
Works134,500132,300138,000Maintenance & Working Expenses248,800281,000211,700Interest on Loans380,600375,200388,000Depreciation380,600375,200388,000Payments to Government Authorities629,400656,200599,700Other Payments629,400656,200599,700Operating Expenditure629,400(573,200)(487,100)Add(525,400)(573,200)(487,100)Depreciation380,600375,200388,000Loan Funds380,600375,200388,000Asset Sales(100,000)(45,100)(100,000)Accrual Non-Cash Adjustments(100,000)(45,100)(100,000)Less654,200369,300624,600Loan PrincipalProfit (Loss) on Disposal of Fixed Assets54,200369,300Profit (Loss) on Disposal of Fixed Assets54,200369,300624,600	Infrastructure Services	- 114,300 -	- 148,700 -	- 73,700 -	
Interest on Loans Depreciation 380,600 375,200 388,000 Payments to Government Authorities Administration Allocated Other Payments Total Operating Expenditure 629,400 656,200 599,700 Operating Surplus/(Deficit) (525,400) (573,200) (487,100) Add Depreciation 380,600 375,200 388,000 Loan Funds Asset Sales Accrual Non-Cash Adjustments (100,000) (45,100) (100,000 subdivision contributions Less Asset Expenditure 654,200 369,300 624,600 Loan Principal Profit (Loss) on Disposal of Fixed Assets	Works				
Depreciation380,600375,200388,000Payments to Government AuthoritiesAdministration AllocatedImage: Strate		248,800	281,000	211,700	
Total Operating Expenditure629,400656,200599,700Operating Surplus/(Deficit)(525,400)(573,200)(487,100)Add380,600375,200388,000Depreciation380,600375,200388,000Loan Funds4xset Sales(100,000)(45,100)(100,000)Accrual Non-Cash Adjustments(100,000)(45,100)(100,000)Subdivision contributionsLess654,200369,300624,600Profit (Loss) on Disposal of Fixed Assets	Depreciation Payments to Government Authorities	380,600	375,200	388,000	
Operating Surplus/(Deficit)(525,400)(573,200)(487,100)Add Depreciation380,600375,200388,000Loan Funds Asset Sales Accrual Non-Cash Adjustments(100,000)(45,100)(100,000)Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets654,200369,300624,600	_	620,400	656 200	E00 700	
Add Depreciation380,600375,200388,000Loan Funds Asset Sales Accrual Non-Cash Adjustments(100,000)(45,100)(100,000)Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets654,200369,300624,600					
Depreciation380,600375,200388,000Loan FundsAsset Sales(100,000)(45,100)(100,000)Accrual Non-Cash Adjustments(100,000)(45,100)(100,000)subdivision contributionsLessAsset Expenditure654,200369,300624,600624,600Loan PrincipalProfit (Loss) on Disposal of Fixed Assets54,200369,300624,600	=	(323,400)	(373,200)	(407,100)	
Accrual Non-Cash Adjustments(100,000)(45,100)(100,000)Subdivision contributionsLess Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets654,200369,300624,600624,600	Depreciation Loan Funds	380,600	375,200	388,000	
Asset Expenditure 654,200 369,300 624,600 Loan Principal Profit (Loss) on Disposal of Fixed Assets		(100,000)	(45,100)	(100,000)	Subdivision contributions
	Asset Expenditure Loan Principal	654,200	369,300	624,600	
	Cash Surplus/(Deficit)	(899,000)	(612,400)	(823,700)	

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Community - Environmental Protection				
Operating Revenue				
Rate Revenue Fees & User Charges				
Contributions	-	-	-	
Interest Grants & Subsidies Other Revenue	-	13,600	-	
Total Operating Revenue	-	13,600	-	
Operating Expenditure				
Departments Governance	_	_	_	
Corporate Services	-	-	-	
Infrastructure Services	50,800	60,000	62,200	
Community & Development Services	192,400	180,500	208,700	
Works	12,600	15,400	15,100	
Maintenance & Working Expenses	255,800	255,900	286,000	
Interest on Loans				
Depreciation	5,900	3,900	3,900	
Payments to Government Authorities				
Administration Allocated				
Other Payments - Grants	12,000	12,300	12,500	Conservation covenant grants
Total Operating Expenditure	273,700	272,100	302,400	
Operating Surplus/(Deficit)	(273,700)	(258,500)	(302,400)	
Add				
Depreciation	5,900	3,900	3,900	
Loan Funds				
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	-	-	18,000	Fleet
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets				
 Cash Surplus/(Deficit)	(267,800)	(254,600)	(316,500)	
=======================================	(207,000)	(231,000)	(310,300)	

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Community - Community	l			
Development				
Operating Revenue				
Rate Revenue				
Fees & User Charges				
Contributions	-	300	-	
Interest				
Grants & Subsidies Other Revenue	-	85,500 200	-	
Total Operating Revenue		86,000		
		00,000		
Operating Expenditure				
Departments				
Governance	-	112,100	-	
Corporate Services	- 2,600	- 2,600	- 2,700	
Infrastructure Services Community & Development Services	274,600	2,000	262,500	
Works	-	-	-	
Maintenance & Working Expenses	277,200	366,800	265,200	
Interest on Loans				
Depreciation	19,600	19,500	19,500	
Payments to Government Authorities				
Administration Allocated	52 500	50.000	CO 100	incl Regulatory Fees
Other Payments - Community Grants	52,500 349,300	58,000 444,300	60,100 344,800	Refunds Policy
· · · · ·				
Operating Surplus/(Deficit)	(349,300)	(358,300)	(344,800)	
Add				
Depreciation	19,600	19,500	19,500	
Loan Funds	,		,	
Asset Sales				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure Loan Principal	-	-	-	
Profit (Loss) on Disposal of Fixed Assets				
	(220 700)	(220 000)	(225.200)	
Cash Surplus/(Deficit)	(329,700)	(338,800)	(325,300)	

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Welfare - Families,Youth & Children			
Operating Revenue			
Rate Revenue			
Fees & User Charges	3,000	6,200	3,600
Contributions			
Interest			
Grants & Subsidies	-	-	-
Other Revenue	3,000	6,200	3,600
Total Operating Revenue	5,000	6,200	5,000
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services Community & Development Services	- 127,400	- 112,400	- 119,600
Works			-
Maintenance & Working Expenses	127,400	112,400	119,600
Interest on Loans			
Depreciation	2,000	900	900
Payments to Government Authorities			
Administration Allocated			
Other Payments	100,100	112 200	100 500
Total Operating Expenditure	129,400	113,300	120,500
Operating Surplus/(Deficit)	(126,400)	(107,100)	(116,900)
Add			
Depreciation	2,000	900	900
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	-	_
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(124,400)	(106,200)	(116,000)
		(100,200)	(110,000)

2019-20 Budget Estimates

Health, Community & Welfare	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Welfare - Aged & Disabled				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies	20,000 218,000	22,000 218,000	22,000 218,000	Special Committee contrib. Interest loans receivable
Other Revenue Total Operating Revenue	238,000	240,000	240,000	
Operating Expenditure				
Departments Governance Corporate Services Infrastructure Services Community & Development Services	- - - 26,500	- - 27,400	- - 30,200	Community car expenses
Works Maintenance & Working Expenses Interest on Loans Depreciation	- 26,500 218,000 9,500	- 27,400 218,000 9,500	- 30,200 218,000 9,500	
Payments to Government Authorities Administration Allocated Other Payments		-	-	
Total Operating Expenditure	254,000	254,900	257,700	
Operating Surplus/(Deficit)	(16,000)	(14,900)	(17,700)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	9,500	9,500	9,500	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	18,000	18,000	18,000	Community car
Cash Surplus/(Deficit)	(24,500)	(23,400)	(26,200)	

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Meander Valley Council

Land Use Planning & Building Function Summary	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Operating Revenue			
Rate Revenue	-	-	-
Fees & User Charges	346,000	414,600	380,100
Contributions	-	-	-
Interest Grants & Subsidies	-	-	-
Other Revenue	43,500	67,000	53,800
Total Operating Revenue	389,500	481,600	433,900
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services Infrastructure Services	194,300	247,600	222,600
Community & Development Services	1,142,700	1,098,800	1,105,700
Works	-	-	-
Maintenance & Working Expenses Interest on Loans	1,337,000	1,346,400	1,328,300
Depreciation	- 18,000	- 25,500	- 25,500
Payments to Government Authorities			-
Administration Allocated	-	-	-
Other Payments	-	-	-
Total Operating Expenditure	1,355,000	1,371,900	1,353,800
Operating Surplus/(Deficit)	(965,500)	(890,300)	(919,900)
Add			
Depreciation	18,000	25,500	25,500
Loan Funds Asset Sales	-	-	-
Accrual Non-Cash Adjustments	-	-	-
Accidention cush Aujustinents		_	
Less			
Asset Expenditure	37,000	37,000	-
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(984,500)	(901,800)	(894,400)

2019-20 Budget Estimates

Land Use Planning & Building	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Land Use Planning			
Operating Revenue			
Rate Revenue			
Fees & User Charges	170,000	210,000	183,500
Contributions			
Interest Grants & Subsidies			
Other Revenue	-	6,400	-
Total Operating Revenue	170,000	216,400	183,500
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services Infrastructure Services	- 194,300	- 247,600	- 222,600
Community & Development Services	591,900	582,700	578,100
Works	-	-	-
Maintenance & Working Expenses	786,200	830,300	800,700
Interest on Loans Depreciation	8,300	13,500	13,500
Payments to Government Authorities	8,300	13,300	13,500
Administration Allocated			
Other Payments			
Total Operating Expenditure	794,500	843,800	814,200
Operating Surplus/(Deficit)	(624,500)	(627,400)	(630,700)
Add			
Depreciation	8,300	13,500	13,500
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	17,000	17,000	-
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(633,200)	(630,900)	(617,200)

Anticipated Budget 2018-19Anticipated Actual 2018-19Budget 2018-20Building Control2018-192019-20Building ControlParticipated Actual 2018-19Participated 2018-20Operating Revenue Rate Revenue176,000204,600196,600Contributions Interest Grants & Subsidies Other Revenue43,50060,60053,800Operating Revenue219,500265,200250,400Operating Expenditure Departments GovernanceCorporate ServicesInterest Grave & Working Expenses550,800516,100527,600-Maintenance & Working Expenses550,800516,100527,600-Maintenance & Working Expenses560,500528,100539,600-Operating Expenditure Operation9,70012,00012,000289,200Add Depreciation9,70012,000289,200AddConsumity Robustor560,500528,100539,600-Operating Expenditure560,500528,100539,600-Operating Expenditure560,500528,100539,600-Operating Expenditure560,500528,100539,600-Operating Expenditure560,500528,100539,600-Operating Expenditure560,500528,100539,600-Operating Expenditure9,70012,00012,000-Las Fundis<					
Operating Revenue Rate Revenue Fees & User Charges176,000204,600196,600Contributions Interest Grants & Subsidies Other Revenue43,50060,60053,800Total Operating Expenditure Departments Governance219,500265,200250,400Departments GovernanceCorporate ServicesUmake SubsidiesOperating Expenditure550,800516,100527,600Maintenance & Working Expenses550,800516,100527,600Infrastructure ServicesCommunity & Development Services Depreciation9,70012,00012,000Payments Total Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add Depreciation9,70012,00012,000Coan Funds Asset Sales Accrual Non-Cash Adjustments9,70020,000-Less Asset Expenditure20,00020,000-Profit (Loss) on Disposal of Fixed Assets	Land Use Planning & Building	-	Actual	-	
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies Other Revenue176,000 204,600196,600 196,600Resource sharing & build levyTotal Operating Expenditure Departments Governance Corporate Services Unfrastructure Services219,500 265,200250,400Resource sharing & build levyDepartments Governance Corporate Services Unfrastructure ServicesCommunity & Development Services Unfrastructure ServicesMaintenance & Working Expenses550,800516,100527,600Interest on Loans Depreciation Depreciation Loan Prinds Asset Sales Accrual Non-Cash Adjustments9,70012,00012,000Add Despreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments9,70012,00012,000Less Asset Expenditure Profit (Loss) on Disposal of Fixed Assets20,00020,000-	Building Control				
Fees & User Charges176,000204,600196,600ContributionsInterestStabisdiesOrher Revenue43,50060,60053,800Total Operating Revenue219,500265,200250,400Operating Expenditure219,500265,200250,400DepartmentsGovernanceCorporate ServicesCommunity & Development Services550,800516,100527,600WorksMaintenance & Working Expenses550,800516,100527,600Interest on Loans9,70012,00012,000Payments to Government Authorities560,500528,100539,600Operating Supplus/(Deficit)(341,000)(262,900)(289,200)AddDepreciation9,70012,00012,000LessAsset Expenditure20,00020,000-LessAsset SalesAccrual Non-Cash AdjustmentsLessAsset Sales on Disposal of Fixed AssetsProfit (Loss) on Disposal of Fixed Assets	Operating Revenue				
Contributions Interest Grants & Subsidies Other Revenue43,50060,60053,800Resource sharing & build levyTotal Operating Revenue219,500265,200250,400Operating Expenditure Departments Governance Corporate ServicesCorporate Services Unfrastructure ServicesCommunity & Development Services WorksMaintenance & Working Expenses550,800516,100527,600Maintenance & Working Expenses550,800516,100527,600Maintenance & Working Expenses550,800516,100527,600Maintenance & Working Expenses550,800516,100527,600	Rate Revenue				
Grants & Subsidies Other Revenue43,50060,60053,800Resource sharing & build levyTotal Operating Revenue219,500265,200250,400Operating Expenditure219,500265,200250,400DepartmentsGovernanceCorporate ServicesInfrastructure ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses550,800516,100527,600Infrastruction9,70012,00012,000Payments to Government Authorities Administration Allocated560,500528,100539,600Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments9,70012,00012,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets20,00020,000-Profit (Loss) on Disposal of Fixed Assets	Contributions	176,000	204,600	196,600	
Total Operating Revenue219,500265,200250,400Operating ExpenditureDepartments GovernanceCorporate ServicesInfrastructure ServicesCommunity & Development Services550,800516,100527,600WorksMaintenance & Working Expenses550,800516,100527,600Interest on Loans9,70012,00012,000Depreciation9,70012,00012,000Payments to Government Authorities Administration Allocated Other Payments560,500528,100539,600Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments9,70012,00012,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets20,00020,000-					
Operating ExpenditureDepartmentsGovernanceCorporate Services1hfrastructure ServicesCommunity & Development ServicesStokeCommunity & Development ServicesStokeWorksMaintenance & Working ExpensesDepreciationDepreciationPaymentsTotal Operating ExpenditureStokeOperating Surplus/(Deficit)AddDepreciationDepreciationStokeStokeStokeAddDepreciationStokeAcrual Non-Cash AdjustmentsLessAsset Expenditure20,000Loan PrincipalProfit (Loss) on Disposal of Fixed Assets					Resource sharing & build levy
Departments GovernanceCorporate ServicesInfrastructure Services50,800516,100527,600Community & Development Services550,800516,100527,600WorksMaintenance & Working Expenses550,800516,100527,600Interest on Loans9,70012,00012,000Payments to Government Authorities9,70012,00012,000Administration AllocatedOther Payments560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)AddDepreciation9,70012,00012,000LessAsset Expenditure20,00020,000-LessAsset Expenditure20,00020,000-Profit (Loss) on Disposal of Fixed Assets	Total Operating Revenue	219,500	265,200	250,400	
Departments GovernanceCorporate ServicesInfrastructure Services50,800516,100527,600Community & Development Services550,800516,100527,600WorksMaintenance & Working Expenses550,800516,100527,600Interest on Loans9,70012,00012,000Payments to Government Authorities9,70012,00012,000Administration AllocatedOther Payments560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)AddDepreciation9,70012,00012,000LessAsset Expenditure20,00020,000-LessAsset Expenditure20,00020,000-Profit (Loss) on Disposal of Fixed Assets					
GovernanceCorporate ServicesInfrastructure ServicesCommunity & Development Services550,800516,100WorksMaintenance & Working Expenses550,800516,100Depreciation9,70012,000Payments to Government Authorities9,70012,000Administration AllocatedOther Payments560,500528,100Depreciation9,70012,000Payments to Government AuthoritiesAdministration AllocatedOther PaymentsTotal Operating Expenditure560,500528,100Operating Surplus/(Deficit)(341,000)(262,900)AddDepreciation9,70012,000LessAsset Expenditure20,00020,000LessAsset Expenditure20,00020,000Loan PrincipalFixed AssetsProfit (Loss) on Disposal of Fixed Assets-	Operating Expenditure				
Corporate ServicesInfrastructure ServicesCommunity & Development Services550,800516,100527,600WorksMaintenance & Working Expenses550,800516,100527,600Interest on Loans9,70012,00012,000Payments to Government Authorities9,70012,00012,000Administration AllocatedOther Payments560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)AddDepreciation9,70012,00012,000Loan FundsAsset SalesAccrual Non-Cash Adjustments20,00020,000-LessAsset Expenditure20,00020,000-Loan PrincipalProfit (Loss) on Disposal of Fixed Assets	-				
Infrastructure Services Community & Development Services WorksMaintenance & Working Expenses Interest on Loans Depreciation550,800516,100527,600Interest on Loans Depreciation9,70012,00012,000Payments to Government Authorities Administration Allocated Other Payments9,700528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments9,70012,00012,000Less Asset Expenditure Profit (Loss) on Disposal of Fixed Assets20,00020,000-		-	-	-	
Community & Development Services Works550,800516,100527,600Maintenance & Working Expenses550,800516,100527,600Interest on Loans Depreciation9,70012,00012,000Payments to Government Authorities Administration Allocated9,700528,100539,600Other Payments560,500528,100539,600Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments9,70012,00012,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets20,00020,000-	•	-	-	-	
Interest on Loans Depreciation9,70012,00012,000Payments to Government Authorities Administration Allocated Other Payments560,500528,100539,600Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments9,70012,00012,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets20,00020,000-	Community & Development Services	550,800 -	516,100 -	527,600	
Depreciation9,70012,00012,000Payments to Government AuthoritiesAdministration Allocated12,000Other Payments560,500528,100539,600Total Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add9,70012,00012,000Depreciation9,70012,00012,000Loan FundsAsset SalesAccrual Non-Cash Adjustments20,00020,000Loan PrincipalProfit (Loss) on Disposal of Fixed Assets20,00020,000-	0.	550,800	516,100	527,600	
Payments to Government Authorities Administration Allocated Other PaymentsSelection SelectionSelection SelectionTotal Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add Depreciation9,70012,00012,000Loan Funds Asset Sales 		0 700	12,000	12.000	
Administration Allocated Other Payments560,500528,100Total Operating Expenditure560,500528,100Operating Surplus/(Deficit)(341,000)(262,900)Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments9,70012,000Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets20,00020,000	•	9,700	12,000	12,000	
Other PaymentsImage: Constraint of the system o	-				
Total Operating Expenditure560,500528,100539,600Operating Surplus/(Deficit)(341,000)(262,900)(289,200)Add9,70012,00012,000Loan Funds9,70012,00012,000Accrual Non-Cash Adjustments20,00020,000-Less20,00020,000-Loan PrincipalProfit (Loss) on Disposal of Fixed Assets20,00020,000					
AddDepreciation9,70012,000Loan Funds9,70012,000Asset Sales412,000Accrual Non-Cash Adjustments-Less-Asset Expenditure20,00020,000Loan Principal-Profit (Loss) on Disposal of Fixed Assets-		560,500	528,100	539,600	
Depreciation9,70012,000Loan FundsAsset SalesAsset SalesAccrual Non-Cash AdjustmentsLessAsset Expenditure20,000Loan PrincipalProfit (Loss) on Disposal of Fixed Assets	Operating Surplus/(Deficit)	(341,000)	(262,900)	(289,200)	
Depreciation9,70012,000Loan FundsAsset SalesAsset SalesAccrual Non-Cash AdjustmentsLessAsset Expenditure20,000Loan PrincipalProfit (Loss) on Disposal of Fixed Assets	Add				
Asset Sales Accrual Non-Cash Adjustments Less Asset Expenditure 20,000 20,000 - Loan Principal Profit (Loss) on Disposal of Fixed Assets		9,700	12,000	12,000	
Accrual Non-Cash AdjustmentsLessLess20,00020,000Asset Expenditure20,00020,000Loan Principal-Profit (Loss) on Disposal of Fixed Assets-	Loan Funds				
Less20,00020,000-Asset Expenditure20,00020,000-Loan PrincipalProfit (Loss) on Disposal of Fixed Assets					
Asset Expenditure 20,000 20,000 - Loan Principal Profit (Loss) on Disposal of Fixed Assets	Accrual Non-Cash Adjustments				
Asset Expenditure 20,000 20,000 - Loan Principal Profit (Loss) on Disposal of Fixed Assets	Less				
Loan Principal Profit (Loss) on Disposal of Fixed Assets		20,000	20,000	-	
Cash Surplus/(Deficit) (351,300) (270,900) (277,200)	Profit (Loss) on Disposal of Fixed Assets				
	Cash Surplus/(Deficit)	(351,300)	(270,900)	(277,200)	



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Meander Valley Council

Recreation & Culture Function Summary	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
ranction Sammary			
Operating Revenue			
Rate Revenue	-	_	_
Fees & User Charges	181,900	182,600	187,700
Contributions	22,000	52,900	27,100
Interest	-	-	-
Grants & Subsidies	861,000	1,489,500	240,000
Other Revenue	223,800	100	216,000
Total Operating Revenue	1,288,700	1,725,100	670,800
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services Infrastructure Services	33,200 365,600	31,300 494,700	33,800 519,900
Community & Development Services	406,200	410,400	411,600
Works	953,900	996,000	990,100
Maintenance & Working Expenses	1,758,900	1,932,400	1,955,400
Interest on Loans	-	-	-
Depreciation	666,900	660,700	703,700
Payments to Government Authorities	-	-	-
Administration Allocated	-	-	-
Other Payments	45,700	40,200	41,700
Total Operating Expenditure	2,471,500	2,633,300	2,700,800
Operating Surplus/(Deficit)	(1,182,800)	(908,200)	(2,030,000)
Add			
Depreciation	666,900	660,700	703,700
Loan Funds	-	-	-
Asset Sales	49,000	-	49,000
Accrual Non-Cash Adjustments	-	-	-
Less			
Asset Expenditure	3,188,600	2,239,000	2,418,700
Loan Principal	-	-	-
Profit (Loss) on Disposal of Fixed Assets	-	-	-
Cash Surplus/(Deficit)	(3,655,500)	(2,486,500)	(3,696,000)

2019-20 Budget Estimates

Recreation & Culture	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Public Halls				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies Other Revenue	7,000 - - -	8,300 4,400 - -	8,300 - - -	Westbury Town Hall
Total Operating Revenue	7,000	12,700	8,300	
Operating Expenditure Departments Governance Corporate Services Infrastructure Services Community & Development Services Works Maintenance & Working Expenses Interest on Loans Depreciation Payments to Government Authorities Administration Allocated Other Payments Total Operating Expenditure Operating Surplus/(Deficit)	- 25,600 59,400 - 11,900 96,900 80,800 177,700 (170,700)	- 24,000 63,400 - 16,200 103,600 79,700 183,300 (170,600)	- 26,100 65,100 - 12,800 104,000 89,700 193,700 (185,400)	Insurance, rates, land tax Maintenance program
=	(170,700)	(170,000)	(103,400)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	80,800	79,700	89,700	
Less Asset Expenditure Loan Principal Profit (Loss) on Disposal of Fixed Assets	495,000	57,500	15,800	
Cash Surplus/(Deficit) =	(584,900)	(148,400)	(111,500)	I

Recreation & Culture	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Swimming Pools & Other Swimming			
Operating Revenue			
Rate Revenue			
Fees & User Charges			
Contributions			
Interest Grants & Subsidies			
Other Revenue			
Total Operating Revenue		-	
······································			
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services Infrastructure Services	- 89,500	- 79,600	- 83,100
Community & Development Services			- 05,100
Works	4,100	3,600	3,900
Maintenance & Working Expenses	93,600	83,200	87,000
Interest on Loans			
Depreciation	30,400	30,500	30,500
Payments to Government Authorities			
Administration Allocated Other Payments			
Total Operating Expenditure	124,000	113,700	117,500
Operating Surplus/(Deficit)	(124,000)	(113,700)	(117,500)
	(()	(,
Add	20,400	20 500	20 500
Depreciation Loan Funds	30,400	30,500	30,500
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure	-	22,000	42,000
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	(93,600)	(105,200)	(129,000)

2019-20 Budget Estimates

	-	Anticipated		
Recreation & Culture	Budget 2018-19	Actual 2018-19	Budget 2019-20	
Recreation Grounds & Sports Facilities				
Operating Revenue				
Rate Revenue				
Fees & User Charges	124,400	128,800	126,600	
Contributions	2,000	6,600	6,000	
Interest				
Grants & Subsidies	836,000	1,489,500	240,000	Balalnce of Westbury Rec C
Other Revenue	7,800	100	-	
Total Operating Revenue	970,200	1,625,000	372,600	
Operating Expenditure				
Departments Governance	_	_	_	
Corporate Services	-	-	-	
Infrastructure Services	103,200	249,100	246,000	
Community & Development Services	295,500	305,800	307,000	
Works	484,200	494,600	505,700	
Maintenance & Working Expenses	882,900	1,049,500	1,058,700	
Interest on Loans				
Depreciation	370,900	351,100	384,100	
Payments to Government Authorities				
Administration Allocated	45 700	40.200	41 700	
Other Payments - Recreation Grants Total Operating Expenditure	45,700 1,299,500	40,200 1,440,800	41,700 1,484,500	
Operating Surplus/(Deficit)	(329,300)	184,200	(1,111,900)	
	<pre></pre>	- , , , , , , , , , , , , , , , , , , ,		1
Add	370,900	351,100	384,100	
Depreciation Loan Funds	570,900	551,100	564,100	
Asset Sales less Transfers to C'ttees				
Accrual Non-Cash Adjustments				
Less				
Asset Expenditure	2,303,000	1,852,400	2,059,400	
Loan Principal				
Profit (Loss) on Disposal of Fixed Assets	-	-	-	
Cash Surplus/(Deficit)	(2,261,400)	(1,317,100)	(2,787,200)	1

2019-20 Budget Estimates

Recreation & Culture	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20			
Library Services						
Operating Revenue						
Rate Revenue						
Fees & User Charges	38,200	33,900	40,500			
Contributions						
Interest						
Grants & Subsidies Other Revenue						
Total Operating Revenue	38,200	33,900	40,500			
	50,200	55,500	+0,500			
Operating Expenditure						
Departments						
Governance	-	-	-			
Corporate Services	7,600	7,300	7,700			
Infrastructure Services	6,300	1,900	6,300			
Community & Development Services Works	-	_	-			
Maintenance & Working Expenses	13,900	9,200	14,000			
Interest on Loans						
Depreciation	4,000	4,000	4,000			
Payments to Government Authorities						
Administration Allocated						
Other Payments						
Total Operating Expenditure	17,900	13,200	18,000			
Operating Surplus/(Deficit)	20,300	20,700	22,500			
Add						
Depreciation	4,000	4,000	4,000			
Loan Funds						
Asset Sales						
Accrual Non-Cash Adjustments						
Less						
Asset Expenditure						
Loan Principal						
Profit (Loss) on Disposal of Fixed Assets						
Cash Surplus/(Deficit)	24,300	24,700	26,500			

Recreation & Culture	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Sundry Cultural Activities				
Operating Revenue				
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies Other Revenue	12,000 -	11,300 1,100	12,000 1,100	MV Performing Arts Ctr
Total Operating Revenue	12,000	12,400	13,100	
Operating Expenditure Departments Governance Corporate Services Infrastructure Services Community & Development Services Works Maintenance & Working Expenses Interest on Loans Depreciation Payments to Government Authorities Administration Allocated Other Payments Total Operating Expenditure	- 27,700 110,700 11,400 149,800 38,300 188,100	- 30,900 104,600 9,800 145,300 42,200 187,500	- 27,700 104,600 11,800 144,100 42,200 186,300	
Operating Surplus/(Deficit)	(176,100)	(175,100)	(173,200)	
Add Depreciation Loan Funds Asset Sales Accrual Non-Cash Adjustments	38,300	42,200	42,200	
Less Asset Expenditure Loan Principal Profit (loss) onDisposal of Fixed Assets	88,500	33,100	235,400	
Cash Surplus/(Deficit)	(226,300)	(166,000)	(366,400)	

Recreation & Culture	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20	
Parks & Reserves				
Operating Revenue				
Rate Revenue	200	200	200	
Fees & User Charges Contributions	300 20,000	300 40,800	300 20,000	Public open space cont.
Interest	20,000	40,000	20,000	Public open space cont.
Grants & Subsidies	25,000	-	-	
Other Revenue	216,000	-	216,000	Sale Council land
Total Operating Revenue	261,300	41,100	236,300	
Operating Expenditure				
Departments				
Governance Corporate Services	-	-	-	
Infrastructure Services	79,500	69,800	91,700	
Community & Development Services	-	-	-	
Works	442,300	471,800	455,900	
Maintenance & Working Expenses Interest on Loans	521,800	541,600	547,600	
Depreciation	142,500	153,200	153,200	
Payments to Government Authorities				
Administration Allocated				
Other Payments	664.200	604.000	700.000	
Total Operating Expenditure	664,300	694,800	700,800	
Operating Surplus/(Deficit) =	(403,000)	(653,700)	(464,500)	
Add				
Depreciation	142,500	153,200	153,200	
Loan Funds Asset Sales	49,000		49,000	Landerstein
Accrual Non-Cash Adjustments	49,000	-	49,000	Land value
Less	202 100	274.000	CC 100	
Asset Expenditure Loan Principal	302,100	274,000	66,100	
Profit (Loss) on Disposal of Fixed Assets				
Cash Surplus/(Deficit)	(513,600)	(774,500)	(328,400)	
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Meander Valley Council

Unallocated & Unclassified Function Summary	Budget 2018-19	Anticipated Actual 2018-19	Budget 2019-20
Operating Revenue			
Rate Revenue	9,818,700	9,869,500	10,177,300
Fees & User Charges	-		-
Contributions	-	-	-
Interest	567,400	745,000	617,600
Grants & Subsidies	2,178,400	1,092,200	2,207,000
Other Revenue	607,100	705,800	606,700
Total Operating Revenue	13,171,600	12,412,500	13,608,600
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	7,300	7,000	7,300
Infrastructure Services	32,000 (6,500)	14,800 (6,500)	7,700 <mark>(6,500)</mark>
Community & Development Services Works	(379,700)	(367,700)	(366,000)
Maintenance & Working Expenses	(346,900)	(352,400)	(357,500)
Interest on Loans-internal loan	-	-	-
Depreciation	383,700	377,900	381,600
Payments to Government Authorities			
Administration Allocated	600	600	600
Other Payments	1,000	-	-
Total Operating Expenditure	38,400	26,100	24,700
Operating Surplus/(Deficit)	13,133,200	12,386,400	13,583,900
Add			
Depreciation	383,700	377,900	381,600
Loan Funds & Capital Repayments	-	-	-
Asset Sales	-	-	-
Accrual Non-Cash Adjustments	(55,900)	(55,600)	(60,400)
Less			
Asset Expenditure	324,000	109,500	1,075,000
Loan Principal	-	-	-
Internal Ioan Repay	-	-	-
Cash Surplus/(Deficit)	13,137,000	12,599,200	12,830,100

2019-20 Budget Estimates

	<u>6,600</u> 6,600	<u>5,700</u> 5,700	6,500 6,500
Rate Revenue Fees & User Charges Contributions Interest Grants & Subsidies Other Revenue			
Fees & User Charges Contributions Interest Grants & Subsidies Other Revenue			
Contributions Interest Grants & Subsidies Other Revenue			
Interest Grants & Subsidies Other Revenue			
Grants & Subsidies Other Revenue			
Other Revenue			
	0,000	5,700	6,500
Operating Expenditure			
Departments			
Governance	-	-	-
Corporate Services	-	-	-
Infrastructure Services	-	-	-
Community & Development Services Works	- 6,000	- 6,200	5,900
	6,000	6,200	5,900
Interest on Loans	0,000	0,200	5,500
Depreciation			
Payments to Government Authorities			
Administration Allocated	600	600	600
Other Payments			
Total Operating Expenditure	6,600	6,800	6,500
Operating Surplus/(Deficit)	-	(1,100)	-
Add			
Depreciation			
Loan Funds			
Asset Sales			
Accrual Non-Cash Adjustments			
Less			
Asset Expenditure			
Loan Principal			
Profit (Loss) on Disposal of Fixed Assets			
Cash Surplus/(Deficit)	-	(1,100)	-

2019-20 Budget Estimates

Anticipated Budget 2018-19Anticipated Actual 2018-20Budget 2019-20Plant Working2019-20Operating Revenue Res Revenue Fees & User Charges Contributions Interest					L
Operating RevenueImage: ContributionsImage: ContributionsImage: ContributionsInterestGrants & Subsidies40,00044,50042,000Other Revenue40,00044,50042,000Total Operating Revenue40,00044,50042,000Operating Expenditure044,50042,000DepartmentsGovernanceCommunity & Development ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration AllocatedTraining CostsOther Payments299,500284,500288,200AddDeparciation299,500284,500288,200Loan FundsAsset Expenditure - Changeover cost240,00052,900270,000Loan Principal87,20093,50085,300Internal Ireturn on Plant87,20093,50085,300	Unallocated & Unclassified	•	Actual	-	
Operating RevenueImage: ContributionsImage: ContributionsImage: ContributionsInterestGrants & Subsidies40,00044,50042,000Other Revenue40,00044,50042,000Total Operating Revenue40,00044,50042,000Operating Expenditure044,50042,000DepartmentsGovernanceCommunity & Development ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration AllocatedTraining CostsOther Payments299,500284,500288,200AddDeparciation299,500284,500288,200Loan FundsAsset Expenditure - Changeover cost240,00052,900270,000Loan Principal87,20093,50085,300Internal Ireturn on Plant87,20093,50085,300					
Rate Revenue Fees & User Charges Contributions Interest40,00044,50042,000Grants & Subsidies40,00044,50042,000Other Revenue40,00044,50042,000Total Operating Revenue40,00044,50042,000Operating Expenditure Governance Comporte ServicesCommunity & Development Services WorksInfrastructure Services Community & Development ServicesMaintenance & Working Expenses Operating Expenditure(808,000)(828,000)Maintenance & Working ExpensesOperating Expenditure461,300494,500Herest O Loans Depreciation Other Payments(47,200)(49,000)Total Operating Expenditure(47,200)(49,000)Operating Expenditure(47,200)(49,000)Operating Expenditure(47,200)284,500Other PaymentsTotal Operating Expenditure(47,200)284,500ConsOther Surplus/(Deficit)87,20093,500AddDepreciation Loan Funds Asset Expenditure - Changeover cost Loan Principal240,00052,900Internal return on Plant87,20093,50085,300	Plant Working				
Fees & User Charges Contributions Interest Grants & Subsidies40,00044,50042,000Piesel fuel rebateOther Revenue40,00044,50042,00042,00042,000Total Operating Revenue40,00044,50042,00042,000Operating ExpenditureDepartments GovernanceComporte ServicesInfrastructure ServicesInfrastructure ServicesMaintenance & Working ExpensesInterest In Leans461,300494,500494,400144,400Interest In Loans299,500284,500288,200Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300Add299,500284,500288,200288,200Con Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments240,00052,900288,200Less Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments240,00052,900270,000Less Loan Principal Internal return on Plant87,20093,50085,300	Operating Revenue				
Contributions Interest Grants & Subsidies40,00044,50042,000Desel fuel rebateTotal Operating Revenue40,00044,50042,00044,50042,000Total Operating Revenue40,00044,50042,00044,50042,000Operating ExpenditureDepartments GovernanceCorporate ServicesInfrastructures ServicesCommunity & Development ServicesMaintenance & Working ExpensesInternal Hire Charges(808,000)(828,000)(825,900)Operating Expenditure461,300494,500494,400Internal Hire Charges(808,000)(828,000)(825,900)288,200288,200 <td></td> <td></td> <td></td> <td></td> <td></td>					
Interest Grants & Subsidies Other Revenue Total Operating Revenue Operating Expenditure Departments Governance Corporate Services Community & Development Services Community & Development Services Community & Development Services Community & Development Services Works 	-				
Grants & Subsidies40,00044,50042,000Other Revenue40,00044,50042,000Total Operating Revenue40,00044,50042,000Operating ExpenditureDepartmentsGovernanceCorporate ServicesInfrastructure ServicesCommunity & Development ServicesInternance & Working ExpensesInternal Hire Charges(808,000)(828,000)(825,900)Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration AllocatedTraining CostsOther PaymentsTotal Operating Expenditure(47,200)(43,300)Operating Surplus/(Deficit)87,20093,50085,300AddDepreciation299,500284,500288,200Loan FundsAsset Sales (excl. trade-in)Accrual Non-Cash AdjustmentsLessAsset Expenditure - Changeover cost240,00052,900270,000Loan PrincipalInternal return on					
Other Revenue 40,000 44,500 42,000 Total Operating Revenue 40,000 44,500 42,000 Operating Expenditure Departments Governance - - Corporate Services - - - Community & Development Services - - - Community & Development Services - - - Works - - - - Maintenance & Working Expenses - - - - - Internal Hire Charges (808,000) (828,000) 494,400 Interest on Loans 299,500 284,500 288,200 Depreciation 299,500 284,500 288,200 Administration Allocated - - - Training Costs - - - Other Payments - - - Total Operating Expenditure (47,200) (49,000) (43,300) Operating Surplus/(Deficit) 87,20		40.000	44 500	42 000	Diocol fuel rebate
Total Operating Revenue40,00044,50042,000Operating ExpenditureDepartments GovernanceCorporate ServicesCommunity & Development ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration Allocated Training Costs87,20093,50085,300Other Payments299,500284,500288,200Coan Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments299,500284,500288,200Less Asset Expenditure - Changeover cost Loan Principal Internal return on Plant87,20093,50085,300		40,000	,500	42,000	Dieser fuer rebate
Departments GovernanceGovernanceCorporate ServicesInfrastructure ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration AllocatedTraining CostsOther PaymentsTotal Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300AddLessAsset Sales (excl. trade-in)-240,00052,900270,000Loan PrincipalInternal return on Plant87,20093,50085,300	=	40,000	44,500	42,000	
Departments GovernanceGovernanceCorporate ServicesInfrastructure ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration AllocatedTraining CostsOther PaymentsTotal Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300AddLessAsset Sales (excl. trade-in)-240,00052,900270,000Loan PrincipalInternal return on Plant87,20093,50085,300					
Governance - - - Corporate Services - - - Infrastructure Services - - - Community & Development Services - - - Works - - - - Maintenance & Working Expenses - - - - - Internal Hire Charges (808,000) (828,000) (825,900) - Operating Expenditure 461,300 494,500 494,400 Interest on Loans - - - Depreciation 299,500 284,500 288,200 Administration Allocated - - - Training Costs - - - Other Payments - - - Total Operating Expenditure (47,200) (49,000) (43,300) Operating Surplus/(Deficit) 87,200 93,500 85,300 Add - - - - Depreciation 299,500 284,500 288,200 Loan Funds - - - <	Operating Expenditure				
Corporate ServicesInfrastructure ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(825,900) Operating Expenditure461,300494,500494,400Interest on LoansDepreciation299,500284,500288,200Administration AllocatedTraining CostsOther PaymentsTotal Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300AddLessAsset Sales (excl. trade-in)-240,00052,900270,000Loan PrincipalInternal return on Plant87,20093,50085,300					
Infrastructure ServicesCommunity & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on LoansDepreciation299,500284,500288,200Administration AllocatedTraining CostsOther PaymentsTotal Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300AddLessAsset Sales (excl. trade-in)Accrual Non-Cash Adjustments240,00052,900270,000Loan Principal87,20093,50085,300		-	-	-	
Community & Development ServicesWorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration AllocatedTraining CostsOther Payments(47,200)(49,000)(43,300)Operating Expenditure(47,200)284,500288,200AddDepreciation299,500284,500288,200Loan Funds87,20093,500288,200Asset Sales (excl. trade-in)Accrual Non-Cash Adjustments240,00052,900270,000LessAsset Expenditure - Changeover cost240,00052,900270,000Loan Principal87,20093,50085,300		-	-	-	
WorksMaintenance & Working Expenses Internal Hire Charges(808,000)(828,000)- Operating Expenditure461,300494,500Herest on Loans299,500284,500Depreciation299,500284,500Administration AllocatedTraining CostsOther Payments(47,200)(49,000)Operating Expenditure(47,200)93,500AddDepreciation299,500284,500Operating Surplus/(Deficit)87,20093,500AddDepreciation299,500284,500Loan Funds299,500284,500Asset Sales (excl. trade-in)Accrual Non-Cash Adjustments240,00052,900LessAsset Expenditure - Changeover cost240,00052,900Loan Funcipal87,20093,500Internal return on Plant87,20093,500		-	-	-	
- Internal Hire Charges(808,000)(828,000)(825,900)- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration Allocated		-	-	-	
- Operating Expenditure461,300494,500494,400Interest on Loans299,500284,500288,200Depreciation299,500284,500288,200Administration Allocated	Maintenance & Working Expenses	-	-	-	
Interest on Loans Depreciation299,500284,500288,200Administration Allocated Training Costs Other Payments(47,200)(49,000)(43,300)Total Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300Add Depreciation Loan Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments299,500284,500288,200Less Asset Expenditure - Changeover cost Loan Principal Internal return on Plant240,00052,900270,000	-				
Depreciation299,500284,500288,200Administration Allocated Training Costs Other Payments(47,200)(49,000)(43,300)Total Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300Add Depreciation Loan Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments299,500284,500288,200Less Asset Expenditure - Changeover cost Loan Principal Internal return on Plant240,00052,900270,000		461,300	494,500	494,400	
Administration Allocated Training Costs Other PaymentsImage: constraint of the second se			204 500	200.200	
Training Costs Other Payments(47,200)(49,000)(43,300)Total Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300Add Depreciation Loan Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments299,500284,500288,200Less Asset Expenditure - Changeover cost Loan Principal Internal return on Plant240,00052,900270,000Internal return on Plant87,20093,50085,300	•	299,500	284,500	288,200	
Other Payments(47,200)(49,000)(43,300)Total Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300Add Depreciation Loan Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments299,500284,500288,200Less Asset Expenditure - Changeover cost Loan Principal Internal return on Plant240,00052,900270,000Internal return on Plant87,20093,50085,300					
Total Operating Expenditure(47,200)(49,000)(43,300)Operating Surplus/(Deficit)87,20093,50085,300Add Depreciation Loan Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments299,500284,500288,200Less Asset Expenditure - Changeover cost Loan Principal Internal return on Plant240,00052,900270,000Internal return on Plant87,20093,50085,300	-				
AddDepreciation299,500284,500288,200Loan FundsAsset Sales (excl. trade-in)288,200288,200Accrual Non-Cash AdjustmentsAccrual Non-Cash Adjustments288,200LessAsset Expenditure - Changeover cost240,00052,900270,000Loan Principal87,20093,50085,300	-	(47,200)	(49,000)	(43,300)	
Depreciation299,500284,500288,200Loan FundsAsset Sales (excl. trade-in)Accrual Non-Cash AdjustmentsAsset Sales (excl. trade-in)LessAsset Expenditure - Changeover cost240,00052,900270,000Loan Principal87,20093,50085,300	– Operating Surplus/(Deficit)	87,200	93,500	85,300	
Depreciation299,500284,500288,200Loan FundsAsset Sales (excl. trade-in)Accrual Non-Cash AdjustmentsAsset Sales (excl. trade-in)LessAsset Expenditure - Changeover cost240,00052,900270,000Loan Principal87,20093,50085,300	= Add				
Loan Funds Asset Sales (excl. trade-in) Accrual Non-Cash Adjustments Less Asset Expenditure - Changeover cost 240,000 52,900 270,000 Loan Principal Internal return on Plant 87,200 93,500 85,300		299,500	284,500	288,200	
Asset Sales (excl. trade-in) Accrual Non-Cash AdjustmentsImage: Constraint of the second sec	-	,	- ,		
Less240,00052,900270,000Loan Principal87,20093,50085,300					
Asset Expenditure - Changeover cost240,00052,900270,000Loan Principal187,20093,50085,300	Accrual Non-Cash Adjustments				
Loan PrincipalInternal return on Plant87,20093,50085,300					
Internal return on Plant 87,200 93,500 85,300		240,000	52,900	270,000	
	-	87,200	93,500	85,300	
Cash Surplus/(Deficit) 59,500 231,600 18,200	Cash Surplus/(Deficit)	59,500	231,600	18,200	

Other Unallocated & UnclassifiedSecond StateOperating Revenue9,818,7009,869,50010,177,300Rate Revenue9,818,7009,869,50010,177,300Fees & User ChargesContributionsInterest567,400745,000Grants & Subsidies2,138,4001,047,700Other Revenue600,500700,100Total Operating Revenue13,125,00012,362,300Departments32,50013,560,100Corporate Services7,3007,000Corporate Services7,3007,000Corporate Services66,500(6,500)Community & Development Services66,200(25,100)Works(39,000)(40,400)(40,400)Depreciation84,20093,40093,400Payments to Government Authorities1,000-Administration Allocated13,046,00012,294,00013,498,600Operating Surplus/(Deficit)13,046,00012,294,00013,498,600AddBaperciation84,20093,40093,400Loan repaymentsLoan Funds & Capital RepaymentsLoan Funds & Capital RepaymentsLoan repaymentsLoan repaymentsLoan repaymentsLoan repaymentsLoan repayments <th></th>	
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Cash Surplus/(Deficit) 13,077,500 12,368,700 12,811,900	

LABOUR ON-COSTS

	Budget 2019	Anticipated Actual 2019	Budget 2020
Labour On-Costs			
Annual Leave & Public Holidays	751,500	730,600	751,100
Personal Leave (sick, compassionate, carers)	130,000	139,700	144,200
Parental Leave (net of Govt reimbursement)	-	3,300	-
Long Service Leave Payments	150,000	185,000	120,000
Contribution to Superannuation	756,000	707,800	735,400
Workers Compensation Insurance	136,000	146,900	146,500
Workers Compensation (Wages etc. non-refundable)	1,000	500	-
Payroll Tax	345,900	329,900	339,700
Total Labour On-Costs	2,270,400	2,243,700	2,236,900
Council Labour On-Cost Calculation	%	%	%
(Labour On-Costs)	<u>2,270,400</u>	<u>2,243,700</u>	<u>2,236,900</u>
(Direct Labour Costs)	4,929,900	4,984,800	5,143,300
Labour On-Cost Percentage	46.05%	45.01%	43.49%
Total Costs of Employment (Operating & Capital)	7,200,300	7,228,500	7,380,200
2020 labour on-costs will be applied to work and under 2019 anticipated labour on-costs applied to work and u	5		43.50% 45.00%

MANAGEMENT & INDIRECT OVERHEADS

	Budget 2019	Anticipated Actual 2019	Budget 2020
Expenditure			
Employee Costs (salaries, allowances & on-costs including Council contributions to L.S.L. provision & superannuation, conferences, seminars and workers compensation insurance)	1,043,900	1,011,800	1,066,800
Council Plant	45,900	45,100	46,400
Materials & Contractors	377,100	340,900	299,900
Training (excluding salaries & wages)	29,000	23,900	34,500
Depreciation	60,400	62,200	62,200
Net Expenditure (allocated to operating & capital projects)	\$ 1,556,300	\$ 1,483,900	\$ 1,509,800

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

Works Department	14.45%	14.35%	13.65%
Infrastructure Services	4.70%	4.65%	4.35%
Community & Development Services	10.30%	10.05%	10.65%

2) Officers Report

This report is for Council to adopt the Budget Estimates, Long Term Financial Plan (LTFP) update and rates resolution for the 2019-20 financial year. A detailed analysis of the various aspects of the budget is provided in the Budget Estimates & Rates Resolution Report attachment.

The 2018-19 financial year saw the commencement of some exciting capital projects such as the Westbury Recreation Ground building upgrade, the budget estimates provide funding for these existing capital works projects and new projects approved at the May 2019 Council Meeting, such as improved road safety infrastructure at Westbury Road, Prospect Vale.

If adopted, the Budget Estimates, LTFP update and rates resolution will provide the continuation of many essential services provided to the community. The intention of Council's Budget Estimates is to generate enough rate revenue to fund operating expenditure, while keeping any increases to a minimum. In November 2018, the Tasmanian Audit Office reported that Meander Valley Council had the lowest average rate per rateable property in the Northern Tasmania region. It is anticipated that, if adopted, this trend will be continued. While the budget estimates present a small surplus, Council will continue to face challenges in coming years to sustain underlying operating surpluses. The proposed increase to the general rates provides a sustainable model to be able to provide community services into the future.

Current inflation values taken into consideration in forming the Budget Estimates include the annual CPI movement for Hobart of 2.1% (March 2018 to March 2019). The Local Government Association of Tasmania advised that an average rate increase across the State of 3.4% may be necessary as an inflation reference in 2019-20 to allow current levels of service to be maintained, assuming other revenue sources (e.g. grants) also increase in line with expenditure.

Council's rates policy's objective is to maintain a sustainable rates system that provides revenue stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations. The Budget Estimates provide for a general rates increase of 2.5% on prior year values. This will meet current expenditure requirements and; the additional costs anticipated from the delivery of new and upgraded infrastructure to the community.

The Budget Estimates, LTFP and rates resolution were discussed at Council Workshops on 14 May 2019 and 28 May 2019.

3) Council Strategy and Policy

The Budget Estimates and rates resolution are guided by Council Policy 77 (Rates and Charges) and Council's Financial Management Strategy.

The Budget Estimates provides the funding for Council to meet its Annual Plan objectives.

The Budget Estimates provides the funding for Council to meet its objectives of the Future Directions in Council's Community Strategic Plan 2014 to 2024. The Budget Estimates specifically furthers the objective:

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

4) Legislation

Council's financial activities are governed by the Local Government Act 1993 (Act) Part 8, Financial Management (Sections 73 to 84). The Budget Estimates have been prepared in accordance with Section 82 of the Act.

A further recommendation provides authority for the General Manager to make minor adjustments with no overall change to the budget under section 82(6) of the Act.

A further recommendation provides for the budgeted revenue to be applied to property rates and charges under Part 9 of the Act.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

The Budget Estimates underpin Council's Community Strategic Plan, which was developed with community consultation.

8) Financial Consideration

The 2019-20 budget records operating revenue of \$20,298,400, operating expenses of \$20,131,300 and an underlying surplus of \$167,100. Cash and

investment balances are estimated to fall from \$20,729,700 to \$15,767,800 in 2019-20. The considerable capital works program being managed by Council officers of \$11,978,100 (including carried forward works from prior years) contributes to the decline in this balance.

9) Alternative Recommendations

Council can adopt the Budget Estimates, LTFP and rates resolution with amendment.

10) Voting Requirements

Absolute majority required for the motion to be passed.

DECISION:

INFRASTRUCTURE 1

Reference No. 105/2019

CODE FOR TENDERS AND CONTRACTS 2019

AUTHOR: Dino De Paoli Director Infrastructure Services

1) Recommendation

It is recommended that Council approves the revised Code for Tenders and Contracts 2019 as follows:

Code for Tenders and Contracts 201<u>9</u>5



Meander Valley Council

WORKING TOGETHER

Approved by Meander Valley Council

Date: <u>9-11</u> June 201<u>59</u>

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1.0 Introduction

This Code for Tenders and Contracts (Code) provides a policy framework on best practice tendering and procurement methods in line with the legislative requirements of Sections 333A and B of the Local Government Act 1993 (the Act) and the Local Government Regulations 2005 (Regulations).

With this Code Council aims to achieve the procurement principles of:

- Open and effective competition
- Value for money
- Sustainability, and
- Ethical behaviour and fair dealing.

In addition, the Code-Council aims to:

- Ensure compliance with relevant legislation
- Promote the efficient and ethical use of resources
- Encourage probity in decision making
- Provide opportunities for local suppliers
- Minimise the cost to suppliers during the tendering period
- Allow Council to appropriately manage risk, and
- Promote Council's economic, social and environmental plans and policies.

The Act and Regulations require Council to invite tenders for any contract it intends to enter into for the supply or provision of goods or services valued at or above \$250100,000 (exc. GST). For purchases under \$100250,000 (exc. GST) alternate procurement processes will apply.

2.0 Definitions

the Act	Means the Local Government Act 1993.
Alternative Tender	A tender, or quote, that offers an alternative proposal that still satisfies Council's requirements. An alternative tender will not be considered unless it is submitted as an accompanying tender to a conforming tender.
Bid Shopping	The practice of trading off one supplier's prices against another's in order to obtain lower prices.
Code	Refers to this Code for Tenders and Contracts which has been developed in accordance with the requirements of the Act and Regulations.
Consultant	A person or organisation, external to Council, engaged under a contract on a temporary basis to provide recommendations or high

	level specialist or professional advice to assist decision making by Council. The consultant is expected to exercise their own skills and judgement independently of Council. It is the advisory nature of the work that distinguishes a consultant from a contractor.
Contract	A contract is a binding agreement entered into between two or more parties that involve an exchange of specified goods and/or services for a specified financial reimbursement or other considerations. The terms of the agreement are usually set out in writing and specific legal obligations are created by the signing of the contract.
Contractor	A person or organisation, external to Council, engaged under contract for service (other than as an employee) to provide specified services to Council.
Council	Meander Valley Council (MVC). Represented by the General Manager and/or Director <u>s</u> .
Direct Procurement	Direct procurement for operational requirements. Values are determined by each Council Officer's delegated authority- or with approval from the Officer's Director.
Evaluation Panel	Council officers or consultants who have been assigned to assess the quotations/tenders. The evaluation panel provides recommendations to the Director/General Manager/Council.
Expressions of Interest (EoI)	A means of exploring the market or to pre-qualify suppliers to reduce the cost of quotation/tendering by restricting the issue of formal quotations/tenders.
-	cost of quotation/tendering by restricting the issue of formal
(Eol)	cost of quotation/tendering by restricting the issue of formal quotations/tenders. any business operating in the northern region of Tasmania and preferably having a permanent office or presence in the Meander Valley Municipal
(Eol)	cost of quotation/tendering by restricting the issue of formal quotations/tenders. any business operating in the northern region of Tasmania and preferably having a permanent office or presence in the Meander Valley Municipal Area. Through an EOI process, Council invites suppliers to register with
(EoI) Local Business Multiple use Register	 cost of quotation/tendering by restricting the issue of formal quotations/tenders. any business operating in the northern region of Tasmania and preferably having a permanent office or presence in the Meander Valley Municipal Area. Through an EOI process, Council invites suppliers to register with Council for the supply of particular categories of goods and services.
(EoI) Local Business Multiple use Register Open Tender	 cost of quotation/tendering by restricting the issue of formal quotations/tenders. any business operating in the northern region of Tasmania and preferably having a permanent office or presence in the Meander Valley Municipal Area. Through an EOI process, Council invites suppliers to register with Council for the supply of particular categories of goods and services. Call for tenders by placing an advertisement in the newspaper. A tender from which a single tenderer or multiple tenderers may be contracted for a specific period to provide specific services during that

integrity.

Project Manager	A nominated Council Officer that will manage the project and act as the direct liaison with the suppliers.
Public Tender	A tender where a supplier that can meet the requirements of the request for tender has the opportunity to bid.
Purchasing	The acquisition of goods or services.
Quotation	The bid submitted in response to a request for quotation from Council.
Quotation Package	Accompanying required documentation and any supplementary information that will support the quotation bid.
Regulations	Means the Local Government Regulations 2005 or subsequent updated regulation.
Request for Quotation (RFQ)	A request for written offers from Council to suppliers capable of providing a specified work, goods or service.
Request for Tender (RFT)	A document soliciting offers from suppliers capable of providing a specified work, goods or service. Requests for tender are usually advertised.
Supplier	Any party submitting a tender/quote. A competent supplier <u>A person</u> or organisation, external to <u>Council</u> , that is able to comply with the requirements as stated in the tendering/quotation process and delivers the requested goods or service in compliance with this Code and relevant legislation.
Tender	A proposal, bid or offer that is submitted by a consultant, contractor or supplier in response to a request for tender.
Tenderer	An individual or supplier/company that submits a tender.
Tender Box	A box or cabinet used as the point of lodgement for tenders to ensure that the documentation is kept secure until the tender period closes. Council also provides this facility through the provision of an electronic account.
Tender <u>BriefingMeeting</u>	A session in which tenderers are invited to attend to enable Council to provide the tenderers with more information and answer questions. This process enables all interested parties to receive the same information. Meeting minutes shall be provided to all attendees prior to the close of tender.
Tender Package	Accompanying required documentation and any supplementary information that will support the tender bid.

3.0 Application of this Code

3.1 Review of the Code

Consistent with the requirements identified in Section 333B of the Act, Council will formally review this Code at least every four (4) years.

The Code may be modified from time to time by Council to reflect changes in operational requirements.

3.2 Accountability

As a measure of accountability and transparency, the Council will:

- Make a copy of this Code (and any amendments) available for public inspection at the Council's offices during ordinary office hours, <u>and</u>
- Make copies of this Code available for purchase at a reasonable charge, and
- Make this Code available on Council's website.

3.3 Delegation

Financial limits for Council officers for procurement processes shall be in accordance with Council's approved procurement delegations.

3.4 Breach of the Code

Council will take all reasonable steps to comply with this Code.

Council will not be liable in any way to a supplier or any person for a breach of this Code.

If any employee of the Council, or a body controlled by the Council breaches this Code, Council may take disciplinary action, if in its absolute discretion it considers it desirable to do so.

If a supplier commits a breach of this Code, Council may, in its absolute discretion, take action against that supplier.

3.5 Engaging a Third Party to Manage a Procurement Process

Council may engage third parties to manage the procurement process for individual projects. The use of a third party to act as an agent or consultant to advise on, arrange or manage a procurement process does not exempt Council <u>or the engaged third party</u> from complying with Council's procurement policy and procedures.

Should Council engage a third party to manage a procurement process, it will be ensured thatmaterial is included in the contractual arrangements with the third party that requires the third party to comply with Council's procurement policy and procedures.

4.0 Procurement Principles

This Code has been developed in order to have a transparent set of strategies that Council will follow in order to comply with the procurement principles as required in the Act.

The Code will apply to Councillors, Council employees and agents and any supplier wishing to compete for Council business or provide goods, services or works to Council, including contractors, subcontractors, consultants and suppliers.

Wherever reasonably possible suppliers engaged by Council will also apply the Code when seekingtenders or quotations from subcontractors and suppliers.

4.1 Council Procurement Principles

Council will:

- Promote fair and open competition and seek value for money for the Council and its local community
- Protect commercial-in-confidence information
- Establish and maintain procedures to ensure that fair and equal consideration is given to all tenders and quotations received
- Provide a prompt and courteous response to all reasonable requests for advice and information from potential or existing suppliers
- Seek to minimise the cost to suppliers for participation in the quotation/tenderprocurement process
- Enhance the opportunities and capabilities of local suppliers and industry.
- Evaluate tenders/quotes based on the pre-specified selection criteria defined in the quotation/tenderprocurement documentation (e.g. do not develop selection criteria after distribution of quotation/tenderprocurement documentation), and
- Consider the procurementopportunities to use of recycled, recyclable, reusable, sustainable goods in procurement processes.

All suppliers involved in tenders and quotations to which this Code applies must:

- Promote honesty and equity in the treatment of all suppliers of goods and services
- Ensure that they are well acquainted with Council requirements identified in this Code
- Refrain from submitting tenders/quotations without firm intention to proceed
- Refrain from improper practice including collusive tendering/quoting
- Not canvass any employees of Council in relation to the request for quotation/tender process
- Not offer gifts or benefits to a Council officer for the discharge of official business
- Declare any conflicts of interest, and
- Comply with applicable legislative, regulatory and statutory requirements.

4.2 Open and Effective Communication

Open and effective communication is ensuring that the procurement process is impartial, open and encourages competitive offers. In practice, this means that Council will:

- Use transparent and open procurement processes so that potential suppliers and the public can have confidence in the outcomes
- Adequately test the market by applicable processes through open tender or seeking quotations
- Avoid biased specifications
- Treat all suppliers consistently and equitably, and
- Ensure a prompt and courteous response to all reasonable requests for advice and information from suppliers.

4.3 Value for Money

Value for money is achieving the desired outcomes at the best possible price. In practice this means that Council will ensure that it is buying at the most competitive price available, but value for money does not mean buying at the lowest price. In doing this, Council may take the following factors into consideration:

- Fit for purpose
- Maintenance and running costs over the lifetime of the <u>asset</u>, product<u>or service</u>
- The value of the acquisition and potential benefits against the cost of that purchase
- An assessment of risks associated with the purchase including the preferred procurement method
- The contribution to the achievement of other Council objectives
- Quality assurance and perceived level of risk
- The capacity of the supplier
- Time constraints
- Disposal value
- Maintenance costs over the expected life of the asset or product
- The impact of the procurement decision on the environment: minimising waste, and reducing demand for goods and services which have a direct impact on the environment<u>and reducing</u> the environmental impact through considered design and construction methodologies
- The impact of the procurement decision on the local economy: industry development and employment creation, and
- The impact of the procurement decision on society elimination of discrimination and the promotion of equal opportunity.

4.4 Ethical Behaviour and Fair Dealing

Ethical behaviour and fair dealing means that all procurement is undertaken in a fair and unbiased way and in the best interests of Council. In practice, this means that Council will:

- Be fully accountable for the procurement practices that Council will use and the decisions Council will make
- Comply with legal requirements
- Ensure that decisions are not influenced by conflicts of interest and expect individuals involved in procurement processes to declare and act upon any conflicts of interest that may be seen to influence impartiality
- Maintain confidentiality

- Deal honestly with and be equitable in the treatment of all potential suppliers
- Ensure that all procurement is undertaken in accordance with Council's policies
- Conduct all business in the best interests of Council
- Ensure that all information and clarifications provided in the initial procurement stages are distributed to all prospective suppliers
- -Enhance the capabilities of local suppliers and industry
- Ensure that specifications are clear and ensure that conditions of contract are not excessively onerous, and
- Decline gifts or benefits offered by those involved in the procurement process, particularly from suppliers.

5.0 Procurement Processes

5.1 Procurement Values

Council applies four (4) three (3) thresholds to procurement values:

- \$<u>21</u>0,000 and below
- Between \$<u>21</u>0,000 and \$100,000
- <u>Between \$100,000 and 250,000</u>, and
- \$<u>250</u>100,000 and above.

The methods of procurement differ within these values however, the margins do not preclude Council obtaining written quotations or calling for tenders for procurement values <u>outside of below</u> the stipulated <u>valuesthresholds</u>. The use of these processes will be in accordance with this Code. The types of contracts used for each of the procurement values will be at the discretion of Council.

Tenders and quotations must be sought on a GST exclusive basis.

5.2 Procurement Overview Processes

The following procurement overview is provided to give a brief outline on the way in which Council procures routine goods and services:

- Plan the procurement <u>and draft the Project Plan as required</u> (which includes the selection of the most appropriate procurement method)
- Prepare the relevant documents (e.g. quotation, tender)
- Invite and receive offers
- Evaluate offers
- Advise both the successful and unsuccessful bidders
- Manage any contract that has been implemented as a result of the procurement, and
- Conduct a project evaluation (if required).

5.3 Planning the Procurement

During the planning phase of the procurement process where written quotations or tenders are to be requested, the following steps may be taken:

- Any relevant approval to undertake a purchase is obtained
- An estimate of the cost of the goods or service is undertaken and available Council funding of such a purchase is confirmed and an appropriate method of procurement is chosen
- The specification is defined and mandatory requirements are identified
- The method of receipt of offers is defined
- The establishment of an evaluation panel for tenders
- The establishment of evaluation criteria and evaluation methodology
- The development of a risk assessment and management plan, and
- The commencement of a contract management plan.

The following table refers to the <u>four (4)</u> three (3) procurement thresholds and summarises what procurement method Council utilises based on the value of the purchase.

Procurement Value	Minimum Requirement
At or below \$ 20<u>10</u>,000	Direct Purchases No formal quotations are required however the Council may at- their discretion obtain written quotations should be obtained when appropriate at the discretion of the project manager.
Between \$ 20<u>10</u>,000 and \$100,000	Written Quotations Where possible, at least <u>two (2) three (3)</u> written quotations will be obtained <u>including one (1) from an appropriate local</u> <u>business</u> .
Between \$100,000 and \$250,000	Written Quotations or Tender Where possible, at least three (3) written quotations or tenders will be obtained including one (1) from an appropriate local business.
\$ 100<u>250</u>,000 and above	Public Tender Council will advertise each tender. All applications will be assessed using Council's assessment matrix.

Council will apply the above requirements to the purchase of all goods and services with the exception of the circumstances described under Section 7.0 Exemptions.

If it is known that only one specialist supplier is available for work or there are specific reasons for wanting to utilise one supplier, then that supplier may be invited to provide a quotation/tender with the permission of the General Manager. The project manager will be required to document reasoning and demonstrate that the procurement process is being undertaken in accordance with Council's principles of this Code.

5.4 Calculating the Value of a Purchase

5.4.1 Price

The dollar value of the purchase may be calculated as follows:

- single one-off purchase the total amount, or estimated amount, of the purchase (excluding GST), or
- multiple purchases the gross value, or the estimated gross value, of the purchases (excluding GST), or
- ongoing purchases over a period of time the annual gross value, or the estimated annual gross value, of the purchases (excluding GST)

As per Regulation 23, Council will not split a single procurement activity into two or more separate contracts for the primary purpose of avoiding the requirement to publicly invite tenders, or seek the required approvals under the specified financial delegations.

5.4.2 Non Price Considerations

Council will ensure that it is buying at the most competitive price available, but quantifying the value of a purchase does not simply mean buying at the lowest price. Specific issues that will be taken into account by Council that relate to non-price related matters are identified in section 4.0 Procurement Principles.

5.5 Minimum Requirements

It will be a minimum requirement of all suppliers that they must be able to meet Council's and all legislated Work Health and Safety (WHS), risk management and insurance requirements. <u>This includes</u> <u>completion of Council's online WHS induction for contractors.</u>

The supplier must <u>typically</u> be included on Council's Contractor List prior to the awarding of any contract<u>and</u>. To do so, the supplier shall provide <u>to</u> Council with a copy of their;

- Public Liability Insurance (\$<u>2</u>40,000,000)
- Workers Compensation
- Vehicle Insurance
- Personal Cover Insurance (if the supplier is an individual)

If this documentation is not provided to Council or not kept up to date, Council will not is not obliged to enter into any business agreements with that supplier.

5.6 Council Conditions of Contract

Where specified in quotation/tender documentation, suppliers will be required to meet the requirements of Council's Conditions of Contract. Practical completion and final payments will_may not be awarded if these conditions are not met and signed off by Council. <u>Council's Conditions of Contract will typically be in line with applicable Australian Standard Conditions of Contract.</u>

5.7 Project Manager/Enquiries

For the purposes of communication with all potential suppliers, Council must nominate a project manager for each procurement activity, and clearly specify their name and contact details. Suppliers may seek further information only from the project manager or in the event of their absence, from a nominated substitute <u>person</u>.

The project manager (or their nominee) will:

- Provide quotation/tender documentation to an enquiring supplier
- Instruct that questions from prospective suppliers be put in writing (electronic documentation or facsimile will suffice is encouraged)
- Record the time and date of an enquiry, the name of the enquirer, relevant contact details and the substance of the discussion, and
- Provide responses in writing.

Where the information required is for the purposes of clarification then this can be undertaken at any point in the quotation/tender period and be limited to the supplier requesting the information.

Where an enquiry points out a substantial error or makes a material difference then this information

shall be provided to all suppliers who have requested or received quotation/tender documentation. The additional information will be provided to allow sufficient time for the suppliers to submit an amended application. This may require an extension of the quotation/tender period. Enquiries of this nature will have Tender Addendum issued so as to inform all tenderers of the same message and information.

5.8 Procurement Types

5.8.1 Direct Procurement (for purchases at or below \$2010,000)

Direct procurement applies to all operational purchases at or below \$2010,000 including one-offandoff and consumable purchases in the course of operational activities. While no formal quotations are required for direct procurements below \$2010,000, the project manager may, at their discretion_ giving consideration to time constraints and complexity of the project, obtain written quotations from at least two suitable suppliers as a confirmation of the agreed procurement conditions. This method will be used only for low value, low risk goods and services<u>and provide the most advantageous</u> <u>outcome for Council</u>-

The quotation from the supplier can be communicated directly to the project manager.

When detailing conditions and specifications of a purchase, the project manager may utilise either a contract or Council's purchase order form. The project manager must provide a clear description of the goods and services required.

Council's Quotation and Record Form can be used to record evaluation and selection process information if appropriate.

5.8.2 Written Quotations (for purchases between \$2010,000 to \$100,000)

Council invites written offers from at least three two (2) suitable suppliers with a request for quotation. At least one (1) quotation shall be obtained from a local business where appropriate local businesses are available, which may be in letter or electronic form. Where less than three suitable suppliers are reasonably available, records outlining this circumstance will be kept.

Council's request for quotation documentation will include the terms and conditions of quotation, together with a clear description of the goods or services (specifications) required.

The response time to the request for quotation provided to suppliers will depend largely upon the nature and the complexity of the purchase. Quotations can be <u>delivered emailed</u> directly to the project manager.

The project manager must record the evaluation and selection process of the successful supplier through the use of Council's Quotation and Record Form. Tender principles may be used at the discretion of the project manager.

5.8.3 Written Quotations or Tenders (for purchases between \$100,000 to \$250,000)

Council invites written offers from at least three (3) suitable suppliers with a request for quotation or formal tender. Where less than three suitable suppliers are reasonably available, records outlining this circumstance will be kept.

At least one (1) quotation or tender shall be requested from a local business where appropriate local businesses are available.

Council's request for quotation or tender documentation will include the relevant terms and conditions, together with a clear description of the goods or services (specifications) required.

The response time to the request for quotation or tender provided to suppliers will depend largely upon the nature and the complexity of the purchase. Quotations can be emailed directly to the project manager, however, tenders shall be managed in accordance with the public tender process.

5.8.3<u>5.8.4</u> Tenders (for purchases \$250100,000 or greater)

Council's request for tenders is a formalised process where Council invites offers from suppliers to provide specified goods or services._Council may determine that tenders should be called in certaincircumstances as appropriate, where the estimated value of the purchase is less than \$250100,000.

<u>Tenders will typically be publicly advertised, with exceptions in line with Section 7, including where</u> <u>there are limited suppliers in the market to warrant a public tender.</u>

Council Officers may notify local suppliers of public tenders at the time of advertising.

5.8.3.15.8.4.1 Open Tenders

An open tender process is an invitation to tender by public advertisement. There are generally no restrictions regarding who can submit a tender, however, tenderers are required to submit all required information and will be evaluated against stated selection criteria.

Consistent with the Regulations (Regulation 24) Council will ensure that when open tenders are used as a method of procurement; the General Manager will invite tenders.

The General Manager will advertise the tender locally via the daily newspaper circulating in the municipal area and on Council's website, making the tender available to all <u>suitably</u> qualified and interested bidders. Council may send tender documentation directly to an identified supplier, however, any documentation will not be provided to a potential tenderer until the tender has been advertised.

The tender advertisement will identify:

- The nature of the goods and or services the Council requires
- The period within which the tender must be lodged (must be at least 14 days after the date on which the notice is published)
- Where the tender must be lodged
- Details of a person from whom more detailed information relating to the tender may be obtained.

The General Manager will ensure that prospective tenderers are provided with details regarding:

- The specifications of the goods and or services required
- The duration of the contract, including any extensions that are specified in the contract
- Any mandatory tender specifications and contract conditions

- Objective Criteria for evaluating the contract, and
- Reference to the Council Code for Tenders and Contracts.

A tenderer submitting a response in relation to a Council public tender must do so in writing. The tenderer must specify the goods and or services tendered for, provide details of the goods and or services being offered and must lodge the tender within the period specified in the public notice.

The nature of the purchase may require that a tender briefing-meeting is conducted. The time and place at which the tender briefing-meeting is to be held will be detailed in the tender documentation. The project manager must keep minutes of any tender briefing-meeting which will be distributed to all tenderers.

The tenderer must demonstrate through the provision of referees and any requested documentation that they are competent in establishing and managing risk management procedures and can follow_ <u>contemporary</u> WHS legislative requirements.

A tenderer may not withdraw its tender before acceptance without Council's consent other than as permitted in the conditions of tendering included in the tender documents. Council may give or withhold its consent in its absolute discretion.

The tender box will not be opened until the time set for the closing of tenders has elapsed. Tenders must be opened in the presence of:

- One member of the Council's staff other than the project manager; and
- The project manager<u>or nominee</u>.

Each employee present must sign the Tender <u>Received FormOpening Record</u> showing the tenderer's names, the service tendered for and the tender price. The total tender sums are disclosed only if it is stated in the tender documentation. <u>The Tender Opening Record also confirms the employees</u> should have no conflict of interest in the tender. Should a conflict exist and be declared, that employee must nominate an alternate officer to sign the Tender Opening Record and the Conflict of Interest Declaration must be completed.

The project manager must record the evaluation and selection process of the successful supplier by utilising Council's quotation/tender review form and Council's assessment matrix.

The successful tenderer will be engaged under a Formal Instrument of Agreement with Conditions of Contract identified within the initial invitation. The Project Manager must use one of the prescribed templates when preparing the Formal Instrument of Agreement.

5.8.3.25.8.4.2 Multiple-stage Tender

From time to time Council may utilise a multiple-stage tendering process to:

- Gain market knowledge and clarify the capability of suppliers
- Shortlist qualified tenderers, and

• Obtain industry input.

A multiple-stage procurement process may be more costly and time-consuming for both suppliers and Council, and as such, Council will usually only use them where:

- The best way to meet requirements is unclear
- It is considered appropriate to pre-qualify suppliers and restrict the issue of formal tender documentation
- Benefits exist which cannot be obtained by researching the market through conventional means, and
- Maximum flexibility is required throughout the procurement process

The multiple-stage processes that Council may use are as follows:

- Expressions of Interest (EoI) an EoI is generally used to shortlist potential suppliers before seeking detailed offers. Suppliers are shortlisted on their technical, managerial and financial capacity, reducing the cost of tendering by restricting the issue of formal tenders to those suppliers that demonstrated the required capacity.
- Request for Information may be used at the planning stage of a project to assist with defining the project. Council will not issue a request for information to identify or select suppliers.
- Request for Proposal may be used when a project or requirement has been defined, but where an innovative or flexible solution is sought.
- Request for Tender may be used when a project or requirement has been defined to solicit offers from suppliers capable of providing a specified work, goods or service.
- Closed Tender process may be used if the initial specification is well defined, <u>and</u> an Eol or request for proposal has already been used to shortlist suppliers, <u>or a public tender is not</u> <u>warranted</u>. Suppliers will be informed in advance that only those short-listed will be requested to tender.

Council is mindful of the following aspects when conducting a Multiple-stage Tender process:

- That a short-listed party cannot be engaged without going through a more detailed second (tender) stage process unless approved by Council, and
- When using a Request for Information, issues relating to intellectual property and copyright must be clarified prior to using the information provided to prepare the Request for Tender.

When calling for Eol Council will generally follow the advertising requirements outlined in 5.8.3.1 Open Tenders.

The General Manager will ensure that suppliers are provided with the following in order to lodge an EoI:

- Details of the goods or services required
- The criteria for evaluating Eol
- The method for evaluating EoI against the criteria
- Details of any further stages in the tender process, and
- A reference to Council's Code for Tenders and Contracts.

The General Manager may then send an invitation to tender to those suppliers that expressed an interest in providing the goods or services required and were selected to tender through the EoI evaluation process.

5.8.45.8.5 Ongoing Supply Arrangements – Standing Contracts and Multiple Use Register

5.8.4.15.8.5.1 Standing Contract

A Council, through an open tender process, may establish a standing contract in which a single tenderer or multiple tenderers may be contracted for a specified period to provide specified goods or services during that period without the need for a further tender process.

The way in which a standing contract is established can either be:

- To utilise the open tender process, or
- For Council to assess the suppliers listed in the multiple-use register in line with Council's defined procurement values.

Council may legitimately purchase directly from a supplier listed on a standing contract panel. The recommended validity period for standing contracts will be stipulated during the Open Tender process.

The selected tenderers can be used to provide the specific goods or services without calling a further tender during the specified period.

Council may implement its own standing contract arrangements or may make use of goods and or services panels that have been negotiated for example for Tasmanian Councils via Local Government Association of Tasmania (LGAT) as a member of the National Procurement Network or via similar arrangements through State Government.

5.8.4.25.8.5.2 Multiple Use Register

A multiple use register is a list, intended for use in more than one procurement process, of pre-qualified suppliers, who have satisfied the conditions for participation or inclusion on the register.

Council may establish a multi-use register of suppliers who meet criteria established by the Council in respect to the supply of particular categories of goods and services.

Inclusion on a multi-use register provides certainty for potential suppliers that they have been recognised as meeting conditions for participation.

Council will invite tenders or quotations for a contract for the supply of goods and or services from all suppliers included on a multiple use register for a particular category of goods and or services.

<u>Council will generally follow the advertising requirements outlined in Open Tenders when</u> <u>inviting applications from suppliers for inclusion on a multiple use register.</u>

The Council will invite applications from suppliers for inclusion on a multiple use register by advertising locally via the daily newspaper circulating in the municipal area and via Councils website. The public notice will identify:

- The nature of the goods and or services the Council requires
- Any identification details associated with the register
- The period within which the application must be lodged
- Where the application must be lodged
- Details of a person from whom more detailed information relating to the multiple use register may be obtained.

The General Manager will ensure that applicants are provided with information regarding:

- The specifications of the goods and or services required
- The criteria for evaluating the applications
- The method of evaluating applications against the criteria
- Council's Code for Tenders and Contracts.

Council may accept an application for inclusion on the multiple use register or reject an application. If Council rejects the application, the General Manager will advise the applicant of the reasons for rejection.

If Council accepts the application, the General Manager will advise the applicant of the category their application will be included in on the multiple use register. The multiple use register will be reviewed by Council at least every two (2) years.

Council will allow a supplier to apply for inclusion on the multiple use register at any time unless the supplier has made an application in the previous 12 months and the application has not been accepted.

5.8.4.35.8.5.3 Strategic Alliances

Council may choose to procure goods and or services through contract arrangements already established and administered by other organisations, including:

- LGAT through the National Procurement Network
- State Government contracts,
- Other local government procurement processes, and
- any other purchasing group of which Council is a member.

5.9 Amendments to Tender Documentation

The project manager may amend tender documentation if it discovers a significant error or discrepancy in it. If amendments to the tender package are made the project manager must:

- Give the addendum to the tender package to all tenderers
- Provide the addendum to all tenderers at least seven (7) days prior to the close of tender; and
- Permit any tenderer who has already submitted a tender to submit an addendum which is clearly marked "Tender Addendum".

Each tenderer must, not later than the tender closing, acknowledge in writing receipt of the

addendum given by the project manager. Failure to do so could result in the tender being invalid.

5.10 Supplementary Information

5.10.1 Quotation/Tender Conditions

When preparing the quotation/tender documentation Council will prepare clear and concise information that includes the terms and conditions of the planned purchase with a detailed description of the goods or services required.

The conditions set out the terms under which Council will receive and evaluate offers. The conditions shall include:

- The closing date, time and place of lodgement
- Details on how quotes/tenders are to be lodged
- Advice on the treatment of late submissions
- Pricing requirements
- The project manager's details
- The evaluation criteria and a brief outline of the evaluation methodology used
- Relevant Council policies and principles.

Additional conditions for tenders may include:

- Details of intended duration of the contract including any extensions applicable to the contract
- Details of supporting documents that should accompany the tender
- Advice and details on the availability of any briefing tender meetings for prospective tenderers
- Advice on how and in what circumstances the procurement documentation can be altered
- Any assessment or presentation requirements, and
- An indication if alternative bids will be considered.

5.10.2 Quotation/Tender Specifications

The specifications clearly, accurately and completely describe the essential requirements of the goods or services being purchased. It is the basis of all offers and is the foundation for the contract. The specifications may include:

- Functional requirements
- Performance requirements, and
- Technical requirements.

5.10.3 Submission of Offers

Council may provide both a locked tender box and the opportunity to submit the offer as an electronic document. Council accepts offers in both formats provided they are a conforming offer. Council will not be responsible for, nor take into consideration any service or transmission delays. Council will not be responsible for the security of the information contained in the electronically transmitted offer. It is the tenderers responsibility to satisfy itself that Council has received the offer by the stated closing time.

Where the Tenderer elects to submit their tender electronically, they must do so by addressing the tender to Tenders@mvc.tas.gov.au . Tenderers must not address directly or carbon copy (Cc) their tender submissions directly to the project manager or contact officer as to do so will breach the confidentiality and transparency of the tender process. The project managers email address, if specified as an acceptable method of submitting offers, may be used for the lodgement of conforming offers.

A person submitting a response in relation to a Council tender must do so in writing.

The tenderer must specify the goods and or services tendered for, provide details of the goods and or services being offered and must lodge the tender within the period specified in the public notice.

5.11 Non-Conforming Offers

Council will reject non-conforming offers (in accordance with the terms of Council's quotation/tender documentation) which:

- Are lodged after the closing time without valid reason
- Are not signed where required
- Are incomplete for example, questions have not been answered, pages are missing, or required documentation for the evaluation of a supplier has not been attached
- Do not comply with mandatory conditions of the quotation/tender
- Do not observe and comply with requirements of relevant Acts and Statutes of Parliament, Regulations, By-Laws, Orders, Codes of Practice and WHS Legislation and Regulations, or
- Fail to meet mandatory specifications and evaluation criteria.

Any offer which does not comply with the quotation/tender document should be rejected unless the offer satisfies the requirements for an alternative quote/tender.

The Council may, in its absolute discretion, accept an offer received late if it was posted at such a time (postmarked not less than two (2) clear days before closing) that Council should have received it by the stipulated closing date.

5.12 Evaluating Tenders

This clause applies to tenders <u>issued</u> with an estimated value equal to or greater than \$100,000.

The General Manager may direct a tender evaluation panel to review and assess tenders in-line with the evaluation criteria depending on the nature of the project. The tender evaluation panel should comprise of at least three individuals, which includes the project manager.

Council will evaluate tenders in accordance with this Code and against the pre-specified tender evaluation criteria and methodology <u>contained within the Request for Tender</u>. Council will utilise the Council assessment matrix during the evaluation of the tender. <u>Once completed, and the associated Contract has been awarded, the Tender Assessment Matrix should be registered to Council's Electronic Content Management system.</u>

Council must take into account the following criteria when considering tenders:

• Compliance to this Code and tender evaluation criteria and methodology

It may be necessary to seek clarification from a tenderer if an offer is unclear. Clarification does not mean that tenderers can revise their original offer. Any clarification sought must be documented. Any request for clarification must not turn an alternative tender into a conforming tender.

• Evaluation against the tender evaluation criteria through the assessment matrix

The assessment matrix is a framework for the detailed analysis of each offer against both qualitative and quantitative criteria, applying weightings to the pre-specified tender evaluation criteria. The tenderer must demonstrate that they meet the tender evaluation criteria, not just assert it.

Council must determine the weighting to be given to the criteria before the tenders are opened. The weightings are to be determined at Council's absolute discretion. The weightings given to each criterion may vary from project to project. Council may advise the tenderers of the weightings but shall not be obliged to do so.

• High risk/value/complex tenders

In selecting a tenderer for a high risk/value or complex project, Council may undertake a due diligence investigation to ensure that the tenderer has the capacity and stability to fulfil all of the requirements of the contract. If Council intends to use this further detailed assessment it must be detailed in the tender documentation.

<u>Council officers must also consider the financial competency of the preferred tenderer prior to</u> <u>completion of the tender evaluation by undertaking relevant checks (eg. ASIC, creditor, State</u> <u>Government registration).</u>

• Write an evaluation report

On completion of the evaluation process Council will document the selection of a successful tenderer in an evaluation report to be submitted to the relevant approval authority (e.g. Council, General Manager or Director.

Council's evaluation reports include:

- A comprehensive record of the evaluation method, the rationale used to select the preferred supplier, and whether it is recommended that negotiations should be undertaken, and on what basis, and
- Reasons for overlooking lower priced tenders.

5.13 Negotiation, Rejection and Acceptance of Tenders

The following points must be noted in relation to consideration of negotiation, rejection and acceptance of tenders:

- Council must consider all conforming tenders.
- Council is not obliged to accept any tender.
- Council is not obliged to accept the lowest priced nor any conforming tender.
- Council may negotiate with the tenderer who submitted an alternative tender and may accept the alternative tender or any variation of it negotiated with the tenderer.

- Council may reject all tenders. If Council rejects all tenders Council must advise each tenderer accordingly and may invite further tenders.
- Council may negotiate with the preferred tenderer and after exhausting negotiations with the preferred tenderer, may negotiate with other tenderers in order of preference.
- In the course of negotiation with a tenderer, Council must not disclose the details of a tender submitted by any other tenderer.
- Prior to awarding the tender the evaluation panel or project manager must prepare a summary report detailing the assessment process of the tenderers and which tenderer they are recommending for acceptance.
- Council must approve the selection of the successful tenderer prior to the contract being awarded where approval of financial value of the contract exceeds the General Manager's delegation.
- Council must issue a letter of offer to the successful tenderer stating the details of the accepted offer and setting out the terms of acceptance.
- Council and the successful tenderer must execute a formal contract document in the form specified in the tender package (with any amendments) within 14 days from the date when the successful tenderer received the letter of offer.
- Council must advise all other tenderers that their tenders have been unsuccessful and unless it is inappropriate to do so, of the price of the accepted tender.
- The successful tenderer shall not be entitled to receive payment for carrying out the work until it has executed a formal contract document.

5.14 Document Registration and Storage

All documentation relating to a quotation or tender will be stored in Council's document management system.

Supplied hard copies will be stored in an appropriate location. All quotations/tenders that Council receives will be clearly marked with the time and date of receipt.

Offers received as an electronic document to the project managers email address dedicated tenders email address shall be recorded in the same method as offers received in the post.

6.0 Contracts

6.1 Contract Management

A contract defines the rights and obligations of both parties once the quotation/tender has been awarded. A contract is established when an offer is made and accepted. A contract comprises all relevant information provided to and by the supplier that has made the successful offer. This includes:

- The conditions of quotation/tender
- The specifications including any plans and other attachments
- The successful offer, and
- The conditions of contract.

A copy of the conditions of contract may be included in Council's original request for quotation/tender package.

The conditions of contract contain the contractual terms defining the obligations and rights of the parties concerned. Generally, contracts are used for all purchases with a value of \$250100,000 or above, or where there are material risks involved.

For complex or high value purchases, it may be necessary for Council to enter into negotiations prior to finalising the contract in consultation with Council's legal advisors. The purpose of these negotiations is to:

- Test the understanding and assumptions made by the suppliers in determining their costs
- Clarify and rectify any false assumptions, and
- Achieve operational refinements and enhancements that may result in cost reductions.

The outcomes of these negotiations will be included in the final contract and once completed and agreed, both parties then sign the formal contract.

A formal contract management plan is not required for all contracts, but Council may develop contract management plans for contracts that involve large dollar amounts, complex technical requirements, or when the contract manager is responsible for managing a large number of contracts simultaneously.

There are limitations on the amount of work which can be added or deleted without affecting the schedule of rates.

6.2 Contract Renewals

In most cases, where the goods or services being delivered under the contract are required on an ongoing basis, Council will undertake a new procurement process prior to the completion of the existing contract.

6.3 Contract Extension

In some circumstances, it may be desirable for Council to extend an existing contract, rather than seek new tenders or quotations for the delivery of the goods or services.

Contracts will only be extended:

- By a majority of Council
- Following a full evaluation of the performance of the current contractor, and
- Where the principles of open and effective competition are protected.

As a rule, Council will not extend contracts if:

- The original contract does not allow an extension
- Since the previous tender, the market has changed substantially, or
- The nature of the goods/services required has substantially changed.

6.4 **Contract Reviews**

Contract/Contractor review requirements will be specified as determined within the conditions of contract. In addition to the review requirements, at the completion or prior to the renewal of a contract, a contract review should be considered. The review should be used as a process to constructively assess positive and negative outcomes of a contract.

Reviews should include but are not limited to:

- Was the selected project delivery method the best approach
- What were the project issues and how can they be avoided on future projects
- Reasons for any cost increases or variations
- Suggested improvements to contract documentation or overall approach
- What was done well and was successful
- Are the operators accepting of the design, and
- Any safety or environmental issues.

7.0 Exemptions

The Regulations provide that Council must publicly invite tenders for the purchase of goods and services with a value in excess of \$250100,000. Council is committed to encouraging open and effective competition between suppliers with the objective of obtaining value for money.

Council may not issue a tender or use a quotation process where the goods and services relate to:

- An emergency if, in the opinion of the General Manager, there is insufficient time to invite tenders for the goods or services required in that emergency.
- A contract for goods or services supplied or provided by, or obtained through, an agency of a State or of the Commonwealth.
- A contract for goods or services supplied or provided by another Council, a single authority, a joint authority or the Local Government Association of Tasmania.
- A contract for goods or services obtained as a result of a tender process conducted by another Council, a single authority, a joint authority, the Local Government Association of Tasmania or any other local government association in this State or in another State or a Territory.
- A contract for goods or services in respect of which the Council is exempt under another Act from the requirement to invite a tender.
- A contract for goods or services that is entered into at public auction.
- A contract for insurance entered into through a broker.
- A contract arising when Council is directed to acquire goods or services due to a claim made under a contract of insurance.
- A contract for goods or services if the Council resolves by absolute majority and states the reasons for the decision, that a satisfactory result would not be achieved by inviting tenders because of one or more of the following;
 - Extenuating circumstances
 - Remoteness of the locality
 - The unavailability of competitive or reliable tenderers
 - A contract of employment with a person as an employee of the Council.
- Where it can be established that there is only one supplier of a particular product or service and there is no appropriate substitute available, or where alternative options are not viable or do not provide value for money.
- Where the original product or service has been selected through an open tender process and the request for exemption relates to the proposed purchase of an upgrade or addition to the existing system and there are limited supply options.
- The product is being trialled to assist in the evaluation of its performance prior to a large scale purchase for which open tenders will be called.
- To assist in the development of a new product in conjunction with a private sector supplier.
- Where cost to Council and to suppliers would outweigh the value for money benefits of calling public tenders.
- Projects of exceptional circumstances or genuine urgency where conclusive justification of the request is provided.



8.0 Complaints Process

Tasmanian councils are provided with broad competency powers under the Act to carry out the role of providing services to their communities and the Act also includes accountability measures under which councils can be held responsible to the communities for their actions and decisions.

The resolution of complaints against Council is a responsibility of Council and will be dealt with in accordance with the Customer Service Charter.

In the first instance, complainants should be encouraged to seek resolution through the project manager in charge of the tendering process. If the complainant wishes to pursue the matter further, the General Manager will investigate the complaint.

The following records will be maintained for any complaint received and resolved:

- Date of complaint
- Complainant's details
- Description of complaint
- Action taken including dates, and
- The outcome.

8.1 Debriefing Session

The purpose of a debriefing session is to provide feedback to an unsuccessful supplier that could assist the supplier in submitting a more competitive bid in the future. Debriefing sessions will only be provided if requested by the unsuccessful supplier. The debriefing session will address the following issues:

- Their performance against the selection criteria, and
- Their strengths and weakness of the quotation/tender application.

The debriefing session is not a comparison of quotation/tender applicants and is not to be used to justify the selection of the successful supplier. At no point during the session will Council disclose any information regarding any supplier.

The debriefing session should be conducted by the tender evaluation panel if appropriate. Council will document the proceedings of each debriefing session including:

- Attendees and the company names
- Information provided
- Any issues raised
- Detailed information requested but not disclosed
- Any likely future complaints, and
- Recommendations for future action.

9.0 Disposals

Disposals are to be conducted so that the best return to Council is achieved. Disposal of land will be made in accordance with Division 1 of Part 12 of the Act.

9.1 Disposals less than \$20,000

Council will dispose of items with a disposal value of less than \$20,000 at the discretion of the General Manager.

9.2 Disposals greater than \$20,000

Council shall dispose of items with an estimated disposal value in excess of \$20,000 by way of tender, public auction, or trade-in.

When disposing items by tender, Council may choose to advertise the item for disposal in specialist newspapers or journals, or in the appropriate classified section of the local newspaper if these are more likely to attract appropriate interest.

10.0 Reporting

10.1 Procurement at or above the Prescribed Amount

Council will report in its Annual Report details of any contract for the supply or provision of goods and or services valued at or above the currently legislated prescribed amount of \$250,100,000.

The General Manager will establish and maintain procedures for reporting to Council circumstances where a public tender or quotation process was not used and reasonably should have been.

10.2 Contract Extensions

Council will report in its Annual Report the details of any extension of a contract where Council agreed to extend a contract by an absolute majority and the pre-existing contract did not specify extensions.

Details that will be reported for Clauses 10.1 and 10.2 at a minimum as required under the Regulations are;

- A description of the contract
- The period of the contract
- The periods of any options for extending the contract
- The value of any tender awarded or, if a tender was not required, the value of the contract excluding GST
- The business name of the successful contractor, and
- The business address of the successful contractor.

10.3 Emergency Provisions

Council will report in its Annual Report the details of all instances where non-application of the public tender process has been applied as a result of an emergency, where in the opinion of the General Manager, there was insufficient time to invite tenders for the goods and services required in that emergency.

10.4 Other Circumstances

Council will report in its Annual Report the details of all instances where non-application of the public tender process has been applied because Council agreed by absolute majority, that a satisfactory result would not have been achieved if tenders were invited because of;

- Extenuating circumstances
- The remoteness of the locality
- The unavailability of competitive or reliable tenderers, and
- A contract of employment with a person as an employee of the Council.

Details that will be reported for Clauses 10.3 and 10.4 at a minimum as required under the Regulations are;

- A description of the reason for not inviting public tenders
- A description of the goods and or services acquired

- The value of the goods and or services acquired, and
- The name of the supplier.

2) Officers Report

The purpose of this report is to seek Council approval for the revised Code for Tenders and Contracts 2019.

The Code was last approved by Council in 2015, and was prepared in line with the requirements of the *Local Government Act 1993* and Regulations, and the Local Government Association of Tasmania (LGAT) model template.

The Act requires councils to adopt a Code for Tenders and Contracts. The LGAT template was prepared to combine the Code requirements identified in the Act (Section 333A and Section 333B) and in the associated Regulations. The intent is that councils that choose to approve their own Code for Tenders and Contracts that has been developed from the LGAT template will have a key operational document that is compliant with legislative requirements, be easily updated, and provides consistency across council areas which is useful for service providers.

The most significant change since 2015 relates to the prescribed threshold for the calling of public tenders, which has been increased from \$100,000 to \$250,000. This change has been included in the revised Code. The procurement thresholds within the Code have also been amended as shown under Section 5.

The proposed changes to the Code are highlighted in red text and were discussed at the Council Workshop on 14 May.

3) Council Strategy and Policy

Council's Annual Plan provides for the review and update of policies and key operational documents.

4) Legislation

The Local Government Act 1993 and Local Government (General) Regulations 2015.

5) Risk Management

Continuing to use a Code for Tenders and Contracts will enable Council to ensure open and effective competition is promoted to obtain value for money on its projects.

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Not applicable

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Council can elect to amend or not approve the recommendation.

10) Voting Requirements

Simple Majority

DECISION:

INFRASTRUCTURE 2

Reference No. 106/2019

REVIEW OF BUDGETS FOR THE 2018-19 CAPITAL WORKS PROGRAM

AUTHOR: Dino De Paoli Director Infrastructure Services

1) Recommendation

It is recommended that Council approves the following project budget changes to the 2018-2019 Capital Works Program;

Project Name	Current Budget	Proposed Budget Variation	Revised Budget
Dunorlan Rd Reconstruction & Stock Underpass	\$90,000	\$25,000	\$115,000
River Road Guardrail - Reedy Marsh	\$22,500	-\$22,500	\$0
Northern Lights - LED Street Light Replacement	\$70,980	-\$44,000	\$26,980
Railton Rd Reconstruction - Kimberley	\$350,000	\$60,500	\$410,500
Allsops Creek Bridge Reconstruction - Bankton Road	\$280,000	-\$42,500	\$237,500
Dalebrook River Bridge Reconstruction - Bankton Road	\$260,000	-\$40,000	\$220,000
Cubits Creek Bridge Reconstruction - Western Creek Road	\$105,000	\$82,500	\$187,500
Kipling Cr - Hadspen - Stormwater	\$35,100	-\$35,100	\$0
Mary Street Drainage Improvements - Westbury	\$0	\$70,000	\$70,000
Public Wifi at Council Buildings Project	\$31,211	-\$28,500	\$2,711
MVPAC Roof Renewal - Stage 1	\$0	\$29,600	\$29,600
Deloraine Riverbank - New Walkway at Cenotaph	\$54,588	-\$54,588	\$0

Deloraine Community Complex -	\$510,000	\$60.000	\$570,000	
Netball Courts	<i>\$510,000</i>	<i>400,000</i>	<i>\$370,000</i>	

2) Officers Report

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.

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.

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 one new project not previously presented to Council, where reallocation of funding is required.

TABLE 1: 2018-2019 CAPITAL WORKS BUDGET – REALLOCATION OF PROJECT FUNDING

Project No.	Project Name	Council Costs to date	Current Budget	Proposed Budget Variation	Revised Budget	Delegation	Comments
5587	Jackeys Marsh Rd Reconstruction	\$20,900	\$30,000	-\$9,100	\$20,900	GM	Transfer funds to PN5826 & PN6141
5600	Rowlands Road Reconstruction – Liena	\$10,435	\$30,000	-\$12,000	\$18,000	GM	Transfer funds to PN6141
6101	Black Hills Rd Reconstruction	\$158,696	\$170,000	-\$8,700	\$161,300	GM	Transfer funds to PN6141
5826	Church St West Kerb & Footpath – Deloraine	\$53,798	\$50,000	\$4,800	\$54,800	GM	Transfer funds from PN5587
6141	Dunorlan Rd Reconstruction & Stock Underpass	\$64,276	\$90,000	\$25,000	\$115,000	Council	Transfer funds from PN5587, PN5600 & PN6101
5825	Emu Bay Rd Partial Footpath Renewal – Deloraine	\$389	\$10,000	-\$9,600	\$400	GM	Transfer funds to PN5857
5857	Church St East Car Parking – Deloraine	\$5,660	\$15,000	\$9,600	\$24,600	GM	Transfer funds from PN5825
5852	Goderich Street East Reconstruction – Deloraine	\$51,273	\$54,000	-\$2,700	\$51,300	GM	Transfer funds to PN6185
6176	Meander Main Rd Footpath Reconstruction – Meander	\$18,831	\$20,000	-\$800	\$19,200	GM	Transfer funds to PN6185
6185	Union Bridge Rd Embankment Protection - Mole Creek	\$589	\$25,000	\$3,500	\$28,500	GM	Transfer funds from PN5852 & PN6176

Project No.	Project Name	Council Costs to date	Current Budget	Proposed Budget Variation	Revised Budget	Delegation	Comments
6211	River Road Guardrail - Reedy Marsh	\$0	\$22,500	-\$22,500	\$0	Council	Transfer funds to PN6259
6551	Northern Lights - LED Street Light Replacement	\$24,839	\$70,980	-\$44,000	\$26,980	Council	Transfer funds to PN6259 &PN6695
6259	Railton Rd Reconstruction - Kimberley	\$410,455	\$350,000	\$60,500	\$410,500	Council	Transfer funds from PN6211 & PN6551
6695	Nutt Street Road Upgrades - Deloraine	\$69,324	\$63,400	\$6,000	\$69,400	GM	Transfer funds from PN6551
5363	Allsops Creek Bridge Reconstruction - Bankton Road	\$178,496	\$280,000	-\$42,500	\$237,500	Council	Transfer funds to PN5348
5364	Dalebrook River Bridge Reconstruction - Bankton Road	\$191,959	\$260,000	-\$40,000	\$220,000	Council	Transfer funds to PN5348
5365	Western Creek Bridge Reconstruction - Bankton Road	\$94,664	\$275,000	-\$16,000	\$259,000	GM	Transfer funds to PN5228 & PN5266
5348	Cubits Creek Bridge Reconstruction - Western Creek Road	\$187,405	\$105,000	\$82,500	\$187,500	Council	Transfer funds from PN5363 & PN6364
5228	Mersey River Bridge - Liena Road	\$5,476	\$0	\$5,500	\$5,500	GM	Transfer funds from PN5365
5266	Un-Named Creek Bridge Reconstruction - Rosevale	\$220,455	\$210,000	\$10,500	\$220,500	GM	Transfer funds from PN5365

Project No.	Project Name	Council Costs to date	Current Budget	Proposed Budget Variation	Revised Budget	Delegation	Comments
6414	Winifred-Jane Cres, Hadspen - Stormwater	\$9,435	\$8,000	-\$8,000	\$0	GM	Transfer funds to PN6452, PN6456, PN6460 & Mary St project
6452	Maryanne St, Westbury - Stormwater	\$27,148	\$25,000	\$2,200	\$27,200	GM	Transfer funds from PN6414
6456	Church St Carrick - Stormwater	\$20,720	\$19,000	\$1,800	\$20,800	GM	Transfer funds from PN6414
6460	Henrietta St Bracknell - Stormwater	\$61,831	\$60,000	\$1,900	\$61,900	GM	Transfer funds from PN6414
6439	King St Westbury - Stormwater	\$69,340	\$80,000	-\$10,600	\$69,400	GM	Transfer funds to new Mary Street project
6479	Kipling Cr Hadspen - Stormwater	\$7,806	\$35,100	-\$35,100	\$0	Council	Transfer funds to new Mary Street project
6498	Open Drain Program, Westbury	\$0	\$37,700	-\$14,200	\$23,500	GM	Transfer funds to new Mary Street project
6499	Open Drain Program, Bracknell	\$0	\$8,000	-\$8,000	\$0	GM	Transfer funds to new Mary Street project
ТВС	Mary Street Drainage Improvements - Westbury	\$0	\$0	\$70,000	\$70,000	Council	Transfer funds from PN6439, PN6479, PN6499 & PN6498
5116	Mobile Inspection Software	\$21,333	\$34,000	-\$5,400	\$28,600	GM	Transfer funds to PN5042

Project No.	Project Name	Council Costs to date	Current Budget	Proposed Budget Variation	Revised Budget	Delegation	Comments
5042	Council Chambers - Small Meeting Room Upgrade	\$25,352	\$20,000	\$5,400	\$25,400	GM	Transfer funds from PN5116
7440	Caveside Hall - Roof Replacement	\$28,802	\$40,000	-\$11,100	\$28,900	GM	Transfer funds to PN7441, PN7442 & PN7610
7441	Westbury Town Hall - Reseal Carpark	\$761	\$15,000	\$4,000	\$19,000	GM	Transfer funds from PN7440
7442	Chudleigh Hall - Reseal Carpark	\$14,375	\$10,000	\$4,400	\$14,400	GM	Transfer funds from PN7440
7610	Westbury Sports Centre - Electrical Upgrade	\$25,246	\$22,000	\$3,300	\$25,300	GM	Transfer funds from PN7440 & PN6705
6705	Westbury Council Offices - Dog Pens & Parking	\$12,428	\$15,000	-\$1,700	\$13,300	GM	Transfer funds to PN7610 & PN7908
6520	Public Wifi at Council Buildings Project	\$2,651	\$31,211	-\$28,500	\$2,711	Council	Transfer funds to PN7908
7908	MVPAC Roof Renewal - Stage 1	\$29,602	\$0	\$29,600	\$29,600	Council	Transfer funds from PN6705 & PN6520
7687	Prospect Vale Park AFL & Soccer Sports Lighting	\$408,829	\$622,100	-\$9,512	\$612,588	Council	Transfer funds to PN7603 & PN7690
8014	Deloraine Riverbank - New Walkway at Cenotaph	\$4,834	\$54,588	-\$54,588	\$0	Council	Transfer funds to PN7690

Project No.	Project Name	Council Costs to date	Current Budget	Proposed Budget Variation	Revised Budget	Delegation	Comments
7603	Bracknell Recreation Ground Improvements	\$34,039	\$30,000	\$4,100	\$34,100	GM	Transfer funds from PN7687
7690	Deloraine Community Complex - Netball Courts	\$540,180	\$510,000	\$60,000	\$570,000	Council	Transfer funds from PN7687 & PN8014
8815	Replacement Traffic Count Units	\$8,592	\$12,000	-\$3,400	\$8,600	GM	Transfer funds to PN8760
8759	Mower (Plant No. 610)	\$17,349	\$20,000	-\$2,600	\$17,400	GM	Transfer funds to PN8760
8760	Tow Broom (Plant No. 715)	\$36,000	\$30,000	\$6,000	\$36,000	GM	Transfer funds from PN8815 & PN8759
8739	Reach Mower (Plant No.805)	\$0	\$80,000	-\$9,000	\$71,000	GM	Transfer funds to PN8816 & PN8761
8816	Westbury Depot - Wash Bay Upgrade	\$5,521	\$0	\$5,500	\$5,500	GM	Transfer funds from PN8739
8761	Fleet Vehicle Purchase	\$33,544	\$30,000	\$3,500	\$33,500	GM	Transfer funds from PN8739
	Totals		\$3,979,579	\$0	\$3,979,579		

3) Council Strategy and Policy

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

4) Legislation

Section 82(5) 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.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

The recommended variations in this report will result in a nil change to the value of the 2018-2019 Capital Works Program.

9) Alternative Recommendations

Council can elect to amend or not approve the recommendation.

10) Voting Requirements

Simple Majority

DECISION:

GOVERNANCE 1

Reference No. 107/2019

APPOINTMENT OF ACTING GENERAL MANAGER

AUTHOR: Martin Gill General Manager

1) Recommendation

It is recommended that Council appoints the Director Infrastructure Services, Dino De Paoli, as the Acting General Manager from 28 June 2019 to 18 July 2019 inclusive.

2) Officers Report

Section 61B (4) of the Local Government Act 1993 states:

The council may appoint a person to act in the office of general manager during every absence of the general manager.

The General Manager is taking Annual Leave from 28 June 2019 to 18 July 2019 inclusive.

It is recommended that Dino De Paoli, Director Infrastructure Services be appointed.

3) Council Strategy and Policy

Not applicable.

4) Legislation

Local Government Act 1993

5) Risk Management

The appointment of an acting general manager by Council ensures that there is business continuity. It also ensures that there is an officer who has the power to undertake the legislative functions of the general manager.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

There is no additional cost to Council.

9) Alternative Recommendations

Council can elect to appoint another person to the position.

10) Voting Requirements

Simple Majority

DECISION:

GOVERNANCE 2

Reference No. 108/2019

MEANDER VALLEY COUNCIL ANNUAL PLAN 2019–20

AUTHOR: Martin Gill General Manager

1) Recommendation

It is recommended that Council adopt the Meander Valley Council Annual Plan 2019-20 for the 2019-20 financial year as follows:



2019-2020 DRAFT ANNUAL PLAN



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Our six future directions:

A sustainable natural & built environment

A thriving local economy

Vibrant & engaged communities

A healthy & safe community

Innovative leadership & community governance

Planned infrastructure services



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Annual Plan Overview

Our Annual Plan must state the manner in which we will meet the goals and objectives of our Strategic Plan. The Annual Plan outlines the programs and services Council intends to deliver throughout the financial year. Preparation of the Annual Plan is informed by the strategic objectives of the Meander Valley Community Strategic Plan 2014 to 2024, the activities required to undertake the day-to-day operations and the management of regulatory responsibilities.

This document is important as a key strategic focal point for the organisation's departments and is used as an integral part of the Council's corporate reporting system to the Councillors and the community.

Link to Community Strategic Plan 2014 to 2024

The Community Strategic Plan 2014 to 2024 outlines the vision of the community. Council works to implement the vision through six future direction statements that are aligned with key strategic outcomes. These strategic outcomes guide the development of projects and programs. The diagram below depicts the current strategic planning framework of Meander Valley Council:



The coming year will see Council deliver the following projects -

- Completion of Westbury Recreation Ground Change Rooms Upgrade
- Implementation of Waste Management Strategy Action Plan
- Completion of Urban Stormwater System Management Plans
- Upgrade of Railton Road
- Upgrade of Council Chambers
- Rehabilitation of Osmaston Road
- Replacement of six Rural Bridges
- Upgrade of Meander Valley Performing Arts Centre Foyer



An extensive Capital Works Program valued at \$12m will be delivered.

The value of the works approved is in line with the projections in the Long Term Financial Plan with \$5m of this figure being allocated to building new and upgraded infrastructure.

Rates and Charges

The following rates and charges will apply for 2019-20:

General Rate	All rateable properties are applied a General Rate of 5.682 cents in the \$ of AAV with a minimum charge of \$170.
Waste Management	For properties without a kerbside collection service the charge is \$56. For each separate service where kerbside garbage and/or green-waste and recycling collection is provided the charge is \$184 for the standard collection of one 80L mobile garbage bin and one mobile recycling bin or \$210 for the extra capacity collection of one140L mobile garbage bin and one mobile recycling bin or \$364 for one 240L mobile garbage and one mobile recycling bin.
Fire Levies	 All properties within the municipal area are rated based on the income requirements of the State Fire Commission. Properties within the Launceston Permanent Brigade District are applied a rate of 1.468 cents in the \$ of AAV with a minimum of \$41. Properties within the Volunteer Brigade Districts are applied a rate of 0.373 cents in the \$ of AAV with a minimum of \$41. All other properties are applied a rate of 0.335 cents in the \$ of AAV with a minimum of \$41.
Payment Method	Ratepayers are provided with the option of paying their rates in full, with no discount for early payment, or paying their rates in four approximately equal instalments due on 30 August 2019, 31 October 2019, 31 January 2020 and 31 March 2020.
Penalties for late payment	Any late payment of rates and charges will be subject to daily interest at a rate equivalent to 8.10% per annum (2.2192c per \$100 per day).

Council's Rating Policy No 77 is available on the website www.meander.tas.gov.au

Policy Review

Policy For Review	28 June Audit Panel	30 Sept. Council	30 Sept. Audit Panel	31 Dec. Council	31 Dec. Audit Panel	31 March Council	31 March Audit Panel	30 June Council
Governance								
Policy 49: Media Communications								
Policy 87: Hadspen Urban Growth Area								
Corporate Services								
Policy 45: Information Management								
Policy 71: Investment of Surplus Funds								
Infrastructure Services								
Policy 13: Subdivision Servicing								
Policy 14: Fencing Council Owned Land								
Policy 78: New and Gifted Assets								
Community and Development Services								
Policy 34: Real Estate Advertising Signs (due in August 2018)								
Policy 65: Staged Development Schemes under Strata Titles Act 1998								

7

Policy 73: Managing Public Appeals							
Policy 89: Undocumented Building Works							
Policy 86: Industrial Development Incentive							
Works	Nil		1	1	1	1	<u> </u>

Program Activity

Governance

Directorate	1. Governance	Program number and title	1.1 Secretarial and Administrative support				
Program Objective	To undertake functions to ensure compliance w	To undertake functions to ensure compliance with legislative requirements					
Link to Community Strategic Plan 2014 to 2024		ative Leadership and Community Governance ograms are regularly reviewed to support the achievement of the Community Strategic Plan recognised as a responsibly managed organisation.					

Operational Detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver Annual Plan Responsible Officer: Executive Assistant	5.1	Prepare quarterly review	Prepare quarterly review	Prepare quarterly review	Prepare quarterly review. Prepare 2018/19 Annual Plan
2	Prepare Annual Report & Conduct Annual General Meeting (AGM) Responsible Officer: Executive Assistant	5.6	Complete draft for printing	Complete report and present at AGM. Advertise and conduct AGM		
3	Review the Community Strategic Plan 2014 to 2024 Responsible Officer: General Manager	5.1	Complete Project Planning	Undertake Community Consultation	Draft updated document completed	Adopted by Council
4	Investigate the development of a Community Consultation Policy	5.1		Workshop with Council	Prepare Draft Policy	Adopted by Council

No.	Performance target
2	AGM held and Annual Report adopted by Council
3	Community Strategic Plan reviewed and updated if required
4	Council decision on development of Policy

Directorate	1. Governance	Program number and	1.2 Risk Management				
		title					
Program Objective	Minimise risk to our people and the public						
Link to Community Strategic Plan 2014 to 2024	 Future Direction (5) - Innovative leadership and 5.4 Meander Valley Councilors and employees had governance and operational responsibilities. 5.6 Meander Valley Council is recognised as a response 	ve the knowle	dge, skills and attitude to responsibly undertake community				

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Implement Risk Management Framework Responsible Officer: General Manager	5.6	Review the framework	Action the framework	Action the framework	Action the framework
2	Implement the Internal Audit Program Responsible Officer: Risk & Safety Officer	5.4	Review of Audit outcomes		Review of Audit outcomes	

No.	Performance target
1	Review Completed and Update endorsed by Audit Panel
2	Audit Recommendations implemented

Directorate	1. Governance	Program number and title	1.3 Employee Health and Safety Management					
Program Objective	To provide a safe place of work for our people and to measure and monitor our employer obligations.							
Link to Community Strategic Plan 2014 to 2024		Direction (5)- Innovative leadership and community governance nder Valley Council is recognised as a responsibly managed organisation.						

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Health and Safety Committee Responsible Officer: Health & Safety Officer	5.6	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting

Action Performance Targets

No.	Performance target
1	Conduct meetings and implement improvement initiatives

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Directorate	1. Governance	Program number and title	1.4 Other Governance Functions			
Program Objective	To provide good governance					
Link to Community	Future direction (2) - A thriving local economy					
Strategic Plan 2014 to	2.1 The strengths of Meander Valley attract inves	tment and pro	ovide opportunities for employment.			
2024	2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure 2.3 People are attracted to live in the townships, rural and urban areas of Meander Valley.					
	Future Direction (6) - Planned infrastructure se					
6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renew strategies.						
	6.3 The Meander Valley transport network meets	the present a	nd future needs of the community and business			

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Promote investment in Meander Valley to support the growth of identified industry sectors Responsible Officer: General Manager	2.2	Identify opportunities and report on progress	Identify opportunities and report on progress	Identify opportunities and report on progress	Identify opportunities and report on progress
2	Signage Strategy	6.1, 6.3		Project Scope	Workshop draft Strategy	

Corporate Services

Directorate	2. Corporate Services	Program number and title	2.1 Financial Services				
Program Objective	Responsibly manage the Council's core financial activities						
Link to Strategic Plan	Future Direction (5) - Innovative leadership and community governance						
	5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley						
	5.6 Meander Valley Council is recognised as a respo	ander Valley Council is recognised as a responsibly managed organisation					

Operational Detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Raise Rates & Regular Debtor accounts	5.2	Achieve activity	Achieve activity	Achieve activity	Achieve activity
	Responsible Officer: Director Corporate Services		performance target	performance target	performance target	performance target
2	Complete State Government Authority returns	5.6	Initial State Fire and			Final State Fire and
	Responsible Officer: Rates Officer		Treasury pensioner			Treasury pensioner
			claims and Annual			claims
			State Fire Levy data			
			return			
3	Issue Section 132 certificates (Property Rates)	5.6	Achieve activity	Achieve activity	Achieve activity	Achieve activity
	Responsible Officer: Rates Officer		performance target	performance target	performance target	performance target
4	Arrange annual insurance renewals	5.6		Crime Insurance		Annual insurance
	Responsible Officer: Director Corporate Services			(Fidelity Guarantee		renewals incl. Public
				renewal)		Liability, Property &
						Workers Comp.
5	Reconciliation of Control Accounts	5.2	Achieve activity	Achieve activity	Achieve activity	Achieve activity
	Responsible Officer: Senior Accountant		performance target	performance target	performance target	performance target

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No.	Performance target
1	 Issue Rates notices before 31st August 2019
	 Issue Sundry Debtor notices within 10 working days of receipt of request
3	 Issue 98% of Section 132 Certificates within 3 working days of entry of request
5	 Reconcile rates, sundry debtor and creditors control accounts within 10 working days of the month end
	 Reconcile Payroll within 5 working days of processing

Directorate	2. Corporate Services	Program number and title	2.2 Financial Management and Reporting				
Program Objective	To comply with statutory requirements for Local Gov	vernment Finance, S	State and Federal Taxation and to provide meaningful reports for				
	internal financial management	ernal financial management					
Link to Strategic Plan	Future Direction (5) - Innovative leadership and co	mmunity governar	nce				
	5.1 Meander Valley Council programs are regularly r	eviewed to suppor	t the achievement of the Community Strategic Plan				
	5.2 Long term financial planning and asset manager	nent underpins the	ongoing viability of Meander Valley				
	5.3 Evidence based decision-making engages the community and is honest, open and transparent						
5.6 Meander Valley Council is recognised as a responsibly managed organisation							

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review & present updated the Long Term Financial Plan (LTFP) to Council	5.2				Review and present the LTFP to Council
	Responsible Officer: Senior Accountant					
2	Coordinate the development of Budget & Rating recommendations with statutory timeframes Responsible Officer: Director Corporate Services	5.2			Determine budget update program	Present budget, fees and charges to Council workshop
3	Annual external reporting Responsible Officer: Senior Accountant	5.6	Produce Statutory Accounts for Tas Audit Office	Produce Statutory KPI consolidated data sheets		Determine year end update program
4	Issue BAS, FBT and Payroll Tax returns within legislative timeframes Responsible Officer: Senior Accountant	5.6	Submit BAS and Payroll Tax returns	Submit BAS and Payroll Tax returns	Submit BAS and Payroll Tax returns	Submit BAS and Payroll Tax returns
5	Provide internal financial management reports on a timely basis for decision making Responsible Officer: Senior Accountant	5.3	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target

6	Monitor Council's short-term expenditure commitments & invest funds in accordance with Council's Investment Policy Responsible Officer: Senior Accountant	5.2	Review cash flow weekly	Review cash flow weekly	Review cash flow weekly	Review cash flow weekly
7	Co-ordinate functions of the Audit Panel Responsible Officer: Director Corporate Services	5.6	Conduct meeting as per Work Plan			

Action Performance Targets

No.	Perform	nance target
5	•	Produce and distribute monthly project expenditure reports
	-	Provide financial reports for September, December and March quarters to Council in Oct 2019, Jan 2020 & April 2020 respectively

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Directorate	2. Corporate Services	Program number and title	2.3 Information Technology		
Program Objective	Provide reliable and effective information technology services for the organisation				
Link to Strategic Plan	Future Direction (5) - Innovative leadership and community governance				
	5.6 Meander Valley Council is recognised as a responsibly managed organisation				

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance & upgrade of IT infrastructure	5.6	Commence rolling	Complete rolling		
	Responsible Officer: IT Officer		replacement of	replacement of		
			PC's	PC's.		

Directorate	2. Corporate Services	Program number and title	2.4 Information Management			
Program Objective	Effectively manage and maintain Council's information resources					
Link to Strategic Plan	Future Direction (5) - Innovative leadership and community governance					
	5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan					
	5.6 Meander Valley Council is recognised as a responsibly managed organisation					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance of Council's cemetery records in accordance with	5.6	Maintain records in	Maintain records in	Maintain records in	Maintain records in
	the Cemeteries Act		accordance with	accordance with	accordance with	accordance with
	Responsible Officer: Information Management Officer		legislation	legislation	legislation	legislation
2	Annual Archive Disposal	5.6	Arrange for			List documents due
	Responsible Officer: Information Management Officer		removal of			for disposal
			documents due			
			for disposal			

Directorate	2. Corporate Services	Program number and title	2.5 Human Resources			
Program Objective	Effectively manage and support Council's human resources					
Link to Strategic Plan	Future Direction (5) - Innovative leadership and community governance					
	5.4 Meander Valley Councillors and employees have	the knowledge, skills	and attitude to responsibly undertake community governance			
	and operational responsibilities.					
	Meander Valley Council is recognised as a responsibly managed organisation.					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review 2019 Enterprise Agreement Responsible Officer: HR/Payroll Officer	5.6	Review increases and apply across new scale and allowances.			Review CPI percentage determine increase
2	Performance Review System Responsible Officers: HR/Payroll Officer & Directors	5.4	Coordinate inside employee performance reviews due for completion		Coordinate inside employee mini reviews & salary reviews due for completion	Coordinate outside employee performance reviews and salary reviews due for completion
3	Review of documentation including HR Policy manual, employee information manual & LGAT Policies Responsible Officer: HR/Payroll Officer	5.6			Review, update & consolidate draft HR policy manual	Adopt revised HR policy manual

Action Performance Targets

N/A

Directorate	2. Corporate Services	Program number and title	2.6 Great Western Tiers Visitor Information Centre			
Program Objective	Effectively manage and maintain Council's Visitor Information Centre					
Link to Strategic Plan	Future Direction (2) - A thriving local economy					
	2.4 A high level of recognition and demand for Great Western Tiers products and experiences.					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Advise elected members of monthly visitation statistics Responsible Officer: Director Corporate Services	2.4		Provide statistics in the Briefing Report		Provide statistics in the Briefing Report

Action Performance Targets

N/A

Infrastructure Services

Directorate	3. Infrastructure Services	Program number and title	3.1 Emergency Services				
Program Objective	To build capacity and resilience in the community and ensure Council is prepared to assist with emergency services in the response to emergencies and lead in the recovery						
Link to Community Strategic Plan 2014 to 2024	Future Direction (4) - A healthy and safe community 4.4 Prepare and maintain emergency management plans and documents and work with our communities to educate and plan for emergencies.						

Operational Detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate the Municipal Emergency Management and Recovery Committee (MEMRC) Responsible Officer: Director Infrastructure	4.4	Chair six-monthly meeting		Chair six-monthly meeting	
2	Support the operation of the Meander Valley SES unit through ongoing management of the MOU Responsible Officer: Director Infrastructure	4.4	Report to Council in Annual Plan Review			
3	Conduct emergency management training exercise facilitated by Red Cross Responsible Officer: Administration Officer Infrastructure Services	4.4			Conduct training	

No.	Performance target
1	Meetings held
2	Obtain activities report from Deloraine SES and provide information to Council on a 12 monthly basis in Briefing Reports
3	Complete exercise training for MVC officers

Directorate	3. Infrastructure Services	Program number and title	3.2 Transport				
Program Objective	To maintain the serviceability and integrity of Council's transport network.						
Link to Community	Future Direction (6) - Planned infrastructure services						
Strategic Plan 2014 to	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.						
2024	6.3 The Meander Valley transport network meets	6.3 The Meander Valley transport network meets the present and future needs of the community and business					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver the bridge inspection and maintenance program Responsible Officer: Senior Technical Officer	6.1, 6.3		Contractor engaged for maintenance works	Prepare maintenance budget items for 2020-2021	Maintenance works completed
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2019/2020 Capital Works Program Responsible Officer: Director Infrastructure	6.1, 6.3	Report to program in Annual Plan Review	Report to program in Annual Plan Review	Report to program in Annual Plan Review	Report to program in Annual Plan Review
3	Undertake footpath proactive defect inspections Responsible Officers: Director Works & Asset Management Coordinator	6.1			Undertake required inspections	Undertake required inspections

No.	Performance target
1	Quarterly tasks achieved. Contractor performance assessed
2	Completion of projects in line with project plan requirements
3	Meet timeframes set out by Conquest

Directorate	3. Infrastructure Services	Program number and title	3.3 Property Services				
Program Objective	Operate property services in a safe and effective manner to satisfy public demand.						
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure 6.1 The future of Meander Valley infrastructure as strategies. 6.4 Open space, parklands, recreation facilities, ce 6.6 Infrastructure services are affordable and mee	ssets is assured emeteries and					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Operate Deloraine Swimming Pool and provide support to community swimming pool at Caveside Responsible Officer: Property Management Officer	6.4, 6.6	Review and extend existing contract	Undertake pre-opening inspection and required maintenance. Open pool 1 December	Operate pool to 1 March	
2	Co-ordinate building maintenance – general, reactive and programed Responsible Officer: Property Management Officer	6.1	Undertake required maintenance	Undertake required maintenance	Undertake required maintenance	Undertake required maintenance
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2019-2020 Capital Works Program Responsible Officer: Property Management Officer	6.1	Report to program	Report to program	Report to program	Report to program

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No.	Performance target
1	Review and document Contractor's compliance with the contract
2	Meet timeframes set out by Conquest
3	Completion of projects in line with project plan requirements

Directorate	3. Infrastructure Services	Program number and title	3.4 Parks & Recreation				
Program Objective	To provide and maintain parks and recreation facilities throughout the Local Government Area.						
Link to Community	Future Direction (6) - Planned infrastructure services						
Strategic Plan 2014 to	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.						
²⁰²⁴ 6.6 Infrastructure services are affordable and meet the community's needs into the future							

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake inspections and condition assessments of all equipment and facilities Responsible Officer: Director Works & Project Manager Infrastructure	6.1, 6.6		Undertake required inspections	Undertake required inspections	Undertake required inspections
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2019-2020 Capital Works Program Responsible Officer: Project Manager Infrastructure	6.1	Report to program in Annual Plan Review			
3	Strategic Plan for Council's Bike Network and Recreational Cycling Responsible Officer: Project Manager Infrastructure	6.6	Issue Request for Quotation		Prepare budget items for 2020-2021	Report to Council

No.	Performance target
1	Meet timeframes set out by Conquest. Annual comprehensive inspection completed by December 31
2	Completion of projects in line with project plan requirements
3	Issue request for quotation, report to Council in Briefing Report and prepare information to Council for 2020-2021 budget considerations

Directorate	3. Infrastructure Services	Program number and title	3.5 Asset Management and GIS				
Program Objective	bjective Provision of Asset and GIS services to assist the operations of Council.						
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure se 6.1 The future of Meander Valley infrastructure a strategies. 6.3 The Meander Valley transport network meets 6.6 Infrastructure services are affordable and mee	ssets is assured the present and					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate Asset Management Group and Strategic Asset Management Plan Improvement Plan actions - Review Strategic Asset Management Plan - Review Asset Management Plans Responsible Officer: Asset Management Coordinator	6.1, 6.6	Chair meeting and action improvement program	Chair meeting and action improvement program	Chair meeting and action improvement program	Chair meeting and action improvement program
2	Prepare 2020-2021 Capital Works Program and Forward Works Program Responsible Officer: Asset Management Coordinator	6.1, 6.3, 6.6		Update Proposed Projects list	Prioritise and undertake further design and cost estimation	Annual program prepared for approval by Council
3	Update asset information including - capitalisation of assets in Conquest - undertake building and storm water revaluation Responsible Officer: Asset Management Coordinator	6.1	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS

No.	Performance target
1	Meetings held
2	To prepare annual Capital Works Program for approval in June Quarter
3	Capitalisation of assets prior to finalisation of 2019-2020 Statutory Reporting.

Directorate	3. Infrastructure Services	Program number and title	3.6 Waste Management and Resource Recovery				
Program Objective	To provide adequate, efficient, and affordable waste services within Meander Valley Local Government Area						
Link to Community Strategic Plan 2014 to 2024	 Future Direction (6) - Planned infrastructure services 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies. 6.6 Infrastructure services are affordable and meet the community's needs into the future 						

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Provision of kerbside collection contracts to existing urban areas for waste, recyclables and organics Responsible Officer: Senior Technical Officer	6.6	Manage Contract	Manage Contract	Manage Contract	Manage Contract
2	Provision of landfill, waste transfer stations and resource recovery operations contract Responsible Officer: Senior Technical Officer	6.6	Manage Contract	Manage Contract	Implement contract extension or issue new tender for services.	Manage Contract
3	Provision of hard waste collection Responsible Officer: Senior Technical Officer	6.6		Undertake collection	Report to Council in Annual Plan Review	
4	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2019-2020 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review	Report to program in Annual Plan Review	Report to program in Annual Plan Review	Report to program in Annual Plan Review
5	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites. Responsible Officer: Senior Technical Officer	6.6	Ground and surface water monitoring. Annual Report to EPA		Ground and surface water monitoring	

No.	Performance target
1	Supervise and review contract
2	Supervise and review contract. Existing contract to be extended or retendered and approval of new contract by Council by 31 March
3	Report to Council by March 31 on collection results
4	Completion of projects in line with project plan requirements
5	Complete reporting requirements for EPA in line with license requirements

Directorate	3. Infrastructure Services Program number and title 3.7 Stormwater Management						
Program Objective	To minimize the risk of flooding and provide clean water into the region's waterways. Council through the Urban Drains Act and the Local Government (Highways) Act aims to provide piped stormwater networks in line with current local government standards and major stormwater networks (overland flows and roads) capable of meeting a 1% AEP.						
	Water quality is managed through Water Sensitive Urban Design (WSUD) principles where appropriate.						
Link to Community	Future Direction (6) - Planned infrastructure services						
Strategic Plan 2014 to 2024	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.						

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Develop stormwater system management plans in line with legislation Responsible Officer: Director Infrastructure	6.1				Complete program by 30 June
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2019-2020 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review			

No.	Performance target
1	Complete all lower risk catchments by June 2020
2	Completion of projects in line with project plan requirements

Directorate	3. Infrastructure Services	Program number & title	3.8 Sustainable Development			
Program Objective		evelop sustainable practices within our organisation and community through leading, supporting and encouraging aff, contractors and community to use energy, water and non-renewable resources more productively. Promote ad support sustainable economic development initiatives				
Link to Community Strategic Plan 2014 to 2024	Future Direction (1) - A sustainable natural and built environment 1.1 Contemporary planning supports and guides growth and development across Meander Valley Future Direction (2) - A thriving local economy 2.2 Economic development in Meander Valley is planned, maximizing existing assets and investment in infrastructure.					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Westbury Residential Rezoning Responsible Officer: Senior Strategic Planner	1.1		Rezoning approved		
2	Undertake projects to support implementation of the Prospect Vale Blackstone Heights structure Plan	1.1				PVBH Specific Area Plan approved
3	Support the progress of land developments including Valley Central and the Hadspen Urban Growth Area Responsible Officer: Sustainable Development Project Manager	2.2	Report in Annual Plan Review			

No.	Performance target
1	Complete rezoning process in the December quarter.
2	Progress Westbury Road Activity Centre Project and complete PVBH Specific Area Plan in June quarter.
3	Further feasibility work for the bioenergy project subject to grant funding

Community and Development Services

Directorate	4. Community and Development Services	Program number and title	4.1 Land Use and Planning		
Program Objective	To carry out planning duties and prepare policies for the sustainable development of the local government area				
Link to Community	Future Direction (1) - A sustainable natural and built environment.				
Strategic Plan 2014 to	1.1 Contemporary planning supports and guides growth and development across Meander Valley.				
2024	1.2 Liveable townships, urban and rural areas across the local government area with individual character.				
	1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.				

Operational Detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Process development applications in accordance with delegated authority Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target	Performance Target	Performance Target	Performance Target
2	Process Planning Scheme Amendments Responsible Officer: Director Community & Development Services	1.1, 1.2, 1.3	Performance Target	Performance Target	Performance Target	Performance Target

No.	Performance target
1	Within Statutory time frames, 100% Conformance
2	Within Statutory time frames, 100% Conformance

Directorate	4. Community and Development Services	Program number and title	4.2 Building, Plumbing and Permit Authority 2016				
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Building Act 2016 and the Tasmaniar Building Regulations 2016.						
Link to Community	Future Direction (1) - A sustainable natural and	built environ	ment.				
Strategic Plan 2014 to	1.1 Contemporary planning supports and guides	growth and de	evelopment across Meander Valley.				
2024	1.2 Liveable townships, urban and rural areas across the local government area with individual character.						
	1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.						
	1.4 Public health and the environment is protecte regional level.	d by the respo	nsible management of liquid and solid waste at a local and				
	Future Direction (3) Vibrant and engaged communities.						
	3.2 Successful local events enhance community life.						
	Future Direction (4) A healthy and safe community.						
	4.3 Public health and safety standards are regulated, managed and maintained.						
	Future direction (5) Innovative leadership and community governance						
	5.5 Councils in the region collaborate and share resources for the collective good of their communities						

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Permit Authority – Issue Permits for Category 4 Building works Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target	Performance Target	Performance Target	Performance Target
2	Permit Authority – Process Notifiable Building Works (Category 3) Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target	Performance Target	Performance Target	Performance Target
3	Permit Authority – Manage outstanding Building Completions and Illegal Works Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3				Reduce outstanding completions

4	Coordinate Major Events applications Responsible Officer: 337 Officers	3.2	Performance Target	Performance Target	Performance Target	Performance Target
5	Permit Authority – Issue Permits for Category 4 Plumbing works Responsible Officer: Coordinator Development Services	1.4, 4.3, 5.5	Performance Target	Performance Target	Performance Target	Performance Target
6	Permit Authority – Issue Notifiable Plumbing Works (Category 3) Responsible Officer: Coordinator Development Services	1.4, 4.3, 5.5	Performance Target	Performance Target	Performance Target	Performance Target

No.	Performance target
1	Issue Building Permits within 7 working days from the date all other permits and documents as required by the Building Act, are received by Council.
2	Notifiable Building works processed in a timely manner
3	Outstanding building completions and illegal works reduced to meet transitional requirements of Building Act 2016
4	Respond to applications within 7 working days
5	Process plumbing permit applications within 7 days of receipt of all information
6	Process notifiable plumbing works within 21 days of receipt of all information

Directorate	4. Community and Development Services	Program number and	4.3 Environmental Health		
		title			
Program Objective	Manage Council's statutory obligations in relatic	on to Environn	nental Protection and Preventative Health		
Link to Community	Future Direction (1) - A sustainable natural and built environment.				
Strategic Plan 2014 to	1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and				
2024	regional level.				
	Future Direction (4)- A healthy and safe comm	unity.			
	4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.				
	4.3 Public health and safety standards are regula	ted, managed	and maintained.		

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Monitor and sample water quality of recreational waters Responsible Officer: Environmental Health Officer	1.5, 4.1	Record Results	Record Results	Record Results	Record Results
2	Inspect and register food premises annually Responsible Officer: Environmental Health Officer	4.1, 4.3	Issue annual registration for all premises	Inspections as per Schedule	Inspections as per Schedule	Inspections as per Schedule
3	Co-ordinate immunisation clinics Responsible Officer: Environmental Health Officer	4.1, 4.3		Complete Annual Immunisation Program		

No.	Performance target
1	Respond to non-conformances within 48 hours
2	Conduct inspections as per program
3	Provide school based immunisations as per program (usually March and September)

Directorate	4. Community and Development Services	Program number and title	4.4 General Inspector			
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Dog Control Act 2000, Fire Services Act 1979 and the Local Government Act 1993.					
Link to Community Strategic Plan 2014 to 2024	Future direction (4) - A healthy and safe community. <i>4.3 Public health and safety standards are regulated, managed and maintained.</i>					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Annual Audit of Dog Registrations Responsible Officer: General Inspector	4.3	Prepare for Audit	Conduct Audit		
2	Fire Abatement Management Responsible Officer: General Inspector	4.3		Issue Notices	Issue Notices	
3	Investigate incidents and complaints regarding animal control Responsible Officer: General Inspector	4.3	Performance Target	Performance Target	Performance Target	Performance Target

No.	Performance target
1	Audit conducted as scheduled (potentially October)
2	Notices issued as required
3	Investigate all cases and complaints within 10 days

Directorate	4. Community and Development Services	Program number and	4.5 Natural Resource Management			
		title				
Program Objective	Facilitate Natural Resource Management for Council and Community					
Link to Community	Future Direction (1) - A sustainable natural and built environment.					
Strategic Plan 2014 to	1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.					
2024	1.4 Meander Valley is environmentally sustainable					
	1.6 Participate and support programs that improve water quality in our waterways.					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review and implement NRM strategies Responsible Officer: NRM Officer	1.3, 1.4, 1.6	Review and prioritize Council based activities	Implement activities	Implement activities	Implement activities
2	Monitor and assess implementation of the Town Common Management Plan Responsible Officer: NRM Officer	1.3, 1.4, 1.6	Performance target	Performance target	Performance target	Performance target

No.	Performance target
1	Complete actions within timeframes and within budget
2	Consistent with management plan

Directorate	4. Community and Development Services	Program number and	4.6 Community Development				
		title					
Program Objective	Working with the community for the benefit of all						
Link to Community	Future Direction (3) - Vibrant and engaged communities.						
Strategic Plan 2014 to	3.1 Creativity and learning are art of daily life across the communities of Meander Valley.						
2024	3.2 Successful local events enhance community life.						
	3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.						
	Future Direction (4) - A healthy and safe community.						
	4.1 The health and wellbeing needs of all sectors of the community are planned, met and managed.						
	4.3 Public health and safety standards are regulated, managed and maintained						

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Facilitate the operation of Council Community Forums Responsible Officer: Community Development Manager	3.4, 4.1.	Conduct Forum and report outcomes	Conduct Forum and report outcomes	Conduct Forum and report outcomes	Conduct Forum and report outcomes
2	Deliver the Community Grants Program Responsible Officer: Community Development Manager	3.1, 3.2, 3.4, 4.1.	Acquit Round 1 and advertise	Acquit Round 2 and advertise	Acquit Round 3 and advertise	Acquit Final Round and advertise Conduct Grants Information Forum
3	Conduct GWTTA Art Exhibition Responsible Officer: Community Development Manager	3.1, 3.2	Establish event, promotion and procedures	Promote participation	Conduct exhibition	Review exhibition
4	Conduct a Festival of Small Halls concert Responsible Officer: Community Development Manager	3.1, 3.2,	Establish event venue, format and partnership	Promote event and sell tickets	Conduct event	Review event outcomes
5	Produce a user-friendly Event Management Guide Responsible Officer: Community Development Manager	3.2, 4.1, 4.3	Draft Guide	Launch Guide		

No.	Performance target
1	Meetings held and goals achieved
2	Number and range of grant applications
3	Number of artists participating
4	Audience number and event finances
5	Guide produced

Directorate	4. Community and Development Services	Program	4.7 Services to Young People			
		number and				
		title				
Program Objective	To address and support the needs of young peo	ople through r	esponsive and participatory approaches			
Link to Community	Future Direction (3) - Vibrant and engaged c	ommunities				
Strategic Plan 2014 to	3.1 Creativity and learning are part of daily life a	cross the com	nunities of Meander Valley.			
2024	3.2 Successful local events enhance community l					
	3.3 Educations and training opportunities are available to everyone across the local government areas.					
	3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.					
	3.5 Young people have the opportunity to be eng	aged in comm	unity life.			
	Future Direction (4) - A healthy and safe com	nmunity.				
	4.1 The health and wellbeing needs of all sectors	in the commu	nity are planned, met and managed.			
	4.2 Infrastructure, facilities and programs encour	age increased	participation in all forms of active and passive recreation.			

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Conduct School Holiday Program Responsible Officer: Community Officer	3.1, 3.2, 3.3, 3.4, 3.5, 4.1, 4.2	Conduct and report		Conduct and report	Conduct and report. Evaluate overall outcomes
2	Conduct Stepping Stones Camps Responsible Officer: Community Officer	3.1, 3.3, 3.4, 4.1, 4.2.		Conduct and report	Conduct and report	Conduct and report. Evaluate overall outcomes
3	Conduct 'National Youth Week' Event Responsible Officer: Community Officer	3.1, 3.2, 3.5, 4.1.			Prepare and advertise event	Conduct event and report outcomes
4	Conduct Youth Liaison workshop with Council Responsible Officer: Community Officer	3.4, 3.5	Prepare, conduct workshop and report outcomes			

No.	Performance target
1	Programs conducted and evaluated
2	Program conducted and evaluated
3	Event conducted and evaluated
4	Workshop conducted and evaluated

Directorate	4. Community and Development Services Program number and title 4.9 Recreation Facilities Management					
Program Objective	To provide indoor facilities for recreational, social and community based activities that are safe, comfortable and fit for purpose					
Link to Community	Future direction (1) - A sustainable natural and built environment.					
Strategic Plan 2014 to 2024	1.1 Contemporary planning supports and guides growth and development across Meander Valley . Future Direction (3) - Vibrant and engaged communities.					
	3.3 Education and training opportunities are available to everyone across the local government area.					
	3.5 Young people have the opportunity to be engaged in community life.					
	Future Direction (4) - A healthy and safe community.					
	4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.					
	4.2 Infrastructure facilities and programs encourage increased participation in all forms of active and passive recreation.					
	Future direction (6) - Planned infrastructure services.					
	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal					
	strategies.					
6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.						

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review of Sport and Recreation Plan Responsible Officer: Recreation Coordinator	1.1, 4.1, 4.2, 6.1, 6.4	Draft Final Plan	Seek endorsement of Plan	Report on progress	Report on progress
2	Implement promotion and marketing of indoor recreation facilities to current and prospective users Responsible Officer: Recreation Coordinator	3.5, 4.1, 4.2, 6.4.	Promote facilities	Promote facilities	Promote facilities	Review and assess promotion strategies
3	Produce a User Guide for individual indoor facilities Responsible Officer: Sport Facility & Development Officer	4.1,4.2, 6.4	Draft Guide format	Complete Guide	Report on progress	

No.	Performance target
1	Plan endorsed and progress reported
2	Promotion implemented and progress reviewed
4	Guides produced and progress reported

Directorate	4. Community and Development Services	Program number and	4.10 Business Engagement			
		title				
Program Objective	Working with the small business community to	increase partio	ipation, innovation and partnership			
Link to Community	Future Direction (2) – A thriving local economy	/				
Strategic Plan 2014 to	to 2.1 The strengths of Meander Valley attract investment and provide opportunities for employment					
2024	2.3 people are attracted to live in the townships, rural and urban areas of Meander Valley					
	2.4 A high level of recognition and demand for Great Western Tiers products and experiences					
	2.5 Current and emerging technology is available to benefit both business and community					
	Future Direction (3) - Vibrant and engaged communities.					
	3.2 Successful local events enhance community life					
	ilable to every	one across the local government area				

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Establish a Small Business Directory Responsible Officer: Business Engagement Officer	2.1, 2.3, 2.4, 2.5,	Present at Council workshop	Launch Directory site with promotion strategy	Report on progress	Report on progress
2	Produce a regular Small Business Bulletin Responsible Officer: Business Engagement Officer	2.1, 2.4, 2.5, 3.3	Compile and distribute	Compile and distribute	Compile and distribute	Compile and distribute
3	Support the establishment of a 'Chamber of Commerce' for Meander Valley Responsible Officer: Business Engagement Officer	2.1,2.2. 2.3,2.4,2.5, 3.2,3.3,	Report on progress	Report on progress	Report on progress	Report on progress

No.	Performance target
1	Directory established and promoted
2	Bulletin established and distributed
3	Chamber of Commerce progressed

Works

Directorate	5. Works	Program number and title	5.1 Roads				
Program Objective	To construct and maintain a safe and effective road network to meet the needs of road users and the community.						
Link to Community	Future Direction (6) - Planned infrastructure services						
Strategic Plan 2014 to 2024	 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies. 6.3 The Meander Valley transport network meets the present and future needs of the community and business 6.6 Infrastructure services are affordable and meet the community's needs into the future 						

Operational Detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake maintenance works that achieve the Program Objective Responsible Officer: Works Supervisors & Works Officers	6.1, 6.3, 6.6	Report to Annual Plan Review	Report to Annual Plan Review	Report to Annual Plan Review	Report to Annual Plan Review
2	Plan and deliver capital work projects Responsible Officer: Works Director, Works Supervisors & Works Officers	6.3, 6.6	Report to Annual Plan Review	Report to Annual Plan Review	Report to Annual Plan Review	Report to Annual Plan Review

No.	Performance target
1	Provide Customer Service Request statistics and budget updates in Briefing Report
2	Provide program, project and budget updates in Briefing Report

Directorate	5. Works	Program number and title	5.2 Urban Storm water					
Program Objective	To provide and maintain an effective urban storm water drainage system.							
Link to Community	Future Direction (6)- Planned infrastructure services							
Strategic Plan 2014 to 2024	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.							
	6.5 Storm water and flooding cause no adverse impacts.							
	6.6 Infrastructure services are affordable and meet the community's needs into the future							

No.	Actions and Tasks	Strategic Plan	Complete by 30/9	Complete by	Complete by 31/3	Complete by 30/6
		Reference		31/12		
1	Undertake maintenance works that achieve the Program Objective Responsible Officer: Works Supervisors & Works Officers	6.1, 6.5, 6.6	Report to Annual Plan review	Report to Annual Plan review	Report to Annual Plan review	Report to Annual Plan review
2	Plan and deliver capital work projects Responsible Officer: Works Director, Works Supervisors & Works Officers	6.1, 6.6	Report to Annual Plan review	Report to Annual Plan review	Report to Annual Plan review	Report to Annual Plan review

No.	Performance target
1	Provide Customer Service Request statistics and budget updates in Briefing Report
2	Provide program, project and budget updates in Briefing Report

Directorate	5. Works	Program number and	5.3 Parks, Reserves, Sports Grounds and Cemeteries					
		title						
Program Objective	To ensure that Councils parks, reserves, cemeteries and sports grounds are suitably maintained to provide a safe, clean and							
	inviting experience to community and sporting organisations.							
Link to Community	Future Direction (6) - Planned infrastructure services							
Strategic Plan 2014 to	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.							
2024	6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.							
	6.6 Infrastructure services are affordable and mee	et the commur	nity's needs into the future					

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake maintenance works that achieve the Program Objective Responsible Officers: Works Supervisors and Works Officers		Report to Annual Plan review	•		Report to Annual Plan review
2	Plan and deliver capital work projects Responsible Officer: Works Director, Works Supervisors & Works Officers	•	Report to Annual Plan review			Report to Annual Plan review

No.	Performance target
1	Provide Customer Service Request statistics and budget updates in Briefing Report
2	Provide program, project and budget updates in Briefing Report

Directorate	5. Works	Program number and title	5.4 Toilets, Street Cleaning and Litter Collection				
Program Objective	To ensure public toilets and streets are presented in a clean and tidy condition and meet the needs of the community.						
Link to Community	Future Direction (6) - Planned infrastructure services						
Strategic Plan 2014 to	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.						
2024	6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.						
	6.6 Infrastructure services are affordable and meet the community's needs into the future						

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake maintenance works that achieve the Program Objective	6.1, 6.4, 6.6	Report to Annual	Report to Annual	Report to Annual	Report to Annual
	Responsible Officers: Works Supervisors & Works Officers		Plan review	Plan review	Plan review	Plan review

No.	Performance target
1	Provide Customer Service Request statistics and budget updates in Briefing Report

Directorate	5. Works	Program number and title	5.5 Plant					
Program Objective	To provide plant and equipment that suits Councils activities and is financially sustainable.							
Link to Community	Future Direction (6) - Planned infrastructure services							
Strategic Plan 2014 to	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal							
2024	strategies.							
	6.6 Infrastructure services are affordable and meet the community's needs into the future							

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Manage plant to achieve the Program Objective	6.1, 6.6			Complete major plant	
	Responsible Officers: Works Director and Works Supervisors				annual review	
2	Undertake plant purchases in accordance with the approved	6.1, 6.6	Report to Annual	Report to Annual	Report to Annual Plan	Report to Annual
	budget		Plan review	Plan review	review	Plan review
	Responsible Officer: Works Director					

No.	Performance target
1	Review plant utilization and hire rates, and update 10 year Plant Replacement Program
2	Provide program, project and budget updates in Briefing Report

Public Health Goals and Objectives

Meander Valley Council is committed to protecting and promoting the health of its residents and visitors. The Council's Environmental Health team and General Inspector is responsible for ensuring the statutory obligations under the Public Health Act 1997, Environmental Management and Pollution Control Act 1994, Food Act 2003, Dog Control Act 2000 and Local Government Act 1993 are met. As part of Meander Valley's public health goals and objectives, in 2019-20 the Health and Compliance Department will seek to:

- Review the public health statement/report provided in the Annual Report; •
- Improve public awareness with regards to responsible dog ownership and the provisions of our Dog Management Policy;
- Improve public awareness with regards to wood smoke and Burn Brighter initiatives; ٠
- Undertake Immunisation programs in the local schools;
- Conduct food handling training for local food businesses and community groups •
- Ensure on site waste water treatment systems are installed in accordance with regulations •
- Monitor water quality at public recreation sites •

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Budget Estimates

	2018-19	2019-20
Revenue		
Rate Revenue	12,465,800	12,966,400
Fees and User Charges	1,228,300	1,255,000
Contributions and Donations	46,500	51,500
Interest	785,400	835,600
Grants and Subsidies	4,602,400	4,441,200
Other Revenue	736,500	748,700
Total Operating Revenue	19,864,900	20,298,400
Operating Expenditure		
Employee Costs	6,659,300	6,798,100
Maintenance and Working Expenses	6,409,300	6,427,500
Borrowing Costs	236,500	266,000
Depreciation	5,135,500	5,088,000
Payments to Government Authorities	1,192,000	1,264,900
Other Payments	274,700	286,800
Total Operating Expenditure	19,907,300	20,131,300
Underlying Surplus/(Deficit)	204,400	167,100
Net Operating Surplus/(Deficit)including capital and abnormal items	2,657,700	1,900,300
Capital Expenditure	13,753,100	11,978,100
Repayment of Loans	-	-
Asset Sales	216,000	216,000
Closing Cash Balance	15,899,100	15,767,800
Net Assets	295,743,892	295,910,992

2) Officers Report

The purpose of an annual plan is to provide a public statement that outlines the projects, activities and programs that Council will commit to undertake during the upcoming financial year.

Council prepares the Annual Plan in accordance with the requirements of Section 71 of the Local Government Act 1993 (Act). The Act states that the annual plan is to:

- Be consistent with the strategic plan
- Include a statement setting out the manner in which Council meets the goals and objectives of the strategic plan
- Include a summary of estimates adopted through the budget process
- Include a summary of the major strategies to be used in relation to the council's public health goals and objectives.

The draft Meander Valley Council Annual Plan 2019-20 was presented at the 28 May 2019 Council workshop.

3) Council Strategy and Policy

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

• Future Direction (5) Innovative leadership and community governance

4) Legislation

Local Government Act 1993

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

The Meander Valley Council Annual Plan will be available for viewing and review at the public offices of Meander Valley Council during normal business hours.

It will also be available on the Meander Valley Council website.

8) Financial Consideration

The projects, activities and programs in the Meander Valley Council Annual Plan 2019-20 have been aligned with the 2019-20 operating budget.

9) Alternative Recommendations

Council can elect to amend the Meander Valley Council Annual Plan 2019-20

10) Voting Requirements

Simple Majority

DECISION:

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."

Voting Requirements

Absolute Majority

Council moved to Closed Session at x.xxpm

GOVERNANCE 3 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 14 May 2019.

GOVERNANCE 4 - LEAVE OF ABSENCE

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

<u>GOVERNANCE 5 – LOCAL GOVERNMENT TASMANA (LGAT)</u> 2019 ELECTIONS

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

Council returned to Open Session at x.xxpm

Cr xxx moved and Cr xxx seconded "that the following decisions were taken by Council in Closed Session and are to be released for the public's information."

The meeting closed at

WAYNE JOHNSTON (MAYOR)