



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

Ordinary Meeting of Council

Monday, 18 April 2016

MINUTES – ORDINARY MEETING

18 APRIL 2016



MINUTES OF THE MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5.06PM ON MONDAY, 18 APRIL 2016

92/16 ATTENDANCE

1 PRESENT

Mayor Downie, Deputy Mayor Goss, Cr Adams, Cr Calvert, Cr Goninon, Cr Gordon, Cr Lambert, Cr Polley AM

In Attendance:

Mr Jennings – General Manager, Mr Chellis – Works & Infrastructure Manager, Miss Bricknell – Corporate Services Manager, Mr Payton – Planning & Development Manager, Miss Mason – Governance and Community Development Officer (to 7.21pm), Ms Green – Project Officer (to 6.01pm), Mr Godier – Senior Planner (to 7.00pm), Mr Jonathan Galbraith – Engineering Officer (from 8.02pm to 8.47pm); Mrs Eacher – Executive Assistant

2 APOLOGIES

Cr Knowles

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DECISION

Cr Adams/Cr Goninon

That Council

- i) agree to the inclusion in the Agenda of late item GOV 12 2016 *Future of Local Government National Summit*; and
- ii) consider CON 8 *Longford Township CBD Urban Design Strategy* in open council.

Carried unanimously

94/16 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 8 sub clause (7) of the *Local Government (Meeting Procedures) 2005* require that the Chairperson is to request Councillors to indicate whether they have, or are likely to have a pecuniary interest in any item on the Agenda.

Council **RESOLVED** to accept the following declarations of interest:

Cr Goninon

PLAN 1

95/16 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 21 MARCH 2016

DECISION

Cr Goninon/Cr Lambert

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 21 March 2016, be confirmed as a true record of proceedings.

Carried unanimously

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2 CONFIRMATION OF MINUTES OF COMMITTEES

Minutes of meetings of the following Committees were circulated in the Attachments:

	Date	Committee	Meeting
i)	08/12/2015	Devon Hills Community Group	Ordinary
ii)	07/03/2016	Northern Midlands Economic Development Committee	Ordinary
iii)	30/03/2016	Cressy Local District Committee	Ordinary
iv)	31/03/2016	Avoca, Royal George and Rossarden Local District Committee	Ordinary
v)	05/04/2016	Campbell Town District Committee	Ordinary
vi)	05/04/2016	Ross Local District Committee	Ordinary
vii)	05/04/2016	Evandale Advisory Committee	Ordinary

DECISION

Cr Lambert/Cr Adams

That the Minutes of the Meetings of the above Council Committees be received.

Carried unanimously

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation
30/03/2016	Cressy Local District Committee	1. That Council relocate the Longford Village Green play equipment to the Cressy Trout Park when the Longford playground is upgraded.
30/03/2016	Cressy Local District Committee	That the items as prioritised be put to Council for budget consideration: 1. Heated pool sign 2. Brochure for Cressy 3. Trees in Main Street – requested they be the same species as existing trees, retaining all existing trees 4. Flying Fox (note motion above re relocation of Longford Playground). 5. Cover for history board 6. Christmas decorations
31/03/2016	Avoca, Royal George and Rossarden Local District Committee	That the Committee acknowledge the service of Mr Chellis to the community and wish him well in his retirement.
05/04/2016	Campbell Town District Forum	That the list be submitted for budget consideration. 1. Surveillance cameras for the CBD (Town Hall to Red Bridge) 2. Valentine's Park – upgrade toilets, including 24hr facility and Chinese signage 3. Valentines Park – playground equipment upgrade, including additional pieces 4. Valentines Park – more tables, chairs and fence to replace the koppers logs 5. Entrance gate and path to the Swimming Pool upgrade 6. Footpaths – i) Bridge Street (between Church and High Streets) ii) King Street (between High and Bridge Streets) iii) Eastern side of the school 7. Road seal – eastern end of Bond Street, between Grant and Bridge Streets; 8. Town Hall Supper room upgrade (carried over from 2015/16 request)
05/04/2016	Ross Local District Committee	That the Ross Public Toilet be retained outside the Town Hall due to the flow of buses

NOTE: Matters already considered by Council at previous meetings have been incorporated into INFO 15: Officer's Action Items.

DECISION

Cr Goss/Cr Polley

That Council **note and investigate** the following recommendation/s of the **Cressy Local District Committee**:

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1. That Council relocate the Longford Village Green play equipment to the Cressy Trout Park when the Longford playground is upgraded.
2. That the items as prioritised be put to Council for budget consideration:
 1. Heated pool sign
 2. Brochure for Cressy
 3. Trees in Main Street – requested they be the same species as existing trees, retaining all existing trees
 4. Flying Fox (note motion above re relocation of Longford Playground).
 5. Cover for history board
 6. Christmas decorations

Carried unanimously

Cr Goss/Cr Adams

That Council **note** the following recommendation/s of the **Avoca, Royal George and Rossarden Local District Committee:**

That the Committee acknowledge the service of Mr Chellis to the community and wish him well in his retirement.

Carried unanimously

Cr Gordon/Cr Goss

That Council **note and investigate** the following recommendation/s of the **Campbell Town District Forum:**

That the list be submitted for budget consideration.

1. Surveillance cameras for the CBD (Town Hall to Red Bridge)
2. Valentine's Park – upgrade toilets, including 24hr facility and Chinese signage
3. Valentines Park – playground equipment upgrade, including additional pieces
4. Valentines Park – more tables, chairs and fence to replace the koppers logs
5. Entrance gate and path to the Swimming Pool upgrade
6. Footpaths –
 - i) Bridge Street (between Church and High Streets)
 - ii) King Street (between High and Bridge Streets)
 - iii) Eastern side of the school
7. Road seal – eastern end of Bond Street, between Grant and Bridge Streets;
8. Town Hall Supper room upgrade (carried over from 2015/16 request)

Carried unanimously

Cr Calvert/Cr Gordon

That Council **note** the following recommendation/s of the **Ross Local District Committee:**

That the Ross Public Toilet be retained outside the Town Hall due to the flow of buses.

Carried unanimously

96/16 DATE OF NEXT COUNCIL MEETING
16 MAY 2016

Mayor Downie advised that the next Ordinary Council Meeting would be held at 5.00pm on Monday, 16 May 2016, at the Northern Midlands Council Chambers at Longford.

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97/16 INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

The General Manager advised that the following workshops/ meetings had been held.

Date Held	Purpose of Workshop
04/04/2016	Council Workshop <ul style="list-style-type: none">Launceston Airport RatesAuction of Police House – 15 Smith Street, LongfordElection SignageBridge Replacement and Planning Approval – Lake River BridgeTasWater – Topics for DiscussionFunding Contribution: Rhythm X Supercross EventCouncillor Attendance at ANZAC Day ServicesOpening: Westmoor Bridge, Powranna Road CressyOffice AlterationsTasGas
06/04/2016	Council Bus Tour
18/04/2016	Council Workshop <ul style="list-style-type: none">prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period 22 March 2016 to 18 April 2016 are as follows:

Date	Activity
22 March 2016	Attended meeting re truckwash
31 March 2016	Attended Rhythm X Supercross Event Launch, Symmons Plains
31 March 2016	Attended briefing on review of Tasmanian Education Act by Minister for Education and Training, Jeremy Rockliffe, Launceston
31 March 2016	Met with Rhythm X Supercross Event organisers, Longford
4 April 2016	Attended Council workshop, Longford
5 April 2016	Attended meeting with Council's legal representation
5 April 2016	Attended Ross Local District Committee meeting, Ross
5 April 2016	Attending meeting with Ross resident, Ross
6 April 2016	Attended annual Councillor bus tour, Northern Midlands
14 April 2016	Attended farewell for Works & Infrastructure Manager, Wayne Chellis
18 April 2016	Attended Council workshop and meeting, Longford
Attended to numerous email, phone, media and mail inquiries.	

3 PETITION

1 PURPOSE OF REPORT

In accordance with the Vision, Mission and Values of Council as identified in the *Council's Strategic Plan 2007-2017* and the *Local Government Act 1993*, S57 – S60, provision is made for Council to receive petitions tabled at the Council Meeting.

2 OFFICER'S COMMENT

In relation to the receipt of petitions, the following provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57 and S58, should be noted:

Section 57. Petitions

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –
 - (a) a clear and concise statement identifying the subject matter; and
 - (b) a heading on each page indicating the subject matter; and

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- (c) a brief statement on each page of the subject matter and the action requested; and
- (d) a statement specifying the number of signatories; and
- (e) the full printed name, address and signature of the person lodging the petition at the end of the petition.

58. Tabling petition

- (1) A councillor who has been presented with a petition is to –
 - (a) table the petition at the next ordinary meeting of the council; or
 - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
 - (a) it does not comply with section 57; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

To provide an opportunity for Councillors and the General Manager to report on their attendance at recent conferences/seminars.

In accordance with Council's Strategic Plan 2007-2017 (2012/13 Revision), Part 1 – Governance, the core functions are:

- Support Council with governance advice and effective leadership, review and implement organisational values through day to day operations, effective communication, community consultation and advocacy, issues identification, strategic and corporate planning, annual reports, public and private resource sharing, induction of elected members, provision of legal advice, human resources management and liaise with representative bodies.
- Support Council with sound financial advice and management, and generate funds without burdening the community. Rates administration, budgeting and reporting, debt collection, taxation, asset registers and depreciation, receipts and payments, wages and salaries, loans and investments, records management, information technology, and customer service.

2 CONFERENCES AND SEMINARS

Nil

5 WORKS & INFRASTRUCTURE REPORT

The Works & Infrastructure Report for the period to 8 April 2016 was circulated in the Attachments.

6 BUILDING APPROVALS

The following table provides a comparison of the number and total value of building works for 2015 and 2016:

	YEAR - 2015				YEAR - 2016			
	MARCH		JAN –MAR		MARCH		JAN –MAR	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	11	2,621,566	23	5,246,685	3	1,030,000	12	4,433,204
Dwelling Additions	2	150,000	5	235,000	5	389,000	8	600,349
Garage/Sheds & Additions	3	297,550	13	794,600	8	1,563,262	23	1,828,847
Commercial	0	0	1	30,000	4	5,201,822	6	6,514,822
Other (Signs)	0	0	0	0	0		0	0
Swimming Pools	0	0	0	0	0		0	0
Minor Works	1	1,605	3	3,210	0		1	1,800
Building Certificates	2	2,001	3	5,001	0		0	0
Amended Permits	0	0	0	0	0		0	0
TOTAL	19	3,072,722	48	6,314,496	20	8,184,084	50	13,379,022

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	YEAR - 2015				YEAR - 2016			
	MARCH		JAN –MAR		MARCH		JAN –MAR	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
Inspections								
Building	0				35		99	
Plumbing	0				26		89	

Figures do not include Building Approvals processed under the Resource Sharing Agreements.

7 DEVELOPMENT APPLICATIONS

Planning decisions in March 2016:

Total Approved:	13	Total Refused:	0
Total Permitted:	1	Total Discretionary:	9
Average Days for Permitted	23	Average Days for Discretionary:	34
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	3	Total Withdrawn:	0

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-269	Re-subdivision between 2 lots to create 40.9ha lot & 14.9ha lot	687 & 869 Bishopsbourne Road, BISHOPSBOURNE	PDA Surveyors (obo Goss)	42	D
P15-295	Extractive Industry (rock quarry) (Level 2 Activity) - Biodiversity Code, Scenic Management Code (access and silt pond within scenic corridor)	295 Lake Leake Road, CAMPBELL TOWN	Midland Quarries Pty Ltd	24	D
P15-344	Multiple dwellings x 2 & carports x 2 - vary rear setback to 2m	82 Marlborough Street, LONGFORD	BJ Trotter	30	D
P15-360	Develop and use east wing of building as shop/office (heritage-listed place in heritage area)	6 Russell Street, EVANDALE	P Woof	23	P
P15-368	Removal of tree (heritage-listed place in heritage precinct)	79 Wellington Street, LONGFORD	Planning Development Services (obo Pitt)	31	D
P16-016	Dwelling addition (awning) - within Attenuation Distance	30 Summit Drive, DEVON HILLS	Z Bull	33	D
P16-024	Dwelling alterations & conservation works, reconstruction of exhibition room & driveway alteration (heritage-listed place)	'Patterdale', 173 Uplands Road, DEDDINGTON	G Corney (obo Gleneagles Management P/L)	42	D
P16-034	Funeral chapel additions & garage (vary setbacks, car parking & access provisions) within scenic corridor, bushfire-prone area & attenuation area	502 Hobart Road, YOUNGTOWN	All Urban Planning Pty Ltd (obo Finney Funeral Services)	38	D
P16-047	Deck	10 Old Bridge Road, PERTH	G G Smith	0	E
P16-050	Dwelling addition (ancillary apartment)	28 Burghley Street, LONGFORD	Prime Design	0	E
P16-062	Shed additions x 2 - retrospective	23 Anstey Street, LONGFORD	S & G Bricknell	0	E
COUNCIL DECISIONS					
P15-196	Amendment 06-2015: Rezone part of lot from Community Purposes to General Residential; in conjunction with 2-lot subdivision	9 Bond Street, ROSS	Northern Midlands Council	N/a	P
P16-036	Alterations to brick walls - lower height to 1800mm (heritage-listed place in heritage precinct)	11 Russell Street, EVANDALE	Northern Midlands Council	36	D
COUNCIL DECISIONS - REFUSAL					
-	-	-	-	-	-

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8 MATTERS AWAITING DECISION BY TPC & RMPAT

TPC Tasmanian Planning Commission	
IPS	Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Report on representations sent to TPC. TPC held a meeting on 21 May 2015 with Council staff and representors to discuss representations to the Interim Scheme. No further action from TPC at this time.
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPP) currently on exhibition by TPC. Closing date for comment 8.5.16.
07/15	Draft Amendment & Planning Permit P15-331 - 2 Hudson Fysh Drive, Western Junction: (CT 146537/2) – Carpark (variations to development standards) – public exhibition closed 31.3.16. 2 representations received – report to 18.4.16 Council meeting.
RMPAT Resource Management & Planning Appeals Tribunal	
P13-199	Appeal 110/15E – Environmental Protection Notice – 437 Woolmers Lane, Longford – Tyre Recycle Tasmanian v NMC
P15-157	Appeal 101/15P – Grain processing and distribution – 109 Auburn Road, Ross – J Bingley v NMC – ongoing mediation
P14-213	Appeal 113/15P – Earthworks, storage of used materials & carparking for Evandale Market – 18 Logan Road, Evandale – Woof v NMC - teleconference held – consent agreement submitted to RMPAT
P15-098	Appeal 114/15P – Shed (recycling and waste disposal) – 18 Logan Road, Evandale – Woof v NMC - teleconference held – consent agreement submitted to RMPAT.
Decisions received	
TPC	
06/2015	Rezone 9 Bond St, Ross from Community Purposes to General Residential – Approved by TPC 4.3.16
05/2015	Rezone 14 Church Lane, Nile from Community Purposes to Village – Approved by TPC 18.2.16
RMPAT	
-	-

9 USE OF COUNCIL SEAL: MARCH 2016

1	Final plans of subdivision
0	Part 5 Agreements under <i>Land Use Planning & Approvals Act</i>
0	Instruments of Approval for Planning Scheme Amendments
0	Draft Amendments to <i>Northern Midlands Planning Scheme 1995</i>
0	Management Agreements
2	Other Agreements/Documents

10 132 & 337 CERTIFICATES ISSUED

No. of Certificates Issued 2015/2016 year													Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
132	70	68	70	72	45	42	52	51	54				524
337	30	37	47	35	23	37	18	34	30				291
													676
													389

11 ANIMAL CONTROL

Item	Income/Issues 2014/2015		Income/Issues for March 2016		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,801	88,126	45	1,112	3,735	91,156
Dogs Impounded	88	5,360	6	505	56	3,681
Euthanized	3	-	-	-	3	-
Re-claimed	73	-	5	-	45	-
Re-homed/To RSPCA	12	-	-	-	7	-
New Kennel Licences	8	518	-	-	8	537
Renewed Kennel Licences	62	2,480	-	-	61	2,501
Infringement Notices (paid in full)	35	5,307	4	1,232	31	5,714
Legal Action	-	-	-	-	-	-
Livestock Impounded	2	300	-	-	2	130
TOTAL		102,091		2,849		103,719

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12 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.

MONTH	2013/2014		2014/2015		2015/2016	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	32	32	65	68	31	31
October-December	23	23	66	68	-	-
January-March	-	-	-	-	-	-
April-June	87	194	85	163	-	-
TOTAL	142	249	216	299	31	31

Other Environmental Health Services

Determine acceptable and achievable levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures by mutual consent or application of legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2013/2014	2014/2015	2015/16
Notifiable Diseases	6	2	3
Inspection of Food Premises	126	118	102

Notifiable Disease investigations have been carried out by the Department of Health and Human Services from Hobart, with only significant outbreaks directed to Council to assist with investigations. However, due to the prompt and thorough investigating by Council Environmental Health Officers, the Department now directs more cases for Council to investigate.

Food premises are due for inspection from 1 July each year.

13 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	3	-	2	1	-	-	-	-	2			
Building & Planning	6	1	4	-	2	4	5	2	5			
Community Services	-	-	-	-	-	-	-	-	1			
Corporate Services	4	1	16	-	6	4	-	1	-			
Governance	-	-	-	-	-	-	-	-	1			
Waste	1	-	-	-	-	1	1	1	1			
Works (North)	48	40	18	25	20	19	36	33	25			
Works (South)	2	8	5	4	6	3	3	5	11			

14 GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)

Date	Recipient	Purpose	Amount
22-Jul-15	Campbell Town District High School	Chaplaincy	\$1,500
22-Jul-15	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
4-Aug-15	Rural Alive & Well	Donation	\$5,000
11-Aug-14	Helping Hand Associated	Donation	\$1,000
11-Aug-14	Longford Care-a-car	Donation	\$1,000
15-Sep-15	Cressy District High School	Inspiring Positive Futures Program	\$8,000
21-Oct-15	Toosey Aged Care	Donation	\$150
22-Oct-15	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Cressy District High School	Donation - School Achievement Awards	\$90

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22-Oct-15	Avoca Primary School	Donation - School Achievement Awards	\$30
2-Dec-15	Perth Fire Brigade	Donation	\$50
22-Dec-15	Longford Fire Brigade	Donation	\$100
	Campbell Town Medical Centre	Donation - re: late Mr L Triffitt	\$50
23-Feb-16	Holman Clinic	Donation - re: late Mr B Ellis	\$50
17-Feb-16	Swap Meet Tasmania	Donation	\$120
16-Mar-16	Mr B Murray-Skey	Donation - International Children's Games - Taiwan	\$120
23-Mar-16	Christ Church flower show	Donation - Flowers	\$36
Planning/Building Applications Remitted			
14-Oct-15	Evandale Light Railway	Planning / Building Application fees	\$218
3-Feb-16	Evandale Light Railway	Planning / Building Application fees	\$402
3-Feb-16	NRM	Planning fees - Strathroy Riparian Reserve planting	\$231
Sporting/Academic Achievements			
22-Jul-15	Mr Bailey Groves	28th Summer Universiade South Korea	\$120
22-Jul-15	Ms Teresa Morris	Aust Darts Championships WA	\$60
5-Aug-15	Miss Kara Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mr Simon Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Julie Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Kaitlyn Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Ms Narinda Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Helen Farrow	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Georgia Brown	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
11-Aug-15	Mr Chayce Jones	All Australian U15 Football Team	\$120
30-Sep-15	Ms M Barron	2016 Womens Fast Pitch Softball Team	\$60
30-Sep-15	Mr C Barron	2016 Mens Fast Pitch Softball Team	\$60
15-Sep-15	Ms Jenna Myers	Australian Club Championships - Weightlifting	\$60
15-Sep-15	Ms Alysha Verwey	Australian Equestrian Interscholar Championships	\$60
10-Nov-15	Miss Emily Acheson	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
10-Nov-15	Miss Sophie Parkin	National U15 Girls Cricket Carnival 2016	\$60
18-Nov-15	Miss Kasman Murfet	Royal Edinburgh Military Tattoo - Virginia USA 2016	\$120
17-Feb-16	Ms K Earley	Bursary Program 2015	\$500
15-Mar-16	Mr L Hulme	Australian Youth Boxing Championships	\$60
16-Mar-16	Ms Ashley Blair	Bursary Program 2016	\$500
16-Mar-16	Ms Teneasha Latta	Bursary Program 2016	\$500
16-Mar-16	Ms A Ferrall	U17 National Netball Championships - Perth WA	\$60
05-Apr-16	Mr Cobey Evans	U13 State Team ASICS Little Athletics Championships	\$60
05-Apr-16	Ms Sharnee Johnstone	Bursary Program 2016	\$500
		TOTAL DONATIONS	\$29,707

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
21/03/2016	57/16	Australian Local Government Women's Association Tasmanian Branch	Council contributes the amount of \$1,000 to the Australian Local Government Women's Association Tasmania Branch toward the National Conference to be held in Launceston on 11-13 April 2017.	Executive Officer	letter advising of donation sent 24/3.	
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council ii) pay for an acoustics engineer to assess the Ross Town Hall.	Executive Officer	Inspection undertaken. Awaiting report.	
18/01/2016	Jul-16	Honeysuckle Banks Masterplan	That Council: i) Accept in principle, the draft Honeysuckle Banks masterplan; and ii) Release the draft Honeysuckle Banks masterplan for community consultation.	Executive Officer	Community consultation feedback collated. May workshop item.	

MINUTES – ORDINARY MEETING

18 APRIL 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/02/2016	31/16	Longford Destination Play Space And Playground	Council approves the placement of the order for stage one of the state of the art, electronic, destination play space, and the contemporary playground for younger children, on Longford Village Green, with the full payment to be made in 2016/2017	Executive Officer	Planning application being prepared.	
21/09/2015	252/14	Longford Destination Play Space: Proposed Stage Two Development	i) That Council support the inclusion of a Liberty Swing and Carousel in the planned Longford Play Space on the proviso that the funding for the purchase and installation of the Liberty Swing and fencing, and the associated additional rubber softfall is secured by Mrs Karen Bell; and ii) That Council contribute \$5,000 toward the purchase and installation of the Liberty Swing and Carousel; and iii) Should the funding application for the playspace not be successful, that Council continue to progress the installation of the liberty swing and carousel.	Executive Officer	Mrs Bell has reported that she is making steady progress with the fundraising.	
21/03/2016	71/16	Northern Midlands Council - Delegations Register	Pursuant to section 6 of the Land Use Planning & Approvals Act 1993 the Planning Authority delegates to the General Manager, or a person acting in that position its functions or powers under this Act.	Executive Officer	Complete.	
21/03/2016	58/16	Northern Midlands Council: Delegations Register	That Council adopt recommendations 1 to 8.	Executive Officer	Complete.	
21/03/2016	61/16	Policy Review: Council's CCTV Program and Code of Practice and Local Business and Community Organisation Participation in Council's CCTV Policy	That Council adopts the changes to the CCTV Program and Code of Practice, incorporating the Local Business & Community Organisations Participation in Council's CCTV Program.	Executive Officer	Complete.	
21/03/2016	62/16	Policy Review: Use of Council Logo	That Council adopts the changes to the Use of Northern Midlands Council Logo Policy.	Executive Officer	Complete.	
21/03/2016	60/16	Policy: Public Liability Insurance Requirement for Council Owned Facilities	That a decision on the matter be deferred to the 18 April 2016 Council meeting, pending the provision of further information.	Executive Officer	To be considered at May Council workshop.	
21/03/2016	59/16	Policy: Australia Day and Volunteer Recognition Northern Midlands Council Award Criteria	Council adopts the draft Australia Day Awards and Volunteer Recognition Policy, rescinding the existing Volunteer Recognition Policy.	Executive Officer	Complete.	
21/09/2015	251/15	Proposal for a Stand Alone Visitor Information and Tourist Centre at Longford	That Council 2. support a 3 year trial of a Visitor Information Centre in the Memorial Hall, Longford, contributing up to \$15,000 toward the cost of equipment and furniture, subject to the following: a) Consultation with existing users is undertaken and an agreement reached in respect to shared use of the Hall; and b) The establishment of a group (independent of Council) to manage and man the Visitor Information Centre. 3. liaise with the Heart FM, Longford Tourism Group, Longford Local District Committee and Northern Midlands Business Association.	Executive Officer	Matter being discussed with Longford Local District Committee, Longford Business & Tourism Association.	
21/03/2016	54/16	Recommendations Of Sub Committees - Campbell Town District Forum	That Council note and investigate the following recommendation/s of the Campbell Town District Forum: That Council request a greater Police presence in the Midlands area.	Executive Officer	Letter sent to Police Commissioner. Meeting to be scheduled.	
21/03/2016	54/16	Recommendations Of Sub Committees - Longford Local District Committee	That Council note the following recommendation/s of the Longford Local District Committee: The Longford Local District Committee recommends the Legislative Council report into Built Heritage be circulated to Councillors and other interested committees for their information.	Executive Officer	Report circulated to Councillors.	

MINUTES – ORDINARY MEETING

18 APRIL 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
21/03/2016	54/16	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation/s of the Ross Local District Committee: Mrs Christine Robinson be nominated to attend meetings of the Elizabeth Macquarie Irrigation Trust (EMIT) and provide information back to the Ross Local District Committee, and Mrs Robinson delegate to another member of the Committee in the event she is unavailable to attend an EMIT meeting.	Executive Officer	Complete.	
21/09/2015	249/15	Tom Roberts: Proposed Interpretation and Grave Upkeep	That Council: i) endorse the proposal for Tom Robert's interpretation at Longford and/or Christ Church Illawarra, and ii) enter into negotiations with Christ Church with regard to the upkeep of Tom Robert's grave.	Executive Officer	Negotiations underway with Dumaresq family & Tom Roberts descendants to also be consulted. Draft interpretation board design prepared.	
21/03/2016	66/16	2016 National General Assembly Of Local Government (ALGA)	That iii) Council submit the following motion for consideration at the ALGA conference: a) That the National General Assembly call on the Federal Government to amend the Australian Taxation regulations in regards to the expectation that not-for-profit volunteer organisations lodge annual Tax Returns retrospectively and includes an extra category in the list of Community Service organisations that can self-assess under the prescribed by law test, that listing being: Incorporated volunteer community organisations that are altruistic and solely for the betterment of the community.	General Manager	See information report - no further action required.	
21/03/2016	65/16	ATO Demand for Annual Tax Returns from Not-For-Profit Community Groups since commencement	That i) Council agree in principle: a) to write to Federal Government Ministers asking that they forestall the unnecessary 'crackdown' on not-for-profit community groups before any more letters are sent to not-for-profit organisations from the Australian Taxation Office; and b) that the Northern Midlands Council calls on the Federal Government to amend the Australian Taxation regulations in regards to the expectation that not-for-profit volunteer organisations lodge annual Tax Returns retrospectively and includes an extra category in the list of Community Service organisations that can self-assess under the prescribed by law test, that listing being: Incorporated volunteer community organisations that are altruistic and solely for the betterment of the community.	General Manager	See information report - no further action required.	
21/03/2016	65/16	ATO Demand for Annual Tax Returns from Not-For-Profit Community Groups since commencement	That ii) a report be tabled at the April Council meeting.	General Manager	See information report - no further action required.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 1. That Council make further representation to TasGas with regard to bringing gas to TRANSlinc.	General Manager	Report provided in Council Agenda.	
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed.	
14/12/2015	369/15	Financial and Economic Analysis of the Campbell Town War Memorial Oval Precinct Development Plan	That Council: i) accept in principle the Campbell Town War Memorial Oval Precinct Redevelopment: Financial and Economic Analysis Report; ii) approve Council Officers pursuing external funding opportunities to implement the recommendation of the report: being that the Multi-Function Centre is economically feasible, iii) seek a business plan with a statewide perspective and further information from the AFL.	General Manager	Consultant has provided final report on financial analysis for the multi-function centre. Application submitted for NSRF grant.	

MINUTES – ORDINARY MEETING

18 APRIL 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/02/2016	32/16	Financial And Economic Analysis Of The Campbell Town War Memorial Oval Precinct Development Plan	That i) Council officers call quotes for the design of the smaller clubrooms (incorporating change facilities and public toilets).	General Manager		
17/08/2015	232/15	Heart FM Community Radio Station	That Council approve the allocation of \$11,000 to fund the conversion of the room in the Memorial Hall into HeartFM's studio and office, and in return Council will receive at no charge a Gold Level Sponsorship package with HeartFM across 2015-2018.	General Manager	Progress delayed by Telstra negotiations re use of their tower near Poatina.	Aug-16
22/06/2015	148/15	Information Items	That TasWater be requested to provide a water tank to the Conara community.	General Manager	Cr Gordon met with TasWater, awaiting outcome of discussions. Matter to be raised at May workshop with representatives from TasWater.	
18/01/2016	11/16	LGAT General Meeting: Call for Discussion Topics	That Council propose the following Discussion Topics for the Local Government Association of Tasmania General Meeting of 12 February 2016: Constitutional Role of Local Government; Low income housing and housing for itinerant workers; and Tyre levy.	General Manager	Discussion topics submitted.	
15/02/2016	34/16	Lighting: Velodrome & Village Green Improvements To Christmas Lighting	That Council officers be authorised to investigate suitable lighting arrangements for i) the tree and other areas of interest within Village Green; and ii) Longford velodrome; and report back to Council.	General Manager	Proposal to be presented to May workshop.	
21/03/2016	67/16	Local Government Association of Tasmania (LGAT) – Motions for the General Meeting: 20 July 2016	That Council ... list the following matters for consideration at the LGAT General Meeting to be held on 20 July 2016: i) Introduction of State Tyre Levy; ii) Federal Government assistance to replace the Bass Link cable; iii) LGAT to call on the Federal Government to amend the Australian Taxation regulations in regards to the expectation that not-for-profit volunteer organisations lodge annual Tax Returns retrospectively and includes an extra category in the list of Community Service organisations that can self-assess under the prescribed by law test, that listing being: Incorporated volunteer community organisations that are altruistic and solely for the betterment of the community.	General Manager	To be progressed.	
21/09/2015	257/15	Local Government Reform	That i) the General Manager continue to participate in discussions with the councils to achieve a collaborative approach to the regional benchmarking project. ii) the fee offer from CT Managerial Group be noted and a decision on the matter be held in abeyance.	General Manager	No further action is required. Joint project to progress.	
21/03/2016	73/16	Local Government Reform	That Council: i) Endorse the Project Brief: Investigation of Shared Services Model; ii) Authorise the Mayor and General Manager to sign a Memorandum of Understanding; and iii) Formally advise Minister Peter Gutwein of Council's decision.	General Manager	Letter sent to Minister and MoU to be signed by Mayor.	
21/03/2016	75/16	Longford Odour Emissions	That a report be tabled and the matter be discussed with TasWater at the May Council Workshop and listed for the May Council meeting.	General Manager	To be prepared.	
21/03/2016	72/16	Northern Lights (Regional) Street Light Replacement Program	That Council commits to the Northern Lights program and allocates capital funding up to \$761,000 (plus overheads) to replace all 1,069 mercury vapour and compact fluorescent lamp (CFLs) street lights with light emitting diode (LED) street lights.	General Manager	Formal advice provided.	
22/06/2015	150/15	Northern Midlands Community Sports Centre Master Plan	That Council: i) Accept the Northern Midlands Community Sports Centre Master Plan in principle; and ii) Request Council Officers, in collaboration with Health Revival Longford, to review the recommended implementation stages in the Master Plan and develop a revised prioritised list of implementation stages; with the exclusion of the therapy pool.	General Manager	Revised priority staging developed. Plans prepared for the new gym and storage area.	

MINUTES – ORDINARY MEETING

18 APRIL 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
21/09/2015	266/15	Stokes Park: Concept Plan	That i) management meet with Mr Stokes to discuss the concept plan. ii) management be authorised to seek community comment on the previously prepared concept plans for Stokes Park. iii) the comments received be used as a basis for amending the concept plans and then presented to Council at a Workshop. iv) the horse trail be considered as part of the concept plans.	General Manager	To be progressed as a component of the Longford Township CBD Urban Design Strategy	
21/09/2015	272/15	West Perth Stormwater Assessment	That Council 1) initiate ongoing discussion with the State Government and TasRail to fully investigate opportunities to fund the required upgrade of Youl Main Road and Drummond Street and their associated drainage culverts, including culverts under the railway line; and 2) concurrently investigate the introduction of a stormwater head-works levy.	General Manager	Underway.	
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 2. That council investigates Blackburn Park's suitability for free overnight camping for self contained vehicles and opportunities for relocation.	Planning & Development Manager	Information item to April Council meeting. Planning & Development Manager to attend the 3 May 2016 meeting of the Campbell Town District Forum.	Apr-16
15/02/2016	45/16	Green Army Programme Funding: Round 5	That Council supports the making of an application for Green Army Round 5 funding.	Planning & Development Manager	Underway.	
18/01/2016	18/16	Land Use and Development Strategy	That Council support the preparation of a comprehensive and contemporary Land Use and Development Strategy for the Northern Midlands and resolve that: i) Officers prepare a detailed project brief; ii) On completion of the brief, tenders be called to undertake the project; iii) That a budget variation of up to \$40,000, representing initial consultancy fees, be approved if required; and iv) A strategic planning allocation of \$300,000 be provided in the 2016/17 draft budget.	Planning & Development Manager	Endorsed at March Council Meeting.	
21/03/2016	78/16	Land Use and Development Strategy	That Council i) endorse the attached Land Use and Development Strategy brief to allow tenders to be called; ii) that the tender be called as staged reports and as a whole, and reported back to council.	Planning & Development Manager	Progressing.	
21/09/2015	273/15	Longford LED/Neon Signage	That the issue of large non-compliant signs be addressed and that a policy be developed in relation to the small compact signs.	Planning & Development Manager	Information Item to April Council meeting.	Apr-16
19/10/2015	310/15	Planning Practice Quarterly Report: July – September 2015	future quarterly reports include trending information and be in an updated format	Planning & Development Manager	Format being addressed.	
13/10/2014	267/14	Policy Review: Policy 30 – Dog Management Policy	That Council endorse the proposed changes to Policy 30, as highlighted in the attached document, for public exhibition in accordance with s.7 of the Dog Control Act 2000.	Planning & Development Manager	Under further review.	Jun-16
21/09/2015	265/15	Proposed By-Law: Animal Management	That management prepare, for Council's consideration, a draft Animal Management By-Law, inclusive of explanatory materials setting out what the by-law will cover and the impact it will have	Planning & Development Manager	In progress.	
21/03/2016	79/16	Review of Fireworks in Tasmania	That The Northern Midlands Council responds to the review of fireworks in Tasmania by providing a copy of its current Policy and encouraging the introduction of: 1) Early and broad public notification of proposed displays; 2) Limitation of category 2 displays to specific days (e.g. Cracker night and new year's eve). 3) Increase the cost of a permit from \$75 to \$100 to assist in mitigating the increased administrative costs. 4) Obtain Accident + Emergency statistics on fireworks related presentations at the major hospitals to see if there is a correlation of increased presentations with the current increasing trend in fire permit applications.	Planning & Development Manager	Comments and request for information sent.	

MINUTES – ORDINARY MEETING

18 APRIL 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
21/03/2016	66/16	2016 National General Assembly Of Local Government (ALGA)	That i) ... authorise the attendance of Mayor Downie; Cr Adams; and the General Manager at the 2016 National General Assembly of Local Government to be held at the National Convention Centre in Canberra from 19 to 22 June 2016.	Executive Assistant	Reservations made. Complete.	
21/03/2016	66/16	2016 National General Assembly Of Local Government (ALGA)	That ii) Council amend the scheduled date for the June 2016 Council meeting to Monday, 27 June.	Executive Assistant	Schedule amended.	
21/03/2016	63/16	Local District Committee Membership	That Council accept Mr Adrian Jobson as a member of the Evandale Advisory Committee.	Executive Assistant	Letter sent.	
21/03/2016	77/16	2016/2017 Municipal Budget	That Council adhere to its previously adopted Budget process and endorse the 2016-17 Draft Budget parameters	Corporate Services Manager	Noted.	
15/02/2016	32/16	Financial And Economic Analysis Of The Campbell Town War Memorial Oval Precinct Development Plan	That iii) Council incorporates in the 2016/2017 budget a funding allocation of \$750,000, being a 50% contribution to the project.	Corporate Services Manager	Noted.	
16/11/2015	322/15	Recommendations Of Sub Committees - Nile Catchment and Landcare Group Inc.	That Council note and investigate the following recommendations of the Nile Catchment and Landcare Group Inc. - That Council investigate the possibility of extending the wheelie bin service from Winburn (where it currently ends), along the Deddington Road to Deddington, then back to the Nile Road via Bryants Lane.	Corporate Services Manager		
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 1. That the signs for the museum are re-hung so they are more visible for passing cars.	Works & Infrastructure Manager	Seeking advice from Mr Denman.	
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 3. That Council investigate installation of BBQs in Valentine Park.	Works & Infrastructure Manager	W&I Manager recommends that the BBQ not be installed as this was considered and rejected when the Blackburn Park BBQ was installed.	
15/02/2016	28/16	Confirmation Of Minutes - Evandale Advisory Committee	Council note and investigate the following recommendations of the Evandale Advisory Committee - That Council investigate the feasibility of having the hydro poles moved (Falls Park Frontage). Carried 5/2	Works & Infrastructure Manager	Report to Council.	
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council i) erect a bus shelter behind the Ross Town Hall and retain the Bus Only sign at its present location.	Works & Infrastructure Manager	Plan finalised	
20/04/2015	102/15	Priority Project: Sealing of Nile Road	That Council authorises the preparation of an economic appraisal of road infrastructure investment for the sealing of the Nile Road, up to a maximum of \$10,000.	Works & Infrastructure Manager	Report received and under review.	
21/03/2016	54/16	Recommendations Of Sub Committees - Morven Park Management & Development Association Inc	That Council note and investigate the following recommendation/s of the Morven Park Management & Development Association Inc.: that the speed limit sign (within the grounds of Morven Park) be moved from present location to further along road on the opposite side and that it be a back to back sign showing speed limit both directions.	Works & Infrastructure Manager	Complete.	

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration	Executive Officer	Awaiting advice on alternative material for Cressy sign due to safety concerns raised by State Growth.	

MINUTES – ORDINARY MEETING

18 APRIL 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	125/15	Glenorchy City Council Re: Council Reform	That Council defer any action on this request from Glenorchy City Council awaiting the outcome of current benchmarking project with neighbouring councils.	General Manager	Benchmarking project to be finalised.	
16/03/2015	63/15	Longford Horse Association	Approves expenditure of a maximum of \$2,000 from the Economic Development Committee budget to fund a consultant to review the proposed Longford Horse Trail to identify opportunities and restraints; and report back to Council.	General Manager	To be addressed as part of the Longford CBD Urban Design Plan.	
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Awaiting suitable grant funding program.	Review 6 Monthly
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	That Council investigate the feasibility of a trial of cat management activities in a local community in the Municipality with a view to test the effectiveness of cat control in reducing populations of feral and unrestrained cats. It is suggested that the investigation consider approaches used in the Bellingham area as a model for use in NMC.	NRM Officer / Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan.	
16/03/2015	60/15	Confirmation Of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	note and investigate the following recommendations of the Ross Local District Committee: The Ross Local District Committee request the Northern Midlands Council to have all cats registered.	Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan.	
15/09/2014	220/14	Confirmation of Minutes	That Council create an inventory of goods and chattels owned by Council.	Corporate Services Manager	Ongoing. Godfrey Rivers paintings restored.	30-Jun-16
16/11/2015	322/15	Recommendations Of Sub Committees - Cressy Local District Committee	That Council note and investigate the following recommendations of the Cressy Local District Committee: That Council: i) place a cover over the Cressy history board to preserve it from the elements. ...	Works & Infrastructure Manager	Included in 2016/17 budget.	

Matters that are grey shaded have been finalised and will be deleted from this schedule

16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 31 March 2016

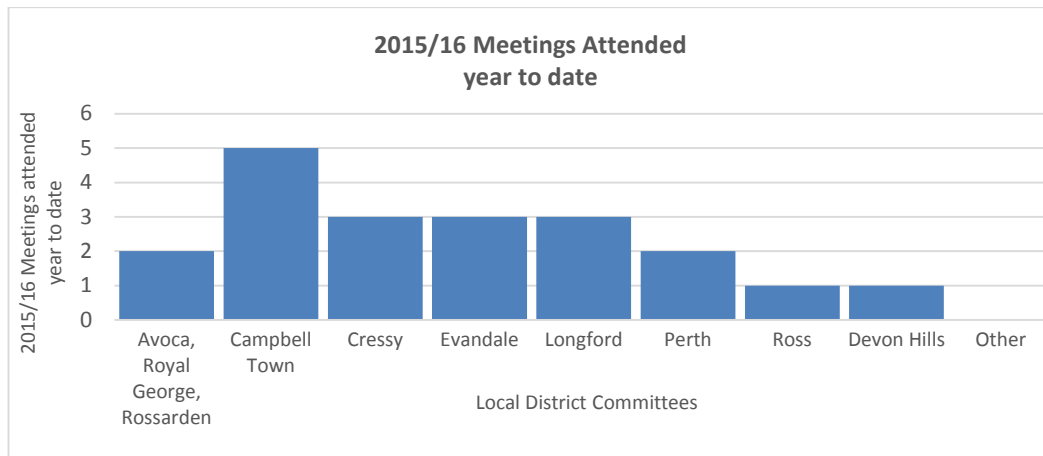
1. GOVERNANCE UNIT –GENERAL MANAGER

Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 21 March
- Council Workshops:
 - 7 March
 - 31 March (special workshop)
- Executive Management Team:
 - 2 March
 - 16 March
 - 30 March
- Staff Meeting
 - 8 March
 - 22 March
- Community meetings:
 - Cressy Local District Committee

MINUTES – ORDINARY MEETING

18 APRIL 2016



- Other Meetings:
 - Attended meeting re amalgamation/resource sharing modelling initiative
 - Attended emergency evacuation exercise (scenario)
 - Met with Mr Cam Oakley, Hydrodynamica re stormwater infrastructure TRANSlink
 - Met with Mr Robert Harrison re TRANSlink detention basin
 - Attended NTD Local Government Committee Meeting
 - Met with resident re dog complaint
 - Met with Toosey management
 - Met with Mr Greg Ingham
 - Met with Mr Chris Griffin - Tourism Northern Tasmania
 - Met with Woolston's re stormwater infrastructure TRANSlink
 - Met with Ms Kate Williams
 - Attended General Managers workshop
 - Met with Mr Tony Purse - Loop Architecture re Perth Community Centre Master Plan
 - Met with Ms Melissa Lewarn and Ms Rosanna Coombes – NRM North
 - Met re Evandale Medical Centre
 - Attended Works & Infrastructure Department Toolbox Meeting
 - Met with JMG re lighting at Village Green
 - Met with Mr Paul Hodgen, Launceston Airport
 - Met with Mr Phil Winfield, TasGas
 - Met with Longford business owners re parklets
 - Attended meeting re proposed Woolmers bridge replacement
 - Met with Mr Brendan Croswell and Mr Patrick Davey re Morven Park clubroom floors
 - Met with Mr Robert O'Hara, Longford Riverside Caravan Park
 - Met with Lange Design re Longford Urban Design Strategy
 - Met with Cr Janet Lambert
 - Met with Cr Ian Goninon
 - Met with Cr Leisa Gordon

b. General Business:

- Health & Safety and Risk Management Review
- NBN Rollout
- Sub Regional Alliance
- Legal issues, leases and agreement reviews
- Interim Planning Scheme issues
- Road Construction
- Engineering Services
- Drainage issues & TRANSlink stormwater
- Road and Traffic issues
- Resource Sharing
- Animal Control
- Buildings

MINUTES – ORDINARY MEETING

18 APRIL 2016



- Tourism
- NRM North
- Staff issues/Employment
- Childcare issues
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Governance Audit
- General correspondence.

c. Other Activities:

- Citizenships
- Agenda
- Councillor requests, meetings, speeches, emails & phone enquiries
- Project support
- Newsletters
- Staff

2. CORPORATE SERVICES BUSINESS UNIT

a. Customer Service

- Member of the National Local Government Customer Service Network.
- Service Tasmania contract for services in Campbell Town.
- Policy reviews.

b. Finance

- Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Property sales for unpaid rates, Debt Collection services, and Debt summons/warrants.
- Budget adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report.
- Grants Commission information, sundry grant reporting and auditing. Committee financial management support and auditing.
- Property ownership, licences and leases, property committee, aged care unit tenancy, unclaimed monies register, Public Land Register, and sports centre management support.
- Records Management, archives, website and facebook, town and local committee web pages, new resident's information, council information policies and procedures.
- Banking & Investments, Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2015/16 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST PAYG FBT Fuel & Land Tax, and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, Annual Report and quarterly reports.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations. Service support and account issues.
- General accounting, customer service, feedback survey, correspondence and reports.
- Audit & Audit committee procedures, processes and support.

MINUTES – ORDINARY MEETING

18 APRIL 2016



- Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues including new Devon Hills Community Fire Plan Development.
- Waste Transfer Station Management issues, Kerbside waste collection contract issues and special clean-up service.
- General Office support and attendance of meetings, reports, emails & phone enquiries.
- Works & Infrastructure support.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.
- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support.
- Risk Management, safety management and reporting, drug & alcohol policy administration, and contractor and volunteer management.
- Light Fleet Management.

c. Insurance

- Insurance renewals and policy maintenance.
- Risk Register review and audits.
- Nil open Workers Compensation claims.
- 1 Windscreen Claim.

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- IT Independent Audit, Disaster Recovery & IT backup maintenance.
- Council Web Site, Town and Local District Committee site maintenance, NMBA website and HH App maintenance.
- Infonet system maintenance.
- ApproveTas maintenance.
- Cemetery database maintenance.
- Installation of new Office telephone system & Mobile phone plan review.
- Sundry database creation and maintenance.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation.
- WiFi network and hotspots.
- Fleet tracking.
- ECM Upgrade implementation & training.

3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Managed the submission of applications to the National Stronger Regions Fund Round Three for the Translink Precinct Renewal Program and the Powranna Truck Wash Facility, and assisting with the Campbell Town Oval Complex application. Outcome anticipated July 2016.
- Coordinated Council's funding application for Bridges Renewal Programmes Round One Funding for Westmoor Bridge, Powranna Road Cressy. Funding secured. Prepared and submitted application for funding in Round Two for Lake River Bridge on Macquarie Road. Funding secured. Funding Agreement finalised.
- Working with State Growth to redevelop the Translink prospectus.
- Assisting with the planning for the Longford CBD Urban Design Master Plan project.
- Organising "Voices from the Graves" performance on May 14th 2016 as part of the National Trust Heritage Festival.

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- Assisted a local business with an application to the Tasmanian Jobs and Investment Fund.
- In discussion with Dr Jane Deeth regarding the proposed events across the state in 2017 to celebrate the 250th birthday of artist John Glover.
- Coordinating meetings of the Northern Midlands visitor centres, with the last meeting held March 9th 2016.
- Managing the council pages for the Country Courier.
- On a working group to develop convict-themed self-guided tours of the Heritage Highway Region.
- Participating in the TNT Infrastructure and Cycling Strategy projects by providing data, participating in consultation sessions and reviewing report drafts.
- Prepared a funding application to the Stronger Communities Funding Program for the purchase of four marquees for hire to Northern Midlands events organisers. Contract being finalised.
- Working with Councillor Polley on the Tom Roberts Interpretation Project and in preliminary stages of developing a plan for a Northern Midlands Artist Trail.
- Longford Visitor Appeal Study and Longford Placemaking Strategy and associated activation plan. Project Champion in place.
- Coordinating the Longford Play Space and Playground project.
- Await further advice from Opcon Pty Ltd re the 2016 Longford Revival Festival.
- Review of Council's online business directory well underway.
- Managed the consultancy for the financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan. Funding application made to NSRF.
- Managing the consultancies for the Perth and Longford Recreation Grounds Masterplans.
- Assisting the Heritage Highway Tourism Region Association Board with the implementation of the Association's 2015/16 Business Plan.
- Representing NMBA at the quarterly TCCI Chambers Alliance Forums.
- Collaborating with NMBA to plan the 2016 Northern Midlands 'Think Big: Shop Small' Campaign.
- Assisting with the implementation of the recommendations of the 'Tourism Potential of Ben Lomond National Park: Feasibility Study'.
- Supported a film company to develop a feasibility study towards the making of a Norfolk Island – Norfolk Plains documentary: company currently applying for funding.
- Facilitating the progressing of the agenda of the Northern Midlands Economic Development Committee.
- Serving on a working group aiming to secure a sustainable future for Heart FM Radio Station. Negotiations with Telstra have stalled progress.
- Assisted with securing funds from Your Community Heritage Grants program to interpret convict stories at Woolmers and Brickendon Estates. Assisting with the introduction of the convict-themed tours.
- Representing the Heritage Highway Region at quarterly Tourism Northern Tasmania Local Tourism Association forums.

b. Community development focus

- Preliminary discussions with Rural Alive and Well re the development of suicide prevention plans in Northern Midlands communities.
- Prepared an application to the Cycling Luminaries Awards 2016 for the Longford velodrome. Outcome awaited.
- Coordinating activities towards Council actively being a Refugee Welcome Zone.
- Met with Council of the Ageing Staff to receive a briefing on the age-friendly communities project.
- Assisted Active Launceston to introduce the Strength to Strength Exercise Program into the Northern Midlands.
- Finalising the updating of Council's Social Recovery Plan.
- Coordinated the Honeysuckle Banks Masterplan community consultations.
- Assisting LINC management develop the vision for the future of the LINC's at Longford and Campbell Town.
- Prepared a funding submission for Eating Disorders Association Tasmania for a community education program across the state in 2016, including facilitation of the evaluation of the program by UTAS. Outcome awaited.
- Managing the development of the 2015-2020 Disability Discrimination Access Action Plan. First committee meeting held October 6th and town assessment visits being scheduled.
- Collaborating with Beacon Foundation and local district high schools to establish a Northern Midlands Business Partnership Group: assisted with organising the stakeholder held August 27th 2015. Managed the

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first Group Meeting held October 2015. Next meeting scheduled for May 12th 2016.

- Managing contracts with PCYCs and Northern Job Links for the 2016 youth programs.
- Participating in the implementation of the Master Plan for the Northern Midlands Health, Fitness and Sports Centre.
- Coordinating Council's Further Education Bursary Program.
- Assisting Health Revival with efforts to secure grant funding to expand the range of programs and equipment at the Northern Midlands Sports Centre. To date, a grant has been secured from the Longford Rotary Club.
- Participating in the quarterly Northern Midlands Health Service Providers Forums.
- Participated on a state Equine Emergency Management working group. Animal Evacuation Workshop scheduled for June 9th 2016.
- Member of the Northern Region Sport and Recreation Committee
- Member of Council's Health and Safety Committee

4. PLANNING & DEVELOPMENT UNIT

a. Policy

- Continuing participation in NTD regional planning committee.
- Ongoing review of current policies.
- Ongoing review of work programs and standard operating procedures.
- Regular planning and building assessment unit meetings.
- Participation in the Economic Development Committee.
- Pursue development of tyre recycling facility.
- Participation in Launceston Gateway Project – Demand Analysis.
- Pursue preparation of Land Use and Development Strategy.
- Perth Strategy Plan

b. Health

- Ongoing issues requiring water samples etc.
- Liaise with Department of Health re. Royal George water quality issues.
- Liaise with Department of Health re. Avoca water quality issues.
- Ongoing testing of recreational water quality – pools and river swimming holes.
- Continue to support and administer the Immunisations programme.
- Licensing and inspection of food premises.
- Place of Assembly licence inspections and renewals is ongoing.
- Review of procedures for continuous improvement is ongoing.
- Ongoing review of potential asbestos issues (recent fire at Rossarden).
- Response and investigation of complaints – e.g. noise and odour.

c. Building.

- Follow up of illegal works continuing.
- Assistant Building Surveyors attending ongoing professional development training seminars.
- Plumbing inspections and assessment are ongoing.
- Review of procedures for continuous improvement is ongoing.
- Amended Plumbing and Building regulations to be assimilated into ongoing practices.

d. NRM

- Participation with the Mill Dam Committee.
- Operation of NRM Committee of Council.
- National rainwater and grey water initiative of the Australian Government – opportunities to be investigated.
- Environmental Management Plan – review of implementation programme.
- Review of relevant development proposals is ongoing.
- Weed management and action plan implementation.
- Follow up and monitoring of reported weed infestations.
- Regular articles in local newspapers.
- Coordination of Mill Dam bank stabilisation project.

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- Maintenance of Mill Dam plantings.
- Facilitation of various Green Army projects.

e. Compliance

- Permit conditions – Structured review of compliance with planning permit conditions – ongoing.
- Building audit – ongoing.
- Service of Building and Planning Notices.
- Prosecution for illegal buildings and works ongoing as required.
- Signage.
- Election signage
- Follow up dog registrations and compliance with kennel and dangerous dog restrictions.
- Regular inspection visits to Mill Dam.
- Campaign re picking up after dogs.
- Active review of dogs not previously registered.
- Promote consistent processes across region.
- Fire Abatement inspections and notices.
- Overhanging tree inspections - Implementation of Policy.
- Overnight camping site in Campbell Town.

f. Planning

- Participation in the TRANSlink working group.
- Consideration of TRANSlink rail hub development concept.
- Participation in Regional Planning Scheme issues.
- Consideration of Planning Directives.
- Consideration of proposed planning legislative amendments.
- Ongoing review of procedures and physical office environment.
- Brief for Heritage Streetscape project.
- Participation in Perth Structure Plan project.
- NMC Land Use Strategy.
- Active response to enquiries and development opportunities.
- Amendments to interim scheme.
- Assessment of development proposals.

g. Animal Control

- Continued follow up of dog registrations.
- Follow up of kennel licences
- After hours call outs for dog at large etc.
- Review of procedures.
- Dog attacks.
- Dangerous Dog declarations.
- Service of related notices and infringements.
- Court attendance.

5. WORKS & INFRASTRUCTURE UNIT

In conjunction with INFO 5 – Works & Infrastructure Report.

a. Asset Management

- New asset information collection and verifications– ongoing.
- Programmed inspections of flood levee and associated infrastructure – ongoing.

b. Traffic Management

- Liaising with Department of State Growth to resolve traffic issues within municipality.
- Traffic counts on roads throughout the municipality – ongoing.

c. Development Work

- McShane subdivision, stage 2, (Seccombe Street, Perth) has reached practical completion.
- 4 Lot Pegasus subdivision Ross at practical completion.
- Stage 2 of Holliejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.

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- 3 lot Gadsby subdivision in Cromwell Street, Perth has reached practical completion.
- 5 lot Chugg subdivision in Malcombe Street, Longford has reached practical completion.
- 13 lot Shervan subdivision between Norfolk Street and Drummond Crescent, Perth has reached practical completion.
- Stage 2 of the Kerr/Bean/Shervan subdivision, Mulgrave and Seccombe Street, Perth has reached practical completion.
- 9 Lot Shervan Subdivision in Fairtlough Street, Perth has reached practical completion.

d. Waste Management

- Input into regional waste management discussions – ongoing.

e. Tenders and Contracts

- Work on Westmoor Bridge, Powranna Road – approaching completion.

f. Flood levee

- Programmed monthly/ bi-monthly inspections of flood levee carried out by Works and Infrastructure staff.

g. Engineering

- Input into Northern Regional Infrastructure group – ongoing.
- Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.
- Development of stormwater plans for all towns as required by the *Urban Drainage Act 2013* – ongoing.

h. Capital works

- Logan Road, new stormwater main – complete.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2015

Prepared by: Martin Maddox, Accountant/Executive Officer

Resource sharing summary for the period 1 July to 30 June 2016 was circulated in the Attachments.

18 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		March 2016	Jan – Mar 2016	March 2015
Graffiti in toilets	Valentines Park	\$ 400		
TOTAL COST VANDALISM		\$ 400	\$ 3,570	\$ 0

19 YOUTH PROGRAMME UPDATE: MARCH 2016

Prepared by: Lorraine Green, Economic and Community Development Manager

Youth Activity Programs

Council contracted the Longford and Launceston PCYCs to provide youth programs weekly across the first school year term 2016. The Longford and Perth programs assist high school-aged students to learn life and interpersonal skills through physical activity-based programs.

The Perth Youth Program on Thursday late afternoons had four sessions in February and a total of 33 participants: averaging 8 at each session.

The Longford Friday evening Youth Program at the Sports Centre had 35 participants across the three March sessions; averaging 12 participants at each session.

The Evandale afterschool program for primary-aged students involves students in physical activity that encourages the learning and practise of appropriate social and interpersonal skills. There were two sessions in March; averaging 13 participants at each session.

Youth Mentoring Program

Council contracted National Joblink (NJL) to provide fortnightly mentoring sessions at Campbell Town and Cressy District

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High Schools for students referred by school staff for assistance with primarily managing behavioural and socialisation issues. These sessions commenced in late February and ended during the last week of Term One.

At Cressy District High School, the NJL mentor worked with grade 7 and 8, and at Campbell Town District High School worked with students from grades 7-12. Planning is in place to consolidate and grow these work programs in Term Two.

20 ATO DEMAND FOR ANNUAL TAX RETURNS FROM NOT-FOR-PROFIT COMMUNITY GROUPS

Prepared by: Maree Bricknell, Corporate Services Manager

The query raised regarding the submission of tax returns by not-for-profit community groups has been investigated by Council officers. A suggested course of action has been recommended to be undertaken by the Committee and the matter is now considered to have been resolved.

21 OVERNIGHT CAMPING – BLACKBURN PARK

Prepared by: Duncan Payton, Planning & Development Manager

Approval was granted in 2010 for Blackburn Park (southern side of the river) on Franklin Street, Campbell Town to be used as an overnight camping area. Use of the area is limited to fully self-contained vehicles, with a maximum stay of two nights. Non self-contained vehicles, tents and camp fires are prohibited.

Notwithstanding signage on site clearly detailing this, Council has received a small number of complaints asserting use of tents and other non-self-contained vehicles and stays longer than two nights. In addition, there have been some allegations of inappropriate behaviour (public urination), lighting of fires and noise from generators

The Campbell Town District Forum (min ref 287/15) has asked that Council investigate the suitability of Blackburn Park for overnight camping in self-contained vehicles and opportunities for relocation.

Officers from Council's Planning & Development Department have visited the camping area on a number of occasions, both randomly and in response to complaint, and found that only a small number of users have had to be reminded of the signed limitations on the use of the site.

Blackburn Park is considered to be well located, in a picturesque area of Campbell Town with easy access to shops and facilities. Other possible locations, such as Lions Park or the Show Grounds are not as inviting or as positively linked to the commercial centre.

All potential sites, as with Blackburn Park, will experience the occasional use and behaviour not compatible with the intent of the site, resulting in occasional complaints to council officers. In this regard, Blackburn Park has the higher public profile and visibility, which of itself will be a limiting factor to anti-social behaviour. Council officers or Tasmania Police will follow-up all complaints.

The Planning & Development Manager will attend the 03 May meeting of the Campbell Town District Forum to discuss these concerns further.

22 SMALL LED OPEN SIGNS

Prepared by: Duncan Payton, Planning & Development Manager

It has been brought to Council's attention that a number of commercial and retail premises now display small illuminated LED 'open' signs in their windows.

Currently these signs either require discretionary planning approval, at a cost of around \$700, or are prohibited by the provisions of the interim planning scheme.

At its September 2015 meeting, Council requested that a policy be prepared in relation to these small compact signs (min ref 273/15). The intent of such a policy would be to provide for the use and display of these relatively low impact signs. However, a Council Policy will not remove the requirement for planning approval under the planning scheme.

As Council is bound by legislation to observe and enforce the observance of its planning scheme, only a few options are available:

- i) Require all such signs to be removed, or at least switched off, until such time as planning approval is obtained;
Given the minor nature and low impact of these signs and their seeming broad acceptance or adoption by retailers and the community, such action seems draconian.

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- ii) Amend the interim planning scheme to provide an exemption;
This presents as an acceptable solution to the current situation. However, the amendment process can be arduous, expensive and time consuming – taking at least six months to achieve a result. Additionally, its effectiveness will be undermined if the State-wide scheme is introduced without such an exemption.
- iii) Seek to have a suitable exemption included in the State Planning Provision component of the State-wide scheme.
This is perhaps the most efficient and effective solution. As such it is proposed to take no action in regard to the existing LED 'open' signs and to make a submission to the Tasmanian Planning Commission – currently exhibiting the draft State Planning Provisions – seeking an appropriate exemption.

In a separate item in this agenda, Council is asked to consider a list of comments proposed to be made in response to the SPP exhibition. One of these comments is that small 'open' signs be exempt from planning approval.

23 MILL DAM

Prepared by: Monique Case, NRM Facilitator

Current bank stabilization and revegetation works at the Mill Dam is progressing well. Richard Duncan, the fencing contractor, has finished the Hot Spot3 work and has installed posts for Hot Spot1. This fence will be completed after the revegetation works.

Further preparation works and revegetation of Hot Spot 1 is expected to commence in the week beginning 11 April.

Inconvenience to the public has been kept to a minimum and public interest and response has been positive overall.

24 COMPLIANCE – AVOCA BRIDGE

Prepared by: Duncan Payton, Planning & Development Manager

Ms Sally Walker, Senior Project Officer with the State Roads Division of State Growth has advised that the Avoca Bridge replacement is nearing completion – scheduled for the end of May 2016 – and traffic is expected to transfer to the new bridge in mid-May. The existing bridge will then be demolished.

State Growth will write to all Avoca residents prior to the opening of the new bridge.



25 PERTH STRUCTURE PLAN

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

The purpose of this report is to provide an update regarding the Perth Structure Plan.

2 INTRODUCTION/BACKGROUND

GHD has been seeking input from local residents and landowners to assist in informing the preparation of the Structure Plan.

A survey is available at: <https://www.surveymonkey.com/r/PerthStructurePlan> until close of business Wednesday 20th

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April.

The survey was advertised:

- In the Northern Midlands section of the Examiner on Tuesday 5th April.
- In the public notices of the Examiner on Wednesday 6th April and 13th April.
- On Council's Website.
- On Council's Facebook page.
- By leaflets delivered to all Perth, Devon Hills and Range Road residents.
- By mail to non-resident Perth, Devon Hills and Range Road landowners.

As of 8 April there had been 108 responses.

GHD will use the responses to assist in preparing a draft structure plan which will be put out for public comment, and brought before Council.

DECISION

Cr Lambert/Cr Gordon

That the Information items be received.

Carried unanimously

98/16

PERTH RECREATION GROUND 2030 MASTERPLAN

File: 16/052
Responsible Officer: Lorraine Green, Project Officer
Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To:

- present to Council the Perth Recreation Ground 2030 Master Plan;
- seek Council's acceptance of the Master Plan in principle;
- seek Council's approval for the release of the Master Plan for community consultation;
- seek Council's endorsement of the way forward with the Master Plan.

2 INTRODUCTION/BACKGROUND

Council is committed to promoting the health and well-being of Northern Midlands residents by ensuring the provision of sport and recreation facilities and programs/activities that enable residents to participate in physical activity. The Perth Recreation Ground is an integral component of the sport and recreation infrastructure of the Northern Midlands, serving as the town's main sport and recreation precinct.

Council needs to ensure Northern Midlands sport and recreation facilities are maintained and further developed over time to meet the ever-changing needs of the community in terms of demographic changes, changing recreation and leisure demand trends, and emerging new sport and recreation activities.

In July 2015 Council contracted Lange Design to develop a masterplan to drive the maintenance and further development of the Perth Recreation Ground to ensure it continues to meet the sport and recreation needs of Northern Midlands residents into the future.

The consultant's work included assessment of the existing facilities/infrastructure and consultation with key stakeholders including user groups, community members and Council officers.

Lange Design submitted the final report in February 2016. The report identifies thirteen key elements that

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are integral components of the overall redevelopment of the Perth Recreation Ground to accommodate community needs beyond the year 2030. The consultant has recommended a five stage implementation plan.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “*Volume 1 – Mapping Our Direction*” goal is relevant to this issue: 3.2 Health “*To develop the health and well-being of Northern Midlands communities*”.

4 FINANCIAL IMPLICATIONS

The total cost of implementing the Master Plan is estimated as \$2,133,822 GST exclusive. It is proposed that Council consider funding components of the Master Plan in forthcoming Council budgets, and Council Officers seek to secure external grants to assist with the implementation of the Master Plan.

5 RISK ISSUES

The consultant identified slippery floors in the change rooms as a significant occupation health and safety issue. Council officers have resolved this issue.

6 COMMUNITY CONSULTATION

Broad community consultation underpinned the development of the Master Plan, including consultation with the Perth Recreation Ground Management Committee, a survey of user groups and a survey of Perth residents.

Information was also sourced from Council documents and reports, site investigations, site survey data and aerial photography.

7 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Master Plan and the associated recommendations for the release of the plan for community consultation and the proposed way forward with the plan’s implementation.

8 OFFICER’S COMMENTS/CONCLUSION

The consultant has fulfilled the requirements of the Master Plan project brief. Following broad community and stakeholder consultation, review of relevant literature and plans, and site investigations, the consultant has developed a comprehensive Master Plan for the redevelopment of the Perth Recreation Ground.

9 ATTACHMENTS

9.1 Perth Recreation Ground 2030 Master Plan

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) Accept the Perth Recreation Ground 2030 Master Plan in principle;

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- ii) Release the plan for community consultation;
- iii) Consider funding components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan.

DECISION

Cr Polley/Cr Lambert

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Gordon

That Council:

- i) accept the Perth Recreation Ground 2030 Master Plan in principle;
- ii) release the plan for community consultation;
- iii) consider funding components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan;
- iv) seek a contribution from the state government;
- v) investigate options for the skate park; and
- vi) consider options for the scout hall.

Carried unanimously

99/16 FUNDING CONTRIBUTION REQUEST RHYTHM X SUPERCROSS EVENT

Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Mason, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek a decision from Council to a funding request from International Entertainment Production Pty Ltd ("IEP") for Council to contribute to the inaugural Rhythm X Supercross Event at Symmons Plains, Tasmania in November 2016.

2 INTRODUCTION/BACKGROUND

In late 2015 the Northern Midlands Council was contacted regarding a potential Supercross Event to be held at Symmons Plains in 2016. Supercross is a motorbike racing event over a man-made course that includes a number of jumps and tight twists and turns. IEP are wanting to build a Supercross track at Symmons Plains adjacent to the raceway for its inaugural Tasmanian event in November 2016.

Council officers met with the event organisers in early February 2016 to discuss the event. At this time event organiser, Mr Stevenson indicated he would be seeking a financial contribution from Council toward the initial event. Subsequently, a request has been received from IEP for Council to contribute \$25,000 toward the event in 2016. The proposal is outlined in the attached presentation, however, in summary, Council would receive in return for its contribution, the following:

- Multiple news stories in the media referring to Council's support of the event, including at the launch;
- On track signage on both disciplines Supercross & Rhythm;
- On site event branding or activation promoting the Council and any of its selected activities;
- An event activation in Longford, prior to the event;
- General public event areas branding signage (4);
- Opportunity to cross promote with the event;

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- Council logo on the supporters page of the event website;
- Facebook pieces referring to the area, Council and venue;
- Specific Instagram posts;
- VIP ticket allocation with food and beverage plus car parking included (4);
- VIP ticket allocation (6);
- Event ticket allocation (20).

Mayor Downie and Councillor Calvert attended the event launch at Symmons Plains on 31 March 2016 with Minister for Infrastructure, Rene Hidding. The launch received positive media coverage.

Event organisers Mr Stevenson and Mr Carey met with Councillors on 31 March 2016 to discuss the event and any questions that arose.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- Part 2 – Economic Development

4 POLICY IMPLICATIONS

It is noted that at its meeting of 22 June 2015 Council rejected a request from the Longford Revival Festival to invest \$50,000 over three years into the event. The Longford Revival Festival has been indefinitely postponed.

Further, at its meeting of 21 September 2015 Council rejected a request from Targa Tasmania to contribute \$15,000 to the 2016 Longford Street stage of the Targa rally. The Longford street stage of Targa will not be progressing in 2016.

The request from International Entertainment Production is for this year’s event only. Advice from Mr Stevenson is that the largest cost will be incurred this year with the development of infrastructure at the event site.

Council may in future years be asked to make further contributions as the event grows and develops.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The funding amount that IEP is seeking from Council to contribute to the creation of this event is \$25,000. It is noted that this is considered to be a one off contribution to enable the event to get off the ground. It is not anticipated that this will be an ongoing cost, however, Council may be requested to make contributions to the event in future years.

Should Council agree to making the contribution, Council would need to budget for this request in its 2016/17 budget deliberations.

7 RISK ISSUES

It is understood there are planning approval requirements for the tracks to be constructed on the land. IEP have met with Council’s planning department to progress applications for the relevant approvals required.

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8 CONSULTATION WITH STATE AND LOCAL GOVERNMENT

It is noted the State Government is in support of this event with Minister for Infrastructure, Mr Rene Hidding MP attending the launch of the event on 31 March 2016.

Events Tasmania have committed financially to the event over a three year period.

It has been suggested to IEP that neighbouring Councils, for example, City of Launceston are approached to support the event also, as they will also receive benefit from the event by way of increased visitors to the area.

9 COMMUNITY CONSULTATION

Advice from Mr Stevenson is that the event organisers have conducted case studies on similar events in Tasmania, looking at what events the state does and does not have in this area. It has been identified by the event organisers that there is an opening for an event of this nature in Tasmania.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- a) Contribute \$25,000 toward the event; or
- b) Contribute another amount toward the event; or
- c) Contribution no funds toward the event.

11 OFFICER'S COMMENTS/CONCLUSION

Advice from event organisers is that this event will be an Australian first. It will result in the largest supercross track in Australia being built in the Northern Midlands. The opportunity for the municipality to benefit from such an event is anticipated to be positive, with an estimate of 10,000 people attending the event which will have a positive impact for the Northern Midlands Council towns surrounding Symmons Plains.

12 ATTACHMENTS

12.1 Presentation

RECOMMENDATION 1

That the matter be discussed by Council.

RECOMMENDATION 2

That Council contribute \$..... toward the 2016 Rhythm X Supercross event at Symmons Plains.

DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Lambert

That Council contribute \$10,000 toward the 2016 Rhythm X Supercross event at Symmons Plains, and a further \$5,000 in year 2 and \$5,000 year 3.

Carried

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Voting for the motion:

Mayor Downie, Deputy Mayor Goss, Cr Calvert, Cr Gordon, Cr Lambert, Cr Polley

Voting against the motion:

Cr Adams, Cr Goninon

100/16 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA: (LGAT) MOTIONS FOR THE GENERAL MEETING – 22 APRIL 2016

Responsible Officer: Des Jennings, General Manager
Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

This report considers the Local Government Association of Tasmania (LGAT) agenda for the General Meeting on 22 April 2016 and determine Councillor attendance at the meeting.

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania (LGAT) will hold the next General Meeting on Friday, 22 April 2016, at The Tramsheds, 4 Invermay Road, Launceston commencing at 10.30am.

The decision of Council to this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT) General Meeting Agenda. The full Agenda and Attachments are available on the LGAT website at <http://www.lgat.tas.gov.au/page.aspx?u=757>

As per the Association Rules, a list of voting delegates for the LGAT General Meetings must be provided at each meeting to all Members. Council's voting delegate is listed as Council's Mayor and the Deputy Mayor and General Manager as the proxy for meetings.

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The goals identified in, "Volume 1 – Mapping Our Direction", 1.8 Regional/ State/ Federal/ International Relations are applicable to this report.

4 FINANCIAL IMPLICATIONS

Councillor attendance is in accordance with Council Policy No. 4, Councillors Allowances, Travelling and Other Expenses.

5 OPTIONS FOR COUNCIL TO CONSIDER

Council needs to

- A) determine Councillor attendance at the Local Government Association of Tasmania (LGAT) General Meeting to be held at The Tramsheds, Launceston.
- B) consider each agenda item and determine how it wishes the voting delegate to vote on each item at the General Meeting to be held on the 22 April 2016.

The following are the motions on which decisions are sought:

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1 GOVERNANCE

1.1 Confirmation of Minutes

Decision sought:

That the Minutes of the meeting held on 12 February 2016, as circulated, be confirmed.

1.2 Business Arising

Decision Sought

That Members note the information.

1.3 Confirmation of Agenda

Decision Sought

That consideration be given to the Agenda items and the order of business.

1.4 Follow Up of Motions

Decision Sought

That Members note the report.

1.5 Presidents Report

Decision Sought

That Members note the report on activity since the last General meeting.

1.6 Chief Executive Officer Report

Decision Sought

That Members note the report on activity since the last general meeting.

1.7 Monthly Reports to Councils

Decision Sought

That Members note the reports for December 2015, January and February 2016.

1.8 Council Round-Ups

Decision Sought

That Members note the presentation being provided by George Town Council.

2. ITEMS FOR DECISION

2.1 Changes to LGAT Rules

Contact Officer - Katrena Stephenson

Decision Sought

That Members agree in principle to the following changes to the LGAT Rules with drafting to be undertaken for, and formal endorsement to be received at the July 2016 Annual General Meeting:

1. That pending further advice, the Rules be adopted in full including the amendments (replaced) as opposed to simply adopting the amendments, in accordance with legal advice.
2. Ensure differentiation between motions which seek LGAT to take an action (Directive) and those which are designed to secure a sectoral policy position (Standing Policy).
3. Allow GMC some discretion to reject motions based on agreed criteria.
4. That it be made clear that authority to nominate for GMC must come from a council meeting decision or legal delegation.
5. That the nomination form be incorporated in the LGAT Rules.
6. That it be made clear that the voting delegate can also vote on amended motions at the General Meeting. That the terminology be changed to make it clear this is not a delegation under s22 of the Local Government Act.
7. That there is specific allowance for the suspension of the Rules for Items of Topical Discussion and guest speakers.
8. That references to the Welfare Fund be changed to LGAT Assist.
9. That the Rules reflect the changes that have resulted from the merger of Quadrant Superannuation to Tasplan.
10. That further clarity be provided in relation to the timing of an election triggered by a casual vacancy.
11. The Rule Changes agreed at the 2015 AGM be incorporated in the new/updated Rules document.
12. That Members agree any modelling to be undertaken on subscriptions for consideration as

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a Rule Amendment at the 2017 AGM.
That Members agree any other matters which they would like to be brought forward as possible Rules Amendments to the July 2016 AGM.

3. ITEMS FOR NOTING

3.1 2016 Annual Conference

Contact Officer - Stephanie Watson

Decision Sought

That Members note the report.

3.2 Elected Members' Workshop

Contact Officer - Stephanie Watson

Decision Sought

That Members note the report.

3.3 Planning and Building Reform

Contact Officer - Dion Lester

Decision Sought

That Members note the progress of the State Government's Planning & Building Reforms and the key issues for the Local Government sector.

3.4 LGAT Policy Update

Contact Officer - Dion Lester

Decision Sought

That Members note the report on current policy activity and in particular that:

- LGAT have recently commenced a shared energy contract re-negotiation on behalf of interested councils
- There has been no response from the State Government on the Waste Tyre Working Group's initial report.

3.5 State Roads Audit

Contact Officer - Melanie Brown

Decision Sought

That Members note the following report.

3.6 Local Government Reform

Contact Officer - Katrena Stephenson

Decision Sought

That Members note the following report.

3.7 National Activity

Contact Officer - Katrena Stephenson

Decision Sought

That Members note the following report.

3.8 State of the State

Contact Officer - Katrena Stephenson

Decision Sought

That the Members note the following report.

4. ITEMS FOR DISCUSSION

4.1 Constitutional Role of Local Government

Council - Northern Midlands

4.2 Low Income Housing and Housing for Itinerant Workers

Council - Northern Midlands Council

4.3 Waste Tyre Levy

Council - Northern Midlands Council

4.4 Abandoned Vehicles

Council - Glenorchy City

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6 ATTACHMENTS

6.1 LGAT General Meeting Agenda & Attachments – 22 April 2016

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council

A) authorise the attendance of

i) ...

ii) ...

at the LGAT General Meeting to be held on Friday, 22 April 2016, at The Tramsheds, Launceston.

B) notes/receives the following items listed for the LGAT General Meeting to be held on Friday, 22 April 2016:

- 1.2 Business Arising
- 1.3 Confirmation of Agenda
- 1.4 Follow Up of Motions
- 1.5 Presidents Report
- 1.6 Chief Executive Officer Report
- 1.7 Monthly Reports to Councils
- 1.8 Council Round-Ups
- 3.1 2016 Annual Conference
- 3.2 Elected Members' Workshop
- 3.3 Planning and Building Reform
- 3.4 LGAT Policy Update
- 3.5 State Roads Audit
- 3.6 Local Government Reform
- 3.7 National Activity
- 3.8 State of the State

C) notes the following discussion items listed for the LGAT General Meeting to be held on Friday, 22 April 2016:

- 4.1 Constitutional Role of Local Government
- 4.2 Low Income Housing and Housing for Itinerant Workers
- 4.3 Waste Tyre Levy
- 4.4 Abandoned Vehicles

D) votes as follows in relation to the following items listed for the LGAT General Meeting to be held on Friday, 22 April 2016:

1.1 Confirmation of Minutes

Decision sought:

That the Minutes of the meeting held on 12 February 2016, as circulated, be confirmed.

Vote for / against the Motion

2.1 Changes to LGAT Rules

Contact Officer - Katrena Stephenson

Decision Sought

That Members agree in principle to the following changes to the LGAT Rules with drafting to be undertaken for, and formal endorsement to be received at the July 2016 Annual General Meeting:

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1. That pending further advice, the Rules be adopted in full including the amendments (replaced) as opposed to simply adopting the amendments, in accordance with legal advice.
 2. Ensure differentiation between motions which seek LGAT to take an action (Directive) and those which are designed to secure a sectoral policy position (Standing Policy).
 3. Allow GMC some discretion to reject motions based on agreed criteria.
 4. That it be made clear that authority to nominate for GMC must come from a council meeting decision or legal delegation.
 5. That the nomination form be incorporated in the LGAT Rules.
 6. That it be made clear that the voting delegate can also vote on amended motions at the General Meeting. That the terminology be changed to make it clear this is not a delegation under s22 of the Local Government Act.
 7. That there is specific allowance for the suspension of the Rules for Items of Topical Discussion and guest speakers.
 8. That references to the Welfare Fund be changed to LGAT Assist.
 9. That the Rules reflect the changes that have resulted from the merger of Quadrant Superannuation to Tasplan.
 10. That further clarity be provided in relation to the timing of an election triggered by a casual vacancy.
 11. The Rule Changes agreed at the 2015 AGM be incorporated in the new/updated Rules document.
 12. That Members agree any modelling to be undertaken on subscriptions for consideration as a Rule Amendment at the 2017 AGM.
- That Members agree any other matters which they would like to be brought forward as possible Rules Amendments to the July 2016 AGM.

Vote for / against the Motion

DECISION

Cr Calvert/Cr Goss

That Council

A) authorises the attendance of

- i) Mayor Downie
- ii) Deputy Mayor Goss
- iii) Cr Adams

at the LGAT General Meeting to be held on Friday, 22 April 2016, at The Tramsheds, Launceston.

B) notes/receives the following items listed for the LGAT General Meeting to be held on Friday, 22 April 2016:

- 1.2 Business Arising
- 1.3 Confirmation of Agenda
- 1.4 Follow Up of Motions
- 1.5 Presidents Report
- 1.6 Chief Executive Officer Report
- 1.7 Monthly Reports to Councils
- 1.8 Council Round-Ups
- 3.1 2016 Annual Conference
- 3.2 Elected Members' Workshop
- 3.3 Planning and Building Reform
- 3.4 LGAT Policy Update
- 3.5 State Roads Audit

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- 3.6 Local Government Reform
- 3.7 National Activity
- 3.8 State of the State
- C) notes the following discussion items listed for the LGAT General Meeting to be held on Friday, 22 April 2016:
 - 4.1 Constitutional Role of Local Government
 - 4.2 Low Income Housing and Housing for Itinerant Workers
 - 4.3 Waste Tyre Levy
 - 4.4 Abandoned Vehicles
- D) votes as follows in relation to the following items listed for the LGAT General Meeting to be held on Friday, 22 April 2016:
 - 1.1 Confirmation of Minutes
 - That the Minutes of the meeting held on 12 February 2016, as circulated, be confirmed.*

Vote for the Motion

- 2.1 Changes to LGAT Rules
 - That Members agree in principle to the following changes to the LGAT Rules with drafting to be undertaken for, and formal endorsement to be received at the July 2016 Annual General Meeting:*
 - 1. *That pending further advice, the Rules be adopted in full including the amendments (replaced) as opposed to simply adopting the amendments, in accordance with legal advice.*
 - 2. *Ensure differentiation between motions which seek LGAT to take an action (Directive) and those which are designed to secure a sectoral policy position (Standing Policy).*
 - 3. *Allow GMC some discretion to reject motions based on agreed criteria.*
 - 4. *That it be made clear that authority to nominate for GMC must come from a council meeting decision or legal delegation.*
 - 5. *That the nomination form be incorporated in the LGAT Rules.*
 - 6. *That it be made clear that the voting delegate can also vote on amended motions at the General Meeting. That the terminology be changed to make it clear this is not a delegation under s22 of the Local Government Act.*
 - 7. *That there is specific allowance for the suspension of the Rules for Items of Topical Discussion and guest speakers.*
 - 8. *That references to the Welfare Fund be changed to LGAT Assist.*
 - 9. *That the Rules reflect the changes that have resulted from the merger of Quadrant Superannuation to Tasplan.*
 - 10. *That further clarity be provided in relation to the timing of an election triggered by a casual vacancy.*
 - 11. *The Rule Changes agreed at the 2015 AGM be incorporated in the new/updated Rules document.*
 - 12. *That Members agree any modelling to be undertaken on subscriptions for consideration as a Rule Amendment at the 2017 AGM.*
 - That Members agree any other matters which they would like to be brought forward as possible Rules Amendments to the July 2016 AGM.*

Vote for the Motion

Carried unanimously

Mayor Downie adjourned the meeting for the meal break at 6.01 pm, at which time Ms Green and Ms Mason left the meeting.

Mayor Downie reconvened the meeting after the meal break at 6.45pm.

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101/16 PUBLIC QUESTIONS & STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulates that “a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.”

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

1 PUBLIC QUESTIONS

Longford CBD Parklets

Mr Michael Salhani – Perth

Mr Salhani raised concerns regarding the proposed parklets to be established at the frontage of businesses within the Longford CBD and whether Council was intent on providing these facilities to businesses utilising ratepayer dollars to value add to those business. He referred to licensing arrangements which were put in place by other councils which provided similar facilities to businesses. He suggested that council develop a business plan if they are to pursue the establishment of parklets.

102/16 COUNCIL ACTING AS A PLANNING AUTHORITY

Section 25 (1) of the Local Government (meeting procedures) Regulations require that if a Council intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, the Chairperson is to advise the meeting accordingly.

DECISION

Cr Goss/Cr Adams

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda item PLAN 1 - 2.

Carried unanimously

2 STATEMENTS

No statements were forthcoming from the gallery.

Cr Goninon declared an interest in PLAN 1, signed the register and left the meeting at 6.47pm.

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103/16 PLANNING APPLICATION P15-331 2 HUDSON FYSH DRIVE, WESTERN JUNCTION

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner
File Number: 202250.1; A134

1 INTRODUCTION

At its February 2016 meeting, Council resolved to initiate and certify an amendment regarding a car park at 2 Hudson Fysh Drive.

The draft amendment and planning permit were placed on public notification and two representations were received.

The representations are considered in this report.

2 BACKGROUND

Applicant:
Heathydan Pty Ltd

Proposal:
Draft Amendment 07/15 and planning permit for car park

Critical Date:
Report on representations to be sent to Planning Commission by 4 May 2016

Recommendation:
Endorse statement of opinion as to the merit of the representations

Planning Instrument:
Northern Midlands Interim Planning Scheme 2013

Planning Authority:
Northern Midlands Council

3 STATUTORY REQUIREMENTS

In accordance with Schedule 6 (3) (2) (b) of the *Land Use Planning & Approvals Act 1993*,

Council is required under Section 39 (2) to forward to the Planning Commission a report comprising –

- (a) a copy of each representation received by the authority in relation to the draft amendment; and
- (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to–
 - (i) the need for modification of the draft amendment in the light of that representation; and
 - (ii) the impact of that representation on the draft amendment as a whole; and
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.

These matters are discussed below.

4 ASSESSMENT OF REPRESENTATIONS

Draft Amendment

The draft amendment is to add the highlighted sections below. The draft permit is included in Attachment A.

F1.4.8 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: a) 20m from Evandale Main Road	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that

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b) 7m from the Distributor Road c) 3m from an access road	there is still effective screening of buildings and works from Evandale Main Road.
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E6.7.4 Parking for Persons with a Disability

Objective To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.	P2 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2), where used and developed for vehicle parking, one of every 100 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.

Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Dataworks system after completion of the public exhibition period revealed that representations (Attachment B) were received from:

- HC Mackinnon, 'Mountford' Longford
- J Blowfield, Ireneinc Planning, obo Australia Pacific Airports Corporation

Consideration of the Representations

The matters raised in the representations are outlined below followed by the planner's comments.

ISSUE 1: Wording of the proposed landscaping clause - The proposed wording of the amendment should be reconsidered for clarification of what the purpose and intent of the landscaping areas are and what is intended by "effective screening" to ensure that the landscape setting of the tourist route and regional gateway is maintained.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree that the meaning of "effective screening" could be clarified.

The objective of the landscaping clause is:

That open space and landscaping form an integral part of developments to:

- facilitate the enhanced appearance of buildings and works,
- provide screening,
- separate activities,
- assist in the control of water run-off and erosion,
- contribute to a reduction in noise levels,
- define roads and provide opportunities for passive recreation.

It is considered that the amendment should be re-worded to require that landscaping:

- enhances the appearance of the development; and
- provides a range of plant height and forms to create diversity, interest and amenity.

Recommendation 1

That the draft amendment be modified by adding the highlighted section and deleting the strikethrough as follows:

F1.4.8 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road landscaping:

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Recommendation 3

That the draft amendment not be modified in relation to this issue.

ISSUE 4: *No information is contained within the application to confirm the operation or intensity related to the proposed carwash and detailing facility to confirm if it will be operated directly associated with and ancillary to the car park operation and therefore that it should not be individually characterised as Service Industry.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment:

The plans indicate that the carwash is a 2-bay hand wash facility. Access to the carwash is via the boom gate to the carpark. The view is retained that the carwash facility is directly associated with and a subservient part of the car park and is therefore categorized into the same use class as the car park.

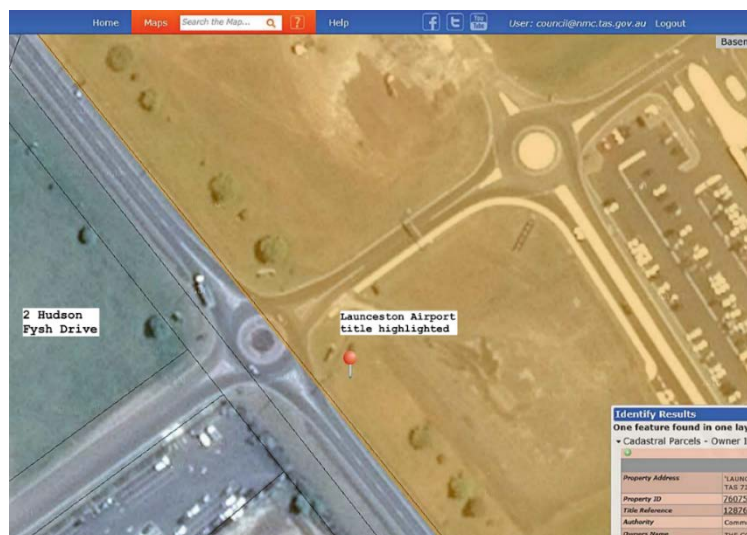
Recommendation 4

That the draft amendment not be modified in relation to this issue.

ISSUE 5: *Footpath - The existing footpath within the Airport's land does not currently extend to the property boundary and therefore compliance with the condition would be reliant on agreement with the Airport owners. The Airport owners have not received any request or contact in relation to consultation in this regard.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The image below shows that the Airport title extends over the roundabout. It would appear that the road acquisition has not taken place. As such, the carpark developer will have to seek agreement with the Airport owners to connect to the footpath within their property.



Recommendation 5

That the draft amendment not be modified in relation to this issue.

ISSUE 6: *The proposal does not comply with the scheme requirement for walls to be of face brickwork, form concrete panels, or metal clad with a finish such as colorbond. Notwithstanding this, the materials proposed appear reasonably appropriate for an industrial area and it may be that this*

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restrictive provision should be further considered as part of the proposed amendment process.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The plans show the wall materials as being Hardies 8mm Scyon Matrix cladding and 190mm thick concrete block with acrylic textured coating, colorbond steel cladding for the roof and colorbond steel panel lift garage doors to the car wash.

According to <http://scyon.com.au/products/matrix-cladding>, Scyon Matrix panels are cement composite sheets, sealed on all sides, sanded smooth and pre-primed for a finish, installed on cavity trim.

Agree with the representation that the panels and concrete blocks do not meet the acceptable solution, but appear appropriate for the area.

Recommendation 6

That the draft amendment be modified by adding the highlighted section to clause F1.4.4 as follows:

F1.4.4 Materials and Presentation

Acceptable Solutions	Performance Criteria
A2 Within Areas 1, 2, 3, external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets, or metal clad with a patented pre-treated finish such as colorbond.	P2 No performance criteria

ISSUE 7 ***Stormwater** - It is unclear what form stormwater detention may take. Open onsite storage would be a potential bird attractor which would create potential impact on airport operations. Underground or enclosed storage on site could have been accommodated within the design.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

An open detention system would need to be drained after rain events to ensure full detention capacity is available. This can be reinforced by a permit condition.

Recommendation 7

That condition 3 of the draft permit be amended by adding the highlighted section below:

3 STORMWATER

Prior to the application for a building permit, stormwater drainage plans and calculations from a suitably qualified engineer must be provided to demonstrate that the development can be adequately drained, to the satisfaction of Council's Works and Infrastructure Manager. The design plans shall include internal detention for rainfall events up to the 1 in 20 ARI storm. The outflow from the detention system shall be designed and located such that the detention system will fully empty.

ISSUE 8: ***Stormwater** - The development includes building and paving across 90% of the site and therefore substantially increases the intensity of runoff from the site. The plans describe the stormwater system as being designed for a 1 in 10 year event and condition 3 of the draft permit proposed by Council has required a system designed to provide for 1 in 20 year events. Neither of these assess the potential impacts required related to 1% Annual Exceedance Probability (1 in 100 year event) as required by the scheme.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The relevant provision is:

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F1.4.6 Stormwater

Objective: To ensure that full utility services are available to new development.	
Acceptable Solutions	Performance Criteria
A1 The flow rate of stormwater outside the boundaries of the title shall be no greater than if the land was used for rural purposes. On-site detention devices shall be incorporated in the development.	<p>P1 Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <ul style="list-style-type: none"> a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.

The applicant provided calculations as follows:

Undeveloped condition:

- Area 11,720m², coefficient = 0.35
- Tc = 25 minutes
- 1% AEP for 25 minutes, rainfall intensity of 61mm/hr = 70l/s

Developed condition:

- Equivalent area with adjustment for landscaping an/asphalt = 9,943m²
- Tc = 25 minutes
- 1% AEP for 25 minutes, rainfall intensity of 61mm/hr = 168l/s

Council's Works & Infrastructure Section considers on-site detention for a 1 in 20 year event to be appropriate. It is noted that the 1 in 100 year event relies on overland flow paths which from this site direct to the kerb and channel.

Recommendation 8

That the draft amendment not be modified in relation to this issue.

ISSUE 9: *External storage* - No storage areas are described and it is presumed that there would be limited or no external storage required. However, there are currently no conditions relating to this aspect proposed by Council.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree that there would presumably be little to no external storage required, but a condition needs to be placed on the permit regarding this.

Recommendation 9

That the following condition be added to the draft permit:

- Any external storage must only be at the rear of the building.

ISSUE 10: *External Lighting* – The proposal does not contain detail on the lighting poles, lights or shielding design, it therefore does not demonstrate that it meets A1 and despite the proposed condition, the application should not be approved without detail of lighting design so that the Airport

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owners have an opportunity to assess whether any inappropriate impact will be created.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The representation indicates a need to modify the draft permit as outlined below.

Recommendation 10

That the draft permit be amended by the addition of the highlighted condition.

9 PROXIMITY TO AIRPORT

- 9.1 Direct external lighting must not be visible above 3 degrees from the horizontal plane, applicable in all directions, and must be designed to the approval of the Northern Midlands Council in consultation with Australia Pacific Airports Corporation. Detailed design plans of the lighting poles, lights and shielding design must be submitted to the approval of the Council. External lights must not be installed until the plans have been approved.
- 9.2 Crane operations are limited within the vicinity of the airport and approval to operate a crane that may intrude into the protected airspace is required.

ISSUE 11: *Landscaping* – A1.1 requires, “Where providing for 4 or more spaces, parking areas ... must be located behind the building line”. Additional landscaping screening at the corner of the site to reduce the visual impact from Evandale Road would improve the visual impact of the large area of car park and provide an outcome more consistent with Clause E6.7.2 P1:

“P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and
- b) views into the site from the road and adjoining public spaces; and
- c) the ability to access the site and the rear of buildings; and
- d) the layout of car parking in the vicinity; and
- e) the level of landscaping proposed for the car parking.”

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Parking spaces in front of the building line is not considered to be detrimental to the streetscape or amenity of surrounding areas given the level of landscaping on the corner properties opposite the subject site, and the proposed 8m of landscaping along Evandale Road frontage and the required 3m of landscaping along the Hudson Fysh Drive frontage.

Recommendation 11

That the draft amendment not be modified in relation to this issue.

ISSUE 12: *Landscaping* - Conditions should be imposed on landscape planting selection to ensure they do not provide a bird attracting feature, consistent with Melbourne Airport Planting Guidelines.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree with the representation and recommend that the draft amendment be modified accordingly.

Recommendation 12

That condition 8 of the draft permit be modified by adding the highlighted section and deleting the strikethrough as follows:

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8 LANDSCAPING

Landscaping works as shown on the landscape plan shall be completed within three months from date of the Certificate of Completion and then maintained for the duration of the use, with vegetation listed as 'suitable species' in the "Melbourne Airport Planting Guidelines" ~~to be of a type as to not attract birds.~~

ISSUE 13: Pedestrian walkways – A1 is met by the development through the provision of pedestrian pathway through the car park, provided it is designed to meet appropriate standards.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The plans denote a 1m wide footpaths between the parking areas, in accordance with the scheme requirements. The carparking spaces will require wheelstops.

Recommendation 13

That the draft amendment not be modified in relation to this issue.

ISSUE 14: Queuing length – It is unclear if the development meets the requirements of AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking with regard to queuing length between the road and the entry based on the number of spaces provided.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The Standard, for a car park greater than 100 spaces, requires a minimum queuing length of 3 cars per lane. The development proposes a queuing length of 2 cars per lane. The Traffic Impact Assessment has found that the proposal is acceptable in terms of road safety and efficiency, and Council's Works & Infrastructure section has raised no concerns regarding the queuing length. As such, increasing the queuing length to 3 cars is not considered necessary.

Recommendation 14

That the draft amendment not be modified in relation to this issue.

ISSUE 15: Pedestrian safety – It is unclear if the development meets the requirements of AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking with regard to pedestrian safety between the parking spaces and internal footpaths, and around the carwash doorways, where no wheel stops or safety bollards appear to be described.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The draft permit contains the following condition:

5.2 Car Park

Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed in accordance with the endorsed plans, including:

- Where parking spaces are adjacent to pedestrian paths, separation by wheel stops, kerbs, bollards or other protective devices.

Recommendation 15

That the draft amendment not be modified in relation to this issue.

ISSUE 16: Aircraft noise intrusion - It is unclear whether the proposal meets the Scheme requirements for

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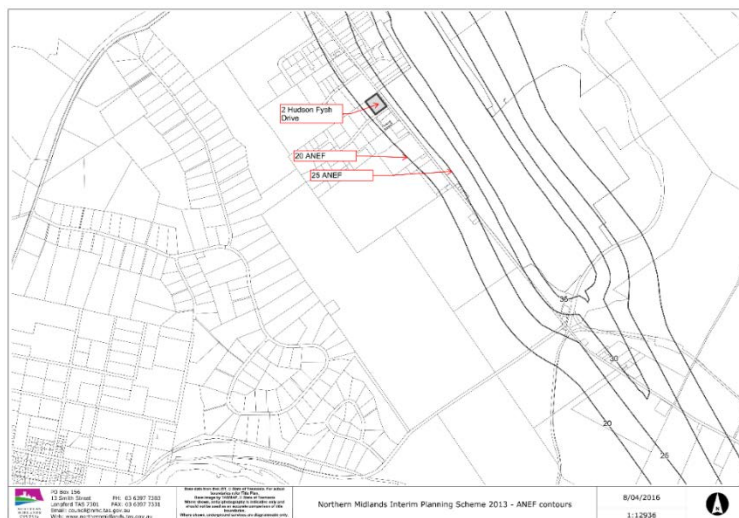
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Aircraft noise intrusion, that all new buildings must comply with the Australian Standard 2021-2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The updated *Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building design and construction* is attached. The subject site is between the 20 and 25 ANEF contours. According to the Standard (Table 2.1) a commercial building, located less than the 25 ANEF is 'Acceptable'. In accordance with Figure 1.1 of the Standard, no further consideration of the Standard is generally necessary except in special circumstances. The Standard does not describe what a special circumstance is. The indoor design sound level of 70dB(A) is the requirement for an office within the 25 to 35 ANEF contour (Table 2.1 and 3.3) of the standard. As such it is recommended that the condition be deleted.



Recommendation 16

That the draft permit be modified by the deletion of condition 10:

~~10—ACOUSTIC TREATMENT~~

~~Prior to commencement of use, the applicant must demonstrate by a report from an acoustic engineer, that noise from aircraft, when measured from inside the office is no more than 70dB(A).~~

ISSUE 17: *The two signs proposed each side of the main entrance appear to result in a duplication of signage inconsistent with the requirement that signage not involve the unnecessary repetition of messages or information on the same street frontages, and not contribute to or exacerbate visual clutter.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The proposed signs are shown below. It is considered that they each provide separate messages, namely the entry and exit to the carpark, rather than a repetition of a message.



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Recommendation 17

That the draft amendment not be modified in relation to this issue.

ISSUE 18: *Inconsistent with clause A37 e) and f) which require that signs do not involve the unnecessary repetition of messages or information on the same street frontage, and do not contribute to or exacerbate visual clutter.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The proposed signs are shown above. It is considered that they each provide separate messages, namely the entry and exit to the carpark, rather than a repetition of a message.

Recommendation 18

That the draft amendment not be modified in relation to this issue.

ISSUE 19: *Appears that 1 staff carparking space is required for the car wash.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, 1 staff carparking space would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 19

That the draft amendment not be modified in relation to this issue.

ISSUE 20: *Bicycle parking*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, bicycle parking would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 20

That the draft amendment not be modified in relation to this issue.

ISSUE 21: *Taxi drop-off and pick up*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, taxi drop-off and pick up space would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 21

That the draft amendment not be modified in relation to this issue.

ISSUE 22: *Motorbike parking*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

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If the car wash is separately classified as Service Industry, motorbike parking would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 22

That the draft amendment not be modified in relation to this issue.

ISSUE 23: *Loading and unloading for service industry*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is separately classified as Service Industry, loading and unloading facilities would be required. However, the view is retained that the carpark is similarly classified as the car park.

Recommendation 23

That the draft amendment not be modified in relation to this issue.

ISSUE 24: *Bicycle parking access safety and security*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is separately classified as Service Industry, bicycle parking access safety and security would apply. However, the view is retained that the carpark is similarly classified as the car park.

Recommendation 24

That the draft amendment not be modified in relation to this issue.

ISSUE 25: **Objectives of the Act** – Both representations raise issues concerned that the amendment is contrary to the objectives of the Land Use Planning and Approvals Act in that it would result in unfairness to other landowners in the area.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

It is noted that until the introduction of the interim scheme in June 2013, landowners had the ability to apply for a discretionary permit to reduce the parking and sealed area setbacks below 20m from the Evandale Main Road frontage, under the previous 1995 scheme (see below). Since then, and from now, landowners have the ability to apply for an amendment to reduce the setbacks, as the current applicant has done. It is not considered that approval of the amendment results in an unfair situation. The proposal is considered to be consistent with the objectives of the Act.

NORTHERN MIDLANDS PLANNING SCHEME 1995

Part 6

(a) Site coverage in accordance with Table 1 below.

Table 1 - Site Coverage

Lot Area	Maximum site coverage (buildings & covered storage)	Maximum site coverage (parking including access)	Minimum Landscaped Area
m ²	%	%	%
1000	50	40	10
1500	55	35	10
2000	60	30	10
5000+	65	25	10

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Council may exercise discretion to relax the site coverage requirements subject to Clause 2.6. of the Scheme.

All parking and manoeuvring areas to be set back in accordance with the following Table 2:

Table 2 - Parking and Sealed Area Setbacks

Areas	Evandale Main Road	Distributor Road	Access Road
1	20m	7	3
2	10m	n/a	3
3	20m	n/a	3

Council may exercise discretion to relax the site coverage requirements subject to Clause 2.6. of the Scheme.

Unless otherwise approved by Council, the setback area is to be used for landscaping excluding those areas sealed for driveway access.

Recommendation 25

That the draft amendment not be modified in relation to this issue.

ISSUE 26: *Clause 2.2.2.4b - protect major tourist routes in the Northern Midlands*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

This strategy has been incorporated into the scheme through the scenic management code – tourist road corridor shown on the planning scheme maps but not over the subject site.

Recommendation 26

That the draft amendment not be modified in relation to this issue.

ISSUE 27: *Clause 2.2.2.6a – does not take into account existing infrastructure and screening as designed by the old Evandale Scheme that has been included in the current interim scheme. This principal must be retained for continuity, and fairness to previous developers.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

As for Issue 25, until the introduction of the interim scheme in June 2013, landowners had the ability to apply for a discretionary permit to reduce the parking and sealed area setbacks below 20m from the Evandale Main Road frontage, under the previous 1995 scheme. Since then, and from now, landowners have the ability to apply for an amendment to reduce the setbacks, as the current applicant has done. It is not considered that approval of the amendment results in an unfair situation.

Recommendation 27

That the draft amendment not be modified in relation to this issue.

ISSUE 28: *Clause 2.2.2.8 – The heritage and landscape of the airport's original plantings and the adjacent "Clairville" built heritage and treescape need to be reinforced under this provision.*

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Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Clause 2.2.2.8 is to “Recognise the importance of the area’s Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors”. Clairville has been protected through being listed in the heritage code, and in the Translink zone as follows:

F1.4.14 Heritage

Objective: To recognise and protect the cultural heritage significance of the Clairville historic site and to ensure future development is sympathetic to the identified values.	
Acceptable Solution	Performance Criteria
A1 Developments within 100 metres of the historic Clairville property contained on certificate of title 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.	P1 No performance criteria

Recommendation 28

That the draft amendment not be modified in relation to this issue.

ISSUE 29: Clause 3.2 required “Protection of major tourist routes from inappropriate development”.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

This strategy has been incorporated into the scheme through the scenic management code – tourist road corridor shown on the planning scheme maps but not over the subject site.

Recommendation 29

That the draft amendment not be modified in relation to this issue.

5 DISCUSSION

The modifications recommended to the draft amendment and permit are included below, indicated by highlights to be added, and strikethroughs to be deleted.

Recommendation 1:

F1.4.8 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road landscaping:
a) 20m from Evandale Main Road	a) enhances the appearance of the development; and
b) 7m from the Distributor Road	b) provides a range of plant height and forms to create diversity, interest and amenity.
c) 3m from an access road	

Recommendation 2:

Condition - Amended Plans Required

Before application is made for a building permit, amended plans must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and show:

- 7 Disabled parking spaces located closest to the main entrance to the building;
- Replacement of the pole sign with a blade sign 2.4m high x 1.2m wide;
- Deletion of the footpath from the Hudson Fysh Drive setback.

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Recommendation 6:

F1.4.4 Materials and Presentation

Acceptable Solutions	Performance Criteria
A2 Within Areas 1, 2, 3, external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets, or metal clad with a patented pre-treated finish such as colorbond.	P2 No performance criteria

Recommendation 7:

Condition - Stormwater

Prior to the application for a building permit, stormwater drainage plans and calculations from a suitably qualified engineer must be provided to demonstrate that the development can be adequately drained, to the satisfaction of Council's Works and Infrastructure Manager. The design plans shall include internal detention for rainfall events up to the 1 in 20 ARI storm. The outflow from the detention system shall be designed and located such that the detention system will fully empty.

Recommendation 9:

- Any external storage must only be at the rear of the building.

Recommendation 10:

Proximity to Airport

- Direct external lighting must not be visible above 3 degrees from the horizontal plane, applicable in all directions, and must be designed to the approval of the Northern Midlands Council in consultation with Australia Pacific Airports Corporation. Detailed design plans of the lighting poles, lights and shielding design must be submitted to the approval of the Council. External lights must not be installed until the plans have been approved.
- Crane operations are limited within the vicinity of the airport and approval to operate a crane that may intrude into the protected airspace is required.

Recommendation 12:

Landscaping

Landscaping works as shown on the landscape plan shall be completed within three months from date of the Certificate of Completion and then maintained for the duration of the use, with vegetation listed as 'suitable species' in the "Melbourne Airport Planting Guidelines" to be of a type as to not attract birds.

6 OPTIONS

- Move the recommendations; or
- Move alterations to the recommendations.

7 ATTACHMENTS

- A Draft amendment and permit
- B Representations and applicant's response

RECOMMENDATION

That Council, in accordance with section 39 (2) (b) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representations:

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ISSUE 1: *Wording of the proposed landscaping clause - The proposed wording of the amendment should be reconsidered for clarification of what the purpose and intent of the landscaping areas are and what is intended by “effective screening” to ensure that the landscape setting of the tourist route and regional gateway is maintained.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree that the meaning of “effective screening” could be clarified.

The objective of the landscaping clause is:

That open space and landscaping form an integral part of developments to:

- *facilitate the enhanced appearance of buildings and works,*
- *provide screening,*
- *separate activities,*
- *assist in the control of water run-off and erosion,*
- *contribute to a reduction in noise levels,*
- *define roads and provide opportunities for passive recreation.*

It is considered that the amendment should be re-worded to require that landscaping:

- enhances the appearance of the development; and*
- provides a range of plant height and forms to create diversity, interest and amenity.*

Recommendation 1

That the draft amendment be modified by adding the highlighted section and deleting the strikethrough as follows:

F1.4.8 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road landscaping:
a) 20m from Evandale Main Road	a) enhances the appearance of the development; and
b) 7m from the Distributor Road	b) provides a range of plant height and forms to create diversity, interest and amenity.
c) 3m from an access road	

ISSUE 2: *Landscaping along the Hudson Fysh Drive frontage - The amendment does not propose discretion be provided to the Hudson Fysh Drive frontage, notwithstanding the current development application proposes the 3m wide landscaped area contain a footpath which takes up half the width of the area.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

As the representation notes, the amendment does not propose discretion to vary the Hudson Fysh Drive landscaping. As such, the proposed footpath cannot be approved within the Hudson Fysh Drive setback and needs to be deleted from the planning permit. The applicant could seek separate approval from Council to construct a footpath in the Hudson Fysh Drive naturestrip.

Recommendation 2

That condition 2 of the draft permit be amended by adding the highlighted section as follows:

2 AMENDED PLANS REQUIRED

Before application is made for a building permit, amended plans must be submitted. When approved,

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the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and show:

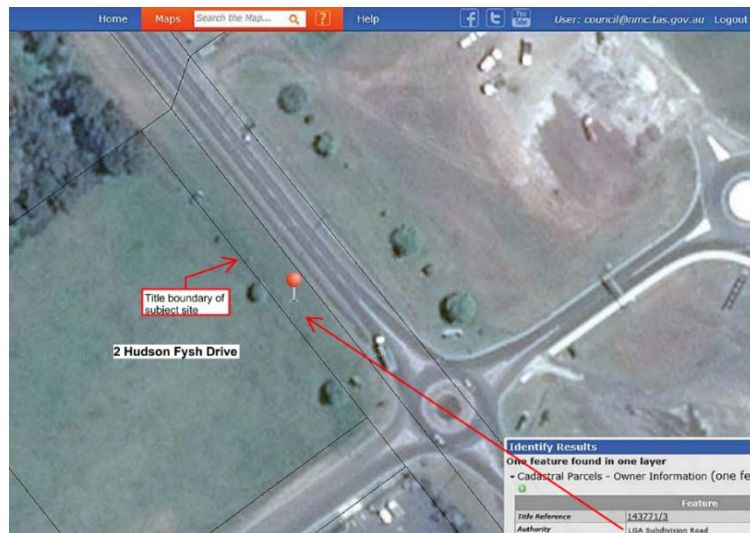
- a) 7 Disabled parking spaces located closest to the main entrance to the building;
- b) Replacement of the pole sign with a blade sign 2.4m high x 1.2m wide;
- c) Deletion of the footpath from the Hudson Fysh Drive setback.

ISSUE 3: *Road widening - The reduced landscaping width may also result in less availability of land if future widening of the highway is required.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The image below shows that allowance has already been made for widening of Evandale Road external to the subject site.

Source: The LIST



Recommendation 3

That the draft amendment not be modified in relation to this issue.

ISSUE 4: *No information is contained within the application to confirm the operation or intensity related to the proposed carwash and detailing facility to confirm if it will be operated directly associated with and ancillary to the car park operation and therefore that it should not be individually characterised as Service Industry.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment:

The plans indicate that the carwash is a 2-bay hand wash facility. Access to the carwash is via the boom gate to the carpark. The view is retained that the carwash facility is directly associated with and a subservient part of the car park and is therefore categorized into the same use class as the car park.

Recommendation 4

That the draft amendment not be modified in relation to this issue.

ISSUE 5: *Footpath - The existing footpath within the Airport's land does not currently extend to the property boundary and therefore compliance with the condition would be reliant on agreement with the Airport owners. The Airport owners have not received any request or contact in relation*

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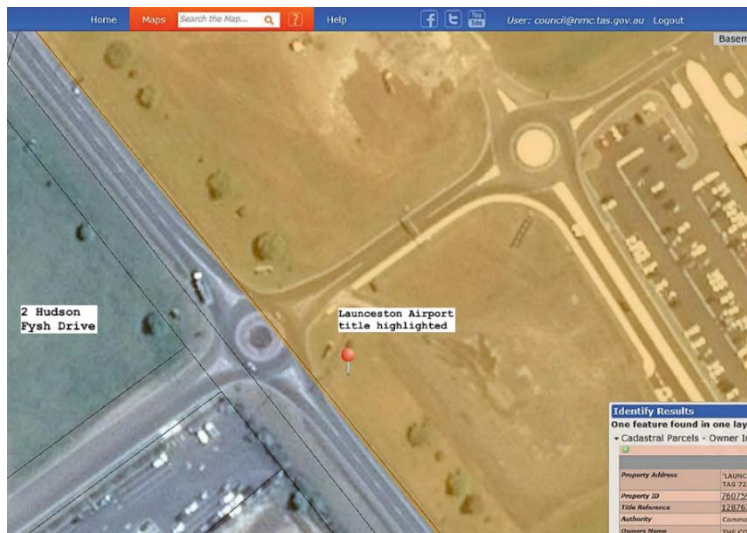
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to consultation in this regard.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The image below shows that the Airport title extends over the roundabout. It would appear that the road acquisition has not taken place. As such, the carpark developer will have to seek agreement with the Airport owners to connect to the footpath within their property.



Recommendation 5

That the draft amendment not be modified in relation to this issue.

ISSUE 6: *The proposal does not comply with the scheme requirement for walls to be of face brickwork, form concrete panels, or metal clad with a finish such as colorbond. Notwithstanding this, the materials proposed appear reasonably appropriate for an industrial area and it may be that this restrictive provision should be further considered as part of the proposed amendment process.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The plans show the wall materials as being Hardies 8mm Scyon Matrix cladding and 190mm thick concrete block with acrylic textured coating, colorbond steel cladding for the roof and colorbond steel panel lift garage doors to the car wash.

According to <http://scyon.com.au/products/matrix-cladding>, Scyon Matrix panels are cement composite sheets, sealed on all sides, sanded smooth and pre-primed for a finish, installed on cavity trim.

Agree with the representation that the panels and concrete blocks do not meet the acceptable solution, but appear appropriate for the area.

Recommendation 6

That the draft amendment be modified by adding the highlighted section to clause F1.4.4 as follows:

F1.4.4 Materials and Presentation

Acceptable Solutions	Performance Criteria
A2 Within Areas 1, 2, 3, external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets, or metal clad with a patented pre-treated finish such as colorbond.	P2 No performance criteria

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ISSUE 7 *Stormwater - It is unclear what form stormwater detention may take. Open onsite storage would be a potential bird attractor which would create potential impact on airport operations. Underground or enclosed storage on site could have been accommodated within the design.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

An open detention system would need to be drained after rain events to ensure full detention capacity is available. This can be reinforced by a permit condition.

Recommendation 7

That condition 3 of the draft permit be amended by adding the highlighted section below:

3 STORMWATER

Prior to the application for a building permit, stormwater drainage plans and calculations from a suitably qualified engineer must be provided to demonstrate that the development can be adequately drained, to the satisfaction of Council's Works and Infrastructure Manager. The design plans shall include internal detention for rainfall events up to the 1 in 20 ARI storm. The outflow from the detention system shall be designed and located such that the detention system will fully empty.

ISSUE 8: *Stormwater - The development includes building and paving across 90% of the site and therefore substantially increases the intensity of runoff from the site. The plans describe the stormwater system as being designed for a 1 in 10 year event and condition 3 of the draft permit proposed by Council has required a system designed to provide for 1 in 20 year events. Neither of these assess the potential impacts required related to 1% Annual Exceedance Probability (1 in 100 year event) as required by the scheme.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The relevant provision is:

F1.4.6 Stormwater

Objective: To ensure that full utility services are available to new development.	
Acceptable Solutions	Performance Criteria
A1 The flow rate of stormwater outside the boundaries of the title shall be no greater than if the land was used for rural purposes. On-site detention devices shall be incorporated in the development.	<p>P1 Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <ul style="list-style-type: none"> a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.

The applicant provided calculations as follows:

Undeveloped condition:

- Area 11,720m², coefficient = 0.35
- Tc = 25 minutes

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- 1% AEP for 25 minutes, rainfall intensity of 61mm/hr = 70l/s

Developed condition:

- Equivalent area with adjustment for landscaping an/asphalt = 9,943m²
- Tc = 25 minutes
- 1% AEP for 25 minutes, rainfall intensity of 61mm/hr = 168l/s

Council's Works & Infrastructure Section considers on-site detention for a 1 in 20 year event to be appropriate. It is noted that the 1 in 100 year event relies on overland flow paths which from this site direct to the kerb and channel.

Recommendation 8

That the draft amendment not be modified in relation to this issue.

ISSUE 9: *External storage - No storage areas are described and it is presumed that there would be limited or no external storage required. However, there are currently no conditions relating to this aspect proposed by Council.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree that there would presumably be little to no external storage required, but a condition needs to be placed on the permit regarding this.

Recommendation 9

That the following condition be added to the draft permit:

- *Any external storage must only be at the rear of the building.*

ISSUE 10: *External Lighting – The proposal does not contain detail on the lighting poles, lights or shielding design, it therefore does not demonstrate that it meets A1 and despite the proposed condition, the application should not be approved without detail of lighting design so that the Airport owners have an opportunity to assess whether any inappropriate impact will be created.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The representation indicates a need to modify the draft permit as outlined below.

Recommendation 10

That the draft permit be amended by the addition of the highlighted condition.

9 PROXIMITY TO AIRPORT

- 9.1** Direct external lighting must not be visible above 3 degrees from the horizontal plane, applicable in all directions, and must be designed to the approval of the Northern Midlands Council in consultation with Australia Pacific Airports Corporation. Detailed design plans of the lighting poles, lights and shielding design must be submitted to the approval of the Council. External lights must not be installed until the plans have been approved.
- 9.2** Crane operations are limited within the vicinity of the airport and approval to operate a crane that may intrude into the protected airspace is required.

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ISSUE 11: *Landscaping* – A1.1 requires, “Where providing for 4 or more spaces, parking areas ... must be located behind the building line”. Additional landscaping screening at the corner of the site to reduce the visual impact from Evandale Road would improve the visual impact of the large area of car park and provide an outcome more consistent with Clause E6.7.2 P1:

“P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and
- b) views into the site from the road and adjoining public spaces; and
- c) the ability to access the site and the rear of buildings; and
- d) the layout of car parking in the vicinity; and
- e) the level of landscaping proposed for the car parking.”

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Parking spaces in front of the building line is note considered to be detrimental to the streetscape or amenity of surrounding areas given the level of landscaping on the corner properties opposite the subject site, and the proposed 8m of landscaping along Evandale Road frontage and the required 3m of landscaping along the Hudson Fysh Drive frontage.

Recommendation 11

That the draft amendment not be modified in relation to this issue.

ISSUE 12: *Landscaping* - Conditions should be imposed on landscape planting selection to ensure they do not provide a bird attracting feature, consistent with Melbourne Airport Planting Guidelines.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree with the representation and recommend that the draft amendment be modified accordingly.

Recommendation 12

That condition 8 of the draft permit be modified by adding the highlighted section and deleting the strikethrough as follows:

8 LANDSCAPING

Landscaping works as shown on the landscape plan shall be completed within three months from date of the Certificate of Completion and then maintained for the duration of the use, with vegetation listed as ‘suitable species’ in the “Melbourne Airport Planting Guidelines” ~~to be of a type as to not attract birds.~~

ISSUE 13: *Pedestrian walkways* – A1 is met by the development through the provision of pedestrian pathway through the car park, provided it is designed to meet appropriate standards.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The plans denote a 1m wide footpaths between the parking areas, in accordance with the scheme requirements. The carparking spaces will require wheelstops.

Recommendation 13

That the draft amendment not be modified in relation to this issue.

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ISSUE 14: ***Queuing length** – It is unclear if the development meets the requirements of AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking with regard to queuing length between the road and the entry based on the number of spaces provided.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The Standard, for a car park greater than 100 spaces, requires a minimum queuing length of 3 cars per lane. The development proposes a queuing length of 2 cars per lane. The Traffic Impact Assessment has found that the proposal is acceptable in terms of road safety and efficiency, and Council's Works & Infrastructure section has raised no concerns regarding the queuing length. As such, increasing the queuing length to 3 cars is not considered necessary.

Recommendation 14

That the draft amendment not be modified in relation to this issue.

ISSUE 15: ***Pedestrian safety** – It is unclear if the development meets the requirements of AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking with regard to pedestrian safety between the parking spaces and internal footpaths, and around the carwash doorways, where no wheel stops or safety bollards appear to be described.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The draft permit contains the following condition:

5.2 Car Park

Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed in accordance with the endorsed plans, including:

- Where parking spaces are adjacent to pedestrian paths, separation by wheel stops, kerbs, bollards or other protective devices.

Recommendation 15

That the draft amendment not be modified in relation to this issue.

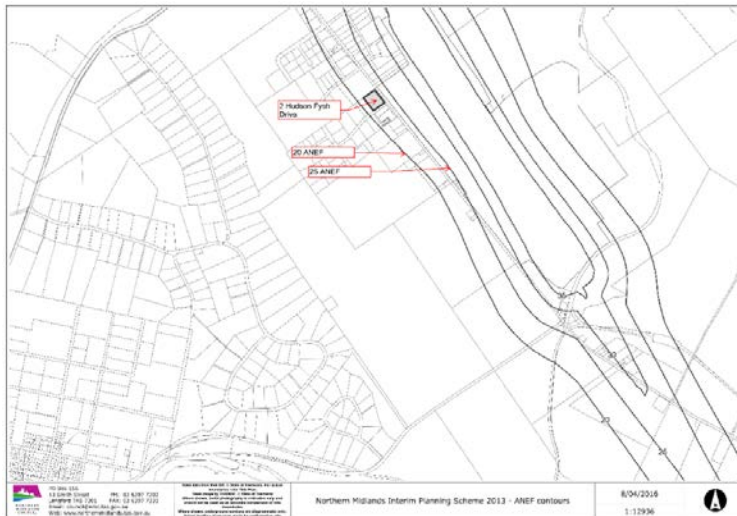
ISSUE 16: ***Aircraft noise intrusion** - It is unclear whether the proposal meets the Scheme requirements for Aircraft noise intrusion, that all new buildings must comply with the Australian Standard 2021-2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The updated *Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building design and construction* is attached. The subject site is between the 20 and 25 ANEF contours. According to the Standard (Table 2.1) a commercial building, located less than the 25 ANEF is 'Acceptable'. In accordance with Figure 1.1 of the Standard, no further consideration of the Standard is generally necessary except in special circumstances. The Standard does not describe what a special circumstance is. The indoor design sound level of 70dB(A) is the requirement for an office within the 25 to 35 ANEF contour (Table 2.1 and 3.3) of the standard. As such it is recommended that the condition be deleted.

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Recommendation 16

That the draft permit be modified by the deletion of condition 10:

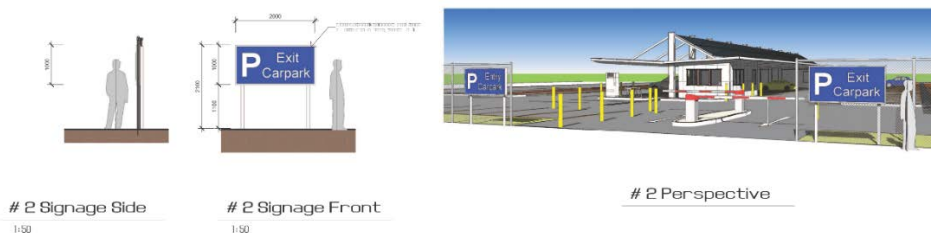
10 — ACOUSTIC TREATMENT

~~Prior to commencement of use, the applicant must demonstrate by a report from an acoustic engineer, that noise from aircraft, when measured from inside the office is no more than 70dB(A).~~

ISSUE 17: *The two signs proposed each side of the main entrance appear to result in a duplication of signage inconsistent with the requirement that signage not involve the unnecessary repetition of messages or information on the same street frontages, and not contribute to or exacerbate visual clutter.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The proposed signs are shown below. It is considered that they each provide separate messages, namely the entry and exit to the carpark, rather than a repetition of a message.



Recommendation 17

That the draft amendment not be modified in relation to this issue.

ISSUE 18: *Inconsistent with clause A37 e) and f) which require that signs do not involve the unnecessary repetition of messages or information on the same street frontage, and do not contribute to or exacerbate visual clutter.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The proposed signs are shown above. It is considered that they each provide separate messages, namely the entry and exit to the carpark, rather than a repetition of a message.

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Recommendation 18

That the draft amendment not be modified in relation to this issue.

ISSUE 19: *Appears that 1 staff carparking space is required for the car wash.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, 1 staff carparking space would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 19

That the draft amendment not be modified in relation to this issue.

ISSUE 20: *Bicycle parking*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, bicycle parking would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 20

That the draft amendment not be modified in relation to this issue.

ISSUE 21: *Taxi drop-off and pick up*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, taxi drop-off and pick up space would be required. However, the view is retained that the carwash is in the same use class as the car park.

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ISSUE 22: *Motorbike parking*

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If the car wash is separately classified as Service Industry, motorbike parking would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 22

That the draft amendment not be modified in relation to this issue.

ISSUE 23: *Loading and unloading for service industry*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is separately classified as Service Industry, loading and unloading facilities would be required. However, the view is retained that the carpark is similarly classified as the car park.

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Recommendation 23

That the draft amendment not be modified in relation to this issue.

ISSUE 24: *Bicycle parking access safety and security*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is separately classified as Service Industry, bicycle parking access safety and security would apply. However, the view is retained that the carpark is similarly classified as the car park.

Recommendation 24

That the draft amendment not be modified in relation to this issue.

ISSUE 25: *Objectives of the Act – Both representations raise issues concerned that the amendment is contrary to the objectives of the Land Use Planning and Approvals Act in that it would result in unfairness to other landowners in the area.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

It is noted that until the introduction of the interim scheme in June 2013, landowners had the ability to apply for a discretionary permit to reduce the parking and sealed area setbacks below 20m from the Evandale Main Road frontage, under the previous 1995 scheme (see below). Since then, and from now, landowners have the ability to apply for an amendment to reduce the setbacks, as the current applicant has done. It is not considered that approval of the amendment results in an unfair situation. The proposal is considered to be consistent with the objectives of the Act.

NORTHERN MIDLANDS PLANNING SCHEME 1995

Part 6

(a) Site coverage in accordance with Table 1 below.

Table 1 - Site Coverage

Lot Area	Maximum site coverage (buildings & covered storage)	Maximum site coverage (parking including access)	Minimum Landscaped Area
m ²	%	%	%
1000	50	40	10
1500	55	35	10
2000	60	30	10
5000+	65	25	10

Council may exercise discretion to relax the site coverage requirements subject to Clause 2.6. of the Scheme.

All parking and manoeuvring areas to be set back in accordance with the following Table 2:

Table 2 - Parking and Sealed Area Setbacks

Areas	Evandale Main Road	Distributor Road	Access Road
1	20m	7	3
2	10m	n/a	3
3	20m	n/a	3

Council may exercise discretion to relax the site coverage requirements subject to Clause 2.6. of the Scheme.

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Unless otherwise approved by Council, the setback area is to be used for landscaping excluding those areas sealed for driveway access.

Recommendation 25

That the draft amendment not be modified in relation to this issue.

ISSUE 26: *Clause 2.2.2.4b - protect major tourist routes in the Northern Midlands*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

This strategy has been incorporated into the scheme through the scenic management code – tourist road corridor shown on the planning scheme maps but not over the subject site.

Recommendation 26

That the draft amendment not be modified in relation to this issue.

ISSUE 27: *Clause 2.2.2.6a – does not take into account existing infrastructure and screening as designed by the old Evandale Scheme that has been included in the current interim scheme. This principal must be retained for continuity, and fairness to previous developers.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

As for Issue 25, until the introduction of the interim scheme in June 2013, landowners had the ability to apply for a discretionary permit to reduce the parking and sealed area setbacks below 20m from the Evandale Main Road frontage, under the previous 1995 scheme. Since then, and from now, landowners have the ability to apply for an amendment to reduce the setbacks, as the current applicant has done. It is not considered that approval of the amendment results in an unfair situation.

Recommendation 27

That the draft amendment not be modified in relation to this issue.

ISSUE 28: *Clause 2.2.2.8 – The heritage and landscape of the airport's original plantings and the adjacent "Clairville" built heritage and treescape need to be reinforced under this provision.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Clause 2.2.2.8 is to "Recognise the importance of the area's Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors". Clairville has been protected through being listed in the heritage code, and in the Translink zone as follows:

F1.4.14 Heritage

Objective: To recognise and protect the cultural heritage significance of the Clairville historic site and to ensure future development is sympathetic to the identified values.	
Acceptable Solution	Performance Criteria
A1 Developments within 100 metres of the historic Clairville property contained on certificate of title 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.	P1 No performance criteria

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Recommendation 28

That the draft amendment not be modified in relation to this issue.

ISSUE 29: *Clause 3.2 required "Protection of major tourist routes from inappropriate development".*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

This strategy has been incorporated into the scheme through the scenic management code – tourist road corridor shown on the planning scheme maps but not over the subject site.

Recommendation 29

That the draft amendment not be modified in relation to this issue.

DECISION

Cr Calvert/Cr Adams

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That Council, in accordance with section 39 (2) (b) of the Land Use Planning & Approvals Act 1993, forward to the Tasmanian Planning Commission the following regarding the representations:

ISSUE 1: *Wording of the proposed landscaping clause - The proposed wording of the amendment should be reconsidered for clarification of what the purpose and intent of the landscaping areas are and what is intended by "effective screening" to ensure that the landscape setting of the tourist route and regional gateway is maintained.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree that the meaning of "effective screening" could be clarified.

The objective of the landscaping clause is:

That open space and landscaping form an integral part of developments to:

- facilitate the enhanced appearance of buildings and works,*
- provide screening,*
- separate activities,*
- assist in the control of water run-off and erosion,*
- contribute to a reduction in noise levels,*
- define roads and provide opportunities for passive recreation.*

It is considered that the amendment should be re-worded to require that landscaping:

- a) enhances the appearance of the development; and*
- b) provides a range of plant height and forms to create diversity, interest and amenity.*

Recommendation 1

That the draft amendment be modified by adding the highlighted section and deleting the ~~strikethrough~~ as follows:

F1.4.8 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: a) 20m from Evandale Main Road b) 7m from the Distributor Road	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road landscaping: a) enhances the appearance of the development; and b) provides a range of plant height and forms to create diversity,

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c) 3m from an access road

interest and amenity.

ISSUE 2: *Landscaping along the Hudson Fysh Drive frontage - The amendment does not propose discretion be provided to the Hudson Fysh Drive frontage, notwithstanding the current development application proposes the 3m wide landscaped area contain a footpath which takes up half the width of the area.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

As the representation notes, the amendment does not propose discretion to vary the Hudson Fysh Drive landscaping. As such, the proposed footpath cannot be approved within the Hudson Fysh Drive setback and needs to be deleted from the planning permit. The applicant could seek separate approval from Council to construct a footpath in the Hudson Fysh Drive naturestrip.

Recommendation 2

That condition 2 of the draft permit be amended by adding the highlighted section as follows:

2 AMENDED PLANS REQUIRED

Before application is made for a building permit, amended plans must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and show:

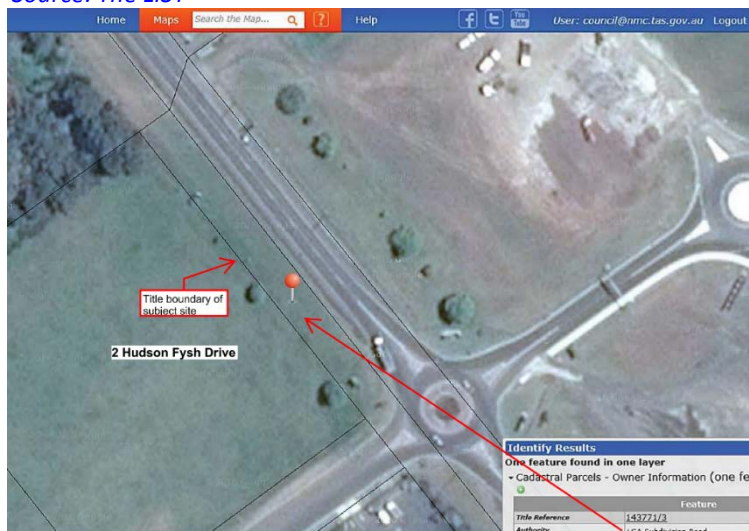
- a) 7 Disabled parking spaces located closest to the main entrance to the building;
- b) Replacement of the pole sign with a blade sign 2.4m high x 1.2m wide;
- c) Deletion of the footpath from the Hudson Fysh Drive setback.

ISSUE 3: *Road widening - The reduced landscaping width may also result in less availability of land if future widening of the highway is required.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The image below shows that allowance has already been made for widening of Evandale Road external to the subject site.

Source: The LIST



Recommendation 3

That the draft amendment not be modified in relation to this issue.

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ISSUE 4: *No information is contained within the application to confirm the operation or intensity related to the proposed carwash and detailing facility to confirm if it will be operated directly associated with and ancillary to the car park operation and therefore that it should not be individually characterised as Service Industry.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment:

The plans indicate that the carwash is a 2-bay hand wash facility. Access to the carwash is via the boom gate to the carpark. The view is retained that the carwash facility is directly associated with and a subservient part of the car park and is therefore categorized into the same use class as the car park.

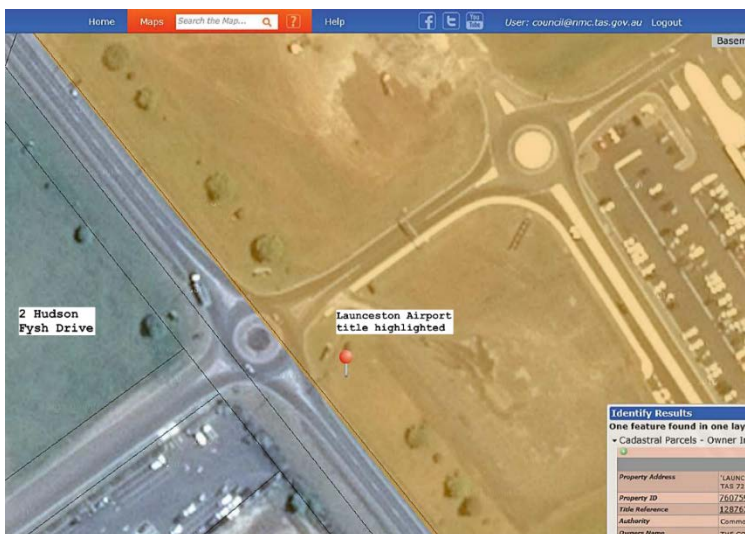
Recommendation 4

That the draft amendment not be modified in relation to this issue.

ISSUE 5: *Footpath - The existing footpath within the Airport's land does not currently extend to the property boundary and therefore compliance with the condition would be reliant on agreement with the Airport owners. The Airport owners have not received any request or contact in relation to consultation in this regard.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The image below shows that the Airport title extends over the roundabout. It would appear that the road acquisition has not taken place. As such, the carpark developer will have to seek agreement with the Airport owners to connect to the footpath within their property.



Recommendation 5

That the draft amendment not be modified in relation to this issue.

ISSUE 6: *The proposal does not comply with the scheme requirement for walls to be of face brickwork, form concrete panels, or metal clad with a finish such as colorbond. Notwithstanding this, the materials proposed appear reasonably appropriate for an industrial area and it may be that this restrictive provision should be further considered as part of the proposed amendment process.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The plans show the wall materials as being Hardies 8mm Scyon Matrix cladding and 190mm thick concrete block with acrylic textured coating, colorbond steel cladding for the roof and colorbond steel panel lift garage doors to the car wash.

According to <http://scyon.com.au/products/matrix-cladding>, Scyon Matrix panels are cement

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composite sheets, sealed on all sides, sanded smooth and pre-primed for a finish, installed on cavity trim.

Agree with the representation that the panels and concrete blocks do not meet the acceptable solution, but appear appropriate for the area.

Recommendation 6

That the draft amendment be modified by adding the highlighted section to clause F1.4.4 as follows:

F1.4.4 Materials and Presentation

Acceptable Solutions	Performance Criteria
A2 Within Areas 1, 2, 3, external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets, or metal clad with a patented pre-treated finish such as colorbond.	P2 No performance criteria

ISSUE 7 *Stormwater - It is unclear what form stormwater detention may take. Open onsite storage would be a potential bird attractor which would create potential impact on airport operations. Underground or enclosed storage on site could have been accommodated within the design.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

An open detention system would need to be drained after rain events to ensure full detention capacity is available. This can be reinforced by a permit condition.

Recommendation 7

That condition 3 of the draft permit be amended by adding the highlighted section below:

3 STORMWATER

Prior to the application for a building permit, stormwater drainage plans and calculations from a suitably qualified engineer must be provided to demonstrate that the development can be adequately drained, to the satisfaction of Council's Works and Infrastructure Manager. The design plans shall include internal detention for rainfall events up to the 1 in 20 ARI storm. The outflow from the detention system shall be designed and located such that the detention system will fully empty.

ISSUE 8: *Stormwater - The development includes building and paving across 90% of the site and therefore substantially increases the intensity of runoff from the site. The plans describe the stormwater system as being designed for a 1 in 10 year event and condition 3 of the draft permit proposed by Council has required a system designed to provide for 1 in 20 year events. Neither of these assess the potential impacts required related to 1% Annual Exceedance Probability (1 in 100 year event) as required by the scheme.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The relevant provision is:

F1.4.6 Stormwater

Objective: To ensure that full utility services are available to new development.	
Acceptable Solutions	Performance Criteria
A1 The flow rate of stormwater outside the boundaries of the title shall be no greater than if the land was used for rural purposes. On-site detention devices shall be incorporated in the development.	P1 Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to: a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and c) whether any on-site storage devices, retention basins or other Water

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	<i>Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</i>
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The applicant provided calculations as follows:

Undeveloped condition:

- Area 11,720m², coefficient = 0.35
- Tc = 25 minutes
- 1% AEP for 25 minutes, rainfall intensity of 61mm/hr = 70l/s

Developed condition:

- Equivalent area with adjustment for landscaping an/asphalt = 9,943m²
- Tc = 25 minutes
- 1% AEP for 25 minutes, rainfall intensity of 61mm/hr = 168l/s

Council's Works & Infrastructure Section considers on-site detention for a 1 in 20 year event to be appropriate. It is noted that the 1 in 100 year event relies on overland flow paths which from this site direct to the kerb and channel.

Recommendation 8

That the draft amendment not be modified in relation to this issue.

ISSUE 9: *External storage - No storage areas are described and it is presumed that there would be limited or no external storage required. However, there are currently no conditions relating to this aspect proposed by Council.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree that there would presumably be little to no external storage required, but a condition needs to be placed on the permit regarding this.

Recommendation 9

That the following condition be added to the draft permit:

- Any external storage must only be at the rear of the building.

ISSUE 10: *External Lighting – The proposal does not contain detail on the lighting poles, lights or shielding design, it therefore does not demonstrate that it meets A1 and despite the proposed condition, the application should not be approved without detail of lighting design so that the Airport owners have an opportunity to assess whether any inappropriate impact will be created.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The representation indicates a need to modify the draft permit as outlined below.

Recommendation 10

That the draft permit be amended by the addition of the highlighted condition.

9 PROXIMITY TO AIRPORT

- 9.1** Direct external lighting must not be visible above 3 degrees from the horizontal plane, applicable in all directions, and must be designed to the approval of the Northern Midlands Council in consultation with Australia Pacific Airports Corporation. Detailed design plans of the lighting poles, lights and shielding design must be submitted to the approval of the Council. External lights must not be installed until the plans have been approved.
- 9.2** Crane operations are limited within the vicinity of the airport and approval to operate a crane that may intrude into the protected airspace is required.

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ISSUE 11: *Landscaping* – A1.1 requires, “Where providing for 4 or more spaces, parking areas ... must be located behind the building line”. Additional landscaping screening at the corner of the site to reduce the visual impact from Evandale Road would improve the visual impact of the large area of car park and provide an outcome more consistent with Clause E6.7.2 P1:

“P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and
- b) views into the site from the road and adjoining public spaces; and
- c) the ability to access the site and the rear of buildings; and
- d) the layout of car parking in the vicinity; and
- e) the level of landscaping proposed for the car parking.”

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Parking spaces in front of the building line is not considered to be detrimental to the streetscape or amenity of surrounding areas given the level of landscaping on the corner properties opposite the subject site, and the proposed 8m of landscaping along Evandale Road frontage and the required 3m of landscaping along the Hudson Fysh Drive frontage.

Recommendation 11

That the draft amendment not be modified in relation to this issue.

ISSUE 12: *Landscaping* - Conditions should be imposed on landscape planting selection to ensure they do not provide a bird attracting feature, consistent with Melbourne Airport Planting Guidelines.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree with the representation and recommend that the draft amendment be modified accordingly.

Recommendation 12

That condition 8 of the draft permit be modified by adding the highlighted section and deleting the strikethrough as follows:

8 LANDSCAPING

Landscaping works as shown on the landscape plan shall be completed within three months from date of the Certificate of Completion and then maintained for the duration of the use, with vegetation listed as 'suitable species' in the “Melbourne Airport Planting Guidelines” ~~to be of a type as to not attract birds.~~

ISSUE 13: *Pedestrian walkways* – A1 is met by the development through the provision of pedestrian pathway through the car park, provided it is designed to meet appropriate standards.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The plans denote a 1m wide footpaths between the parking areas, in accordance with the scheme requirements. The carparking spaces will require wheelstops.

Recommendation 13

That the draft amendment not be modified in relation to this issue.

ISSUE 14: *Queuing length* – It is unclear if the development meets the requirements of AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking with regard to queuing length between the road and the entry based on the number of spaces provided.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The Standard, for a car park greater than 100 spaces, requires a minimum queuing length of 3 cars per lane. The development proposes a queuing length of 2 cars per lane. The Traffic Impact Assessment has found that the proposal is acceptable in terms of road safety and efficiency, and

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Council's Works & Infrastructure section has raised no concerns regarding the queuing length. As such, increasing the queuing length to 3 cars is not considered necessary.

Recommendation 14

That the draft amendment not be modified in relation to this issue.

ISSUE 15: ***Pedestrian safety** – It is unclear if the development meets the requirements of AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking with regard to pedestrian safety between the parking spaces and internal footpaths, and around the carwash doorways, where no wheel stops or safety bollards appear to be described.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The draft permit contains the following condition:

5.2 Car Park

Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed in accordance with the endorsed plans, including:

- Where parking spaces are adjacent to pedestrian paths, separation by wheel stops, kerbs, bollards or other protective devices.

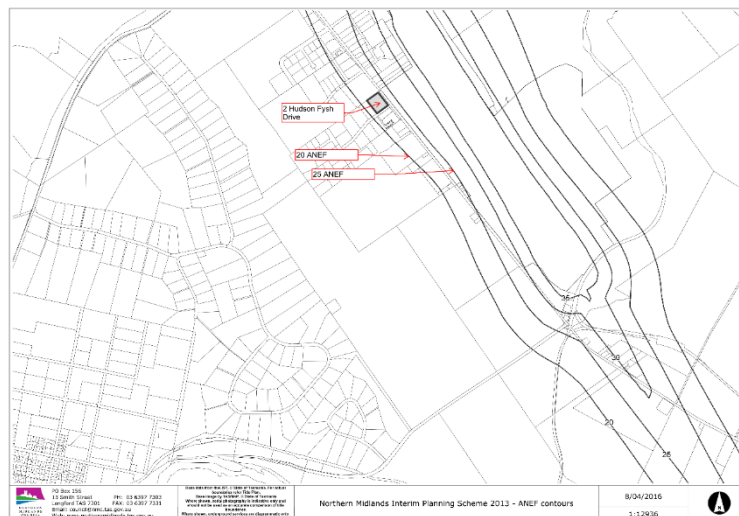
Recommendation 15

That the draft amendment not be modified in relation to this issue.

ISSUE 16: ***Aircraft noise intrusion** - It is unclear whether the proposal meets the Scheme requirements for Aircraft noise intrusion, that all new buildings must comply with the Australian Standard 2021-2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The updated *Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building design and construction* is attached. The subject site is between the 20 and 25 ANEF contours. According to the Standard (Table 2.1) a commercial building, located less than the 25 ANEF is 'Acceptable'. In accordance with Figure 1.1 of the Standard, no further consideration of the Standard is generally necessary except in special circumstances. The Standard does not describe what a special circumstance is. The indoor design sound level of 70dB(A) is the requirement for an office within the 25 to 35 ANEF contour (Table 2.1 and 3.3) of the standard. As such it is recommended that the condition be deleted.



Recommendation 16

That the draft permit be modified by the deletion of condition 10:

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10 — ACOUSTIC TREATMENT

Prior to commencement of use, the applicant must demonstrate by a report from an acoustic engineer, that noise from aircraft, when measured from inside the office is no more than 70dB(A).

ISSUE 17: *The two signs proposed each side of the main entrance appear to result in a duplication of signage inconsistent with the requirement that signage not involve the unnecessary repetition of messages or information on the same street frontages, and not contribute to or exacerbate visual clutter.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The proposed signs are shown below. It is considered that they each provide separate messages, namely the entry and exit to the carpark, rather than a repetition of a message.



Recommendation 17

That the draft amendment not be modified in relation to this issue.

ISSUE 18: *Inconsistent with clause A37 e) and f) which require that signs do not involve the unnecessary repetition of messages or information on the same street frontage, and do not contribute to or exacerbate visual clutter.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The proposed signs are shown above. It is considered that they each provide separate messages, namely the entry and exit to the carpark, rather than a repetition of a message.

Recommendation 18

That the draft amendment not be modified in relation to this issue.

ISSUE 19: *Appears that 1 staff carparking space is required for the car wash.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, 1 staff carparking space would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 19

That the draft amendment not be modified in relation to this issue.

ISSUE 20: *Bicycle parking*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, bicycle parking would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 20

That the draft amendment not be modified in relation to this issue.

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ISSUE 21: *Taxi drop-off and pick up*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is individually classified as Service Industry, taxi drop-off and pick up space would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 21

That the draft amendment not be modified in relation to this issue.

ISSUE 22: *Motorbike parking*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is separately classified as Service Industry, motorbike parking would be required. However, the view is retained that the carwash is in the same use class as the car park.

Recommendation 22

That the draft amendment not be modified in relation to this issue.

ISSUE 23: *Loading and unloading for service industry*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is separately classified as Service Industry, loading and unloading facilities would be required. However, the view is retained that the carpark is similarly classified as the car park.

Recommendation 23

That the draft amendment not be modified in relation to this issue.

ISSUE 24: *Bicycle parking access safety and security*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

If the car wash is separately classified as Service Industry, bicycle parking access safety and security would apply. However, the view is retained that the carpark is similarly classified as the car park.

Recommendation 24

That the draft amendment not be modified in relation to this issue.

ISSUE 25: *Objectives of the Act – Both representations raise issues concerned that the amendment is contrary to the objectives of the Land Use Planning and Approvals Act in that it would result in unfairness to other landowners in the area.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

It is noted that until the introduction of the interim scheme in June 2013, landowners had the ability to apply for a discretionary permit to reduce the parking and sealed area setbacks below 20m from the Evandale Main Road frontage, under the previous 1995 scheme (see below). Since then, and from now, landowners have the ability to apply for an amendment to reduce the setbacks, as the current applicant has done. It is not considered that approval of the amendment results in an unfair situation. The proposal is considered to be consistent with the objectives of the Act.

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NORTHERN MIDLANDS PLANNING SCHEME 1995

Part 6

(a) Site coverage in accordance with Table 1 below.

Table 1 - Site Coverage

Lot Area	Maximum site coverage (buildings & covered storage)	Maximum site coverage (parking including access)	Minimum Landscaped Area
m ²	%	%	%
1000	50	40	10
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5000+	65	25	10

Council may exercise discretion to relax the site coverage requirements subject to Clause 2.6. of the Scheme.

All parking and manoeuvring areas to be set back in accordance with the following Table 2:

Table 2 - Parking and Sealed Area Setbacks

Areas	Evandale Main Road	Distributor Road	Access Road
1	20m	7	3
2	10m	n/a	3
3	20m	n/a	3

Council may exercise discretion to relax the site coverage requirements subject to Clause 2.6. of the Scheme.

Unless otherwise approved by Council, the setback area is to be used for landscaping excluding those areas sealed for driveway access.

Recommendation 25

That the draft amendment not be modified in relation to this issue.

ISSUE 26: *Clause 2.2.2.4b - protect major tourist routes in the Northern Midlands*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

This strategy has been incorporated into the scheme through the scenic management code – tourist road corridor shown on the planning scheme maps but not over the subject site.

Recommendation 26

That the draft amendment not be modified in relation to this issue.

ISSUE 27: *Clause 2.2.2.6a – does not take into account existing infrastructure and screening as designed by the old Evandale Scheme that has been included in the current interim scheme. This principal must be retained for continuity, and fairness to previous developers.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

As for Issue 25, until the introduction of the interim scheme in June 2013, landowners had the ability to apply for a discretionary permit to reduce the parking and sealed area setbacks below 20m from the Evandale Main Road frontage, under the previous 1995 scheme. Since then, and from now, landowners have the ability to apply for an amendment to reduce the setbacks, as the current applicant has done. It is not considered that approval of the amendment results in an unfair situation.

Recommendation 27

That the draft amendment not be modified in relation to this issue.

ISSUE 28: *Clause 2.2.2.8 – The heritage and landscape of the airport's original plantings and the adjacent "Clairville" built heritage and treescape need to be reinforced under this provision.*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft

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Amendment

Clause 2.2.2.8 is to "Recognise the importance of the area's Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors". Clairville has been protected through being listed in the heritage code, and in the Translink zone as follows:

F1.4.14 Heritage

Objective: To recognise and protect the cultural heritage significance of the Clairville historic site and to ensure future development is sympathetic to the identified values.	
Acceptable Solution	Performance Criteria
A1 Developments within 100 metres of the historic Clairville property contained on certificate of title 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.	P1 No performance criteria

Recommendation 28

That the draft amendment not be modified in relation to this issue.

ISSUE 29: *Clause 3.2 required "Protection of major tourist routes from inappropriate development".*

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

This strategy has been incorporated into the scheme through the scenic management code – tourist road corridor shown on the planning scheme maps but not over the subject site.

Recommendation 29

That the draft amendment not be modified in relation to this issue.

Carried unanimously

Cr Goninon returned to the meeting at 6.51pm.

104/16 COMMENT ON DRAFT STATE PLANNING PROVISIONS (SPPS)

File: 13/026/003/001
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Erin Boer, Planning Officer

1 PURPOSE OF REPORT

This report advises Council of recommended changes to the Draft State Planning Provisions (SPPs), including how the changes relate to the current *Northern Midlands Interim Planning Scheme 2013*, and recommends advice to be provided to the Commission.

2 INTRODUCTION/BACKGROUND

The draft State Planning Provisions (SPPs) have been approved by the Minister for Planning and Local Government for exhibition under section 21 of the Land Use Planning and Approvals Act 1993 (the Act). The Tasmanian Planning Commission (TPC) must then consider the SPPs and report back to the Minister under sections 24 and 25 of the Act.

Council has been invited by the TPC to make comments in writing (or a representation) during the exhibition period from 15 March to 18 May 2016. This report forms the basis of those comments.

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3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.6 Strategic Planning
- 4.7 Land Use Planning

4 POLICY IMPLICATIONS

None applicable.

5 STATUTORY REQUIREMENTS

S. 21 of the *Land Use Planning & Approvals Act 1993* - Approval for public exhibition

S. 22 of the *Land Use Planning & Approvals Act 1993* - Exhibition of relevant exhibition documents in relation to draft of the SPPs

S. 23 of the *Land Use Planning & Approvals Act 1993* – Representations

S. 24 of the *Land Use Planning & Approvals Act 1993* - Consideration by Commission

S. 25 of the *Land Use Planning & Approvals Act 1993* - Commission report

Approval for the exhibition of the draft SPPs was given under S.21 of the Act, prior to the relevant documentation being exhibited in accordance with S.22 of the Act, whereby Council has been invited to make comment/representation. Council may make comments or a representation under S.23 of the Act, which will be considered by the Commission and a report prepared for the Minister under S.24 & S.25 of the Act.

6 FINANCIAL IMPLICATIONS

None.

7 RISK ISSUES

No risk issues identified.

8 CONSULTATION WITH STATE GOVERNMENT

Council has been invited to make comment on the Draft State Planning Provisions under S. 22 (5) a-b of the Land Use Planning and Approvals Act.

9 COMMUNITY CONSULTATION

As part of the exhibition process, the TPC is required to make the draft SPPs and related documents publicly available. The draft SPPs, Explanatory Document, incorporated documents and Terms of Reference are available on the TPC website.

Any person may make comments in writing to the Commission during the 60 day period from 15 March 2016 until 18 May 2016. The Commission must consider all comments received about the draft SPPs during this period before reporting back to the Minister.

10 OPTIONS FOR COUNCIL TO CONSIDER

Move the recommendation or move an alternative recommendation.

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11 OFFICER'S COMMENTS/CONCLUSION

The recommendation is considered to address issues identified in the Draft SPPs and provide advice that may assist the interpretation of the provisions, provide greater clarification and closer align the zone/code purposes to the provisions. It is recommended it be endorsed.

12 ATTACHMENTS

A. Comments in response to the Draft State Planning Provisions.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council advise the Tasmanian Planning Commission that its comments in response to the Draft State Planning Provisions are as per *Attachment A*.

DECISION

Cr Goss/Cr Lambert

That the matter be discussed.

Carried unanimously

Ms Mason returned to the meeting at 6.58pm.

Cr Polley/Cr Goss

That Council advise the Tasmanian Planning Commission that its comments in response to the Draft State Planning Provisions are as per *Attachment A*.

Carried unanimously

102/16 COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION

RECOMMENDATION

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

DECISION

Cr Goss/Cr Calvert

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

Carried unanimously

Mr Godier left the meeting at 7.00pm.

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105/16 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) – MOTIONS FOR THE GENERAL MEETING: 20 JULY 2016

Responsible Officer: Des Jennings, General Manager
Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

A report was tabled at the 21 March Council meeting at which time Council was advised of the receipt of notice of the Annual General Meeting of the Local Government Association of Tasmania (LGAT) to be held on 20 July 2016; and to commence discussion on consideration of motions to be submitted to the General Meeting to be held in conjunction with the Annual General Meeting.

2 INTRODUCTION/BACKGROUND

Councils have been invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion in the Agenda of the General Meeting by Friday, **29 April 2016**.

The following was the decision of Council at the 21 March 2016 meeting:

Cr Polley/Cr Adams

That Council receive the report, and list the following matters for consideration at the LGAT General Meeting to be held on 20 July 2016:

- i) Introduction of State Tyre Levy;*
- ii) Federal Government assistance to replace the Bass Link cable;*
- iii) LGAT to call on the Federal Government to amend the Australian Taxation regulations in regards to the expectation that not-for-profit volunteer organisations lodge annual Tax Returns retrospectively and includes an extra category in the list of Community Service organisations that can self-assess under the prescribed by law test, that listing being: Incorporated volunteer community organisations that are altruistic and solely for the betterment of the community.*

Carried unanimously

Cr Knowles has requested that Council:

- a) submit the following joint motion for consideration by LGAT at the July 2016 General Meeting:

That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day.

AND:

- b) work with Break O'Day Council to prepare the background to a joint Motion to the LGAT meeting.

Break O'Day Council has listed this matter for consideration at their 18 April Council meeting.

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The goals identified in, "Volume 1 – Mapping Our Direction", 1.8 Regional/ State/ Federal/ International Relations are applicable to this report.

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4 OPTIONS FOR COUNCIL TO CONSIDER

Council may wish to consider further motions to be submitted for inclusion in the Agenda of the General Meeting, including the motion proposed by Cr Knowles.

5 OFFICER'S COMMENTS

Council has already approved the following motions for submission to the LGAT General Meeting:

- i) Introduction of State Tyre Levy;
- ii) Federal Government assistance to replace the Bass Link cable;
- iii) LGAT to call on the Federal Government to amend the Australian Taxation regulations in regards to the expectation that not-for-profit volunteer organisations lodge annual Tax Returns retrospectively and includes an extra category in the list of Community Service organisations that can self-assess under the prescribed by law test, that listing being: Incorporated volunteer community organisations that are altruistic and solely for the betterment of the community.

Councils are invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion in the Agenda of the General Meeting by Friday, 29 April 2016.

6 ATTACHMENTS

Break O'Day – Notice of Motion to the 18 April 2016 Council meeting
Cr Knowles' notes.

RECOMMENDATION 1

That Council discuss this matter.

RECOMMENDATION 2

That

- i) Council receive the report,
- ii) submit the following joint motion with Break O'Day Council for consideration by LGAT at the July 2016 General Meeting:
That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day;
and
- iii) Council work with Break O'Day Council to prepare the background to the joint motion.

DECISION

Cr Polley/Cr Lambert

That

- i) Council receive the report,
- ii) submit the following joint motion with Break O'Day Council for consideration by LGAT at the July 2016 General Meeting:
That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day;
and
- iii) Council work with Break O'Day Council to prepare the background to the joint motion.

Carried unanimously

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106/16 PROPOSED NATURAL GAS MAIN EXTENSION TO TRANSLINK INDUSTRIAL PRECINCT

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The Northern Midlands Economic Development Committee (NMEDC) requested Council to make further representation to TasGas with regard to extending the natural gas main to TRANSLink Industrial Precinct.

The aim of the report is to seek Council's determination on the agreement to seek a fee offer to prepare a business case to support the extension of the natural gas main.

2 INTRODUCTION/BACKGROUND

As advised, the NMEDC has requested the progressing of representation to TasGas to extend the natural gas main to TRANSLink Industrial Precinct.

A discussion paper has been prepared by TasGas and is attached.

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goals have relevance to this issue:

- Part 1A: Governance
 - 1.1 Governance
 - 1.8 Regional/ State/ Federal/ International Relations
- Part 1B: Finance
 - 1.9 Financial Management
 - 1.13 Asset Management
- Part 2: Economic Development
 - 2.1 Long Term Economic Development
 - 2.3 Business Support
- Part 4: Structure Planning and Sustainability
 - 4.6 Strategic Planning
 - 4.8 Growth Centre – Transport & Industry
 - 4.9 Rural Processing Centre
 - 4.10 Sub-regional Centre
 - 4.14 Regional Planning

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

At this time the cost for the Business Case has not been determined. Council's support for the project is to

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be determined prior to any further action by Council officers.

TasGas has provided an estimate of the capital costs to be in the order of \$2.1m. This total outlay would reduce if potential customers of the gas sign up.

7 RISK ISSUES

A number of risks are evident:

- TRANSlink in its current form and capacity, does not attract an enterprise/s that are gas reliant.
- Existing businesses do not take up the option to connect to natural gas.
- No external funding sources are forthcoming – existing and potential businesses, State or Federal Government.
- Council is required to meet the total capital costs.
- Competition from the newly developed Valley Central Industrial Estate in the Meander Valley Council area which has NBN and reticulated natural gas available.

8 CONSULTATION WITH THE STATE GOVERNMENT

Initial contact has been made with State Growth, seeking advice on the most appropriate contact point to advance discussions.

9 COMMUNITY CONSULTATION

TasGas has commenced surveying potential natural gas users, as identified in the discussion paper prepared by TasGas.

10 OPTIONS FOR COUNCIL TO CONSIDER

The options for Council to consider, include:

- i) to take no further action.
- ii) seek a fee offer to prepare a business plan.

11 OFFICER'S COMMENTS/CONCLUSION

As identified by TasGas, potential for the uptake of natural gas, ranges from no take up due to the TRANSlink Precinct remaining predominantly a logistics hub, or future businesses being attracted to the precinct in the areas of manufacturing or processing.

The Launceston Gateway Precinct Master Plan will identify the future area(s) of expansion for TRANSlink along with a range of businesses to be attracted.

A further opportunity that has been identified in the Northern Midlands Rural Processing Centre report and recommendations was for Northern Midlands Council to undertake a feasibility study to identify the optimal location(s) and viability for rural industries precincts in the Northern Midlands. Precincts ensure an efficient use of infrastructure and services, and may provide value chain and logistics benefits for rural industries, a site that may be well-placed is the expanded TRANSlink Precinct, an intermodal site with a future gas main connection.

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12 ATTACHMENTS

TasGas discussion paper

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That a fee offer be sought for the preparation of a business case to support the natural gas main extension to TRANSlink Industrial Precinct and reported to Council.

DECISION

Cr Goninon/Cr Polley

That a fee offer be sought for the preparation of a business case to support the natural gas main extension to TRANSlink Industrial Precinct and reported to Council.

Carried unanimously

107/16 IMPLEMENTATION OF PLACE ACTIVATION PLAN - LONGFORD

Responsible Officer: Amanda Mason – Governance and Community Development Officer
Report prepared by: Anna Coxen – Project Champion

1 PURPOSE OF REPORT

Seek funding approval to develop an identity/ brand for Longford including a style guide and tear off visitor maps.

2 INTRODUCTION/BACKGROUND

The Place Activation Plan (attached to this report) was developed for Council by Village Well in 2015 and identified the need to develop Longford's visual identity (p.7). The community members who expressed an interest in participating in the implementation of the plan have been consulted and have identified this project as one of the priorities. The branding and style guide, will inform future signage, marketing, web presence and associated tourism collateral for the town.

One of the first projects that will utilise the branding for Longford is a tear off map of the town, listing the historical points of interest. The purpose of this will be to ensure visitors to the town stay longer and move around the town. It is anticipated that the tear off maps will sit on the counters of supportive businesses in the town (ie, petrol stations, chemists, cafés, bakeries, as well as the Visitor Information Centre located in JJs Bakery). Each individual business will take ownership of their maps, and utilise them to inform visitors who may not necessarily need comprehensive visitor information services, but may need to know where they can buy stamps, grab a coffee or find out about their family history. It will serve to foster pride and send the message to visitors that they are welcome and appreciated. All existing visitors to Longford should have an enjoyable and memorable experience.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goals have relevance to this issue:

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- Part 2 – The Local Economy (P.19)
“To facilitate sustainable and profitable tourism business opportunities through the provision of a series of distinct visitor experiences by engaging all communities in the development of their individual and complementary identities”.
- 2.2 Tourism Industry Support (P.21)
“To increase tourist visits, tourist spend, and length of stay, and enhance visitor experience”.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Brand identity for Longford – Concept and Design	\$ 1,500 + GST
Style Guide for the new Longford Brand – Design and Artwork	\$ 800 + GST
Tear off visitor map – Design and artwork	\$ 800 + GST
Printing 1,000 pads of 50	\$ 1,743 + GST

It is anticipated that council will provide the funding for printing the initial tear off maps. It is proposed that subsequent maps be funded in partnership with council and the commercial business in Longford.

7 RISK ISSUES

The process of ‘design by a committee’ has potential to cause problems, it is anticipated that although the design will be undertaken in consultation with an external consultant, the Project Champion and the committee, inevitably some individuals will not agree with the final design. This has the potential to cause conflict. The design needs to be driven by the community activation team, and they will recommend a final design to Council for approval. The community activation team will take ownership of the design and be proud of it.

Other towns may also see the development of the branding for Longford and seek something similar for their respective towns. The message needs to be consistent to the other communities that this is a result of a lengthy process with extensive community consultation. The development of an identity for Longford is one of the priorities identified in the Longford Activation Plan (p.7), and Longford Visitor Appeal Study –June 2015, (pp19-21). Both plans were developed as a result of months of consultation with the community and also supported by council.

Funding a reprint of the tear off maps in the future is an anticipated issue that may arise. Any reprinting in the future should be driven by the Longford community ensuring the maps are not an ongoing financial responsibility of council.

Management and implementation of the style guide will ultimately rest with Council, however, it is not anticipated that this will be an onerous task. Council presently has in place procedures for the use of Council logo and it is anticipated these same procedures could be adopted and implemented for the Longford logo.

8 CONSULTATION WITH STATE GOVERNMENT

By developing an identity for Longford and developing the town as a destination aligns with Tourism Northern Tasmania (TNT) vision. This vision aligns with the brand values of Tourism Tasmania.

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9 COMMUNITY CONSULTATION

Extensive community consultation has occurred throughout the Longford Visitor Appeal Study compiled by Bill Fox and Associates, and the Longford Activation Plan by Village Well. More recently the Longford Activation Team have identified these projects as priorities from the Longford Activation Plan.

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

In order to move forward with tangible outcomes from the Longford Activation Plan, this is a positive first step. Developing a brand/logo for Longford will create a sense of pride, unity and identity for Longford. Establishing a style guide will inform all future marketing activities for the town and differentiate the town of Longford from Council.

The tear off maps will be a useful tool for visitors ensuring their time in Longford is enjoyable, and memorable. From the community's perspective, empowering businesses with the tools to easily inform visitors of the places to go in Longford will assist in the collective understanding that they are all in tourism. Working together ensuring the visitors experience is of a high standard will keep visitors in the town longer, develop a culture of 'word of mouth' with other visitors. This will create a culture amongst commercial businesses in the town of supporting each other ensuring they will all benefit.

Potential investors and or potential commercial businesses will see the unity, strength and cohesion of Longford and see it a desirable strength increasing the likelihood of growth for Longford.

12 ATTACHMENTS

12.1 Longford Activation Plan – Village Well

12.2 Longford Visitor Appeal Study – Bill Fox and Associates Pty Ltd

RECOMMENDATION 1

Council discuss the matter.

RECOMMENDATION 2

Council authorises officers to proceed with engaging Halibut Creative to undertake the brand development, style guide and Longford tear off map.

DECISION

Cr Goninon/Cr Polley

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Calvert

Council authorises officers to proceed with engaging Halibut Creative to undertake the brand development, style guide and Longford tear off map. That council officers, together with the committees, explore the development of an app.

Carried

Voting for the motion:

Mayor Downie, Cr Adams, Cr Calvert, Cr Goss, Cr Polley

Voting against the motion:

Cr Goninon, Cr Gordon, Cr Lambert

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Ms Mason left the meeting at 7.21pm.

108/16 2016 FUTURE OF LOCAL GOVERNMENT NATIONAL SUMMIT

Responsible Officer: Des Jennings, General Manager
Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

Councillor Polley has requested that this matter be included as a late item in the 18 April 2016 Council Agenda.

2 INTRODUCTION/BACKGROUND

The Municipal Association of Victoria has convened the 2016 Future of Local Government National Summit which is to be held in Melbourne on 17 and 18 May 2016.

Councillor Polley has requested Councillors to consider his attendance at the summit (programme attached).

3 STRATEGIC PLAN 2007-2017

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The goals identified in, "Volume 1 – Mapping Our Direction", Part 1a Governance are applicable to this report.

4 FINANCIAL IMPLICATIONS

Council allocated \$11,930 in the 2015/16 budget towards councillors attending conferences and seminars, as at the 15 April 2016, \$9,913 of the allocation has been spent.

The conference cost is \$583.

4 OFFICER'S COMMENTS

Registrations for the conference are limited to 102 attendees and registrations close on 12 May.

The MAV website provides the following information in relation to the summit:

Will local government continue to be a future taker? Can it be a future maker?

In 2016, local government finds itself in stormy waters. It must innovate and deliver more with less amidst a backdrop of rate capping and grant cuts.

Across Australia, the local government sector faces amalgamations, ongoing image problems and an unstable Federation. Our communities want to be more involved in decision making.

The 2016 Future of Local Government National Summit will explore possible solutions such as:

- *rewiring public services via principles of devolution, subsidiarity and localism*
- *identifying things done best at national, state, regional and local levels*
- *setting flexible, place-based funding arrangements that deliver on local priorities*
- *developing an LG transformation strategy to slash costs, build non-rate revenue and renegotiate its relationship with the community.*

The summit features an array of Australian and international speakers providing thoughtful leadership for those who want to design a better future for local government.

This event is suitable for anyone with an interest in the future of local government.

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5 ATTACHMENTS

- Program

RECOMMENDATION 1

That Council discuss this issue.

RECOMMENDATION 2

That Council authorise the attendance of Cr Polley at the 2016 Future of Local Government National Summit in Melbourne.

DECISION

Cr Goss/Cr Calvert

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Adams

That Council authorise the attendance of Cr Polley and Cr Gordon at the 2016 Future of Local Government National Summit in Melbourne.

Carried unanimously

109/16 LONGFORD TOWNSHIP CBD URBAN DESIGN STRATEGY

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

Cr Adams has requested that this matter be placed on the Agenda and that the report be considered in open council.

2 INTRODUCTION

To seek Council's support to complete the investigation, concept and design work identified within the:

- Longford Visitor Appeal Study; and
- Place Activation Plan.

A fee proposal has been received from Lange Design and Loop Architecture. The proposal requires refining with regard to the additional consultation, preparation of concepts for consideration and actual design for implementation purposes.

3 BACKGROUND

The study would also include the following sites:

- Entrance roundabout on Illawarra Road and the town approaches
- Christ Church, Anglican Parish
- Village Green
- St George's Square and Velodrome
- Stokes' Park
- Carins Park

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- Dog Exercise Area
- Mill Dam Reserve

Actions from Council meetings supporting objectives:

- Minute 266/15 –

Cr Knowles/Cr Gordon

That

- management meet with Mr Stokes to discuss the concept plan.*
- management be authorised to seek community comment on the previously prepared concept plans for Stokes Park.*
- the comments received be used as a basis for amending the concept plans and then presented to Council at a Workshop.*
- the horse trail be considered as part of the concept plans.*

Carried unanimously

- Minute 118/15

Cr Adams/Cr Calvert

...

That Council note and investigate the following recommendation of the Longford Local District Committee:

...

- The Longford Local District Committee recommends Council establish a bi-lateral agreement with State Growth for the maintenance of the appearance and condition of the roundabout and its surrounds.*

Carried unanimously

- Minute 63/15

Cr Polley/Cr Knowles

That Council:

- Accepts the Longford Horse Association Report; and*
- Approves expenditure of a maximum of \$2,000 from the Economic Development Committee budget to fund a consultant to review the proposed Longford Horse Trail to identify opportunities and restraints; and report back to Council.*

Carried unanimously

- Minute 87/16

Cr Goss/Cr Polley

That:

- Council authorise officers to progress the Longford township CBD Urban Design Strategy;*
- an allocation of funds be determined and listed in the 2016/2017 budget for consideration, to implement the Longford CBD Urban Design Strategy outcomes.*

Carried unanimously

The Cyclist Club utilising the Velodrome has also shown interest in establishing a club facility, a concept plan and costings would be beneficial when pursuing external financial support. The cyclist club has also raised the proposal that a criterion track be constructed around Stokes Park to complement the adjacent Velodrome.

It is believed it is time to clearly identify and prepare the final concepts for listed areas with clear linkages back to the CBD and various parks.

Examples:

- Liaise with the Christ Church, Anglican Parish and develop and finalise a concept to connect the Church grounds and Village Green, cost and agree an implementation strategy.
- Velodrome: liaise with Cyclist Club and prepare a concept for site cost, and agree on an implementation strategy.
- Concept Plan for Illawarra Road roundabout and streetscape up to railway crossing.

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- Liaise with business that would support outdoor dining facilities and prepare parklet designs for Council's consideration.

Examples:



The outcome is to focus efforts on one overall plan incorporating all current efforts with the inclusion of a number of other opportunities and agree on one integrated plan with designs that are costed and ready for implementation.

4 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1: Mapping our Direction" goal is relevant to this issue" 2.2 tourism Industry Support: "To increase tourist visits, spend and length of stay, and enhance the visitor experience."

5 POLICY IMPLICATIONS

N/A

6 STATUTORY REQUIREMENTS

- Land Use Planning and Approvals Act 1993
- Building Act 2000
- Urban Drainage Act 2013
- Local Government Highways Act 1982
- Tasmanian Municipal Standard Drawings

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7 FINANCIAL IMPLICATIONS

A fee proposal was presented to progress the finalisation of the items raised within the various reports, including preparing concept and design along with estimates of costs. The costs will be met from the development fees received by Council for the works on the Midland Highway. The proposal requires further consideration, with focus on actual design work so that the project may be implemented immediately as funds become available.

8 RISK ISSUES

Without proper planning and design, the result may be a series of ad hoc and inconsistent projects and developments which leave a disjointed feeling within the town.

9 CONSULTATION WITH STATE GOVERNMENT

Consultation will be necessary with State Roads as Council will be developing concepts and designs for streetscape improvements along Wellington and Marlborough Streets, Longford.

10 COMMUNITY CONSULTATION

A significant amount of consultation has been completed to date. It is recommended that focus groups now be targeted for necessary elements of the project.

For example, the Parklet designs, consultation will occur with the business owner and that may also include the actual owner of the property, if they are not one and the same.

11 OPTIONS FOR COUNCIL TO CONSIDER

To finalise the concept and designs to implement the recommendations associated with the:

- Longford Visitor Appeal Study; and
- Place Activation Plan.

or take no action

12 OFFICER'S COMMENTS/CONCLUSION

The progression to finalisation of the concept and design, together with relevant community stakeholder consultation, will realise the allocation and progression of funding over future budgets to implement the finalised designs.

Community expectation is that action is now required by way of implementing the recommendations from the various reports, thus growing Longford as a tourist destination over the coming years.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That the report, with the exception of the fee offer, be made public.

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DECISION

Cr Goss/Cr Lambert

That the matter be discussed.

Carried unanimously

Cr Calvert/Cr Gordon

That the report, with the exception of the fee offer, be made public.

Carried unanimously

110/16 CONCERNS WITH HAWTHORN HEDGE & INFRASTRUCTURE: FALLS PARK EVANDALE

Responsible Officer: Wayne Chellis, Works & Infrastructure Manager

Report prepared by: Wayne Chellis; Works & Infrastructure Manager

1 PURPOSE OF REPORT

The purpose of this report is to advise council of ongoing concerns with the hawthorn hedge and other infrastructure at the frontage of Falls Park (Market facility) off Logan Road, Evandale.

2 INTRODUCTION/BACKGROUND

The hawthorn hedge was planted in approximately 1994 and is maintained by the lessee of Falls Park Market facility. It is understood that Council had little input into the planting of the hedge at that time; however, it is recalled that it was strongly supported by the Evandale Local District Committee, in particular the Chairperson at that time.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goals have relevance to this issue:

- 5.1 Transport Infrastructure Operations
Ensure that council's roads, bridges, footpaths and related assets are planned, designed, developed, constructed and maintained to meet service, safety, and efficiency standards acceptable to the community.

4 POLICY IMPLICATIONS

Council is normally responsible for the front fences (if necessary) for reserves and building sites.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

An allocation of funds has been included in the 2016/2017 Capital Works program for Council's consideration of the following works:

- Replacement of existing kerb and gutter and replacement of section of road at the frontage of Falls Park \$100,000;
- Replacement of cracked/failed asphalt footpath with exposed aggregate concrete \$40,000;
- Removal and replacement of the hawthorn hedge to be planted on the same alignment as the large trees including the preparation of ground for planting and irrigation \$15,000;

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- Installation of lamb proof fence 3.5 metres from the back of kerb to provide low level security \$3,000;
- Refurbish steel entrance gates and install new brick entrance as per David Denman's plan \$8,000.

7 RISK ISSUES

There is a risk of serious injury to the pedestrians walking along the road towards oncoming traffic, due to the footpath only being single lane and not of sufficient width in places to pass an oncoming pedestrian or cater for the high number of users visiting the market. Complaints have been received by Council advising of minor injuries caused by coming into contact with the hedge whilst using the pedestrian walkway.

7.1 Concerns with Infrastructure

- (a) Unfortunately the hedge planting location reduces the available walking path and the users need to be cautious of scratching their arms and legs as they walk past the hedge thorns. In particular, during the market on Sundays when the number of users of the narrow footpath is high.

Hydro poles installed within the footpath reduces the path even further and limits the width to make it even more difficult for pedestrians to use without being scratched by hawthorns.
- (b) Asphalt footpath is badly cracked most likely due to the hawthorn hedge location or poor sub grade material.
- (c) Water Main installed in the footpath is only shallow and has broken on occasions just east of Falls Park frontage.
- (d) Kerb and gutter is badly cracked and has moved in several locations.
- (e) Brick fence and gate posts are broken and likely to fall over.

Failing infrastructure is likely to be caused by any one or all four of the following:

- Poor sub grade conditions (ground Movement);
- Hawthorn hedge roots altering the ground conditions;
- shallow depth of water main; and/or
- installation method of water main; i.e. glued joints which will not tolerate ground movement.

Footpath damage caused by Tree roots or sub grade conditions



Wall to be replaced



8 CONSULTATION WITH STATE GOVERNMENT

N/A

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9 COMMUNITY CONSULTATION

The lessee of Falls Park, Mr Peter Woof, has been consulted again regarding the concerns relating to the hawthorn hedge. Mr Woof suggested that if the hedge is removed Council should install a post and rail. Mr Woof was advised that this was not the preferred option as Tasmanian split posts (unlike mainland timbers) have a short lifespan, are expensive and post and rail fencing is easy to climb over.

The Evandale Advisory Committee has also been consulted and the following statement is recorded in the minutes of the Committees 5 April meeting:

In general, the committee agreed that in order to accommodate the new footpath, the existing hawthorn hedge be removed (from the units to the Glover statue), a new abelia or hawthorn hedge be planted in alignment with the existing trees and a new fence be erected.

10 ACTION TAKEN

To provide a safer walking path in the vicinity of the hydro poles a section of hedge has been removed, the footpath widened with asphalt and a farm type fence has been installed to restrict entry to Fall Park.

TasWater has been advised of the concerns with the water main in the existing footpath to provide them with sufficient time to consider replacement prior to Council undertaking the construction of a concrete footpath.

11 OPTIONS FOR COUNCIL TO CONSIDER

- (a) Removal of the hawthorn hedge, mesh fence and existing polythene watering system.
- (b) Construction of exposed aggregate 1.8 metre wide footpath generally accepted in heritage areas. Footpath to be generally constructed 500mm away from the kerb and further away around the hydro poles, to provide separation between the kerb and footpath and make provision for the construction of a new kerb and gutter at a later date.
- (c) Prepare ground for planting and install lamb proof fence.
- (d) Plant hawthorn hedge plants approximately 1 metre apart in same line as trees.
- (e) Re-establish irrigation system.
- (f) Construction of a new section of kerb and gutter which also includes the reconstruction of approximately one metre of road verge where the existing kerb and gutter has failed and reconstruct a failed section of road.
- (g) Refurbish steel entrance gates and replace brick entrance as per David Denman's plan.

Current Entrance 2015



Proposed Entrance



MINUTES – ORDINARY MEETING

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12 OFFICER'S COMMENTS/CONCLUSION

The work listed above will improve council's infrastructure, provide a safe footpath for pedestrians to use during the busy period (market days) and enhance the frontage of Falls Park and the market facilities.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council

- A) programmes the removal and replacement of the hedge and footpath to ensure the ongoing risk to the pedestrians is addressed in a timely and cost effective manner as follows:
- i) removal of the hawthorn hedge and entwined mesh fence in January 2017 with plant operating from inside the Falls Park area (this will eliminate the need for costly, part road closure required when operating plant from the roadside);
 - ii) remove and replace the existing failed asphalt footpath with an exposed aggregate concrete footpath (to follow removal of the hedge). The new footpath to be constructed generally 500mm from the back of the existing kerb extending further out at the hydro poles. (Plant to operate from within Falls Park to eliminate the need for any required road closures);
 - iii) Council to rip the ground between and on the same alignment as the existing oak/elm trees, add 200mm of good top soil, mound up above the tree roots and prepare for planting of the hedge. Employ James Boxhall a hawthorn hedge specialist to oversee the preparation of the site to be planted;
 - iv) install a 900mm to 1200mm lamb proof fence with steel droppers 3.5 metres from the back of the existing kerb; the fence to provide for low level security until such time as the hawthorn hedge is of sufficient height and volume for the removal of the fence to be undertaken (approximately 2 years);
 - v) engage James Boxhall to plant the new hawthorn hedge in February or March;
 - vi) relocate existing irrigation pipes to provide water to the new hawthorn hedge plants.
- and
- B) refurbishes the steel entrance gates and replaces the brick entrance as per David Denman's plan.

DECISION

Cr Goss/Cr Lambert

That the matter be discussed.

Carried unanimously

Cr Gordon/Cr Goninon

That Council

- A) programmes the removal and replacement of the hedge and footpath to ensure the ongoing risk to the pedestrians is addressed in a timely and cost effective manner as follows:
- i) removal of the hawthorn hedge and entwined mesh fence in January 2017 with plant operating from inside the Falls Park area (this will eliminate the need for costly, part road closure required when operating plant from the roadside);
 - ii) remove and replace the existing failed asphalt footpath with an exposed aggregate concrete footpath (to follow removal of the hedge). The new footpath to be constructed generally 500mm from the back of the existing kerb extending further out at the hydro poles. (Plant to operate from within Falls Park to eliminate the need for any required road closures);
 - iii) Council to rip the ground between and on the same alignment as the existing oak/

MINUTES – ORDINARY MEETING

18 APRIL 2016



elm trees, add 200mm of good top soil, mound up above the tree roots and prepare for planting of the hedge. Employ James Boxhall a hawthorn hedge specialist to oversee the preparation of the site to be planted;

- iv) install a 900mm to 1200mm lamb proof fence with steel droppers 3.5 metres from the back of the existing kerb; the fence to provide for low level security until such time as the hawthorn hedge is of sufficient height and volume for the removal of the fence to be undertaken (approximately 2 years);
- v) engage James Boxhall to plant the new hawthorn hedge in February or March;
- vi) relocate existing irrigation pipes to provide water to the new hawthorn hedge plants.

and

- B) refurbishes the steel entrance gates and replaces the brick entrance as per David Denman's plan.

Carried

Voting for the motion:

Mayor Downie, Cr Calvert, Cr Goninon, Cr Gordon, Cr Lambert

Voting against the motion:

Cr Adams, Cr Goss, Cr Polley

111/16 MONTHLY FINANCIAL STATEMENT

File: Subject 24/023
Prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31st March 2016.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 31st March 2016.

SUMMARY FINANCIAL REPORT

For Month Ending: 31-Mar-16 9

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$9,430,961	-\$9,430,961	-\$9,291,089	-\$140	98.5%	
Recurrent Grant Revenue	-\$2,678,243	-\$2,008,682	-\$1,903,828	-\$105	94.8%	
Fees and Charges Revenue	-\$1,721,334	-\$1,291,001	-\$1,415,902	\$125	109.7%	SG Perth Bypass planning fees in advance \$186K
Interest Revenue	-\$397,000	-\$297,750	-\$240,052	-\$58	80.6%	Accrued revenue adjustment included
Reimbursements Revenue	-\$102,076	-\$76,557	-\$120,284	\$44	157.1%	
Other Revenue	-\$1,878,739	-\$1,409,054	-\$1,126,431	-\$283	79.9%	
	-\$16,208,353	-\$14,514,005	-\$14,097,586	-\$416	97.1%	
Employee costs	\$5,116,977	\$3,837,733	\$3,725,160	\$113	97.1%	
Material & Services Expenditure	\$4,797,068	\$3,597,801	\$3,293,666	\$304	91.5%	
Depreciation Expenditure	\$5,047,850	\$3,785,888	\$3,520,000	\$266	93.0%	
Government Levies & Charges	\$662,620	\$496,965	\$238,675	\$258	48.0%	
Councillors Expenditure	\$187,332	\$140,499	\$145,681	-\$5	103.7%	
Other Expenditure	\$1,169,035	\$976,390	\$692,625	\$284	70.9%	
Plant Expenditure Paid	\$658,420	\$493,815	\$369,194	\$125	74.8%	
	\$17,639,302	\$13,329,090	\$11,985,001	\$1,344	89.9%	

MINUTES – ORDINARY MEETING

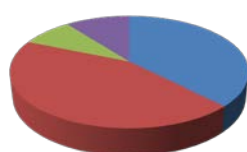
18 APRIL 2016



	\$1,430,949	-\$1,184,915	-\$2,112,585			
Gain on sale of Fixed Assets	-\$60,000	-\$45,000	-\$60,001	\$15	0.0%	Conara land sale
Loss on Sale of Fixed Assets	\$630,000	\$472,500	\$291,178	\$181	61.6%	
Underlying (Surplus) / Deficit	\$2,000,949 \$0	-\$757,415	-\$1,881,408 \$0			
Capital Grant Revenue	-\$3,163,550	-\$2,372,663	-\$2,508,808	\$136	105.7%	No Powranna Bridge payments at this stage
Subdivider Contributions	-\$350,000	-\$262,500	0	-\$263	0.0%	No new assets recognised at this stage
Capital Revenue	-\$3,513,550	-\$2,635,163	-\$2,508,808			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
Secombe Street Stormwater extension account 708606		-\$23,000				
Kingston Road Bridge Guardrail		\$23,000				

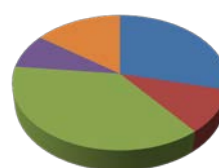
B. Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance						
- Opening Cash balance	\$11,389,501		\$13,960,874			
- Cash Inflow	\$16,836,505		\$874,194			
- Cash Payments	-\$15,145,501		-\$1,754,563			
- Closing Cash balance	\$13,080,506		\$13,080,506			
	-		-			
Account Breakdown						
- Trading Accounts	\$813,693					
- Investments	\$12,266,813					
	\$13,080,506					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation Call Account	1/03/2016	31/03/2016	2.00	\$5,084	\$5,092	
CBA Call Account	16/03/2016	31/03/2016	1.90	\$426,167	\$426,500	
ANZ	2/01/2016	2/04/2016	3.10	\$1,521,929	\$1,533,691	
CBA	2/02/2016	3/05/2016	2.85	\$3,000,000	\$3,021,316	
ANZ	14/05/2015	14/05/2016	2.80	\$1,277,499	\$1,313,367	
Bass & Equitable	23/11/2015	23/05/2016	2.85	\$1,389,981	\$1,409,734	
CBA	2/03/2016	2/06/2016	2.90	\$1,500,000	\$1,510,964	
CBA	16/03/2016	14/06/2016	2.95	\$2,000,000	\$2,014,548	
My State Financial	25/12/2015	25/07/2016	3.00	\$1,146,152	\$1,166,218	
Total Investments				\$12,266,813	\$12,401,432	
				-	-	

Total Investments by Rating (Standard & Poor's)



■ ANZ ■ B&E ■ CBA ■ MyState ■ Tascorp

Investments by Institution



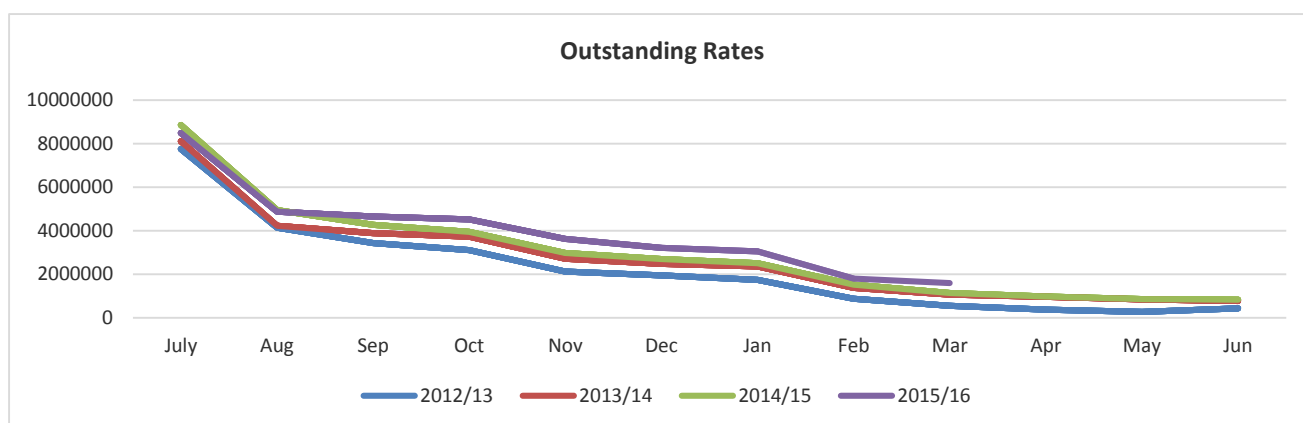
■ AA+ ■ AA- ■ BBB ■ Unrated ■ Unrated

MINUTES – ORDINARY MEETING

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Rate Debtors	2015/16	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$1,017,753	11.2%	\$933,431		
Rates Raised	\$9,391,503		\$9,081,633		
	\$10,409,256		\$10,015,063		
Rates collected	\$8,531,804	90.8%	\$8,322,756	91.6%	
Pension Rebates	\$409,927	4.4%			
Discount & Remissions	\$47,795	0.5%	\$548,134	6.0%	
	\$8,989,526		\$8,870,890		
Rates Outstanding	\$1,603,087	17.1%	\$1,144,174	12.6%	
Advance Payments received	-\$183,357	2.0%	-		



Trade Debtors				
Current balance	\$103,019			
- 30 Days		\$44,902		
- 60 Days		\$15,973		
- 90 Days		\$3,406		
- More than 90 days		\$38,737		
Summary of Accounts more than 90 days:				
- Norfolk Plains Book sales		1,305		
- Hire of meeting rooms		6,250		
- Removal of fire hazards		2,840		
- Damage to bridge		3,076		
- Dog Registrations & Fines		16,249		
- Sales		6,500		
- Building Plumbing Fees		270		
- Private Works		2,248		

- Paid by outlet as sold
- \$46.50 to be written off as bad debt
- Cannot locate debtor
- Sent to Fines Enforcement
- Arrangement to pay
- Arrangement to pay

C. Capital Program				
	Budget	Actual (\$,000)	Target 75%	Comments
Renewal	\$7,261,740	\$3,391,381	47%	
New assets	\$3,227,231	\$2,082,281	65%	
Total	\$10,488,970	\$5,473,662	52%	
Major projects:				
- Powranna Bridge	\$1,922,000	\$1,861,865	97%	
- Lake River Bridge	\$1,250,000	\$23,393	2%	
- Ross Toilet Block Replacement	\$150,000	\$5,067	3%	
- Glenelg Street K&G and				
Reconstruction	\$420,000	\$400,192	95%	
- Bond Street K&G and				
Reconstruction	\$115,000	\$127,416	111%	

- Concrete pier work commenced
- Awaiting outcome of grant application
- Planning & Building Permit stage
- Complete
- Complete

MINUTES – ORDINARY MEETING

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- Wilmores Lane reconstruction	\$642,000	\$425,556	66%	Substantially complete
- Delmont Road reconstruction	\$390,000	\$354,160	91%	Complete

* Full year to date capital expenditure for 2015/16 provided as an attachment.

D. Financial Health Indicators					
	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	58.2%	63.8%	-5.6%	↑	
- Own Source Revenue / Total Revenue	83%	86.5%	-3.0%	↓	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	-12.3%	13.3%	-25.7%	↓	
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	12.6%	14.0%	-1.4%	↓	
- Employee costs / Revenue	31.6%	26.4%	5.1%	↗	
- Renewal / Depreciation	143.9%	96.3%	47.5%	↗	
Unit Costs					
- Waste Collection per bin	\$9.80	\$10.56		↔	
- Employee costs per hour	\$42.64	\$36.16		↗	
- Rate Revenue per property	\$1,370.98	\$1,365.24		↔	
- IT per employee hour	\$3.17	\$2.46		↓	

E. Employee & WHS scorecard			
	YTD	This Month	
Number of Employees	89.6	103	
New Employees	23	2	
Resignations	1	0	
Total hours worked	103019	15347	
Lost Time Injuries	0	0	
Lost Time Days	146	0	
Safety Incidents Reported	20	1	
Hazards Reported	30	18	
Risk Incidents Reported	9	1	
Insurance claims - Public Liability	3	0	
Insurance claims - Industrial	3	0	
Insurance claims - Motor Vehicle	13	1	
IT - Unplanned lost time	0	0	

3 ALTERATIONS TO 2015-16 BUDGET

Following a mid-year budget review of income and expenditure items the following alterations/variances are highlighted and explained: -

- Seccombe Street Stormwater Account 708606 budget reduced by \$23,000 and allocated to Kingston Bridge Guardrail.

The following alteration has been approved by the General Manager under delegation:

- No items identified for month of March 2016.

4 OFFICERS COMMENTS

Copies of the financial reports are also made available at the Council office.

5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending 31st March 2016.
- 5.2 Account Management Report to end March 2016.

MINUTES – ORDINARY MEETING

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RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 31st March 2016 and approve budget alteration as detailed in section 3.

DECISION

Cr Polley/Cr Gordon

That Council receive and note the Monthly Financial Report for the period ending 31st March 2016 and approve budget alteration as detailed in section 3.

Carried unanimously

112/16 ASSET MANAGEMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager
Report prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to table long term asset planning documents for long term sustainability of Council's Road Infrastructure and Stormwater Infrastructure.

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania and the State Government have been working with all Tasmanian Councils to implement long term financial framework to ensure a sustainable, robust and forward looking local government sector.

Legislation was introduced requiring all councils to develop or improve asset management policies, practices and plans, and also integrate these with long term financial plans.

With annual Operating Revenue of \$18.1m and an Asset Replacement Value of \$330m this council is very 'asset intensive' therefore asset management performance has a major bearing on financial performance.

The following long term documents have been updated for adoption by Council:

- Asset Management Policy – the purpose of this policy is to ensure that management of assets is undertaken in a structured and coordinated way, with continuous improvement and seeking innovative way of meeting service levels or present and future generations.
- Asset Management Strategy – the goal is to ensure the municipal infrastructure is safe, well maintained and that new investment and improvements achieve environmental and industry best practice.
- Road Infrastructure Asset Management Plan – which seeks to build on previous work to provide a more formalized and transparent approach to asset management. The Road Asset Management Plan includes road related assets within the road reserve including road formation, pavement and seal, kerb and channel, footpaths, bridges and some street furniture. It provides a planned road asset renewal program over the next 20 year period.
- Stormwater Asset Management Plan – covers the stormwater network within town areas to drain the majority of properties, road reservations and public open space. It includes all stormwater related assets of pipes, entry pits and grates, pollutant traps and detention storage facilities. It provides a planned stormwater asset renewal program over the next 20 year period.

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3 STRATEGIC PLAN 2007-2017

Council's Strategic Plan 2007/2017 states that Council will develop and utilise long term strategic financial management plans and policies to guide decision making.

4 STATUTORY REQUIREMENTS

There are statutory requirements for long term asset and financial planning for local government in Tasmania.

5 POLICY IMPLICATIONS

Traditionally Council has adopted a financial process that focuses on the annual estimates and the budget within the context of medium term parameters. The Long Term Financial Plan has been developed to assist the annual planning process by providing a long term view of operational and asset management decisions. This process meets the key outcome of Council's Strategic Plan for financial management.

6 FINANCIAL IMPLICATIONS

Financial sustainability for Council, where services are mainly provided from infrastructure, is being able to manage likely developments and unexpected shocks in future periods without having to introduce substantial and economically significant or socially destabilising income or expenditure adjustments.

7 RISK ISSUES

The financial projections in the long term plans are based on current knowledge and will be effected by future changes to operating conditions and future council decisions, therefore the plan will be reviewed on at least an annual basis.

8 STATE GOVERNMENT CONSULTATION

The Local Government Association of Tasmania and State Government have worked closely on the long term sustainability framework for local government in Tasmania.

9 COMMUNITY CONSULTATION

The long term planning documents will be placed on Council's web site for general public access.

10 OFFICER'S COMMENTS/CONCLUSION

The Road Asset Management Plans reflects a low level of development in the next 10 year period, but substantial forecasted investment in renewal of assets including the replacement of all the remaining 17 timber bridges with concrete structures. The Stormwater Asset Management plan predicts a substantial new investment of funds in the next 10 year period in the Translink and West Perth areas.

A Building Asset Management Plan is currently also being reviewed for Council consideration in the coming months.

Council will now review its Long Term Financial Plan to reflect the expenditure levels in the revised Asset Management Plans for further consideration in the annual budget process.

MINUTES – ORDINARY MEETING

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11 ATTACHMENTS

- 11.1 Asset Management Policy
- 11.2 Road Asset Management Plan
- 11.3 Stormwater Asset Management Plan.
- 11.4 Asset Management Strategy (to be circulated under separate cover).

RECOMMENDATION

That Council adopt the following long term planning documents:

- i) Asset Management Policy
- ii) Asset Management Strategy
- iii) Road Asset Management Plan
- iv) Stormwater Asset Management Plan

DECISION

Cr Goninon/Cr Calvert

That Council adopt the following long term planning documents:

- i) Asset Management Policy
- ii) Asset Management Strategy
- iii) Road Asset Management Plan
- iv) Stormwater Asset Management Plan

Carried unanimously

MINUTES – ORDINARY MEETING

18 APRIL 2016



CON – ITEMS FOR THE CLOSED MEETING

Mr Galbraith attended the meeting at 8.02pm.

DECISION

Cr Goss/Cr Goninon

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Planning and Development Manager, Works & Infrastructure Manager, Engineering Officer and Executive Assistant.

Carried unanimously

113/16 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Table of Contents

114/16 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

As per provisions of Section 15(2)(h) of the *Local Government (Meeting Procedures) Regulations 2015*.

115/16 (1) PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

115/16 (2) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Management Meetings

115/16 (3) MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

As per provisions of Section 15(2)(i) of the *Local Government (Meeting Procedures) Regulations 2015*.
Correspondence Received

115/16 (4) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Action Items – Status Report

115/16 (5) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Compliance

115/16 (6) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
TasWater Corporate Plan (Draft)

MINUTES – ORDINARY MEETING

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115/16 (7) CONTRACTS AND TENDERS FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS CONDITIONS, APPROVAL AND RENEWAL

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Sale of Flocon

116/16 PROPOSALS FOR COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR THE DISPOSAL OF LAND

As per provisions of Sections 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.
Ross

117/16 DESIGN & CONSTRUCTION: BRIDGE 7350 – MACQUARIE RD, CRESSY

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015* - *contracts and tenders for the supply of goods and services and their terms conditions, approval and renewal*.

DECISION

Cr Goss/Cr Goninon

That Council accept the quote provided by Bridge Pro plus an additional cost of \$21,900 for the construction of run-on slabs.

Carried unanimously

118/16 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Sections 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Union Street Jetty

119/16 CONTRACTS AND TENDERS FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS CONDITIONS, APPROVAL AND RENEWAL

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Waste Transfer Stations

DECISION

Cr Gordon/Cr Lambert

That Council move out of the closed meeting and make the following decision(s) available to the public:

- Minute 117/16 (CON 5) Design & Construction: Bridge 7350 – Macquarie Road, Cressy

Carried unanimously

Mayor Downie closed the meeting at 8.47pm.

MAYOR _____

DATE _____