



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

Ordinary Meeting of Council

Monday, 16 July 2018

MINUTES – ORDINARY MEETING

16 JULY 2018



MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5.05PM ON MONDAY, 16 JULY 2018

180/18 ATTENDANCE

1 PRESENT

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

In Attendance:

Mr Jennings – General Manager, Miss Bricknell –Corporate Services Manager (to 7.37pm), Mr Leigh McCullagh – Works Manager (to 7.37pm), Mr Atkinson – Community & Development Supervisor (to 7.37pm), Mr Godier – Senior Planner (from 5.42pm to 7.29pm), Mrs Eacher – Executive Officer (to 7.37pm)

2 APOLOGIES

181/18 TABLE OF CONTENTS

180/18	ATTENDANCE	822
1	PRESENT	822
2	APOLOGIES	822
181/18	TABLE OF CONTENTS	822
182/18	DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE	824
183/18	CONFIRMATION OF MINUTES	824
1	OPEN COUNCIL – ORDINARY COUNCIL MEETING MINUTES – 25 JUNE 2018	824
2	CONFIRMATION OF MINUTES OF COMMITTEES	824
3	RECOMMENDATIONS OF SUB COMMITTEES	825
184/18	DATE OF NEXT COUNCIL MEETING 20 AUGUST 2018	826
185/18	INFORMATION ITEMS	827
1	COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING	827
2	MAYOR'S COMMUNICATIONS	827
3	PETITIONS	827
4	CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES	828
5	132 & 337 CERTIFICATES ISSUED	828
6	ANIMAL CONTROL	828
7	HEALTH ISSUES	828
8	CUSTOMER REQUEST RECEIPTS	829
9	GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)	829
10	ACTION ITEMS: COUNCIL MINUTES	830
11	KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS	834

MINUTES – ORDINARY MEETING

16 JULY 2018



12	RESOURCE SHARING SUMMARY – 01 JULY 2017 to 30 JUNE 2018	840
13	VANDALISM	841
14	YOUTH PROGRAM UPDATE: JUNE 2018	841
15	STRATEGIC PLANS UPDATE	841
16	NORTHERN MIDLANDS EVENTS – CURRENT & UPCOMING	847
17	STRATEGIC PROJECTS OUTCOMES AND DELIVERY 2017-2027	850
186/18	LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR THE ANNUAL GENERAL MEETING & GENERAL MEETING – 25 JULY 2018	854
187/18	STAGE THREE OF THE REDEVELOPMENT OF LONGFORD'S VILLAGE GREEN PLAYGROUND	870
188/18	LOCAL GOVERNMENT ACT REVIEW	874
189/18	HUMAN RESOURCE POLICIES	877
190/18	MONTHLY REPORT: DEVELOPMENT SERVICES	880
191/18	MONTHLY FINANCIAL STATEMENT	887
192/18	NOMENCLATURE: NAMING OF ROAD (PREVIOUSLY PART OF MIDLAND HIGHWAY)	891
	CON – ITEMS FOR THE CLOSED MEETING	894
193/18	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	894
194/18	CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING	894
195/18	APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE	894
196/18 (1)	PERSONNEL MATTERS	894
196/18 (2)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	894
196/18 (3)	MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL	894
196/18 (4)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	894
196/18 (5)	PERSONNEL MATTERS	894
197/18	PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND	894
198/18	PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND	895
199/18	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	895
200/18	PUBLIC QUESTIONS & STATEMENTS	896
1	PUBLIC QUESTIONS	896
201/18	COUNCIL ACTING AS A PLANNING AUTHORITY	897
2	STATEMENTS	897
	<i>PLAN 1: P18-135 – 21-43 Clarence Street, Perth</i>	897
202/18	PLANNING APPLICATION P18-135 21-43 CLARENCE STREET, PERTH	899
203/18	PLANNING APPLICATION P18-047 78 TUNBRIDGE TIER ROAD, TUNBRIDGE	935
204/18	COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION	945
	CON – ITEMS FOR THE CLOSED MEETING	946

MINUTES – ORDINARY MEETING

16 JULY 2018



205/18	PROPOSED UPGRADE WORKS TO REDUCE FLOOD RISKS: SHEEPWASH CREEK PERTH	946
206/18	LOCAL DISTRICT COMMITTEE MEMBERSHIP	946
207/18	PERSONNEL MATTERS	947

182/18 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.

No declarations were made.

183/18 CONFIRMATION OF MINUTES

1 OPEN COUNCIL – ORDINARY COUNCIL MEETING MINUTES – 25 JUNE 2018

DECISION

Cr Goss/Cr Gordon

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 25 June 2018 be confirmed as a true record of proceedings.

Carried unanimously

2 CONFIRMATION OF MINUTES OF COMMITTEES

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

	Date	Committee	Meeting
i)	29/05/2018	About Campbell Town Inc	AGM
ii)	05/06/2018	Evandale Advisory Committee	Ordinary
iii)	12/06/2018	Liffey Hall Management Committee	Ordinary
iv)	13/06/2018	Ross Community Sports Club Inc	Ordinary
v)	03/07/2018	Campbell Town District Forum	BGM
vi)	03/07/2018	Campbell Town District Forum	Ordinary
vii)	03/07/2018	Evandale Advisory Committee	BGM
viii)	03/07/2018	Evandale Advisory Committee	Ordinary
ix)	04/07/2018	Ross Local District Committee	BGM
x)	04/07/2018	Ross Local District Committee	Ordinary
xi)	04/07/2018	Longford Local District Committee	BGM
xii)	04/07/2018	Longford Local District Committee	Ordinary
xiii)	13/06/2018	Morven Park Management & Development Association Inc	Ordinary

DECISION

Cr Calvert/Cr Knowles

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

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



3 RECOMMENDATIONS OF SUB COMMITTEES

NOTE: *Matters already considered by Council at previous meetings have been incorporated into INFO 10: Officer's Action Items.*

Evandale Advisory Committee

At the ordinary meeting of the Evandale Advisory Committee held on 5 June 2018 the following motions were recorded:

1. Shrubbery & Trees Encroaching on Footpaths

That Council consider a decision to cause the removal of the hedge adjacent to 12 Macquarie Street, Evandale.

At the ordinary meeting of the Evandale Advisory Committee held on 3 July 2018 the following motions were recorded:

2. Entrance Statement

That the committee request that Council approve that the wording on the entrance statement as follows:

C 1830

Evandale

Officer's Comments:

1. Shrubbery and Trees Encroaching on Footpaths:
This matter is in-hand and notice has been issued.
2. Entrance Statement:
That Council note and support the recommendation of the Evandale Advisory Committee. It is noted that the Nomenclature Board has the official date that Evandale was proclaimed as 1866; however, the History Society has advised that 1830 is recognised as the date of settlement.

Officer's Recommendation:

1. Shrubbery and Trees Encroaching on Footpaths:
That Council note the recommendation of the Evandale Advisory Committee.
2. Entrance Statement:
That Council support the recommendation of the Evandale Advisory Committee.

DECISION

Cr Calvert/Cr Knowles

1. Shrubbery and Trees Encroaching on Footpaths: That Council note the recommendation of the Evandale Advisory Committee.
2. Entrance Statement: That Council support the recommendation of the Evandale Advisory Committee.

Carried unanimously

Ross Local District Committee

At the ordinary meeting of the Ross Local District Committee held on 4 July 2018 the following motions were recorded:

1. Change of Meeting Day & Time

That the Ross Local District Committee move their meetings to the first Tuesday of the month at 11:15am to commence after the Campbell Town District Forum and to reduce Council Officer travel time.

2. Sale of Anglican Church properties

That the Ross Local District Committee support the action that the Northern Midlands Council proposes in regards to the sale of Anglican Churches.

Officer's Recommendation:

1. That Council note the new meeting day and time of the Ross Local District Committee.
2. That Council note the support of the Committee in regards to sale of Anglican Church properties.

DECISION

Cr Calvert/Cr Knowles

That Council note

1. the new meeting day and time of the Ross Local District Committee.
2. the support of the Committee in regards to sale of Anglican Church properties.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



184/18 DATE OF NEXT COUNCIL MEETING
20 AUGUST 2018

Mayor Downie advised that the next Ordinary Council Meeting would be held at the Northern Midlands Council Chambers at Longford at 5.00pm on Monday, 20 August 2018.

MINUTES – ORDINARY MEETING

16 JULY 2018



185/18 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
04/06/2018	Council Workshop Discussion: <ul style="list-style-type: none"> 2018/19 Budget Presentation
25/06/2018	Council Workshop Discussion: <ul style="list-style-type: none"> Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 26 June 2018 to 16 July 2018 are as follows:

Date	Activity
4 July 2018	Attended meeting with ratepayer, Longford
11 July 2018	Attended Annual Probus Luncheon, Longford
16 July 2018	Attended meeting with Brian Mitchell, Longford
16 July 2018	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	

3 PETITIONS

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
 - (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.

MINUTES – ORDINARY MEETING

16 JULY 2018



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.

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture

2 CONFERENCES AND SEMINARS

No reports received.

5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2017/2018 year												Total	Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2018/2019	2016/2017
132	103	70	67	73	65	75	51	92	70	78	76	64	884	752
337	29	47	32	30	48	44	24	29	37	27	54	28	429	388

6 ANIMAL CONTROL

Prepared by: Martin Maddox, Accountant and Tammi Axton, Animal Control Officer

Item	Income/Issues 2016/2017		Income/Issues for June 2018		Income/Issues 2017/2018	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,673	88,802	18	264	4,205	106,006
Dogs Impounded	72	5,423	11	655	84	5,556
Euthanized	3	-	-	-	-	-
Re-claimed	63	-	10	-	71	-
Re-homed/To RSPCA	6	-	-	-	10	-
New Kennel Licences	5	345	-	-	12	840
Renewed Kennel Licences	65	2,772	-	-	64	2,752
Infringement Notices (paid in full)	77	13,203	3	473	76	12,458
Legal Action	1	3,500	-	-	-	-
Livestock Impounded	2	673	-	-	3	159
TOTAL		114,718		1,392		127,771

Registration Audit of the Municipality – Dog audit will recommence in July for all rural areas

Attacks – 1 attack on sheep in June

Microchipping – 2 dogs were microchipped in June;

Impounded dog – 11 dogs were impounded in June.

7 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.

MINUTES – ORDINARY MEETING

16 JULY 2018



MONTH	2015/2016		2016/2017		2017/2018	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	31	31	43	49	82	82
October-December			46	52	-	-
January-March	-	-	-	-	-	-
April-June	-	-	16	45		

Immunisations are provided by the Longford Surgery during 2017 and have included Meningococcal.

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	2014/2015	2015/16	2016/17	2017/18
Notifiable Diseases	2	5	4	4
Inspection of Food Premises	118	154	75	77

Notifiable Disease investigations are carried out by the Department of Health and Human Services, 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. The number of inspections in the table above is the total number carried out since 1 July 2017. 10 inspections were undertaken in August.

8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	-	-	1	1	-	-	-	-	1	-	-	-
Building & Planning	-	-	-	1	3	3	3	-	1	2	2	2
Community Services	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Services	2	-	1	-	1	1	-	1	1	-	1	2
Governance	-	-	-	-	-	1	-	-	-	1	-	-
Waste	-	-	-	-	-	-	-	-	-	-	-	-
Works (North)	13	5	14	14	13	9	18	15	27	15	19	15
Works (South)	3	-	-	-	-	-	-	-	3	-	1	-

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

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	\$247
	Council gifts and donations	Flowers and gifts	\$30
15-Aug-17	Campbell Town District High School	Chaplaincy	\$1,500
15-Aug-17	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
15-Aug-17	Cressy District High School	Inspiring Positive Futures Program	\$8,000
10-Oct-17	Campbell Town District High School	Donation - School Achievement Awards	\$103
10-Oct-17	Perth Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Evandale Primary School	Donation - School Achievement Awards	\$33
10-Oct-17	Longford Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Cressy District High School	Donation - School Achievement Awards	\$103
10-Oct-17	Avoca Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Perth Fire Brigade	Donation	\$50
10-Oct-17	Longford Fire Brigade	Donation	\$100
17-Oct-17	Helping Hand Associated	Donation	\$1,040
17-Oct-17	Longford Care-a-car	Donation	\$1,040
School Bursary Program			
15-Aug-17	Lucy Carr	Bursary Program 2017	\$500
22-Nov-17	Thomas Hartam-Bayles	Bursary Program 2018 - refund	(\$500)
17-Jan-18	Lachlan Nation	Bursary program 2017 - instalment 2	\$500

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Recipient	Purpose	Amount
17-Jan-18	Brittney Johnson	Bursary program 2017 - instalment 2	\$500
17-Jan-18	Saige Venn-Evans	Bursary program 2017 - instalment 2	\$500
17-Jan-18	Jessica Bartels	Bursary Program 2018 - instalment 1	\$1,000
22-Jan-18	Jake Brown	Bursary program 2017 - instalment 2	\$500
22-Jan-18	Alex Davis	Bursary program 2017 - instalment 2	\$500
22-Jan-18	Madeleine Berry	Bursary Program 2018 - instalment 1	\$1,000
22-Jan-18	Bella Smith	Bursary Program 2018 - instalment 1	\$1,000
21-Feb-18	Holly Pears	Bursary program 2017 - instalment 2	\$500
14-Feb-18	Luke Welsh	Bursary Program 2018 - instalment 1	\$1,000
14-Feb-18	Braydon Pavia	Bursary Program 2018 - instalment 1	\$1,000
20-Feb-18	Harrison Johnston	Bursary program 2017 - instalment 2	\$500
14-Feb-18	Blake George	Bursary Program 2018 - instalment 1	\$1,000
20-Feb-18	Alexander King-Grey	Bursary program 2017 - instalment 2	\$500
26-Feb-18	Alan McDonald	Bursary program 2017 - instalment 2	\$500
7-Mar-18	Gabriella Franklin	Bursary Program 2018 - instalment 1	\$1,000
17-Apr-18	Lucy Carr	Bursary program 2017 - instalment 2	\$500
17-Apr-18	Abigail Maynard	Bursary program 2017 - instalment 2	\$500
17-Apr-18	Sophie Harding	Bursary Program 2018 - instalment 1	\$1,000
Sporting/Academic Achievements			
10-Oct-17	Harry Heathcote	Metal Minds Robotics Team - Tech Challenge at Macq Uni	\$55
6-Dec-18	Sophie Parkin	2017 National All Schools Track & Field	\$62
6-Dec-18	L Eldershaw	U18 National Cricket Carnival	\$62
19-Mar-18	Lia Eacher	F1 Challenge National Finals	\$62
23-May-18	Mr Ryan Whitney	U15 State Football Team	\$66
6-Jun-18	Evandale Primary School	Donation – Football & Netball Uniforms	\$100
20-Jun-18	Mr Cobey Evans	U15 School Sports Team National Carnival 2018 Adelaide	\$62
20-Jun-18	Mis Amy Barden	National Gymnastics Carnival 2018 Queensland	\$62
TOTAL DONATIONS			\$34,384

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/11/2017	359/17	Airservices Australia: Flight Paths Review – Tasmanian Airports	That Council write to the Minister, The Hon. Darren Chester, Minister for Infrastructure and Transport: i) to seek confirmation that the proposed approach and departure flight paths for Evandale are not changing; and ii) to confirm the process and timing for reviews; and iii) to request that community consultation take place prior to the implementation of any changes.	General Manager	Letter sent, advice received by way of a Community Aviation Consultation Group meeting that the flight paths are not changing and that the community will be consulted in the future if changes were contemplated.	
25/06/2018	154/18	Anglican Church: Sale of Churches and Cemeteries	i) That Council write to the Anglican Diocese advising: of its support of the local churches and the communities; the use and active status of the church communities; that residents and communities in many cases donated elements (e.g. windows and land) and funded the building of churches; the cemeteries attached to the churches should be respected; and request that the Diocese utilise other resources to meet their responsibilities and not sell off the churches and cemeteries.	General Manager	Letter sent.	
25/06/2018	154/18	Anglican Church: Sale of Churches and Cemeteries	ii) That Council pursue the heritage listing of all churches (internal and external);.	General Manager	Matter under investigation.	
25/06/2018	154/18	Anglican Church: Sale of Churches and Cemeteries	iii) That Council request LGAT to lobby for legislation to be passed to protect cemeteries;	General Manager	Letter sent to LGAT and matter to be raised during AGM by Council representative.	

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
25/06/2018	154/18	Anglican Church: Sale of Churches and Cemeteries	iv) That Council provide assistance to the church communities in preparing their submissions to oppose the sale of the assets; and	General Manager	Support to be provided upon request.	
25/06/2018	154/18	Anglican Church: Sale of Churches and Cemeteries	v) That Council communicate Council's intention to the communities.	General Manager	Item to be included in NM Courier and on Facebook.	
20/11/2017	360/17	ANZ Longford Branch Closure	That Council ii) invite a Bendigo Bank representative to present to a Council workshop.	General Manager	Invitation sent. Follow up being progressed.	
21/05/2018	128/18	Conara Park	That Council seek quotes for the development of a concept plan for the Panec Street site.	General Manager	Quote being sought.	
16/10/2017	312/17	Cressy Swimming Pool Master Plan & Ross Swimming Pool Master Plan	That Council: 1) accept the Cressy Swimming Pool Master Plan and that further investigation be carried out into the integrity of the pool structure with a report back to Council. 2) 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.	General Manager	Matter to be actioned. Report to be prepared.	
16/10/2017	312/17	Cressy Swimming Pool Master Plan & Ross Swimming Pool Master Plan	3) a survey of the use of the Ross Swimming Pool be undertaken during the 2017/2018 swimming season with a report back to Council.	General Manager	Matter in progress. Report to be prepared.	
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 as an element of the development of the Economic Development Strategy.	
18/09/2017	278/17	Local Government Reform: Northern Region Shared Services	That Council: A) i) Receive the Northern Tasmanian Councils – Shared Services Study Report prepared by KPMG. ii) Support the establishment of governance arrangements to progress the outcomes of the Report. iii) Participate in activities to identify, plan and implement opportunities to undertake shared initiatives at a whole-of-region or sub-regional level. B) at this time, take no further action regarding minute no. 125/15. C) set up a committee of Council (councillors) to progress shared services options for the Northern Midlands.	General Manager	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services brief developed and tender advertised (closes 3 August).	
16/04/2018	85/18	Morven Park: Proposed Change Room Funding Applications	That Council: i) support the application to seek funding for the redevelopment of Morven Park function centre and changerooms as per Option 5 (Stage 1); and ii) seek external funding for the redevelopment of changerooms at Morven Park, Cressy and Longford.	General Manager	Funding application prepared and lodged.	
21/05/2018	112/18	Motion to Local Government Association of Tasmania (LGAT) General Meeting (Management of Waste)	That Local Government Association of Tasmania lobby the government to ask that the Anglican Church not insist that communities meet the strict criteria in regards to stopping the sale of important community assets.	General Manager	Motion not necessary, matter listed for discussion at the July LGAT meeting.	
16/04/2018	86/18	Street Tree Planting: Smith Street, Longford	That 1) Development Approval be sought for the proposal to plant trees in the middle of Smith Street, Longford; and	General Manager	Development Application to be lodged once plan is prepared.	
25/06/2018	155/18	The Kanamaluka/ Tamar Estuary River Health Plan	That Council resolve to: i) endorse the Tamar Estuary River Health Plan ii) write to the Chair of the Tamar Estuary Management Taskforce relaying the decision of Council. iii) provide comment to the Chair to	General Manager	Letter prepared and sent.	

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			request that further research be undertaken in relation to the impact of the Hydro on the health of the Tamar Estuary.			
21/05/2018	113/18	Water and Sewerage Reform: Tasmanian Government and TasWater	That 1) Council support, in principle, the State Government becoming a shareholder in TasWater. 2) Council give further consideration to the matter upon receipt of additional information from TasWater. 3) a Special Meeting of Council be held, if necessary, to discuss the proposal and to make a determination. 4) That further Information on future pricing over the next 10 years be provided to Council.	General Manager	Awaiting further information.	
16/04/2018	90/18	Affordable Housing	That the matter be listed for discussion at the next available Council workshop.	Exec Assistant	Listed for future Council Workshop.	
29/01/2018	14/18	Main Street Trees Programme	v) the reports be presented to the Local District Committees, followed by discussion at a future Council Workshop.	Exec Assistant	Report and attachments tabled at meetings. Discussion still to be held with Avoca, Royal George and Rossarden Local District Committee. Listed for future Council workshop.	
19/02/2018	34/18	Recommendations of Sub Committees - Perth Local District Committee - Perth Bicentenary 2021	That the appointment of a Special Committee to coordinate the 2021 Perth Bicentenary celebrations be discussed at a future Council workshop, prior to a Council report being prepared.	Exec Assistant	Special Committee discussions to be undertaken by PLDC, prior to report to Council.	
25/06/2018	169/18	Longford Cenotaph Rose Garden Upgrade Proposal	That Council consider allocating \$15,000 to the works associated with the RSL Longford Cenotaph rose garden upgrade proposal in a future budget and encourage the proponents to seek external funding.	Engineering Officer	To be considered in 2019/2020 budget. No further action at present.	
21/05/2018	132/18	Old Midland Highway - Perth to Breadalbane (Devon Hills): shared path (cycle and pedestrian)	That council request the Department of State Growth paint the shared path green as per the photo in the report and the guide posts be removed.	Works Manager	General Manager to discuss further with DSG at time of hand-over of Midland Highway Stage 1. Initial meetings have commenced.	
21/05/2018	134/18	Proposal to provide 'Kerbside collection' of waste for properties at Rossarden, Kalangadoo and Lake Leake	That Council introduce a kerbside waste only collection service to Rossarden, Kalangadoo residents and at the Lake Leake shack area.	Works Manager	Complete.	
21/05/2018	109/18	Recommendations of Sub Committees - Perth Local District Committee – Planting of Trees	That Council amend the condition to reflect that trees be planted by the developer of the subdivision prior to handover to Council at the end of the 12-month maintenance period.	Works Manager	Included in standard provisions.	
25/06/2018	168/18	Sealing of Tasman Street, Ross	That Council retain the road as gravel, move the road 1.22 metres (4 foot) toward the centre and continue to maintain as required.	Works Manager		
18/09/2017	291/17	State Roads Maintenance	That Council meet with StateRoads i) to initiate discussion on the possibility of Council taking-up emergency maintenance works on State road infrastructure. And ii) to ascertain the possibility of Council providing road and other maintenance services on a contract basis in the future.	Works Manager	Council pursuing with State Growth.	
21/05/2018	133/18	Update: status of recycling	That Council continue to monitor the issues associated with the cost of recycling and actively promote opportunities for recycling locally.	Works Manager	Ongoing.	
20/11/2017	350/17	Confirmation of Minutes - Economic Development Committee	1) That a NBN representative be invited to a Council workshop to provide an update report on the rollout of the NBN across the Northern Midlands. 2) That Council undertake another traffic count on Evandale Main Road, at an appropriate time so that the data can be compared to prior data recorded.	Project Officer	NBN representative met with Council staff 30/1/2018 and listed to attend a future Council workshop. Traffic count undertaken in December 2017.	

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/11/2017	355/17	Coronation Park Dog Exercise Area Upgrade Proposal	That Council approve the expenditure of \$5,000 from the Community Special Projects 2017/2018 budget to be combined with the \$3,000 grant from Keep Australia Pet Friendly, for the development of a dog agility play area in Coronation Park dog exercise area.	Project Officer	Grant received, equipment being produced.	
15/05/2017	149/17	Council's Social Recovery Plan	That Council adopt the Northern Midlands Social Recovery Plan and undertake a community education campaign to get the message about the Plan and its operation out widely across the Northern Midlands.	Project Officer	Community education campaign commenced with article in media.	
15/05/2017	153/17	Longford Village Greens Playground Redevelopment: Stage Three	That Council, with regards to Stage Three of the Longford Village Green playground: i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.	Project Officer	Funding application submitted to TCF 28/3/2018 - successful. Variety Tasmania application submitted - unsuccessful. Report to July Council meeting.	
11/12/2017	395/17	National Heritage Listing for the Ross Bridge	That Council i) allocate \$1,600 to fund the preparation of a nomination of the Ross Bridge for National Heritage Listing; and ii) actively seek discussions with the State Government regarding flood plans for the Ross Bridge.	Project Officer	National Heritage Listing nomination submitted 26/2/2018. Outcome awaited. Letter sent regarding flood management.	
20/11/2017	354/17	Northern Midlands Council Economic Development Strategy	That Council: i) accept in principle the draft economic development strategy; ii) approve the proposed way forward with the development and finalisation of the economic development strategy; iii) approve the development of a brief for a project aiming to identify potential TRANSLink developers and to raise awareness of the TRANSLink precinct.	Project Officer	TRANSLink Liaison Officer position filled. Project underway. Project report due end of July 2018.	
21/05/2018	115/18	Northern Midlands Youth Services	3) That Council consider resource sharing with other Councils regarding Youth Services.	Project Officer	Awaiting outcome of Youth Survey.	
16/04/2018	83/18	Recreation Ground Master Plans: Morven Park and Cressy	That Council: i) Accept the Morven Park and Cressy Recreation Grounds' 2030 Master Plans; ii) Consider funding the components of the Master Plans in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plans.	Project Officer	Expressions of interest (EOI) prepared for grants through 'Levelling the Playing Field' program for upgrading Morven Park, Longford & Campbell Town Recreation Ground changerooms to become female friendly. Outcome EOI to be advised 31/7/2018.	
21/05/2018	115/18	Northern Midlands Youth Services	2) That Council conduct workshops with local stakeholders regarding youth services.	Executive & Comms Officer	In progress.	
16/04/2018	94/18	Proposed Shelter for The Ross Cannon	That Council allocate \$10,000 for research into the design concept of a shelter for the Ross Cannon in the 2018/19 municipal budget.	Executive & Comms Officer	No funding made available. No further action to be taken.	
25/06/2018	151/18	Recommendations of Sub Committees - Cressy Local District Committee	Park Naming - That Council support the name in principle; seek public comment; and a report be prepared for Council's consideration.	Executive & Comms Officer	Public comment being sought, NM Courier and Facebook.	31/08/2018
25/06/2018	167/18	Business Continuity Plan	That Council adopt the reviewed Northern Midlands Business Continuity Plan version 5.	Corporate Services Manager	Noted.	
25/06/2018	162/18	Nomenclature: Naming of Road (Previously Part of Midland Highway)	That Council consult the Devon Hills community on the assignment of the road name.	Corporate Services Manager	Comment sought. Report to Council.	
16/04/2018	93/18	Draft By-Law: Placement of Shipping Containers	a) In accordance with section 156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law to regulate the placement of	Senior Planner	Copy of Bylaw and RIS sent to Director. Response received, to be advertised.	31/08/2018

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			shipping containers in the Northern Midlands municipality; and b) Council endorse the attached Regulatory Impact Statement.			
11/12/2017	398/17	Perth Riverbank Open Space Strategy	That Council officers prepare a draft brief and seek an estimate of cost for consideration in the 2018/19 budget.	Senior Planner	Brief prepared. Quotes have been sought.	30/07/2018
10/04/2017	120/17	Perth Structure Plan	That Council endorse the Perth Structure Plan and draft amendments to the planning scheme be prepared.	Senior Planner	Meetings held with TasWater and landowners. Awaiting advice on finalisation of Perth link road alignment.	
25/06/2018	158/18	Dog Signage, Declared Areas and Proposed Off Lead Areas	That Council endorse the following areas ... In addition to those endorsed at its meeting of 21 May 2018 Minute Reference 127/18, and, in accordance with section 24 of the Dog Control Act 2000, authorise Council Officers to notify, by public notice the areas, and condition relating to the use of that area, and the reasons for declaring the area.	Animal Control Officer	Proposal advertised and information provided to Local District Committees. Further report to be presented.	
18/09/2017	279/17	Historical Records and Recognition: Service of Councillors	That Council, ...and ii) progress the following when the glass enclosed area at the front of the Council Chambers is nearing completion: Photograph/photographs of current Councillors – professional printing and framing; Archiving of historic photographs; Production of a photo book of historic photographs for display. iii) invite Northern Midlands inaugural Mayor, Kenneth von Bibra, to unveil the honour board.	Exec Assistant	To be progressed.	

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	General Manager	Outstanding town entrance statements for future budget consideration, Evandale 2018/19.	
29/01/2018	14/18	Main Street Trees Programme	iv) on completion of the Campbell Town Streetscape Design and endorsement thereof, minor amendments be made to the Campbell Town Main Street tree plantings, as required.	Works Manager		
18/09/2017	293/17	Nomenclature – Naming of New Street: Effra Court, Perth (Off Edward Street)	That Council ii) develop guidelines for the naming of streets, with links to indigenous and old family names favoured.	Corporate Services Manager	Tas Place Naming Guidelines introduced list of local suggested names to be workshopped.	

Matters that are grey shaded have been finalised and will be deleted from these schedules

11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Governance – Meetings/Conferences

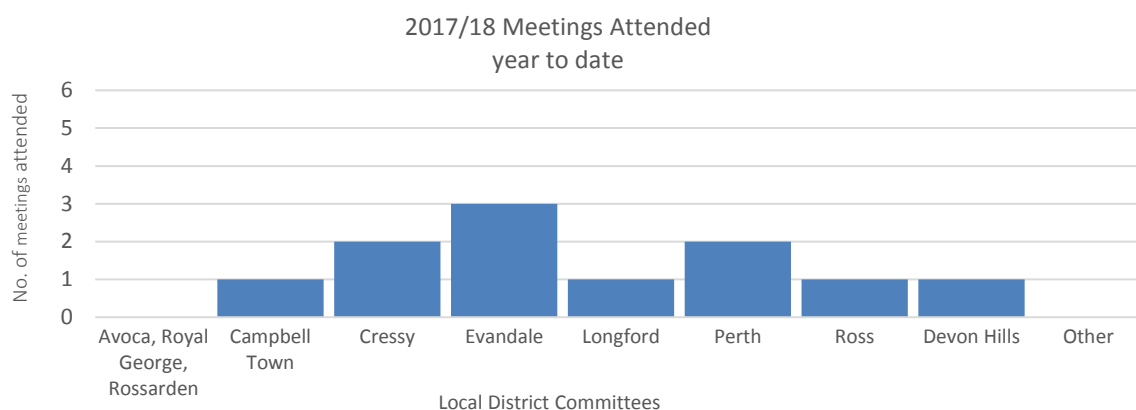
- Council meetings:
 - Ordinary meeting 25 June
- Council Workshops:
 - 4 June
- Executive Management Team:
 - 6 June
 - 21 June
- Staff Meeting
 - 12 June
 - 26 June

MINUTES – ORDINARY MEETING

16 JULY 2018



- Community meetings:
 - Evandale Advisory Committee – 5 June
 - Perth Local District Committee – 12 June



- Other Meetings:
 - Attended Community Aviation Consultation Group meeting at Launceston Airport
 - Attended TEER Strategy and Partnership Committee meeting
 - Met with lessee Longford Riverside Caravan Park
 - Attended presentation by Traders in Purple
 - Attended meetings with ratepayers
 - Attended NTD General Manager's Reference Group meeting
 - Attended 2018 State Budget luncheon
 - Attended Australian Local Government Association conference
 - Met with Cr Janet Lambert
 - Met with PCYC representatives
 - Met with ratepayer re Perth WSUD
 - Met with Department of State Growth re Perth Link Road and other projects
 - Met with Denman Architects
 - Met with Chris Griffin, Tourism Northern Tasmania re Drive Journeys
 - Attended Northern Midlands Land Use Workshop
 - Met with proponents re development proposal
 - Attended Regional General Manager's meeting

b. General Business:

- Health & Safety and Risk Management Review
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services
- Drainage issues & TRANSlink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings
- Tourism
- Recruitment
 - Carpentry Apprenticeship – Applications close on 22/7/18
 - Horticulture Apprenticeship – Applications close on 22/7/18
 - Work Health & Safety (WHS) Officer – Applications close on 22/7/18
- Performance appraisals have all been completed by the deadline of 30/6/18. Report submitted to July Council meeting supporting this
- Council have engaged 2 x external Building resources on fixed term contractor agreements to assist in the Building and Maintenance team with the various capital works currently underway and coming up. These contracts are valid till end of December 2018.

MINUTES – ORDINARY MEETING

16 JULY 2018



- General human resource matters and management of the same
- Performance management and disciplinary matters progressed as needed and required
- Employee learning and development continues, as and when required
- Development and implementation of Human Resources Policies and Procedures - ongoing
- 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
- Emergency Management
- Strategic Plan
- Local Government Reform
- Newsletters
- General correspondence.

c. NRM

- On-going facilitation of Mill Dam Action Group and partnership relationships.
- Customer Requests response, including but not limited to: Local District Committee's, weed complaint support requests.
- On-going collaboration with Department of Primary Industries Parks Water and Environment, with particular focus on bio-security regarding reported weed infestations.

2. COMMUNITY & DEVELOPMENT

a. Animal Control

- Respond and investigate complaints in respect to dog management, including issuing notices and fines, declaration of dangerous dogs, and attendance of Court hearings in respect to disputed dog matters
- Conduct routine dog patrols within the municipality
- Review and renew kennel licences within the municipality
- Review of all declared areas within the municipality and report to Council
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Taking complaints regarding cat management and other animal related issues, including livestock matters

b. Building/Plumbing

- Plumbing and building inspections and assessments, as required
- Permit authority assessments
- Enquiries regarding Temporary Occupancy permits

c. Planning

- Participation in the Launceston Gateway Precinct Master Plan project working group
- Participation in Regional Planning Scheme issues
- Attendance at State Planning Provisions hearings
- Attendance at forums regarding State Planning Portal development
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments
- Ongoing review of procedures
- Management of Perth Structure Plan project
- Preparation of Perth Recreation Strategy brief
- Northern Midlands Land Use Strategy
- Response to enquiries and development opportunities
- Amendments to interim scheme
- Assessment of development proposals
- Liaison with appellants and RMPAT regarding Planning Appeals
- Attending Launceston Airport Wildlife Hazard Committee meeting

MINUTES – ORDINARY MEETING

16 JULY 2018



d. Compliance

- Ongoing review of all outstanding and arising compliance issues
- Undertake scheduled inspections and inspections arising from complaints regarding overhanging trees, issuing reminders and notices and engaging contractors to complete works, where required
- Conduct inspections of Council's free overnight camping facilities, noting new permit system is now live, following up on complaints and feedback and sharing information about the permit requirements
- Audit of On Street Dining within the municipality

e. Environmental Health

- Monitoring air, noise and water quality as required
- Advising in respect to development applications, as required
- Investigating reported breaches of environmental health matters
- Issuing food licences and conducting inspections
- Responding to general enquiries from the public on health matters
- Issuing Place of Assembly licences for events, as required
- Preparation of immunisation requirements for 2018
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Use of drone for investigations as required, finalising licence requirements

f. Policy

- Review and update Council's Policy Manual as required
- Delegations register
- Public Interest Disclosures Act Procedures
- Ongoing review of work programs and standard operating procedures
- Regular planning and building assessment unit meetings
- By-Law preparation

g. Media and communications

- Preparation of monthly double page spread Council pages in Northern Midlands Courier
- Preparation of weekly Council advert in Your Region, Examiner
- Preparation of articles for the LGAT newsletter and Local Government Focus Magazine
- Preparation of media releases, speeches and communications for website, newsletters and Facebook page

h. Events

- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Advertising events through Council's web and social media publications
- Citizenship ceremonies

i. Council Volunteer committees and projects

- Attendance at Local District Committee meetings and provide secretarial support
- Liaising with Council's Management Committees
- Maintaining Council's Volunteer Register
- Requesting bi-monthly risk checklists be completed by facility committees of management
- Liaising with booking officers regarding booking of Council facilities

j. Health & wellbeing

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Submitted application for Parks and Leisure Australia, Victoria/Tasmania Awards for playspace, for Longford Village Green playground
- Progressing Council's End Men's Violence Against Women Campaign

k. Tourism

- Heritage Highway Tourism Region Association
 - Marketing activities, itineraries, newsletter and social media campaigns

MINUTES – ORDINARY MEETING

16 JULY 2018



- Updating event directory
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
- Research and update of information signage, including the “Big Log” and information plaques in Campbell Town
- Attendance at Destination Action Plan workshops for region
- Northern Midlands Business Association
 - Coordinating Northern Midlands Visitor & Information Centre

3. CORPORATE SERVICES

a. Customer Service

- Member of the National Local Government Customer Service Network.
- Member of the State Local Government Rating Network.
- Administer the Service Tasmania contract for customer services in Campbell Town.
- Customer Service Charter and Policy reviews and survey feedback review.
- Telephone system and on-hold messages administration.

b. Finance

- Issue and collection of Rates and Animal registration and sundry fees and charges.
- Municipal revaluation 2019 tender process, valuation maintenance and adjustments, and supplementary valuations.
- Street numbering, address allocation and road and street naming.
- Cash, electronic receipting, and direct debit system administration.
- Rate interest and penalty calculations and administration.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of Centrelink data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries. ABN administration. Electronic Ordering and committals.
- 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.
- Debt Collection and issue Debt summons. Manage Agency Debt Collection contracted services.
- Municipal Budget and adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report. Related Party Disclosures.
- Grants Commission administration, sundry grant reporting and auditing. Committee financial management support and auditing.
- Stimulus loan funding applications, administration and repayment procedures.
- Property ownership, licences and leases, and aged care unit tenancy.
- Unclaimed monies register and Public Land Register.
- Records Management, archives, scanning and disposal process, new resident’s information, council information policies and procedures.
- Banking & Investments, borrowings administration. Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2018/19 Rating, coding and maintenance.
- General Finance issues, Grant Funding issues, Tax issues including GST, PAYG, FBT, Fuel & Land Tax, ATO Creditor information.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, quarterly and annual reports.
- General accounting, correspondence and reports.
- Audit & Audit committee procedures, processes and support.
- Waste Transfer Station Management issues, kerbside waste collection contract issues and special clean-up service.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.

MINUTES – ORDINARY MEETING

16 JULY 2018



- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support/funding.
- Light Fleet Management.
- LG Benchmarking Project.
- Master plan development assistance where required.
- General Office support and attendance of meetings, reports, emails & phone enquiries.

c. Risk Management

- Risk Management register review.
- Safety management and reporting.
- Drug & alcohol testing administration.
- Contractor and volunteer management/induction/audits.
- SDS Register and database.
- Plant risk assessments.
- Swimming pool risk management.
- Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues.

d. Insurance

- Insurance renewals and policy maintenance.
- Claims maintenance and review.

e. Information Technology

- Server and desktop maintenance, and server upgrade.
- New computer setup and minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- Council Website, and Town / Local District Committee website maintenance and upgrades.
- Infonet system maintenance – new Office 365 'Out & About' system to replace in/out board.
- Support new Open Office Town Planning replacement implementation process.
- New Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.
- Sundry database creation and maintenance – Outgoing Mail Register developed.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation and training.
- WiFi network and hotspots.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software implementation.
- Audio system improvements in community facilities
- Sundry IT reports and analysis.

f. Childcare

- Childcare management and support.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations.
- Additional Perth School After School Care service reference group.
- Setup Cressy School After School Care service for 2018.
- Investigation of Longford After School Care service in near future.
- Review funding for replacement of BBF funding in 2018/19.
- Administer capital funding projects to improve services.

MINUTES – ORDINARY MEETING

16 JULY 2018



4. WORKS & INFRASTRUCTURE

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

- Stage 2 of Hollejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- Stage 3 of Hollejett subdivision (15 lots) off Edward Street, Perth at practical completion.
- 4 Lot Unathi subdivision has reached final completion.
- 7 lot Dixon subdivision, Pultney Street, Longford has reached final completion.
- Stage one, two and three of 21 lot Shervan subdivision in Seccombe Street subdivision at practical completion.
- 3 Lot Shervan subdivision in Mulgrave Street at Practical completion.

d. Waste Management

- Input into Regional Waste Management discussions – ongoing.
- Regular safety audits of all sites – ongoing.

e. Tenders and Contracts

- Construction of new bridge on Woolmers Lane in progress.
- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for construction of new building at Longford sports centre – awarded, works to commence on site within next month.
- Tender for sportsground lighting – lights and poles are on order, works on footings and underground cables have commenced.
- Tender for emptying front lift and skip bins has been awarded. New tenderer to commence operations on July 1, 2018.

f. Flood levee

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

g. Engineering

- 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.
- Input into heavy vehicles and bridge working group with Department of State Growth and other Councils – ongoing.

h. Capital works

- Council Chambers entrance – practically complete.

12 RESOURCE SHARING SUMMARY – 01 JULY 2017 to 30 JUNE 2018

Prepared by: Martin Maddox, Accountant/Executive Officer

Resource Sharing Summary 1/7/17 to 30/6/18
As at 30/6/18

Amount
Billed GST
Exclusive \$

Meander Valley Council

Service Provided by NMC to MVC

Street Sweeper - Plant Hire Hours

23,196.90

Total Services Provided by NMC to MVC

23,196.90

MINUTES – ORDINARY MEETING

16 JULY 2018



Service Provided by Meander Valley Council to NMC

Wages and Oncosts

Plumbing Inspector Services	56,646.84
Building Permit Authority Services	3,447.11
Total Service Provided by MVC to NMC	60,093.95
Net Income Flow	- 36,897.05

Private Works and Council Funded Works for External Organisations

Economic & Community Development Department

Northern Midlands Business Association

Promotion Centre Expenditure
- Tourism Officer

Not Charged to Association Funded
from Council Budget A/c 519035

Works Department Private Works Carried Out

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		June 2018	Total 2017/18	June 2017
Toilet door handle broken	Campbell Town	300		
TOTAL COST VANDALISM		\$ 300	\$ 28,400	\$ 0

14 YOUTH PROGRAM UPDATE: JUNE 2018

Prepared by: Lucie Copas, Executive & Communications Officer

Council contracts Longford and Launceston PCYCs to provide youth programs in Evandale, Perth and Longford.

An update was not received regarding the Longford PCYC sessions in time for the preparation of the Agenda.

The Perth and Evandale sessions run by the PCYC in June were as follows:

Perth – 7th = 14, 14th = 17, 21st = 12 and 28th = 0 (Not held due to lack of PCYC staff) - TOTAL = 43 (3 sessions)

All of the sessions went ahead and although late in the month some behavioural issues had to be dealt with, the turnouts increased in number and the popularity is growing further.

Evandale – 1st = 29, 8th = 0 (Not held – poor weather and long weekend), 15th = 14, 22nd = 21 and 29th = 18 - TOTAL = 72 (4 sessions)

Aside from the second session that did not take place, and the winter weather, consistently good attendances were reflected during the month for the remaining sessions.

15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

STRATEGIC PLANS SPREADSHEET

CURRENT AS OF 4 JULY 2018

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
Blessington			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15	Nov-15	<ul style="list-style-type: none"> • Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations. • Potential private investor showing interest in late 2016 • Ben Lomond Committee received \$60,000 election commitment to assist with improving the water supply of the ski fields

MINUTES – ORDINARY MEETING

16 JULY 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder
Campbell Town			
War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock) b) Financial & Economic Analysis Report (Strategy 42 South)	Apr-14	Dec-14	<ul style="list-style-type: none"> Development Plan submitted to Council Sept 2014. Council requested assessment of the viability of the Multi-Function Centre Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional Centre' discussed at Feb 2016 Council Workshop. National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre. Election commitment by federal Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Funding agreement signed February 2017.
c) Management of Redevelopment (Philp Lighton Architects)	Jun-15	Dec-15	<ul style="list-style-type: none"> Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 2016. Reviewed by Stakeholder Group and presented at February Council workshop. Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding for the redevelopment. Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful. Nov 2016: Council contracted JMG to design and document the new oval lighting. 17 Jan 2017: Northern Economic Stimulus package funding secured to upgrade oval lighting. Work commenced May 2018. Dec 2016: Request to Philp Lighton Architects for a layout plan & concept sketches for improvements around the cenotaph & a display area in entrance to the Multi-Function Centre. Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade. Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM Development Application P17-126 received on 8 May 2017. September 2017: Funding application submitted to TCF for \$55,000 towards the development of a tennis court and a multi-purpose court at the Oval precinct. Notified 28 November that application was successful. Grant deed executed. AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. November 2017: Funding application submitted to Sport & Recreation Tas for \$80,000 to assist with the courts development. Notified January 2018 the funding has been secured. Grant deed executed. Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Grant deed signed. Expression of interest submitted to Levelling the Playing Field Grant Program – outcome due 31 July 2018.
d) Multi-Functional Centre (Vos Group)	Feb-18		<ul style="list-style-type: none"> Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Vos Group tender accepted at February 2018 Council Meeting. . Feb 2018: variation to Community Development Programme Funding Agreement signed – extending completion date from June 2018 to June 2019. 18 April 2018: work on oval lighting upgrade underway. 27 April 2018: Phil Lighton provided planning drawings for centre and courts ready to be lodged for planning approval and advertising by Council. June 2018: Courts Development Application has been approved and Building Permit being prepared. July 2018 contract sum to be finalized as per Council resolution.

MINUTES – ORDINARY MEETING

16 JULY 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
CBD Urban Design and Traffic Management Strategy (GHD) (Lange Design and Rare Innovations)	May-16	Nov-17	<ul style="list-style-type: none"> GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6 April 2017 Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy Strategy adopted for consultation purposes at May 2017 meeting. Public consultation session held 13 September 2017 Final report accepted at November 2017 Council Meeting. Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy. 20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. Stage 1 concept plan received April 2018. State Liberal election commitment of \$1.9million for Midland Highway underpass near War Memorial Oval precinct. Main Street Tree Planting Report received Feb 2018.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15	Oct 17	<ul style="list-style-type: none"> Draft Master Plan received May 2016: structural assessment approved Aug 2016 Final plan received June 2017 Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure. Liberal election commitment of \$100,000 to upgrade the pool, playground and shading. Grant deed signed.
Recreational Ground Master Plan (Lange Design)	Feb-17	April 18	<ul style="list-style-type: none"> Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council. 17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package. Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan. Draft Master Plan accepted at October 2017 Council Meeting – released for public comment. Council accepted the 2030 Master Plan at April 2018 Council Meeting. April 2018: option study for change rooms and club facilities being undertaken by D Denman & Associates.
Evandale			
Honeysuckle Banks a) Master Plan (Jeff McClintock) b) Review of Master Plan (Lange Design)	Oct-15 Oct-16	- May-17	<ul style="list-style-type: none"> Draft master plan released for community consultation Jan 16: discussed at council workshop & need for the plan to be reviewed in light of frequent flooding of the reserve. Draft plan received: presented at Feb 2017 Council Workshop: Lange Design requested to revise the plan. Revised plan received 9 March 2017. At May 2017 Council meeting, Council <ul style="list-style-type: none"> i) accepted in principle the Honeysuckle Banks Plan; ii) consider funding the minor works components of the plan in future Council budgets, and iii) request Council Officers to seek to secure external grants to assist with the implementation of the full plan.
Morven Park Master Plan (Lange Design)	Nov-16	Oct-17	<ul style="list-style-type: none"> Work underway 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Work underway June 2018. March 2017 assisted with application for solar panels on clubrooms Draft Master plan accepted at October 2017 Council Meeting – released for public comment.

MINUTES – ORDINARY MEETING

16 JULY 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> State Liberal election commitment of \$33,000 for cricket pitch upgrade; \$158,000 towards grounds upgrade and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment. Council accepted 2030 Master Plan at April 2018 Council Meeting. June 2018: oval lighting and scoreboard upgrades underway. Expression of Interest submitted for Levelling the Playing Field Grant – outcome due 31 July 2018.
Longford			
Community Sports Centre Master Plan (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> June 2016: application requesting \$504,722 GST excl. lodged with State Government Regional Revival Program including a business plan. Advised Sept 2016 application was unsuccessful. 17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package Planning permit issued 22 December 2017. March 2018: Tender for new gym and amenities shed awarded to RT & NJ Construction Services. Work underway.
Visitor Appeal Study (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> Recommendations implemented include the establishment of a local business & tourism group, development of a destination playground, upgrading of lighting & displays at Visitor Information Centre at JJs, and development of a Place Activation Plan
Place Activation Plan (Village Well) (Accompanying Traffic Issues report by MR Cagney)	Sep-15	Jan-16	<ul style="list-style-type: none"> Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Longford tourist tear-off map and street beautification
CBD Urban Design Strategy (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> Site Investigation Report completed October 2016. Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy received. Parklet design & plans approved June 2017. Draft Urban Design Strategy adopted May, for further consultation. Draft urban design guidelines developed. Community consultation session held 6 September 2017 Strategy and Guidelines manual accepted at the October 2017 Council Meeting. Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout.
Recreation Ground Master Plan (Lange Design)	Dec-15	Nov-16	<ul style="list-style-type: none"> Nov 16: Council contracted JMG to design and document new oval lighting. 17 Jan 2017 Northern Economic Stimulus Package funding secured to fund the oval lighting upgrade. 17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package. May 2017: Artas Architects contracted to prepare specification for amenities redevelopment. Council resolved at June 2017 Council meeting to make application under the SGALGCP for upfront loan funding of an additional \$550,000 to complete Stage 1 of the Recreation Ground redevelopment. Council accepted Recreation Ground 2030 Master Plan at August 2017 Council meeting. Application submitted November 2017 to Sport and Recreation Tas for \$80,000 towards the redevelopment. Advised January 2018 that the funding has been secured. Planning permit issued 17 November 2017. State Liberal election commitment of \$10,000 for Cricket Club storage shed, \$30,000 for cricket nets, \$30,000 for new electronic scoreboard and \$20,000 for Little Athletics equipment. Letter of permission provided for Football and

MINUTES – ORDINARY MEETING

16 JULY 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> Cricket Clubs Expression of Interest submitted for Levelling the Playing Field Grant – outcome due 31 July 2018.
Village Green			<ul style="list-style-type: none"> Jan 2017: costings & plans developed for Village Green Upgrade including new BBQ shelter, picnic furniture & stage 2 of play space. March 2017 Council submitted an application to the state govt Community Infrastructure Fund for 50% of the cost of the Village Green Upgrade. Application not successful. At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground: <ol style="list-style-type: none"> Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing. Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground. Stage 2 new play units installation completed and launched 8 December 2017. Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018. Funding application for \$10,000 to Variety Tas submitted April 2018: advised June 2018 application unsuccessful. On agenda for July 2018 Council Meeting.
Woolmers Bridge (VEC Civil)			<ul style="list-style-type: none"> Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents. Application submitted for the Bridge Renewal Program for \$1,415,000. Advised October 2017 application was successful. . 12 tonne load limit placed on structure on 6 June. Funding agreement with Bridge Renewal Program finalised October 2017. Design and construct tenders closed 8 November 2017. Council accepted the tender of VEC Civil at the November 2017 Council Meeting. Work commencing 24 January 2018: due for completion 30 June 2018 – weather permitting. Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted. June 2018: Bridge interpretation panel being drafted.
Facilities Assessment Study (Philp Lighton Architects)	Sept-17		<ul style="list-style-type: none"> Sept 17: Philp Lighton Architects contracted to undertake the study of the Council Offices, Memorial Hall, Town Hall and Library facilities. Study underway October 2017 and presentation made to November 2017 Council Workshop. Community engagement process finalised. To be promoted on Council website and facebook, Examiner and Northern Midlands Courier – deadline 18 July 2018.
Perth			
Recreation Ground Master Plan (Lange Design)	Jul-15	Oct-16	<ul style="list-style-type: none"> External funding sources being pursued. 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade
Community Centre Development Plan, (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		<ul style="list-style-type: none"> Briefing notes from key stakeholder sessions received 25 Feb 2016 Draft concept plans submitted to Council Draft concepts to be directed to future workshop May 2018: costings being reviewed

MINUTES – ORDINARY MEETING

16 JULY 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Town Structure Plan (GHD)			<ul style="list-style-type: none"> Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted. Perth Structure Plan adopted by Council on 10 April 2017. Session for Perth business owners/managers held 15 August 2017. Council endorsed the Plan at the 10 April 2017 Council Meeting. Final report to November 2017 Council meeting. Perth Prospectus prepared January 2018. April 2018: Awaiting finalisation of the Perth Bypass prior to progressing the structure plan.
Sheepwash Creek Open Space Plan (Lange Design, GHD)			<ul style="list-style-type: none"> Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan Dec 2016: West Perth Flood Mitigation Working Group established Draft concept plans received from GHD Woodhead Lange Design requested to prepare Water Sensitive Urban Design (WSUD) for the open space on eastern side of subdivision. Stage 1 work completed and interpretation signage installed. July 2018: WSUD Open Space Corridor Concept Plan and costings – Phillip St to Drummond St - received
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> Draft Master Plan received May 2016: structural assessment approved August 2016 Final plan received June 2017 Final report to be presented to workshop September 2017 Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season. Pool usage data received May 2018. List for future Workshop discussion.
Village Green Master Plan (Lange Design, Loop Architecture)	Jun-16	Dec-16	<ul style="list-style-type: none"> Master Plan accepted in principle at Council 12 December 2016 Meeting. Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG. 17 Jan 2017: Council advised State Government has approved \$300,000 loan through the Northern Economic Stimulus Package for the implementation of the Master Plan. Feb 2017: Application lodged with Building Better Regions Fund for \$237,660 to enable the Master Plan to be implemented in its entirety. Application unsuccessful. Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan Concept design presented to Council workshop on 8 May. Planning application advertised: closed 28 November 2017. Planning approval with conditions to be met passed at January 2018 Council Meeting. March 2018: Lange Design submitted full project package for Village Green, ready for planning application to be prepared by Council officers. June 2018: quotes received form new switchboard and mains July 2018: costings being reviewed.
Western Junction			
Launceston Gateway Precinct Master Plan Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	<ul style="list-style-type: none"> Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting. Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale. March 2018: Council seeking meeting with Dept of State Growth to discuss planning for the Evandale Main Road upgrade, Breadalbane roundabout to Airport roundabout. State Government budget papers state this planning is to commence in the first quarter 2019.

MINUTES – ORDINARY MEETING

16 JULY 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Translink Stormwater Upgrade Project			<ul style="list-style-type: none"> Applications lodged with National Stronger Regions Fund 2015 & 2016: unsuccessful. Application submitted Feb 2017 to the Building Better Regions Fund for \$2,741,402 (total project cost is \$5,482,805: council's contribution is \$1,525,623 and the Woolstons \$1,215,780). Application unsuccessful. Application submitted December 2017 for Round Two Building Better Regions Fund: outcome awaited – anticipated mid-2018

16 NORTHERN MIDLANDS EVENTS – CURRENT & UPCOMING

Prepared by: *Fiona Dewar, Tourism Officer*

Councillors have requested a list of current and upcoming events in the Northern Midlands be listed in the Council Agenda on a monthly basis.

The following list of current and upcoming events has been compiled from information obtained from a variety of sources, including: contact with event organisers; social media; publications; word of mouth; and general knowledge.

The directory is updated on a weekly basis.

A more comprehensive directory of events for the Heritage Highway region is issued each Thursday and is distributed to the five visitor centres in the Northern Midlands; the Tourism Visitor Information Network's 'Yellow i' centres around the state; the Heritage Highway Tourism Region Association board members and social media writer; Tourism Northern Tasmania; Destination Southern Tasmania; a number of event organisers; the Northern Midlands Courier; and individuals as requested. Each month the directory is distributed to several hundred tourism operators in the Heritage Highway region for sharing with their visitors.

This event directory has a large reach. To add an event to this directory, event organisers can contact Council's Tourism Officer Fiona.Dewar@nmc.tas.gov.au, or 6397 7303.

Date	Village / Town	Event	About the event	NMC support
July				
Until 26 August	Perth 16087 Midland Hwy	Exhibition: Winter Art Collection	The Launceston Arts Society's Winter Art Collection is on show daily from 10am - 3pm during winter. All welcome. Free to enter.	
7 July 2018	Cressy "Syde" 1926 Cressy Rd	Kelpies in Action: Working Dog Training Day	Book early to avoid missing out on this popular event. 8.30am for 9am start, till 4.30pm. Morning and afternoon tea provided. BYO lunch. BBQ facilities available. \$100 per person & dog. Extra dog \$25, spectator \$25.	
7 July 2018	Symmons Plains Midland Hwy	Track Day	Join Performance Driving Australia at Symmons Plains Raceway for a full track day in your own car. First time drivers will complete a few laps with our trainers before heading out to enjoy the track. PDA trainers will be available all day to provide coaching and tips. The day is based around safety and enjoying your car. 9am - 4pm. Bookings required.	
7 July 2018	Symmons Plains Midland Hwy	Skid Pan \$60	Skid Pan Fun! Drive your car on the Summons Plains skid pan - fun, safe, sideways! Sessions 12pm - 5pm. Details available on the Facebook event page.	
7 July 2018	Symmons Plains Midland Hwy	Race Experience Driving	Race Experience Driving - Ford Fiesta. Ever wanted to experience driving a real race car? Jump in the driver's seat of the PDA ford Fiesta race car for laps at Symmons Plains. You will have an experienced driver/trainer beside you to give you some pointers and encourage you to get the most from your experience. 9am - 5pm.	
7 July 2018 1st Sat each month	Longford 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
7 July 2018	Longford 658 Woolmers Lane	Launch of exhibition: A Collection of Northern artists.	Official launch of the exhibition detailed below. 3 - 4.30pm. Venue: Francis Mary Archer Gallery, at Woolmers Estate. Wine and nibbles provided. Entry by \$5 donation. RSVP.	

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Village / Town	Event	About the event	NMC support
8 - 31 July 2018	Longford 658 Woolmers Lane	Exhibition: A Collection of Northern Artists	Exhibition open to the public from 8 July until 31 August, 10am - 3pm daily. Exhibiting artists include: Yvonne Correlje, Luke Harvey, Carol Barnett, Carlton Cox, Mary-Ann Orchard, Paul Becker, Sharon Davidson, Muriel Sluce, Alison Cooper-White, Joyce de Ruyter, Pieter Zaadstra.	
8 July 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
14 July 2018	Cressy Macquarie Rd	Tasmanian Yard Dog Assoc Fun Day of Trialling	Farm fun day of trialling. Novice, Improver, and Open classes also including an Encourager event for anyone interested in giving Yard Dog trialling a go. Encourage class is open to everyone, no need to be a member. BBQ lunch, fees and details available from Emma Hall. Venue: Connorville Station.	
14 July 2018 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
15 July 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
15 July 2018	Campbell Town 55 High St	High Tea	Traditional High Tea, 12 noon and 3pm. \$29 adult, \$19 children (4 - 12 years), under 3, free. Booking please, no walk-ins. All made fresh on the premises. See the facebook event page for menu.	
15 July 2018 3rd Sunday each month	Ross Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
17 June - 19 July 2018	Evandale 2 Russell St	Exhibition: Still Life	Handmark Evandale showcases unique Tasmanian art, craft and design and offers monthly exhibitions in the gallery along with a display of jewellery, ceramics, wood and furniture.	
18 July 2018	Longford	Jazz Concert	Come to a Jazz filled evening! The Longford Jazz Club will hold their next concert for 2018 at the Longford Parish Hall from 7.30 - 9.30 pm. Cost \$10.00. Music presented by a 6 piece band, plus guest vocalists.	
22 July 2018	Breadalbane 859 Hobart Rd	Beginners Hot Glass Introduction	Join in a hot glass intro, make your very own glass paperweights and even try your hand at glassblowing. Step by step. 10am - 4pm. Bookings and price via facebook event page.	
22 July 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
22 July - 15 Aug 2018	Evandale 2 Russell St	Exhibition: Kit Hiller. A retrospective celebrating her 70th birthday	Handmark Evandale showcases unique Tasmanian art, craft and design and offers monthly exhibitions in the gallery along with a display of jewellery, ceramics, wood and furniture.	
27 July 2018	Campbell Town 55 High St	Christmas in July	Christmas in July at the Hall at The Church. Visit the facebook page for the scrumptious menu. 6pm. Bookings essential	
28 July 2018 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
28 July 2018 Last Saturday each month	Longford 78 Wellington St	Market	Plenty of bargains, BBQ, plants, books, cakes, chocolate wheel, raffles, so come in and enjoy a family friendly market, rain hail or shine we are happening. \$15 per space. Free entry.	
28 July 2018	Campbell Town 55 High St	Christmas in July	Christmas in July at the Hall at The Church. Visit the facebook page for the scrumptious menu. 6pm. Bookings essential	
29 July 2018	Campbell Town 55 High St	Christmas in July Lunch	Christmas in July at the Hall at The Church. Visit the facebook page for the scrumptious menu. 12pm. Bookings essential	
29 July 2018 Last Sun each month	Campbell Town Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
29 July 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
30 July 2018	Campbell Town 55 High St	Christmas in July Lunch	Christmas in July at the Hall at The Church. Visit the facebook page for the scrumptious menu. 12pm. Bookings essential	
August				
4 Aug 2018 1st Sat each month	Longford 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Village / Town	Event	About the event	NMC support
5 Aug 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
11 Aug 2018 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
12 Aug 2018	Campbell Town 55 High St	Sunday Afternoon High Tea	Sunday Afternoon High Tea at the Hall at The Church. Sittings at 12pm & 3pm. Traditional High Tea \$29 per person, includes: unlimited tea/coffee, fresh scones, jam & cream, petite sweets, delicious finger sandwiches. Children under 12, \$15, includes: juice, fairy bread, scones, jam & cream, petite sweets. Numbers limited, bookings essential.	
12 Aug 2018	Symmons Plains Midland Hwy	Light Car Club of Tasmania	LCCT Club Day at Symmons Plains Raceway, 9am - 6pm.	
12 Aug 2018	Breadalbane 859 Hobart Rd	Beginners Hot Glass Introduction	Join in a hot glass intro, make your very own glass paperweights and even try your hand at glassblowing. Step by step. 10am - 4pm. Bookings and price via facebook event page.	
12 Aug 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
15 Aug 2018	Longford	Jazz Concert	Come to a Jazz filled evening! The Longford Jazz Club will hold their next concert for 2018 at the Longford Parish Hall from 7.30 - 9.30 pm. Cost \$10.00. Music presented by a 6 piece band, plus guest vocalists.	
18 Aug 2018	Symmons Plains Midland Hwy	MSCT Motokhana Round 4	Round 4 of the 2018 MSCT Motorkhana Series, 8am 0 4.30pm.	
19 Aug 2018 3rd Sunday each month	Ross Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
19 Aug 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
25 Aug 2018 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
25 Aug 2018 Last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
26 Aug 2018 Last Sun each month	Campbell Town Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
26 Aug 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
September				
1 Sept 2018 1st Sat each month	Longford 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
2 Sept 2018	Ross	Ross Marathons	A unique event which runs around the outskirts of the historic village of Ross, finishing along the main street to the claps and cheers of the locals. With its relaxed atmosphere, the Ross Marathon is a [perfect event for those taking on a marathon for the first time, with runners receiving plenty of support on each lap. An event for everyone, with a marathon, half marathon, 10km, children's, run for a good cause, and all proceeds donated to charity. Enjoy this beautiful historic rural village whilst being active.	y
2 Sept - end Nov	Perth 16087 Midland Hwy	Exhibition: 'CAS' Combined Art societies of Tas	A very diverse range of works will be on show at Eskleigh Gallery. The=is exhibition of art works is from members of several Tasmanian art groups: Art Society of Tasmania, Burnie Coastal Art Group, North West colour Circle, The Meander Valley Art Society, and the Launceston Art Society. 10.30am - 4pm daily.	
2 Sept 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
7 - 28 Sept 2018	Longford 658 Woolmers Lane	Exhibition: Josh Foley	10am - 3pm daily	
8 Sept 2018 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	

MINUTES – ORDINARY MEETING

16 JULY 2018



Date	Village / Town	Event	About the event	NMC support
9 Sept 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
14 - 16 Sept 2018	Longford	Longford Jazz Festival	Jazz festival brings together talented musicians, across several venues, all kinds of instruments, various types of Jazz. Join hundreds of other Jazz lovers for a weekend of music. This year the Matthew Ives Big Band is coming to Longford. Venue to be advised.	y
16 Sept 2018	Longford 658 Woolmers Lane	Convict to Classics	10am - 3pm.	y
16 Sept 2018 3rd Sunday each month	Ross Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
16 Sept 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
22 Sept 2018	Breadalbane 859 Hobart Rd	Playing with Fire: Beadmaking	Fascinating workshop into the safe realms of playing with fire. A quick study of how hot glass works, beadmaking basics, learn 5 designs - enough for a necklace and earrings combo, or whatever you like. Two hours teaching, then stay as long as you like to practice your new skills. 1pm start. \$80.00	
22 Sept 2018 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
23 Sept 2018	Breadalbane 859 Hobart Rd	Beginners Hot Glass Introduction	Join in a hot glass intro, make your very own glass paperweights and even try your hand at glassblowing. Step by step. 10am - 4pm. Bookings and price via facebook event page.	
23 Sept 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
29 Sept 2018 Last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
30 Sept 2018 Last Sun each month	Campbell Town Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
22 & 23 Sept 2018	Cressy	Tasmanian Trout Expo	A day for family and friends to come together and go fishing. Bring a picnic, your fishing gear, deck chairs, and relax on the banks of Brumbys Creek weirs. As well as a relaxing time, you might even win \$10,000 if you catch the specially tagged wild trout!	y
30 Sept 2018 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	

17 STRATEGIC PROJECTS OUTCOMES AND DELIVERY 2017-2027

Prepared by: Departmental Managers

Progress Report:

	Not Started (obstacles)		On Hold		On Track	Completed
	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
GOVERNANCE						
Local Government Reform	✓	Review	Review	✓		Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services brief developed and tender advertised (closes 3 August).
Elected Members Development and Annual Plans		✓	Review	✓		Policy and Annual Plan to be prepared.
People and Culture Plan	✓	✓	Update	✓		Framework utilised for recruitment is best practice. Currently recruiting two apprentice positions to join Works (1 x Carpentry and 1 x Horticulture). Also recruiting a replacement WHS Officer, due to the resignation of Stewart Johnson. Applications for each vacancy closes on 22 July 2018. Employment relations are professional, fair and consistent, when performance management discussions need to take place. Policy and Procedure development, review and implementation ongoing.

MINUTES – ORDINARY MEETING

16 JULY 2018



	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
						Performance Appraisal process for 2018, has progressed well and all appraisals have been completed by the deadline of 30 June 2018 which is fantastic. All staff have now completed the NDA Skills Fund Training in IT and business courses and the feedback relating to the same has been positive. Succession Planning arrangements have been put in place to cover the maternity leave period of the Community & Development Manager. Trent Atkinson is stepping up to Community & Development Supervisor to cover this period of leave.
Best Business Practice, Governance and Compliance	✓	Update	Update	✓		Legislative Audit, Delegations Review and Policy Manual update ongoing.
Media and Marketing		Update	Update	✓		Communications Strategy and Framework to be developed. Expanding Council's communications through social media and other publications. Marketing Plan to be prepared by mid-2018.
CORPORATE SERVICES						
Asset Management Plan Annual Review	✓	✓	Review	2017 - 2027		Building Asset Management Plan updated for building componentisation, adopted by Council at May 2017 meeting.
Annual Budget and Quarterly Review	✓	✓	Review	2017 - 2027		Long Term Financial Plan updated, and annual budget adopted by Council at June 2018 meeting.
Information Technology Upgrade Program	✓	✓	Review	2017 - 2027		Website launched Dec 2017, server upgrades complete Dec 2017, Planning/Bld software upgrade implemented July 2018
Emergency Management	✓	✓	Review	2017 - 2027		Next municipal emergency meeting scheduled in Nov 2018, updated Emergency Recovery Plan adopted May 2017 by Council, revision of Emergency Management Plan approved by State Govt April 2018.
Workplace Health and Safety Action Plan Annual Review	✓	✓	Review	2017 - 2027		New Risk Register complete June 2018. Revised WHS action annual plan under review. Asbestos – Maintenance plan as per register. Annual inspection of properties in progress; individual registers for all properties completed.
Customer Service Standards	✓	Review	Review	Review		LGAT state-wide community satisfaction annual survey scheduled December 2018. Attended the National Local Government Customer Service Network Conference in October 2017, attending state meetings on regular basis.
COMMUNITY & DEVELOPMENT						
Land Use and Development Strategy		✓	Review	2017 - 2018		JMG Engineers & Planners appointed 18 September 2017. Draft document prepared. To be presented to Council workshop. Community meetings and survey underway.
Tasmanian Planning Scheme Integration	✓	✓	Review	2017 - 2020		Working with JMG Engineers & Planners on Local Provisions Schedules through the Land Use Strategy process.
Strategic Projects Team						
Economic Development Master Plan - Prepare, Prioritise, Implement	✓	✓	Review	✓		Council and NMBA are collaborating on a small-scale project to identify opportunities to grow the number of businesses in the TRANSlink precinct. The resultant report will be one of the documents underpinning the development of the economic development strategy.
Strategic Infrastructure Projects						
Launceston Gateway Precinct Master Planning	✓			2017 - 2020		Listed as a component of the Municipal Land Use & Development Strategy. Options for southern expansion prepared. Work group to meet and make recommendation to Council.
Northern Midlands Rural Processing Centre	✓	✓	✓	2017 - 2020		Combined with Launceston Gateway Precinct component of the Municipal Land Use & Development Strategy.
Perth Town Structure Plan	✓			2017 - 2018		Council has endorsed the plan and draft amendments to planning scheme to be prepared. Included in NMC Priority Projects 2017 document.
Perth Community & Recreation Centre & Primary School Integrated Master Plan	✓			2017 - 2018		Awaiting report for presentation to Council. Included in NMC Priority Projects 2017 document. Oval lighting upgrade underway May 2018.
Sense of Place Planning - all villages and towns	✓	✓	✓	✓		Master planning for townships underway.
Longford CBD Urban Design Strategy	✓	✓				Included in NMC Priority Projects 2017 document. To be considered by Council in 2018-19 budget deliberations. Allocated \$250,000 urban street design and parklets in 2018/19 budget.
Longford Place Activation Plan	✓	✓				Complete.
Campbell Town CBD Urban Design and Traffic Management Strategy	✓	✓	✓	✓		Awaiting detailed design.
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Planning approval received. Stormwater works commenced.

MINUTES – ORDINARY MEETING

16 JULY 2018



	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Ross Swimming Pool Master Plan	✓			2017 - 2020		Included in NMC Priority Projects 2017 document.
Cressy Recreation Ground Master Plan		✓		2017 - 2020		Council accepted Cressy Recreation Ground 2030 Master Plan at April 2018 Council meeting.
Cressy Swimming Pool Master Plan		✓		2017 - 2020		Included in NMC Priority Projects 2017 document.
Evandale Morven Park Master Plan		✓		2017 - 2020		Council accepted Morven Recreation Ground 2030 Master Plan at April 2018 Council meeting. Scoreboard and oval lighting upgrade underway May 2018.
Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania	✓	✓		✓		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2017 document.
Sheepwash Creek WSUD Open Space Corridor						July 2018: WSUD space corridor concept plan and concepts – Phillip to Drummond streets – received from consultants. Land acquisition has commenced.
Economic Development						
Economic Development Master Plan Strategy Delivery		✓	✓	✓		To be implemented once developed
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓		To be implemented once developed
Tourism Strategy Implementation		✓	✓	✓		Beacon Project - For the northern part of the Heritage Highway, Ross is the first town to come on board. The proposal of products/experiences/stories from the developer is expected shortly. HHTRA board to then make decisions about which to go with, and provide the appropriate content required for the relevant beacon types. Dependant on which is chosen, some experiences may be up and running within a few months, others early next year. The towns in the southern part of the Heritage Highway, Pontville, Kempton and Oatlands are in final, or finished stages, expected to be ready for visitors to explore in September, along with Richmond, New Norfolk, Brighton. Hobart City Council has come onboard, and Huonville is also considering their involvement.
Community Development						
Youth and Ageing Strategy		✓	Review	✓		Review of Youth services underway.
Discrimination Strategy		✓	Review	✓		Not yet commenced.
Family Violence Strategy		✓	Review	✓		Not yet commenced. Council continues End Men's Violence Against Women campaign
Supporting Health and Education Programs	✓	✓	Review	✓		Participating in the Northern Health Providers Networks meetings. Further Education Bursary Program reviewed in 2017.
Supporting Employment Programs	✓	✓	Review	✓		Participation in the Northern Midlands Business Partnership Group meeting coordinated by Beacon Foundation. Participate in LGAT special interest groups on a quarterly basis. Support Work for the Dole program. Participate in work experience and University placements.
Supporting Sport and Recreation Programs	✓	✓	Review	✓		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level. Provided input in the State Sport & Recreation Strategy.
Social Recovery Plan	✓			✓		Review complete
Disability Action Plan	✓			✓		Review complete
Cohesive Communities and Communities at Risk		✓	Review	✓		Not yet commenced.
Regulatory						
Legislative Audit	✓			✓		Review of legislation complete.
Delegations Reviews	✓			✓		Review as new staff commence and legislation changes.
Council Policy Manual Review	✓			✓		Policies due for review, relevant managers and officers notified, schedule for review in place. Ongoing.
WORKS & INFRASTRUCTURE						
TRANSLink Precinct Renewal - Stormwater	✓	✓		2017 - 2020		Process of land acquisition underway. Seeking grant assistance to fund planned works. Included in NMC Priority Projects 2017 document.
Campbell Town War Memorial Oval	✓			2017 - 2020		Progressing with Tenderer. Further application made for additional funding. Works expected to commence on site September onwards. Oval lighting upgrade underway May 2018.
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		In progress, with works commencing on site.

MINUTES – ORDINARY MEETING

16 JULY 2018



	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Evandale Honeysuckle Banks				2017 - 2020		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects 2017 document. Table and bench seating replaced.
Nile Road Upgrade		✓	✓			Included in Roads 5-year Capital Works program. Included in NMC Priority Projects 2017 document.
Stormwater Management Plans	✓	✓	Review	2017 - 2027		Initial data collection survey complete. Model build for all Towns in progress. Funding application to be made to fund modelling work for Campbell Town.
Waste Management 2017 - 2020		✓	Review	2017 - 2027		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services. Concrete material being collected, to be crushed at a later date.
NRM Program Collaboration	✓	✓	Review	✓		Collaborating with NRM North on the WSUD Master Plan for Sheepwash Creek.
Longford Recreation Ground Master Plan	✓	✓				Staged works commencing. Funding components of the Master Plan to be considered in forthcoming Council budgets, Council Officers to seek to secure external grant funding to assist with implementation. Included in NMC Priority Projects 2017 document. Oval lighting upgrade underway May 2018. Works to commence on Stage 1 in October 2018; storage shed development application submitted.
Sheepwash Creek	✓	✓				Stage 1 complete.

DECISION

Cr Lambert/Cr Gordon

That the Information items be received.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



186/18 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR THE ANNUAL GENERAL MEETING & GENERAL MEETING – 25 JULY 2018

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 Annual General Meeting and General Meeting on 25 July 2018.

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania (LGAT) will hold the Annual General Meeting (AGM) and General Meeting on 25 July 2018 at Wrest Point in Hobart. The AGM will commence at 11.00am, with the General Meeting to commence directly thereafter.

The Conference commences at 8.45am on Thursday 26 July, with the registration desk open from 8.00am.

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):

- Annual General Meeting; and
- General Meeting.

3 STRATEGIC PLAN

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise
 - ♦ Collaborative partnerships attract key industries
 - ♦ Attract healthy, wealth-producing business & industry
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - ♦ Maximise external funding opportunity
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity

MINUTES – ORDINARY MEETING

16 JULY 2018



- ♦ Public assets meet future lifestyle challenges
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - History – Preserve & Protect our Built Heritage for Tomorrow
Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 FINANCIAL IMPLICATIONS

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

5 OPTIONS FOR COUNCIL TO CONSIDER

Council needs to consider each agenda item and determine how it wishes the voting delegate to vote on each item at the Annual General Meeting and General Meeting on the 25 July 2018.

* Denotes attachments.

5.1 Annual General Meeting

The following are the motions on which decisions are sought:

- 1 **MINUTES OF 105TH ANNUAL GENERAL MEETING ***
Decision Sought
That the Minutes of the 105th Annual General Meeting, held 26 July, 2017 be confirmed.
- 2 **PRESIDENT'S REPORT**
Decision Sought
That the President's report be received.
- 3 **FINANCIAL STATEMENTS TO 30 JUNE 2017 ***
Decision Sought
That the Financial Statements for the period 1 July 2016 to 30 June 2017 be received and adopted.
- 4 **LGAT BUDGET AND SUBSCRIPTIONS 2018/2019 ***
Decision Sought
That the Meeting endorse the adoption of the Budget and Subscriptions as presented.
- 5 **PRESIDENT AND VICE PRESIDENT HONORARIUMS**
Decision Sought
That the President's and Vice President's allowance for the period 1 July 2018 to 30 June 2019 be adjusted in accordance with the movement in the Wages Price Index.
- 6 **RULES OF THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA**
Decision Sought
That Members agree to amend the Rules to reflect electronic voting practices as outlined in Option One.
- 7 **LGAT/LG PROFESSIONALS CONFERENCE**
Decision Sought
That Members note the intent to undertake scoping work with LG Professionals Tasmanian with respect to combining our conferences in future.
That Members further note, that should conferences combine, it may be prudent to shift the AGM and General Meeting to a separate date.
- 8 **ANNUAL PLAN ***
Decision Sought
That Members note the following report.

MINUTES – ORDINARY MEETING

16 JULY 2018



9 **REPORTS FROM BOARD REPRESENTATIVES ***

Decision Sought

- (a) That the reports from representatives on various bodies be received and noted.
- (b) That Conference acknowledges the time and effort put in by all Association representatives on boards, working parties, advisory groups and committees etc.

5.2 **General Meeting**

The following are the motions on which decisions are sought:

1 **MINUTES ***

Decision Sought

That the Minutes of the General Meeting held on 18 May 2018, as circulated, be confirmed.

2 **CONFIRMATION OF AGENDA & ORDER OF BUSINESS**

Decision Sought

That the agenda and order of business be confirmed.

3 **PRESIDENTS REPORT**

Decision Sought

That Members note the report on the President's activity since the last General Meeting (18 May to 22 June Inclusive).

4 **CEO'S REPORT**

Decision Sought

That Members note the report on the CEO's activity since the last General Meeting (18 May to 22 June Inclusive).

5 **BUSINESS ARISING ***

Decision Sought

That Members note the report on the CEO's activity since the last General Meeting (18 May to 22 June Inclusive).

6 **FOLLOW UP OF MOTIONS ***

Contact Officer: Dion Lester

Decision Sought

That the meeting note the report detailing progress of motions passed at previous meetings and not covered in Business Arising.

7 **MONTHLY REPORTS TO COUNCILS ***

Decision Sought

That Members note the reports for April and May 2018.

8 **ITEMS FOR DECISION**

8.1 **Waste Management ***

Contact Officer – Dion Lester

Decision Sought

That Members agree to a feasibility study into the establishment of a state-wide Waste Management arrangement.

8.2 **Review of Councillor Allowances**

Contact Officer: Katrena Stephenson

Decision Sought

That the Meeting note the update on the Review of Councillor Allowances.

That the Meeting agree that LGAT pursue a review of the further areas identified.

That the Meeting agree that any such review should be completed in the next 12 months.

8.3 **Board of Enquiry Recommendations**

Contact Officer – Katrena Stephenson

Decision Sought

That Members determine that the feedback to the Director of Local Government on the sector wide

MINUTES – ORDINARY MEETING

16 JULY 2018



recommendations arising from the Glenorchy City Council Board of Inquiry (below) is that they are not system issues and a legislative response is not endorsed.

- Provide the Mayor with the power to approve the agenda prior to its release by the General Meeting;
- Provide the Mayor with the power to approve the release of draft minutes to other councillors;
- Provide the power to the Mayor to approve the General Manager's leave;
- Mandatory requirement for all council meetings to have audio recordings;
- The Minister may direct a council to terminate the employment of a General Manager; and
- The General Manager is to consult with the Mayor and councillors on senior executive appointments.

8.4 Sale of Anglican Churches *

Contact Officer: Katrena Stephenson

Decision Sought

That Members note the actions taken since the May General Meeting with respect to the sale of churches and cemeteries.

That Members note that LGAT will coordinate a response to any proposed changes to the Burial and Cremation Act 2002.

That Members agree that LGAT should provide appropriate support to Mayors of affected areas as requested.

That Members note the request from a member of the Uniting Church that Local Government explore taking over control of Tasmanian Cemeteries.

That Members agree that it is not the role of Local Government to take over cemeteries established by religious organisations.

That Members discuss and determine any further actions for LGAT.

9 ITEMS FOR NOTING

9.1 Local Government Elections

Contact Officer: Katrena Stephenson

Decision Sought

That Members note LGAT's activity in support of the upcoming Local Government elections.

That Members note the imminent changes to the Local Government Regulations with respect to 'gifts and benefits' and 'election advertising'.

9.2 Code of Conduct *

Contact Officer – Dion Lester

Decision Sought

That Members note the State Government's response to the sector's recommendations.

9.3 Planning Reform *

Contact Officer: Dion Lester

Decision Sought

That Members note the following report on the State Government's Planning Reform Agenda and related matters.

9.4 Local Government Sustainability *

Contact Officer: Katrena Stephenson

Decision Sought

That Members note the following report on future Local Government sustainability.

9.5 Council Camping and Competitive Neutrality

Contact Officer – Dion Lester

Decision Sought

That Members note the following report on the State Government's review of National Competition Policy as it related to council-owned RV parking and camping facilities.

9.6 Credit Card Policy *

Contact Officer: Michael Edrich

MINUTES – ORDINARY MEETING

16 JULY 2018



Decision Sought

That Members note the final draft of the Model Credit Card Policy.

9.7 Mentoring for New Councillors Contact

Officer: Katrena Stephenson

Decision Sought

That Members note LGAT's plans to establish a mentoring program for new councillors.

9.8 Climate Change

Contact Officer: Michael Edrich

Decision Sought

That Members note the following report.

9.9 TasWater

Contact Officer: Katrena Stephenson

Decision Sought

That Members note the report on TasWater.

9.10 Foreshadowed Training

Contact Officer: Dion Lester

Decision Sought

That Members note the following training activities currently under development for the 2018/19 year.

9.11 Performance Improvement Survey

Contact Officer: Michael Edrich

Decision Sought

That Members note the following report on preliminary findings from LGAT's performance improvement survey.

9.12 Roads and Transport

Contact Officer: Michael Edrich

Decision Sought

That Members note the following report on policy activity related to roads and transport.

9.13 EPA Memorandum of Understanding and Workforce Development Project

Contact Officer: Penny Finlay

Decision Sought

That Members note the following report on the Association's Memorandum of Understanding with the Environment Protection Authority and other work to support Environmental Health Officers.

9.14 Communications, Media and Events Update

Contact Officer: Kate Hiscock

Decision Sought

That Members note the following report on LGAT communications and events.

9.15 Policy Update

Contact Officer: Dion Lester

Decision Sought

That the Meeting note the general policy update.

10 ROADS AND INFRASTRUCTURE

10.1 Interpretive Tourist Signage

Council – Circular Head

Decision Sought

That LGAT seek that the State Government provides a strategic commitment of a 4 year resources funding program for the implementation of international (Non English) visitor interpretive signage to ensure the dispersal of the increased international tourism economic benefits across the state.

MINUTES – ORDINARY MEETING

16 JULY 2018



11 SECTOR PROFILE AND REFORM

11.1 Elected Members Election to State Government

Decision Sought

That LGAT pursue legislative changes which would:

- 1) Require a councillor who is standing for State or Federal Parliament to take a leave of absence from Council for the period between accepting the nomination and declaration of the poll.
- 2) Require a councillor who is elected to State or Federal Parliament to resign their council position following declaration of the poll.

11.2 Mayoral Vacancies

Council – Burnie City

Decision Sought

That LGAT lobby for a change to the Local Government Act 1993 to allow for a recount on the previous election to be used to fill a vacancy of Mayor at any time throughout the term, instead of the current provision for a by-election which applies up to six months prior to the next ordinary election, which can be costly for a community.

11.3 Code of Conduct

Council – City of Hobart

Decision Sought

That LGAT lobby the State Government to remove the 'materiality' test as it relates to conflict of interest set out in Part 2 of the Model Code of Conduct.

11.4 Qualified Advice for General Manager Contracts

Council – Glenorchy City

Decision Sought

That the Local Government Association of Tasmania recommends that the Local Government Act 1993 be amended to allow a Mayor (or their delegate) to qualify a Council or council committee agenda item that relates to the performance of or contractual arrangements with the General Manager.

11.5 Elected Member Titles

Council Burnie City

Decision Sought

That LGAT lobby for a change to the Local Government Act 1993 to remove the word alderman from the Act entirely, leaving only councillor.

12 SECTOR CAPACITY

12.1 Environmental Health Officer Training

Council - Latrobe

Decision Sought

That the Local Government Association of Tasmania lobby the University of Tasmania for the continuation of the Bachelor of Health Science (Environmental Health) or similar tertiary degree that is eligible for the Environmental Health University Course Accreditation with Environmental Health Australia.

12.2 State Wide Training and Employment

Council – Circular Head

Decision Sought

That LGAT seek that the State Government provides a strategic commitment of a 4 year resources funding program working with Local Government and established industry training providers for the implementation of targeted VOC Training initiatives to ensure the dispersal of employment and apprenticeship opportunities from all emerging industry investment and expansion opportunities across the state.

13 FINANCIAL SUSTAINABILITY

13.1 Accounting Standards

Council - Break O'Day

Decision Sought

That LGAT lobby the State Government to amend the Local Government Act to provide the Tasmanian

MINUTES – ORDINARY MEETING

16 JULY 2018



Audit Office with the power to consider whether an Australian Accounting Standard should be applied to Local Government and to what extent.

13.2 Accounting Standard - Depreciation

Council – Circular Head

Decision Sought

That LGAT seek that the State Government, in conjunction with the Tasmanian Audit Office, provides a strategic commitment to lobby for a new change in accounting standards for depreciation calculation and management of all state and federal government funded projects, as the present model significantly disadvantages low growth communities and undermines opportunities to reinvigorate and re-energise local economic prosperity and community wellbeing.

13.3 Accounting Methodologies

Council – George Town

- a) That Councils and the Local Government Association of Tasmania work with the Local Government Division of Premier and Cabinet to review the various accounting methodologies being used by Councils with a view to developing standardised reporting; and
- b) Address some of the complexities such as volume/length of reporting driven by disclosures required in the Local Government Act and International Accounting standards which are not necessarily relevant to Council operation and reporting.

13.4 Fire Service Levy

Council - Burnie City

Decision sought:

That LGAT:

- 1) Advocate on behalf of all Councils the deep concern at the level of the Fire Service Contribution that councils are expected to collect from ratepayers each year on behalf of the State Fire Commission; and
- 2) Seek justification for the excessive level of financial burden that has been imposed over the last five years.

14 LAND USE PLANNING & ENVIRONMENT

14.1 Stream Management

Council – Break O'Day

Decision Sought

That LGAT lobby the State Government to take greater responsibility for the management of streams.

14.2 Building Act 2016

Council – Break O'Day

Decision Sought

That LGAT request that the State Government provide the necessary resources and undertake an urgent review of the Building Act 2016 to address the shortcomings being experienced by Local Government in relation to the operation of this Act.

14.3 Single Use Packaging

Council – City of Hobart

Decision Sought

That the Local Government Association of Tasmania lobby the State Government for the introduction of legislation to ban the provision of petroleum-based single-use take-away food packaging currently used to enable prepared food or beverages to be carried from the retailer's premises.

14.4 Recycling

Council – City of Hobart

Decision Sought

The LGAT urgently consider through its appropriate body a response to the recent increase in costs of recycling to Local Government as a consequence of changes to the Chinese government's policies and consider development of a range of responses, including collective negotiations between the Federal and State Governments and other stakeholders, to prompt a market response for recycling opportunities in Tasmania.

MINUTES – ORDINARY MEETING

16 JULY 2018



14.5 Sustainable Council Events

Council – City of Hobart

Decision Sought

The LGAT lobby all councils to adopt the use of reusable and compostable items for use in council sponsored events.

14.6 Tourism Destination Action Plans

Council – Circular Head

Decision Sought

That LGAT seek from the State Government a strategic commitment of a 4 year resources funding program for the implementation of all Tourism destination action plans to ensure the dispersal of the increased tourism economic benefits across the state.

14.7 Container Deposit Scheme

Council – Glamorgan Spring Bay

Decision Sought

That Tasmanian Councils, through LGAT, support a container deposit scheme within Tasmania and call on the State Government to investigate the best model for implementation within the State.

14.8 Implementation of Statewide Planning Scheme

Council - Circular Head

Decision Sought

That LGAT seek from the State Government a strategic commitment to developing and implementing in the new state-wide planning scheme provisions to allow the as of right development of existing small titles of land in the rural production zone that does not compromise or fetter agricultural production capacity and provides opportunities to diversify and reinvigorate local economic prosperity and community wellbeing.

14.9 Telecommunication Towers

Council – Break O'Day

Decision Sought

That Members note a lack of input into the location of telecommunications towers and other similar infrastructure emitting radiation/microwave links and request that LGAT investigate options to allow councils to have more input prior to the submission of the Development Application.

14.10 Fruit Tree Management

Council – Derwent Valley

Decision Sought

That Local Government consult with Fruit Growers Tasmania and the State Government regarding the biosecurity risk with roadside fruit trees on state and local roads.

15 PUBLIC POLICY GENERAL

15.1 Decentralised Action Plan

Council – Circular Head

Decision Sought

That LGAT seek from the State Government a strategic commitment, resources and a funding program for the implementation of a State and Federal Government services decentralisation action plan to leverage and ensure the dispersal of employment opportunities across the state.

15.2 Spirit of Tasmania

Council – Northern Midlands

Decision Sought

That LGAT lobby the State Government and Spirit of Tasmania to ensure the availability of sailings adequately meets demand of Tasmanian residents, tourists and other users and that affordable pricing is available to users.

15.3 Affordable Housing

Council – Southern Midlands

Decision Sought

That the Local Government Association of Tasmania be requested to lobby the State Government to

MINUTES – ORDINARY MEETING

16 JULY 2018



ensure that the State is taking sufficient measures and allocating sufficient resources to provide affordable, low cost housing, particularly in rural and outer suburban areas.

6 ATTACHMENTS

- 6.1 Annual General Meeting Agenda & Attachments – 25 July 2018
- 6.2 General Meeting Agenda & Attachments – 25 July 2018

RECOMMENDATION

That Council

A) note/receive the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 25 July 2018:

2 PRESIDENT'S REPORT

That the President's report be received.

7 LGAT/LG PROFESSIONALS CONFERENCE

That Members note the intent to undertake scoping work with LG Professionals Tasmanian with respect to combining our conferences in future.

That Members further note, that should conferences combine, it may be prudent to shift the AGM and General Meeting to a separate date.

8 ANNUAL PLAN *

That Members note the following report.

9 REPORTS FROM BOARD REPRESENTATIVES *

(a) That the reports from representatives on various bodies be received and noted.

(b) That Conference acknowledges the time and effort put in by all Association representatives on boards, working parties, advisory groups and committees etc.

B) vote as follows in relation to the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 25 July 2018:

1 MINUTES OF 105TH ANNUAL GENERAL MEETING *

That the Minutes of the 105th Annual General Meeting, held 26 July, 2017 be confirmed.

Vote for / against the Motion

3 FINANCIAL STATEMENTS TO 30 JUNE 2017 *

That the Financial Statements for the period 1 July 2016 to 30 June 2017 be received and adopted.

Vote for / against the Motion

4 LGAT BUDGET AND SUBSCRIPTIONS 2018/2019 *

That the Meeting endorse the adoption of the Budget and Subscriptions as presented.

Vote for / against the Motion

5 PRESIDENT AND VICE PRESIDENT HONORARIUMS

That the President's and Vice President's allowance for the period 1 July 2018 to 30 June 2019 be adjusted in accordance with the movement in the Wages Price Index.

Vote for / against the Motion

6 RULES OF THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA 6 RULES OF THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA

That Members agree to amend the Rules to reflect electronic voting practices as outlined in Option One.

Vote for / against the Motion

C) note/receive the following reports listed in the LGAT Agenda for the meeting to be held on Wednesday, 25 July 2018:

3 PRESIDENTS REPORT
Decision Sought

MINUTES – ORDINARY MEETING

16 JULY 2018



That Members note the report on the President's activity since the last General Meeting (18 May to 22 June Inclusive).

4 CEO'S REPORT

Decision Sought

That Members note the report on the CEO's activity since the last General Meeting (18 May to 22 June Inclusive).

5 BUSINESS ARISING *

Decision Sought

That Members note the report on the CEO's activity since the last General Meeting (18 May to 22 June Inclusive).

6 FOLLOW UP OF MOTIONS *

Contact Officer: Dion Lester

Decision Sought

That the meeting note the report detailing progress of motions passed at previous meetings and not covered in Business Arising.

7 MONTHLY REPORTS TO COUNCILS *

Decision Sought

That Members note the reports for April and May 2018.

9 ITEMS FOR NOTING

9.1 Local Government Elections

Contact Officer: Katrena Stephenson

Decision Sought

That Members note LGAT's activity in support of the upcoming Local Government elections.

That Members note the imminent changes to the Local Government Regulations with respect to 'gifts and benefits' and 'election advertising'.

9.2 Code of Conduct *

Contact Officer – Dion Lester

Decision Sought

That Members note the State Government's response to the sector's recommendations.

9.3 Planning Reform *

Contact Officer: Dion Lester

Decision Sought

That Members note the following report on the State Government's Planning Reform Agenda and related matters.

9.4 Local Government Sustainability *

Contact Officer: Katrena Stephenson

Decision Sought

That Members note the following report on future Local Government sustainability.

9.5 Council Camping and Competitive Neutrality

Contact Officer – Dion Lester

Decision Sought

That Members note the following report on the State Government's review of National Competition Policy as it related to council-owned RV parking and camping facilities.

9.6 Credit Card Policy *

Contact Officer: Michael Edrich

Decision Sought

That Members note the final draft of the Model Credit Card Policy.

9.7 Mentoring for New Councillors Contact

Officer: Katrena Stephenson

MINUTES – ORDINARY MEETING

16 JULY 2018



Decision Sought

That Members note LGAT's plans to establish a mentoring program for new councillors.

9.8 Climate Change

Contact Officer: Michael Edrich

Decision Sought

That Members note the following report.

9.9 TasWater

Contact Officer: Katrena Stephenson

Decision Sought

That Members note the report on TasWater.

9.10 Foreshadowed Training

Contact Officer: Dion Lester

Decision Sought

That Members note the following training activities currently under development for the 2018/19 year.

9.11 Performance Improvement Survey

Contact Officer: Michael Edrich

Decision Sought

That Members note the following report on preliminary findings from LGAT's performance improvement survey.

9.12 Roads and Transport

Contact Officer: Michael Edrich

Decision Sought

That Members note the following report on policy activity related to roads and transport.

9.13 EPA Memorandum of Understanding and Workforce Development Project

Contact Officer: Penny Finlay

Decision Sought

That Members note the following report on the Association's Memorandum of Understanding with the Environment Protection Authority and other work to support Environmental Health Officers.

9.14 Communications, Media and Events Update

Contact Officer: Kate Hiscock

Decision Sought

That Members note the following report on LGAT communications and events.

9.15 Policy Update

Contact Officer: Dion Lester

Decision Sought

That the Meeting note the general policy update.

D) vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 25 July 2018:

1 MINUTES *

Decision Sought

That the Minutes of the General Meeting held on 18 May 2018, as circulated, be confirmed.

Vote for / against the Motion

2 CONFIRMATION OF AGENDA & ORDER OF BUSINESS

Decision Sought

That the agenda and order of business be confirmed.

Vote for / against the Motion

8 ITEMS FOR DECISION

8.1 Waste Management *

Contact Officer – Dion Lester

MINUTES – ORDINARY MEETING

16 JULY 2018



Decision Sought

That Members agree to a feasibility study into the establishment of a state-wide Waste Management arrangement.

Vote for / against the Motion

8.2 Review of Councillor Allowances

Contact Officer: Katrena Stephenson

Decision Sought

That the Meeting note the update on the Review of Councillor Allowances.

That the Meeting agree that LGAT pursue a review of the further areas identified.

That the Meeting agree that any such review should be completed in the next 12 months.

Vote for / against the Motion

8.3 Board of Enquiry Recommendations

Contact Officer – Katrena Stephenson

Decision Sought

That Members determine that the feedback to the Director of Local Government on the sector wide recommendations arising from the Glenorchy City Council Board of Inquiry (below) is that they are not system issues and a legislative response is not endorsed.

- Provide the Mayor with the power to approve the agenda prior to its release by the General Meeting;
- Provide the Mayor with the power to approve the release of draft minutes to other councillors;
- Provide the power to the Mayor to approve the General Manager's leave;
- Mandatory requirement for all council meetings to have audio recordings;
- The Minister may direct a council to terminate the employment of a General Manager; and
- The General Manager is to consult with the Mayor and councillors on senior executive appointments.

Vote for / against the Motion

8.4 Sale of Anglican Churches *

Contact Officer: Katrena Stephenson

Decision Sought

That Members note the actions taken since the May General Meeting with respect to the sale of churches and cemeteries.

That Members note that LGAT will coordinate a response to any proposed changes to the Burial and Cremation Act 2002.

That Members agree that LGAT should provide appropriate support to Mayors of affected areas as requested.

That Members note the request from a member of the Uniting Church that Local Government explore taking over control of Tasmanian Cemeteries.

That Members agree that it is not the role of Local Government to take over cemeteries established by religious organisations.

That Members discuss and determine any further actions for LGAT.

Vote for / against the Motion

10 ROADS AND INFRASTRUCTURE

10.1 Interpretive Tourist Signage

Council – Circular Head

Decision Sought

That LGAT seek that the State Government provides a strategic commitment of a 4 year resources funding program for the implementation of international (Non English) visitor interpretive signage to ensure the dispersal of the increased international tourism economic benefits across the state.

Vote for / against the Motion

11 SECTOR PROFILE AND REFORM

11.1 Elected Members Election to State Government

Decision Sought

MINUTES – ORDINARY MEETING

16 JULY 2018



That LGAT pursue legislative changes which would:

- 1) Require a councillor who is standing for State or Federal Parliament to take a leave of absence from Council for the period between accepting the nomination and declaration of the poll.
- 2) Require a councillor who is elected to State or Federal Parliament to resign their council position following declaration of the poll.

Vote for / against the Motion

11.2 Mayoral Vacancies

Council – Burnie City

Decision Sought

That LGAT lobby for a change to the Local Government Act 1993 to allow for a recount on the previous election to be used to fill a vacancy of Mayor at any time throughout the term, instead of the current provision for a by-election which applies up to six months prior to the next ordinary election, which can be costly for a community.

Vote for / against the Motion

11.3 Code of Conduct

Council – City of Hobart

Decision Sought

That LGAT lobby the State Government to remove the 'materiality' test as it relates to conflict of interest set out in Part 2 of the Model Code of Conduct.

Vote for / against the Motion

11.4 Qualified Advice for General Manager Contracts

Council – Glenorchy City

Decision Sought

That the Local Government Association of Tasmania recommends that the Local Government Act 1993 be amended to allow a Mayor (or their delegate) to qualify a Council or council committee agenda item that relates to the performance of or contractual arrangements with the General Manager.

Vote for / against the Motion

11.5 Elected Member Titles

Council Burnie City

Decision Sought

That LGAT lobby for a change to the Local Government Act 1993 to remove the word alderman from the Act entirely, leaving only councillor.

Vote for / against the Motion

12 SECTOR CAPACITY

12.1 Environmental Health Officer Training

Council - Latrobe

Decision Sought

That the Local Government Association of Tasmania lobby the University of Tasmania for the continuation of the Bachelor of Health Science (Environmental Health) or similar tertiary degree that is eligible for the Environmental Health University Course Accreditation with Environmental Health Australia.

Vote for / against the Motion

12.2 State Wide Training and Employment

Council – Circular Head

Decision Sought

That LGAT seek that the State Government provides a strategic commitment of a 4 year resources funding program working with Local Government and established industry training providers for the implementation of targeted VOC Training initiatives to ensure the dispersal of employment and apprenticeship opportunities from all emerging industry investment and expansion opportunities across the state.

Vote for / against the Motion

MINUTES – ORDINARY MEETING

16 JULY 2018



13 FINANCIAL SUSTAINABILITY

13.1 Accounting Standards

Council - Break O'Day

Decision Sought

That LGAT lobby the State Government to amend the Local Government Act to provide the Tasmanian Audit Office with the power to consider whether an Australian Accounting Standard should be applied to Local Government and to what extent.

Vote for / against the Motion

13.2 Accounting Standard - Depreciation

Council – Circular Head

Decision Sought

That LGAT seek that the State Government, in conjunction with the Tasmanian Audit Office, provides a strategic commitment to lobby for a new change in accounting standards for depreciation calculation and management of all state and federal government funded projects, as the present model significantly disadvantages low growth communities and undermines opportunities to reinvigorate and re-energise local economic prosperity and community wellbeing.

Vote for / against the Motion

13.3 Accounting Methodologies

Council – George Town

- a) That Councils and the Local Government Association of Tasmania work with the Local Government Division of Premier and Cabinet to review the various accounting methodologies being used by Councils with a view to developing standardised reporting; and
- b) Address some of the complexities such as volume/length of reporting driven by disclosures required in the Local Government Act and International Accounting standards which are not necessarily relevant to Council operation and reporting.

Vote for / against the Motion

13.4 Fire Service Levy

Council - Burnie City

Decision sought:

That LGAT:

- 1) Advocate on behalf of all Councils the deep concern at the level of the Fire Service Contribution that councils are expected to collect from ratepayers each year on behalf of the State Fire Commission; and
- 2) Seek justification for the excessive level of financial burden that has been imposed over the last five years.

Vote for / against the Motion

14 LAND USE PLANNING & ENVIRONMENT

14.1 Stream Management

Council – Break O'Day

Decision Sought

That LGAT lobby the State Government to take greater responsibility for the management of streams.

Vote for / against the Motion

14.2 Building Act 2016

Council – Break O'Day

Decision Sought

That LGAT request that the State Government provide the necessary resources and undertake an urgent review of the Building Act 2016 to address the shortcomings being experienced by Local Government in relation to the operation of this Act.

Vote for / against the Motion

14.3 Single Use Packaging

Council – City of Hobart

Decision Sought

That the Local Government Association of Tasmania lobby the State Government for the introduction of

MINUTES – ORDINARY MEETING

16 JULY 2018



legislation to ban the provision of petroleum-based single-use take-away food packaging currently used to enable prepared food or beverages to be carried from the retailer's premises.

Vote for / against the Motion

14.4 Recycling

Council – City of Hobart

Decision Sought

The LGAT urgently consider through its appropriate body a response to the recent increase in costs of recycling to Local Government as a consequence of changes to the Chinese government's policies and consider development of a range of responses, including collective negotiations between the Federal and State Governments and other stakeholders, to prompt a market response for recycling opportunities in Tasmania.

Vote for / against the Motion

14.5 Sustainable Council Events

Council – City of Hobart

Decision Sought

The LGAT lobby all councils to adopt the use of reusable and compostable items for use in council sponsored events.

Vote for / against the Motion

14.6 Tourism Destination Action Plans

Council – Circular Head

Decision Sought

That LGAT seek from the State Government a strategic commitment of a 4 year resources funding program for the implementation of all Tourism destination action plans to ensure the dispersal of the increased tourism economic benefits across the state.

Vote for / against the Motion

14.7 Container Deposit Scheme

Council – Glamorgan Spring Bay

Decision Sought

That Tasmanian Councils, through LGAT, support a container deposit scheme within Tasmania and call on the State Government to investigate the best model for implementation within the State.

Vote for / against the Motion

14.8 Implementation of Statewide Planning Scheme

Council - Circular Head

Decision Sought

That LGAT seek from the State Government a strategic commitment to developing and implementing in the new state-wide planning scheme provisions to allow the as of right development of existing small titles of land in the rural production zone that does not compromise or fetter agricultural production capacity and provides opportunities to diversify and reinvigorate local economic prosperity and community wellbeing.

Vote for / against the Motion

14.9 Telecommunication Towers

Council – Break O'Day

Decision Sought

That Members note a lack of input into the location of telecommunications towers and other similar infrastructure emitting radiation/microwave links and request that LGAT investigate options to allow councils to have more input prior to the submission of the Development Application.

Vote for / against the Motion

14.10 Fruit Tree Management

Council – Derwent Valley

Decision Sought

That Local Government consult with Fruit Growers Tasmania and the State Government regarding the biosecurity risk with roadside fruit trees on state and local roads.

Vote for / against the Motion

MINUTES – ORDINARY MEETING

16 JULY 2018



15 PUBLIC POLICY GENERAL

15.1 Decentralised Action Plan

Council – Circular Head

Decision Sought

That LGAT seek from the State Government a strategic commitment, resources and a funding program for the implementation of a State and Federal Government services decentralisation action plan to leverage and ensure the dispersal of employment opportunities across the state.

Vote for / against the Motion

15.2 Spirit of Tasmania

Council – Northern Midlands

Decision Sought

That LGAT lobby the State Government and Spirit of Tasmania to ensure the availability of sailings adequately meets demand of Tasmanian residents, tourists and other users and that affordable pricing is available to users.

Vote for / against the Motion

15.3 Affordable Housing

Council – Southern Midlands

Decision Sought

That the Local Government Association of Tasmania be requested to lobby the State Government to ensure that the State is taking sufficient measures and allocating sufficient resources to provide affordable, low cost housing, particularly in rural and outer suburban areas.

Vote for / against the Motion

DECISION

Cr Polley/Cr Goninon

That the Mayor and Council's delegates to the meeting use their discretion in voting.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



187/18 STAGE THREE OF THE REDEVELOPMENT OF LONGFORD'S VILLAGE GREEN PLAYGROUND

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's position regarding the play unit components for Stage Three of the Longford Village Green playground redevelopment.

2 INTRODUCTION/BACKGROUND

Council has been progressively redeveloping the playground on the Longford Village Green to become a state-of-the-art, electronic, destination play space for older children and adults, and a contemporary playground for toddlers and young children.

Stage One, comprising three electronic play units (Rocky, Nova and Space) and younger children's play units (Motorcycle seesaw, Double swing, Dune buggy, Crazy scrambler and Double car) was launched in December 2016.

Stage Two, comprising another electronic play unit (Swirl) and two younger children's play units (Multi-spinner carousel and Double tower ultimate), was launched in December 2017.

At Council's 21st September 2015 Council Meeting, in closed council, Council considered a request by Longford resident Mrs Karen Bell for the inclusion of a Liberty Swing and inclusive carousel as Stage Three of the playground redevelopment, at a cost of \$66,300 GST exclusive. Council was advised at the time that:

"...a review of the literature on Liberty Swings, reveals that some oppose their use as they promote segregation instead of inclusion; as whilst the swing is completely accessible, it is separated from the rest of the play equipment and a person using it is not playing with friends and peers. The counter-argument from parents of children and young adults who use the swings is that the experience of swinging far outweighs the need to engage with friends and peers for that one aspect of play."

Liberty Swing and inclusive carousel information and specifications are held as an Attachment.

Council resolved:

DECISION

Cr Polley/Cr Lambert

- 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.

Carried unanimously

Over the next 18 months, Mrs Bell's community fundraising campaign raised \$3,211 towards the project.

In March 2017 Mr Peter Davey, Ultimate Play, the playground installer was asked to review the original quote for Stage Three to identify cost savings. Mr Davey advised the cost of stage three could be reduced to close to \$47,750 if the Liberty Swing and the associated softfall was the only component of Stage Three. Mrs Bell

MINUTES – ORDINARY MEETING

16 JULY 2018



was supportive of this change and it was recommended Council staff work with Mrs Bell, once she had raised the swing component cost, to prepare a funding application to the Tasmanian Community Fund.

In May 2017 Mrs Bell advised that due to health issues, she was unable to undertake further fundraising activities and it was proposed that Council staff proceed with an application to the Tasmanian Community Fund, and other relevant funding programs including Variety Tasmania for the balance of funds required (i.e. over and above the funds raised by Mrs Bell and the \$5,000 approved by Council) to purchase and install the Liberty Swing.

In March 2018 funding applications were submitted to the Tasmanian Community Fund requesting \$29,539 and to Variety Tasmania for the balance of \$10,000.

In June 2018 Variety Tasmania advised Council the funding application had not been successful and further advised, that the organisation

"...has made the decision to move away from supporting the Liberty Swing in favour of options that offer opportunities for more inclusive play. In the past we have assisted other communities to purchase a swing, but our feedback has been that because the swing is fenced off it is still isolating children with disabilities, it does not allow the child to interact with other children in the playground, and the whole issue of having to have a special key makes access to the swing difficult.

I don't know if council looked at other options, like basket swings, and/or swings with supporting harnesses that can be included in the main playing area and allow able bodies children to mix and play with children with additional needs.... Another option, not a swing, is an inclusive carousel.

If you're in a position to consider other alternatives, please feel free to approach us again for assistance in their purchase and installation."

The Tasmanian Community Fund advised approval of \$29,539 towards the Liberty Swing, subject to the successful negotiation of an appropriate grant deed.

A Council officer met with Mrs Bell to discuss the outcome of the funding applications. Mrs Bell agreed with the advice provided by Variety Tasmania with regard to the importance of promoting inclusive play and she stated an inclusive carousel and a swing set with a harnessed swing seat was now her preference for Stage Three of the playground redevelopment. Mrs Bell indicated she was confident the contributors to her fundraising campaign would agree with the changes proposed.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Improve community assets responsibly and sustainably
- Economic Development – Supporting Growth & Changes
 - ♦ Maximise external funding opportunity
- Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Public assets meet future lifestyle challenges
- Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

MINUTES – ORDINARY MEETING

16 JULY 2018



4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

To date Council has committed \$5,000 to stage three of the playground redevelopment and Mrs Bell has raised \$3,211 from the community.

The Tasmanian Community Fund has advised approval of \$29,539 towards the Liberty Swing, subject to the successful negotiation of an appropriate grant deed. The Fund has the provision to negotiate material changes to the funded project, and holds the right to require a new funding application to be submitted to a forthcoming funding round with regard to the changed project.

The cost of purchase and installation of an inclusive carousel, including softfall, was quoted at \$22,045 in November 2017.

An updated quote for the carousel has been requested from Ultimate Play, as well as a quote for a swing unit with a harnessed swing seat. These quotes and the revised concept plan for Stage Three are awaited (Mr Davey has informally advised that the footprint on the Village Green would be larger for the Liberty Swing than that for the proposed carousel and swing unit).

7 RISK ISSUES

As advised by Variety Tasmania, Liberty Swings isolate children with disabilities and do not promote inclusive play which is not in accordance with the Principles of Universal Design.

If Council approves changes to the play units in Stage Three of the playground redevelopment, the Tasmanian Community Fund may require Council to re-apply for the funds in a later funding round.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Extensive community consultation underpinned the planning of Stage One and Two of the playground redevelopment.

Mrs Bell has been the strongest advocate to date for the Liberty Swing and the community has contributed \$3,211 to her fundraising campaign.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either approve or not approve the proposed changes to the play unit components for Stage Three of Longford's Playground redevelopment.

MINUTES – ORDINARY MEETING

16 JULY 2018



11 OFFICER'S COMMENTS/CONCLUSION

If Council agrees to the proposed changes to Stage Three of the playground redevelopment, Council officers will commence negotiations with the Tasmanian Community Fund regarding material changes to the funded project. If these negotiations are successful, the total project budget will have been secured and the project can proceed, subject to planning approval.

If Council decides to retain the Liberty Swing as the play unit component for Stage Three of the playground redevelopment, the shortfall funding of \$10,000 will need to be resolved.

The completion of Stage Three of the playground redevelopment will enhance the attractiveness of the playground as an inclusive destination play space for children of all abilities.

12 ATTACHMENTS

- 12.1 Liberty Swing and Inclusive Carousel information sheets and specifications
- 12.2 Proposed Stage Three revised concept plans and costs (circulated separately).

RECOMMENDATION

That Council agree to/not agree to approve changing the play unit components of Stage Three of Longford's Village Green playground redevelopment from a Liberty Swing to an inclusive carousel, and a swing unit with a harnessed swing seat.

DECISION

Cr Knowles/Cr Goss

That

- i) Council agree to approve changing the play unit components of Stage Three of Longford's Village Green playground redevelopment from a Liberty Swing to an inclusive carousel, and a swing unit with a harnessed swing seat; and
- ii) it be confirmed with the Community Fund that they will still provide funding for this equipment.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



188/18 LOCAL GOVERNMENT ACT REVIEW

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of the report is to advise Council of the announcement of a review of the *Local Government Act 1993* by the State Government.

2 INTRODUCTION/BACKGROUND

Provided for Council's information are copies of the announcement by the State Government and Local Government Association of Tasmania (LGAT).

The Government has advised

This year marks the 25th anniversary of the introduction of the Local Government Act 1993. The past quarter of a century has seen significant social, economic and technological changes. The role of councils and community expectations have expanded in line with these changes.

The Local Government Act has been amended and updated a number of times in recent years in response to emerging issues. The Government has formed the view that continuous, 'catch-up' amendments are not desirable, efficient or sustainable. A fresh, contemporary approach is needed.

Today I am announcing that there will be a major review this term of Tasmania's local government legislation. The Government will work closely with LGAT through this process to ensure a best practice regulatory framework for the local government sector in Tasmania is created for the 21st century.

The scope of the review will be broad, and will ensure that a contemporary framework for local government will:

- *Support greater innovation, flexibility and productivity in the sector, to improve the overall efficiency and effectiveness of the services that councils provide to the Tasmanian community;*
- *Minimise the red tape burden on councils, business and the broader community; and*
- *Enhance accountability and transparency across the sector.*

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Efficiency in resource sharing and Council reform
 - ♦ Improve community assets responsibly and sustainably
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture
 - ♦ Effective and efficient marketing, communications & IT
 - ♦ Excellent standards of customer service

MINUTES – ORDINARY MEETING

16 JULY 2018



- Workforce Standards
Core Strategies:
 - ♦ People & Culture Framework generates professionalism
 - ♦ Workplace Health & Safety is fully compliant
 - ♦ Emergency Management & Safety Plans work well

4 POLICY IMPLICATIONS

The review of the *Local Government Act 1993* may have implications on the numerous policies and procedures that Council have adopted and implemented.

5 STATUTORY REQUIREMENTS

The review will have a direct impact on the *Local Government Act 1993*.

6 FINANCIAL IMPLICATIONS

No financial implications have been identified at this time.

7 RISK ISSUES

The risk to local government is the lack of engagement in a process whereby local government has no say in its future and does not look to reviewing and enhancing the legislation to:

- Support greater innovation, flexibility and productivity in the sector, to improve the overall efficiency and effectiveness of the services that councils provide to the Tasmanian community;
- Minimise the red tape burden on councils, business and the broader community; and
- Enhance accountability and transparency across the sector.

8 CONSULTATION WITH STATE GOVERNMENT

In a statement released by the Minister for Local Government, Minister Peter Gutwein has advised

The Government will work closely with LGAT and will release a Public Discussion Paper in coming months, inviting community and stakeholder contributions on ideas and options to modernise the Tasmanian legislative framework, starting from 'first principles' basis. This will be the first step in a significant, ongoing consultation process, and will include engagement with the local government sector. I would encourage everyone with a view about the future of local government in Tasmania to engage with this process and have their say.

9 COMMUNITY CONSULTATION

It is expected that the Government will release a Public Discussion Paper in coming months.

10 OPTIONS FOR COUNCIL TO CONSIDER

N/a

11 OFFICER'S COMMENTS/CONCLUSION

The report is for information only at this time. Council will engage in the process as more information comes to hand.

12 ATTACHMENTS

12.1 LGAT Media Release dated 27 June 2018

MINUTES – ORDINARY MEETING

16 JULY 2018



12.2 25 July 2018 LGAT General Meeting Report and Attachment

12.3 27 June 2018 Media Release - Minister for Local Government, Minister Peter Gutwein

RECOMMENDATION

That the report be received.

DECISION

Cr Goninon/Cr Gordon

That the report be received.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



189/18 HUMAN RESOURCE POLICIES

File: 15/013; 2/03/01/01
Responsible Officer: Des Jennings, General Manager
Report prepared by: Samantha Dhillon, People & Culture Business Partner

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with the newly developed Human Resources Policies that have been incorporated into the Human Resource Policy & Procedure Manual. In addition to, the updated Work Health & Safety Policy.

2 INTRODUCTION/BACKGROUND

The People & Culture Business Partner has recently developed three new Human Resources Policies that have been incorporated in the Human Resource Policy & Procedure Manual.

Employee (Christmas Bonus) Gift Card Policy – which provides a framework and guidelines pertaining to the issue of gift cards to employees in the month of December each year, as a Christmas Bonus.

Diversity Policy – the aims of this policy are to promote diversity in the workplace; highlight Council's responsibilities and commitment as an employer in relation to diversity in the workplace; highlight the expectations and responsibilities of workers in relation to promoting diversity in the workplace; ensure that employees understand their obligations and do not engage in infringing workplace behaviour; confirm expectations regarding appropriate behaviours and operate in conjunction with applicable laws and industrial instruments.

Manual Handling & Personal Protective Equipment (PPE) – the purpose of this policy is to assist Council to create and manage a safe working environment and safe systems of work; ensure that manual handling hazards are systematically identified, assessed and controlled in the workplace; ensure that appropriate PPE measures are used by workers and that appropriate training is provided to workers with regards to manual handling and PPE.

Work Health & Safety Policy – this was updated in May 2018 (as per the annual review due of this policy) and whilst little terminology changes were made, there was no change to the intent of the policy. The only other change was to incorporate an approval and authority sign off by the General Manager, which was an item raised in a recent audit – that this policy be duly signed by the General Manager to show his support and commitment to the same.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Workforce Standards
- Core Strategies:
 - ♦ People & Culture Framework generates professionalism

4 POLICY IMPLICATIONS

It is important that Council continues to maintain and develop where necessary new subject matter policies and procedures to incorporate into the Human Resource Policy & Procedure Manual, so that this remains current and reflective of contemporary practices and any changes to applicable legislation.

MINUTES – ORDINARY MEETING

16 JULY 2018



The Human Resource Policy & Procedure Manual acts as a framework and guide for managers and employees to refer to, as and when needed, and as issues arise in the workplace. This will ensure a consistent, fair and transparent process is followed whenever an issue presents that needs to be worked through.

5 STATUTORY REQUIREMENTS

The following legislation is applicable to the new policies:

- *Age Discrimination Act 2004 (Cth)*
- *Anti-Discrimination Act 1998 (TAS)*
- *Australian Human Rights Commission Act 1986 (Cth)*
- *Disability Discrimination Act 1992 (Cth)*
- *Fair Work Act 2009 (Cth)*
- *Local Government Act 1993 (TAS)*
- *Public Health Act 1997 (TAS)*
- *Racial Discrimination Act 1975 (Cth)*
- *Sex Discrimination Act 1984 (Cth)*
- *Work Health & Safety Act 2012 (TAS)*
- *Workers Rehabilitation & Compensation Act 1988 (TAS)*

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

Council has a responsibility to maintain a safe and healthy workplace for workers and other persons in the workplace, so it is important to establish some rules and guidelines to ensure others health and safety are not put at risk. The WHS Policy and Manual Handling and Personal Protective Equipment Policy are strategies initiated by Council to limit, manage and control these risks.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

Having a clear and concise suite of Human Resource Policies and Procedures is vital in any organisation as it is these documents that provide a framework and guidance for Managers and employees if there is an issue in the workplace.

These new policies and updated policy has been provided to Council for information only and the Officer requests that they be received.

MINUTES – ORDINARY MEETING

16 JULY 2018



12 ATTACHMENTS

- 12.1 Employee (Christmas Bonus) Gift Card Policy
- 12.2 Diversity Policy
- 12.3 Manual Handling & Personal Protective Equipment (PPE) Policy
- 12.4 Work Health & Safety Policy

RECOMMENDATION

That Council receive this information.

DECISION

Cr Polley/Cr Knowles

That Council

- i) receive this information; and
- ii) review the gift card policy and increase the gift card to \$100 in 2018/19.

Carried

Voting for the Motion:

Mayor Downie, Cr Adams, Cr Calvert, Cr Gordon, Cr Goss, Cr Knowles, Cr Lambert, Cr Polley

Voting against the Motion:

Cr Goninon

MINUTES – ORDINARY MEETING

16 JULY 2018



190/18 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Trent Atkinson, Community & Development Supervisor

1 PURPOSE OF REPORT

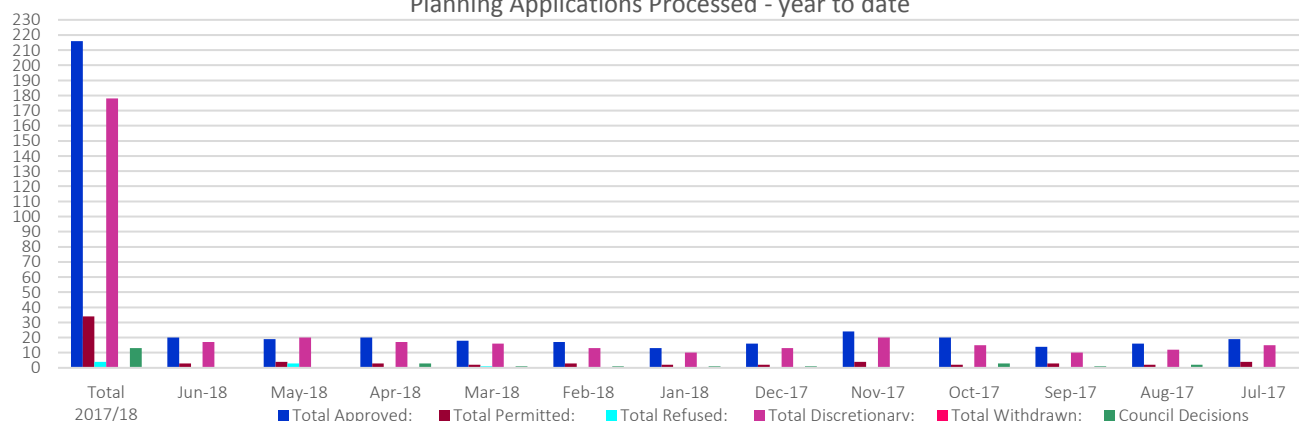
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

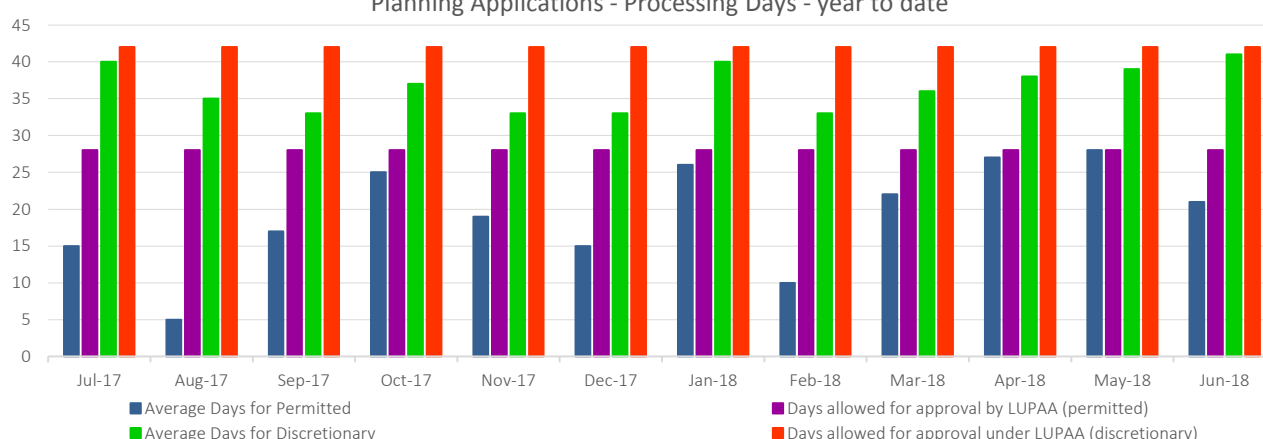
2.1 Planning Decisions

	Total	June 18	May 18	Apr 18	Mar 18	Feb 18	Jan 18	Dec 17	Nov 17	Oct 17	Sep 17	Aug 17	Jul 17
Total Approved	216	20	19	20	18	17	13	16	24	20	14	16	19
Total Permitted	34	3	4	3	2	3	2	2	4	2	3	2	4
Average Days for Permitted		21	28	27	22	10	26	15	19	25	17	5	15
Days allowed for approval by LUPAA		28	28	28	28	28	28	28	28	28	28	28	28
Total Exempt under IPS	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Refused	4	0	3	0	1	0		0	0		0	0	0
Total Discretionary	178	17	20	17	16	13	10	13	20	15	10	12	15
Average Days for Discretionary		41	39	38	36	33	40	33	33	37	33	35	40
Days allowed for approval under LUPAA		42	42	42	42	42	42	42	42	42	42	42	42
Total Withdrawn	0	0		0	0	0	0	0	0	0	0	0	0
Council Decisions	13	0		3	1	1	1	1	0	3	1	2	0

Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date



MINUTES – ORDINARY MEETING

16 JULY 2018



June 2018

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P09-044	Distribution centre (Transport Terminal & Warehouse) - vary height of building from 12m to 25m (inc fill), vary front setback for office to 7m, vary site coverage provisions & ancillary signage	10 Translink Avenue, WESTERN JUNCTION	Woolworths Properties Pty Ltd	1	Amendment
P18-020	Carport (vary front setback)	32 Cambock Lane, EVANDALE	M&M Turner	42	D
P18-058-01	Additional dwelling (vary north facing window requirements [cl. 10.4.4])	26 Main Street, CRESSY	Engineering Plus	39	D
P18-058-02	2 Lot subdivision	26 Main Street, CRESSY	Engineering Plus	39	D
P18-060	Restoration of chapel and change of use to visitor accommodation (heritage-listed place; irrigation district)	46 Dalness Road, EVANDALE	CRC	42	D
P18-069	Multiple dwellings (4)	9 Napoleon Street, PERTH	nplusb Design Pty Ltd	23	P
P18-076	2-lot re-subdivision (partially within Heritage Precinct)	46A & 48 Clarence Street, PERTH	Cohen & Associates Pty Ltd	45	D
P18-079	Dwelling & attached garage (25.7m x 10m, apex 6.1m) (vary outbuilding floor area & door opening widths; within 50m of watercourse; wastewater works within flood prone area)	296 Perth Mill Road, PERTH	Designs in Timber	49	D
P18-098	Consolidation of titles & warehouse addition (vary stormwater flow, setbacks & carparking location - forward of building line)	11 & 13 Translink Avenue, WESTERN JUNCTION	6ty Pty Ltd	43	D
P18-101	Retaining wall within 1.5m of boundary	12 Muirton Way, PERTH	Prime Design	42	D
P18-102	Removal of Silver Wattles	3 Range Road, EVANDALE	N Brady	37	D
P18-103	Shed (vary rear setback to 0.4m)	3 Muirton Way, PERTH	B & EJ Plumb	37	D
P18-109	Tree removal	7 Christine Ave, DEVON HILLS	M Youl	41	D
P18-110	Shed (greater than 80m2 of outbuildings on lot; attenuation area)	31 Devon Hills Road, DEVON HILLS	D Hamilton	41	D
P18-114	Netball/Tennis Courts (vary lighting provisions) & public toilet replacement	57 High Street, CAMPBELL TOWN	Northern Midlands Council	47	D
P18-116	Pump shed for irrigation scheme (vary [E] side setback in Rural Resource zone)	196 Ridgeside Lane, EVANDALE	IPD Consulting	40	D
P18-119	Solar panels on outbuildings (heritage-listed place)	'Wickford' 868 Illawarra Road, LONGFORD	Limewalk Pty Ltd	43	D
P18-120	Awning (patio cover) (vary rear setback) & carport	Unit 2, 30 Hobhouse Street, LONGFORD	C Cassidy	37	D
P18-124	Garage	29 Caledonia Drive, RELBIA	C Lee	28	P
P18-132	Shed (vary internal front setback)	16 Pedder Street, CAMPBELL TOWN	J Eberhardt	37	D
P18-160	Partial Change of Use from Food Services to General Retail & Hire	7A Wellington Street, LONGFORD	All Urban Planning	13	P

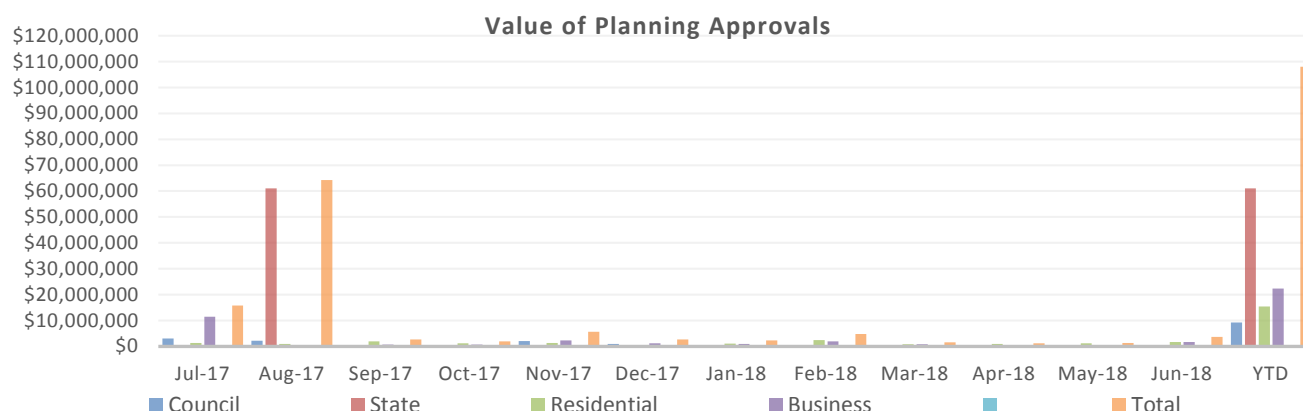
MINUTES – ORDINARY MEETING

16 JULY 2018



2.2 Value of Planning Approvals

	Council	State	Residential	Business	Total
Jul-17	3,016,000	0	1,281,500	11,493,218	15,790,718
Aug-17	2,250,000	61,000,000	1,017,000	1,900	64,268,900
Sep-17	10,000	0	1,989,945	750,000	2,749,945
Oct-17	0	0	1,172,200	750,000	1,922,200
Nov-17	2,040,000	0	1,281,000	2,350,000	5,671,000
Dec-17	1,000,000	0	502,300	1,158,000	2,660,300
Jan-18	300,000	0	1,064,900	928,355	2,293,255
Feb-18	300,000	0	2,474,000	2,013,200	4,787,200
Mar-18	10,000	0	797,850	830,000	1,637,850
Apr-18	0	0	922,100	310,400	1,232,500
May-18	60,350	0	1,191,750	60,000	1,312,100
Jun-18	294,000	0	1,719,500	1,710,000	3,723,500
YTD	9,280,350	61,000,000	15,414,045	22,355,073	108,049,468



2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
	Draft Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Scheme. Presented to hearing 23/11/17. TPC to advise of decision.
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
01/18 P18-034	121 High Street Campbell Town – s39 Report sent to TPC
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
22/17P (P16-077)	Tyre Storage & Shredding, 437 Woolmers Lane, Longford – Tyre Recycle Tasmania Pty Ltd vs Northern Midlands Council & EPA. Consent Agreement – see C&D Con.
P18-037	10 Russell St, preliminary Hearing 15.06.18, next hearing 07.08.18
P17-164	805 Hobart Road Breadalbane: Amendment to Discretionary Permit appealed, hearing preliminary hearing conducted 26.06.18, mediation until 24.07.18, next hearing set 24.09.18
Decisions received	
TPC	
RMPAT	

MINUTES – ORDINARY MEETING

16 JULY 2018

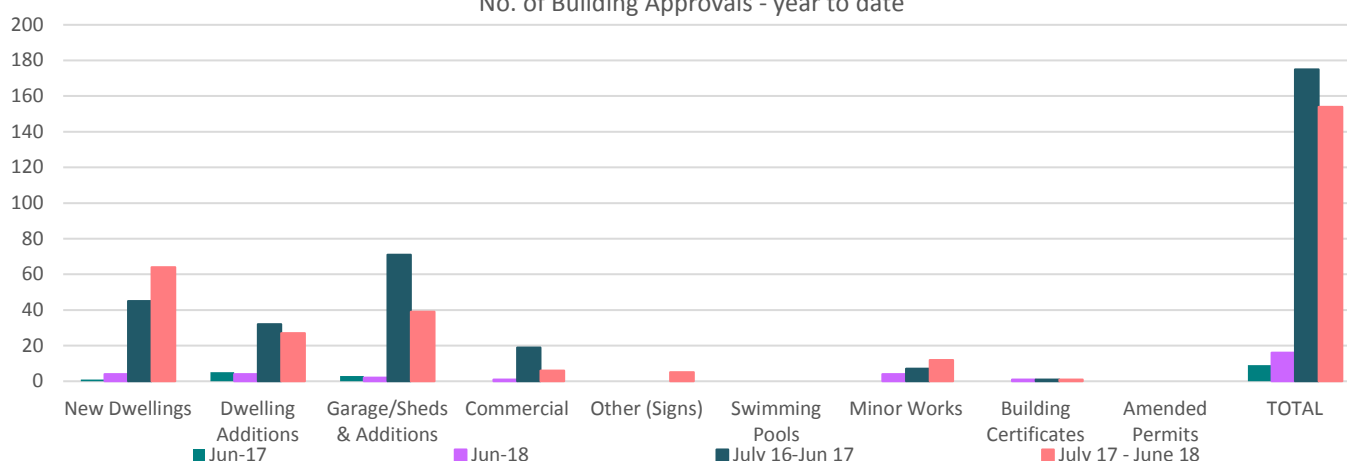


2.4 Building Approvals

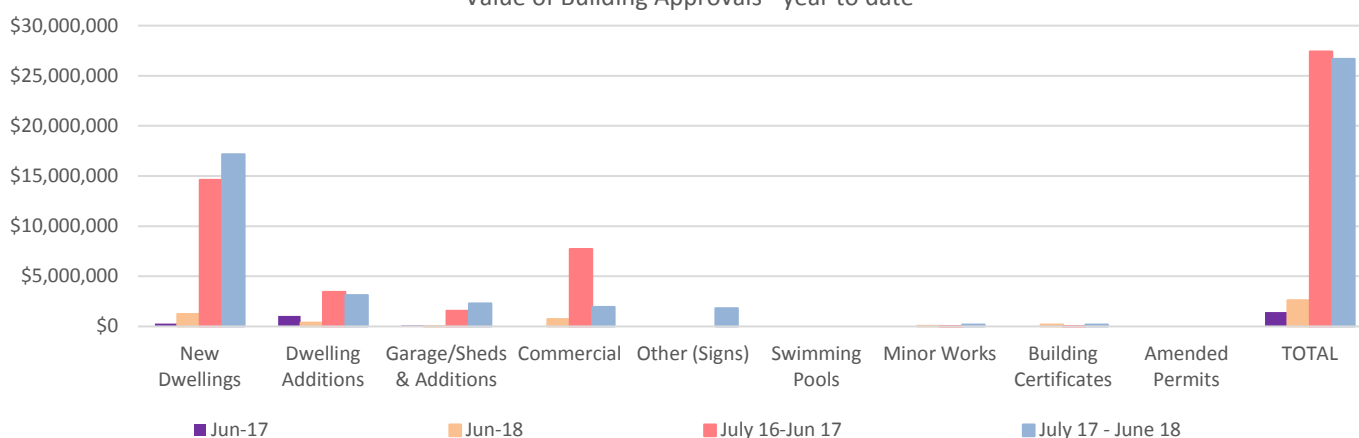
The following table provides a comparison of the number and total value of building works for 2016/17 - 2017/18:

	YEAR: 2016 - 2017				YEAR: 2017 - 2018			
	June-17		July 16 – June 17		June-18		July 17 – June 18	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	1	280,000	45	14,623,866	4	1,233,857	64	17,175,404
Dwelling Additions	5	1,058,413	32	3,456,186	4	389,697	27	3,128,015
Garage/Sheds & Additions	3	83,000	71	1,576,048	2	36,100	39	2,281,850
Commercial	0	0	19	7,712,054	1	725,000	6	1,945,000
Other (Signs)	0		0	0	0		5	1,803,890
Swimming Pools	0		0	0	0		0	0
Minor Works	0		7	42,363	4	46,700	12	180,815
Building Certificates	0		1	5,000	1	185,000	1	185,000
Amended Permits	0		0	0			0	0
TOTAL	9	1,421,413	175	27,415,517	16	2,616,354	154	26,699,974
Inspections								
Building	10		269		1		27	
Plumbing	9		228		14		226	

No. of Building Approvals - year to date



Value of Building Approvals - year to date



MINUTES – ORDINARY MEETING

16 JULY 2018



Councillors have requested a comparison of Northern Midlands Council approval with State approvals. Review of the Australian Bureau of Statistics website shows the following data, to 30 June 2016.

Description	2011	2012	2013	2014	2015	2016
Private sector houses (no.)	2 183	1 699	1 485	1 800	2 403	1 966
Private sector dwellings excluding houses (no.)	701	394	367	336	456	441
Total private sector dwelling units (no.)	2 884	2 093	1 852	2 136	2 859	2 407
Total dwelling units (no.)	3 124	2 126	1 897	2 184	2 872	2 416
Value of private sector houses (\$m)	635	546	438	514	660	613
Value of private sector dwellings excluding houses (\$m)	117	62	63	52	80	75
Total value of private sector dwelling units (\$m)	752	608	500	565	739	688
Value of residential building (\$m)	810	614	536	596	770	719
Value of non-residential building (\$m)	461	539	458	690	479	557
Value of total building (\$m)	1 271	1 153	994	1 286	1 248	1 276

2.5 Planning and Building Compliance – Permit Review

Officers are continually monitoring works throughout the municipality and works are generally in accordance with permits in place.

Officers are pleased with the amount of enquires seeking council advice and direction into the process of performing works to their property's

Below is a table of inspections and action taken since the commencement of the Building & Compliance Officer on 23 August 2017.

Planning permit reviews

	This Month	2017/2018
Number of Inspections	3	41
Property owner not home or only recently started		
Complying with all conditions / signed off		5
Not complying with all conditions		1
Re-inspection required		16
Enforcement Notices issued		
Enforcement Orders issued		
Infringement Notice		1
No Further Action Required	3	19

Building permit reviews

	This Month	2017/2018
Number of Inspections	4	47
Property owner not home or only recently started		3
Complying with all conditions / signed off		
Not complying with all conditions		
Re-inspection required		7
Building Notices issued		
Building Orders issued		
No Further Action Required	4	27

Illegal works - Building

	This Month	2017/2018
Number of Inspections	2	42
Commitment provided to submit required documentation		7
Re-inspection required	1	14
Building Notices issued	1	5
Building Orders issued		1
Emergency Order	1	1
No Further Action Required	1	16

MINUTES – ORDINARY MEETING

16 JULY 2018



Illegal works - Planning

	This Month	2017/2018
Number of Inspections	6	49
Commitment provided to submit required documentation		9
Re-inspection required	4	22
Enforcement Notices issued		1
Enforcement Orders Issued		
Notice of Intention to Issue Enforcement Notice issued		1
No Further Action Required	2	17

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Progress – Economic Health and Wealth – Grow and Prosper
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
A Land Use and Development Strategy to direct growth
 - Economic Development – Supporting Growth and Change
Core Strategies:
 - ♦ Towns are enviable places to visit, live and work
- People – Culture and Society – A Vibrant Future that Respects the Past
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
- Place – Nurture our Heritage Environment
 - Environment – Cherish and Sustain our Landscapes
Core Strategies:
 - ♦ Meet environmental challenges
 - History – Preserve and Protect our Built Heritage for Tomorrow
 - ♦ Our heritage villages and towns are high value assets
- Core Departmental Responsibilities
 - Planning and Development

4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

The planning process is regulated by the *Land Use Planning & Approvals Act 1993*, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

4.2 Building Act 2016

The *Building Act 2016* requires Council to enforce compliance with the Act.

5 RISK ISSUES

Overall Council currently has a good reputation throughout the development community and people are aware of the need for building approvals. Inconsistent decision making would place this reputation at risk.

Council strives to ensure that the planning scheme meets expectations of community. Ongoing changes driven by the State despite public exhibition may not always further this aim.

MINUTES – ORDINARY MEETING

16 JULY 2018



6 COMMUNITY CONSULTATION

Discretionary applications are placed on public notification in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*.

7 OFFICER'S COMMENTS/CONCLUSION

Planning approval timelines for processing of discretionary applications is 41 days (39 days last month) (42 days allowed by LUPAA).

There were 154 building approvals valued at \$26,699,974 (year to date) for 2017/2018, compared to 175 building approvals valued at \$27,415,517 (year to date) for 2016/2017.

RECOMMENDATION

That the report be noted.

DECISION

Cr Goss/Cr Knowles

That the report be noted.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



191/18 MONTHLY FINANCIAL STATEMENT

File: Subject 24/023
 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 present the monthly financial reports as at 30 June 2018.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 30 June 2018.

3 ALTERATIONS TO 2017-18 BUDGET

Following a budget review of income and expenditure items the following alterations/variances are highlighted and explained:

SUMMARY FINANCIAL REPORT

For Month Ending: 30-Jun-18 12

A. Operating Income and Expenditure

End of Financial Year Report to be completed by 15th August 2018

Budget Alteration Requests 2017/18

- For Council authorisation by absolute majority

B. Balance Sheet Items

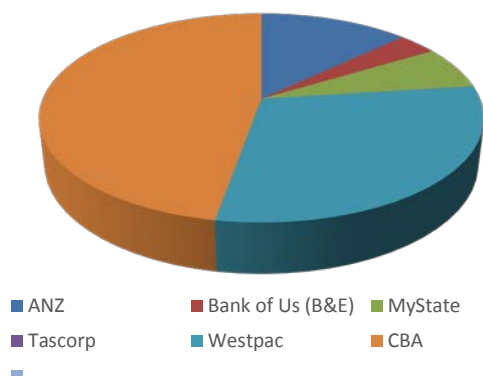
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date					
- Opening Cash balance	12,385,145.83		\$18,659,302			
- Cash Inflow	\$27,102,323		\$3,654,433			
- Cash Payments	-\$19,011,926		-\$1,838,192			
- Closing Cash balance	\$20,475,543		\$20,475,543			
	-		-			
Account Breakdown						
- Trading Accounts	\$922,057					
- Investments	\$19,553,486					
	\$20,475,543					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
CBA Call Account	22/06/2018	30/06/2018	1.40	\$628,723	\$628,916	
Tasmanian Public Finance Corporation						
Call Account	1/06/2018	30/06/2018	1.50	\$5,267	\$5,273	
CBA	13/03/2018	13/07/2018	2.42	\$1,500,000	\$1,512,133	
CBA	4/04/2018	2/08/2018	2.52	\$1,000,000	\$1,008,285	
CBA	12/02/2018	13/08/2018	2.36	\$1,000,000	\$1,011,768	
CBA	12/06/2018	12/10/2018	2.54	\$1,000,000	\$1,008,490	
CBA	4/05/2018	7/11/2018	2.52	\$1,000,000	\$1,012,911	
CBA	22/06/2018	22/11/2018	2.64	\$1,000,000	\$1,011,066	
My State Financial	25/12/2017	25/12/2018	2.70	\$1,223,229	\$1,256,256	
CBA	21/06/2018	21/12/2018	2.60	\$1,000,000	\$1,013,036	
Westpac	15/06/2018	15/01/2019	2.67	\$2,500,000	\$2,539,136	
Bank of Us (B&E)	24/05/2018	24/01/2019	2.75	\$646,268	\$658,197	
Bank of Us (B&E)	30/05/2018	30/01/2019	2.75	\$500,000	\$509,229	
Westpac	4/07/2017	4/07/2022	3.37	\$5,500,000	\$6,427,258	
Westpac	29/06/2018	29/06/2023	3.30	\$1,050,000	\$1,223,345	
Total Investments				\$19,553,486	\$20,825,298	

MINUTES – ORDINARY MEETING

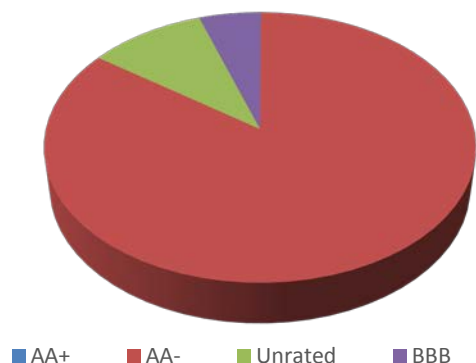
16 JULY 2018



Investments by Institution

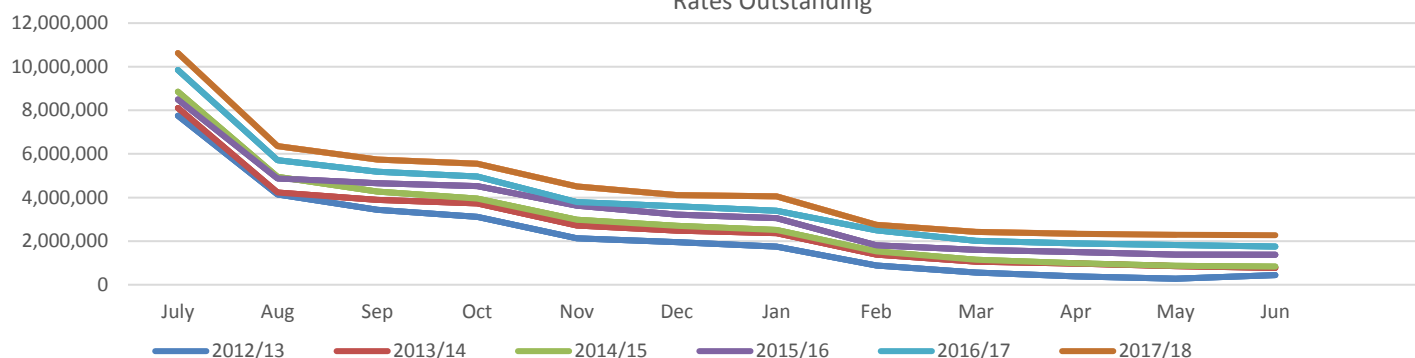


Total Investments by Rating (Standard & Poor's)

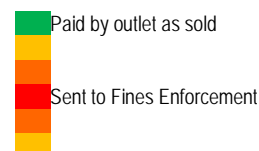


Rate Debtors	2017/18	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$1,742,445		\$1,365,785	
Rates Raised	\$10,325,299		\$9,799,584	
	\$12,067,745		\$11,165,369	
Rates collected	\$9,614,974	93.1%	\$9,213,902	94.0%
Pension Rebates	\$446,893	4.3%	\$426,729	4.4%
Discount & Remissions	\$27,078	0.5%	\$25,812	0.5%
	\$10,088,944		\$9,666,443	
Rates Outstanding	\$2,272,615	22.0%	\$1,751,950	17.9%
Advance Payments received	-\$293,814	2.8%	-\$253,024	2.6%

Rates Outstanding



Trade Debtors			
Current balance	\$91,397		
- 30 Days		\$36,070	
- 60 Days		\$10,143	
- 90 Days		\$51	
- More than 90 days		\$45,133	
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales		711	
- Hire/lease of facilities		133	
- Removal of fire hazards		8,110	
- Dog Registrations & Fines		35,073	
- Private Works		605	
- Regulatory Fees		501	



C. Capital Program

Full Report of Capital Works with End of Financial Year Report

D. Financial Health Indicators

Full Report of Financial Indicators with End of Financial Year Report

MINUTES – ORDINARY MEETING

16 JULY 2018



E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	80	80
New Employees	17	0
Resignations	19	0
Total hours worked	121355.8	9584.3
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	5	0
Hazards Reported	25	0
Risk Incidents Reported	3	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	1	0
Insurance claims - Motor Vehicle	3	0
IT - Unplanned lost time	0	0
Open W/Comp claims	6	1



F. Waste Management

Waste Transfer Station	2016/17	2017/18 Budget	2017/18
Takings		Year to Date	
- Refuse			\$96,262
- Green Waste			\$55,282
- Concrete			\$1,333
Total Takings	\$143,942	\$136,675	\$152,877

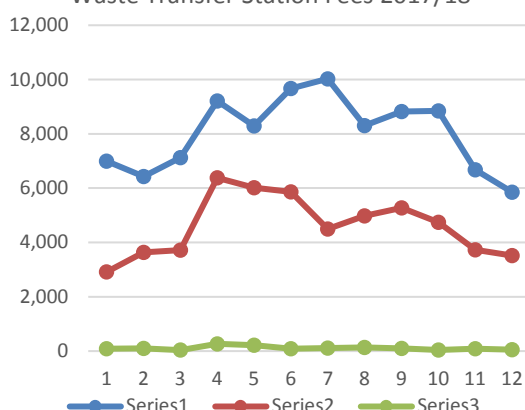


Tonnes Disposed

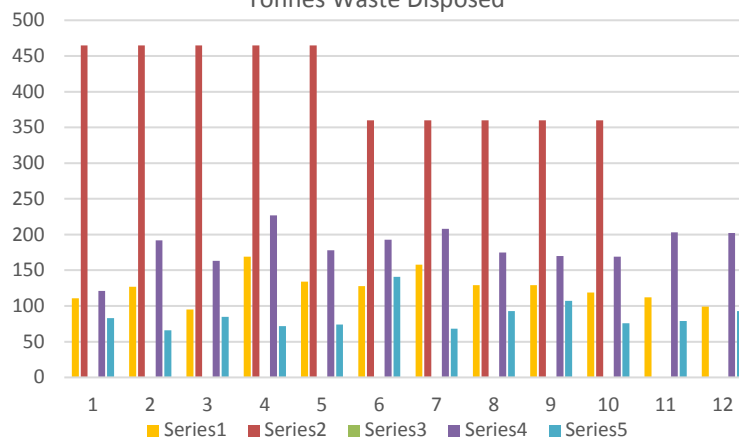
WTS Refuse Disposed Tonnes	1787	1717	1510
WTS Green Waste Disposed Tonnes	2500	3631	4123
WTS Concrete Disposed Tonnes	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2299	2201
Kerbside Recycling Disposed Tonnes	1101	1164	1037
Total Waste Tonnes Disposed	7728	8811	8871



Waste Transfer Station Fees 2017/18



Tonnes Waste Disposed



4 OFFICERS COMMENTS

Copies of the financial reports are also made available at the Council office.

5 ATTACHMENTS

Nil.

RECOMMENDATION

That Council

- receive and note the Monthly Financial Report for the period ending 30 June 2018.
- authorise budget alterations as detailed in section 3A above.

MINUTES – ORDINARY MEETING

16 JULY 2018



DECISION

Cr Goninon/Cr Goss

That Council receive and note the Monthly Financial Report for the period ending 30 June 2018.
Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



192/18 NOMENCLATURE: NAMING OF ROAD (PREVIOUSLY PART OF MIDLAND HIGHWAY)

File: 34/007
Responsible Officer: Maree Bricknell, Corporate Services Manager
Report prepared by: Natalie Horne, Records Management Officer

1 PURPOSE OF REPORT

This report considers the naming of a new road created by the new Bass Highway bypass at Perth (near Devon Hills).

2 INTRODUCTION/BACKGROUND

The new Midland Highway section to bypass Devon Hills and the Breadalbane roundabout has been complete which has left six properties with incorrect addresses as they no longer front onto the Midland Highway.

In consultation with the Nomenclature Board it was recommended that, 'Oakmount Road' or 'Oakmount View Road' be assigned. Oakmount is the name of the area to the west of the road.

At the Council Meeting on 21 May 2018 the following was resolved:

That Council assign 'Gibbett Hill Road' and that the Nomenclature Board be advised of the new name within 40 days.

An email was sent to the Nomenclature Board advising Councils request to name the road 'Gibbet Hill Road'. An email from the Devon Hills Residents Committee was also forwarded in support of Gibbett Hill Road. However, the nomenclature board has advised that this would not be approved due to 'Gibbet Hill Rise' already being off the unnamed road.

At the Council Meeting on 25 June 2018 the following was resolved:

That Council consult the Devon Hills community on the assignment of the road name.

The Devon Hills Residents Committee and Neighbourhood Watch Committee have now surveyed the area and as a result it has been suggested that the section of road be named "Haggerston Road".

'Haggerston' is a farming property which was formerly on the North Western side of the Old Midlands Highway. It is believed that John Dryden was born in Haggerston England in 1811, arrived in Perth Tasmania about 1830 and was granted the 320 acre property. He then named the property 'Haggerston' after the suburb in the U.K. which he had resided. The house and barn on 'Haggerston' were constructed by John Dryden in 1836 and the house is listed by the Tasmanian Heritage Register No. 5,241.

Current owners of 'Haggerston' have been contacted by the Devon Hills Committee and they are supportive of the idea to name the road section 'Haggerston Road'.

Road name suggestions from the Devon Hills community are now as follows:

- Haggerston Road (most supported),
- Haggerston Lane,
- Haggerstone Way,
- Airmist Strait (after the old landing strip opposite the Devon Hills entrance)

MINUTES – ORDINARY MEETING

16 JULY 2018



3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Excellent standards of customer service

4 POLICY IMPLICATIONS

The Tasmanian Place Naming Guidelines from the DPIPWE is used to suggest new road names to Council, with the preference to local heritage and ancestry.

5 STATUTORY REQUIREMENTS

Under the *Survey Coordination Act 1944*, urban roads which are wholly contained within a proclaimed town boundary, Council has authority to assign the names. If Council agrees to assign a name for the road then the Council is to advise the Nomenclature Board Secretary within forty days of assigning the name and advise property owners.

6 FINANCIAL IMPLICATIONS

It is proposed that Council be responsible for installing street name signage associated with renaming this road.

7 RISK ISSUES

The DPIPWE guiding principles for the assignment of place names state:

Existing road names should not be duplicated within adjoining municipalities and ideally within the state. More critically they should not be duplicated within adjoining localities or suburbs (as recently gazetted for addressing purposes). Even the re-arrangement of the generic or type from say "Court" to "Place" may still result in potential misinformation and confusion to the user.

8 CONSULTATION WITH STATE GOVERNMENT

If Council agrees to assign a name for the road then the Council is to advise the Nomenclature Board Secretary within forty days of assigning the name.

9 COMMUNITY CONSULTATION

Under the Tasmanian Place Naming Guidelines renaming a road is within town boundary is at Council discretion, further feedback from the Devon Hills Residents Committee and Neighbourhood Watch has now been received.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree / not agree to assign a name as suggested.

MINUTES – ORDINARY MEETING

16 JULY 2018



11 OFFICER'S COMMENTS/CONCLUSION

Current name options available include:

- Haggerston Road – preferred option and should be acceptable.
- Haggerston Lane – doubtful - a lane is classed as a narrow way between walls, building, also a narrow country road. The road is not narrow and may not even be classed as a country road.
- Haggerston Way – doubtful - a way is often short and narrow, sealed or unsealed located in either urban or non-urban areas.
- Airmist Strait - the name "Airmist" could be fine as it relates to the airport, however the generic "strait" is classed as a narrow passage of water connecting two large bodies of water by the nomenclature board therefore doubtful to be approved.
- 'Oakmount View Road' – available as previously recommended,
- 'Oakmount Road' – available.

12 ATTACHMENTS

12.1 Feedback from Devon Hills Committee 10 July 2018

RECOMMENDATION

That Council assign 'Haggerston Road' and that the Nomenclature Board be advised of the new name within 40 days.

DECISION

Cr Lambert/Cr Goninon

That Council assign 'Haggerston Road' and that the Nomenclature Board be advised of the new name within 40 days.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr Goninon/Cr Lambert

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Community & Development Supervisor, Works Manager and Executive Assistant.

Carried by absolute majority

193/18 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

194/18 CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING

Confirmation of the Closed Council Minutes of the Ordinary Council Meeting of 19 March 2018, as per the provisions of Section 34(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

195/18 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

As per provisions of Section 15(2)(h) of the *Local Government (Meeting Procedures) Regulations 2015*.

196/18 (1) PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

196/18 (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

196/18 (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

196/18 (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

196/18 (5) PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

197/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.
Property Matter

MINUTES – ORDINARY MEETING

16 JULY 2018



198/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.
Property Matter

199/18 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*.
Longford Levee Bank

DECISION

Cr Lambert/Cr Knowles

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Downie adjourned the meeting for the meal break at 6.05pm at which time Cr Adams left the meeting.

MINUTES – ORDINARY MEETING

16 JULY 2018



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

200/18 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

No questions were forthcoming from the gallery.

MINUTES – ORDINARY MEETING

16 JULY 2018



201/18 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 Goninon/Cr Gordon

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

Carried unanimously

2 STATEMENTS

PLAN 1: P18-135 – 21-43 Clarence Street, Perth

Ms Jan Davis – Perth

Ms Davis spoke to the following statement which she provided.

Thankyou Mr Mayor. I appreciate the opportunity to make a further submission with respect to the application for the subdivision proposal that has been submitted for 21 - 43 Clarence Street Perth. As a near neighbour, my property at 2A William Street will most likely be impacted directly by the proposed development.

At the outset, I'd like to recognise the efforts the proponent has made to accommodate the concerns of the local community. The application now in front of Council is certainly a much better one as a result of this consultation; and this willingness to engage has been welcome.

My submission is not in opposition to the proposal per se, but rather seeks that Council defer consideration of the application.

It is my view that, with some further tweaking, this development could better reflect the unique character of the surrounding neighbourhood - and I know others share this view.

I am greatly concerned at the potential for significant impact of stormwater runoff from the proposed development on the property at 1-3 George Street and also my own property. The additional hydrology report commissioned by the Council indicates that there are more effective ways to mitigate against such impacts, and I believe that these should be taken into account in determining conditions if the application is approved. Even relatively minor rainfall events now result in flooding of the open stormwater drain (which we refer to as a creek), and this has created major erosion and siltation on the affected property. The owners of that property have to regularly undertake repairs and maintenance works now at their own cost. The proposed mitigation works are simply not sufficient to provide any confidence in the future capacity of the stormwater system to prevent even greater damage.

The application makes no reference to the Land Use Planning and Approvals Act (1993) or to the broader goals and objectives of the Northern Midlands Interim Planning Scheme (2013). It also raises concerns about how the proposal would be informed by the recently released Perth Town structure plan.

In Section 9 of the Perth Town Structure Plan, this site is identified for future medium density development. The notional schematic of this site shows around 13 lots in this land area. Whilst that may be unrealistic, the proposal for 25 lots is certainly more than neighbours had been expecting in order for the development to remain in keeping with the surrounding area in terms of lot size, provision of adequate space for appropriate dwellings and parking, related infrastructure and landscaping.

I submit that it would therefore be prudent for Council to delay consideration of this application to develop a local area plan before proceeding with a development on this scale. This would also show good faith after the extensive community consultation which preceded the adoption of the Perth structure plan.

MINUTES – ORDINARY MEETING

16 JULY 2018



Mr Mayor, I thank Councillors for allowing me this opportunity to be heard and urge them to consider these concerns carefully in their deliberations.

Mr Tony Purse – Perth

Mr Purse thanked the developers for listening to the concerns raised and the improvements made to the original proposal, however, referred to remaining concerns regarding minimum lot sizes and the need for a local area plan to be developed for the area given its proximity to natural and heritage features. He stressed that a reconfiguration of the property boundaries would most likely eliminate concerns relating to the small lot sizes and referred in particular to the size of internal blocks where usable space is greatly reduced by driveway and drainage easements.

Mr John Stagg – Perth

Mr Stagg voiced his support for the proposal and provided some information in relation to the history of the precinct. He considered that the 25-lot subdivision and lot sizes are appropriate for the area; especially with the proximity to medical services and the town centre, increasing the likelihood of a diverse range of residents, possibly including aged and disabled residents. He proposed that an increased Perth population would secure the economy of the town.

Mr Carlton Dixon – Proponent

Mr Dixon advised that they had been working on the proposed development for the past year; and noted that

- the proposal is an in-fill development on land zoned General Residential
- the minimum allowable lot size in the planning scheme is 450m², the average block size in the development is just under 700m²
- the proposal has been approved by TasWater, Tasmanian Heritage Council and Council's Heritage Adviser
- advice had been received from professional independent consultants in relation to stormwater proposal, which was reviewed by Council's consultants and approved.
- the traffic report provided to Council recommended approval.

Mr Dixon commented that the Perth Structure Plan is not part of the planning scheme; and the Planner had recommended the proposal be approved.

Mr Peter Dixon – Proponent

Mr Dixon noted that they had worked with the community in bringing their proposal to Council, including holding a public information session in Perth. They had also reduced the number of blocks from their initial proposal.

He commented that it is currently the trend for buyers to purchase smaller blocks and they wished to address this demand.

Mr Dixon provided background on their ties to the area and their preference to continue to initiate development and invest in the Northern Midlands.

He noted that the land is development ready and requested Council support their proposal.

MINUTES – ORDINARY MEETING

16 JULY 2018



202/18 PLANNING APPLICATION P18-135 21-43 CLARENCE STREET, PERTH

File Number: 103000.11
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for 21-43 Clarence Street, Perth for a 25 Lot subdivision.

2 BACKGROUND

Applicant:

C Dixon

Owner:

Trustees of the Diocese of Tasmania

Zone:

General Residential

Codes:

Road and Railway Assets Code; Car Parking and Sustainable Transport Code; Recreation and Open Space Code; Local Historic Heritage Code

Classification under the Scheme:

Subdivision

Existing Use:

Cemetery and horse paddock

Deemed Approval Date:

21 July 2018

Recommendation:

Approve

Discretionary Aspects of the Application

- Subdivision of a heritage-listed property; and
- Subdivision that generates more than 40 vehicle entry and exit movements per day.

Planning Instrument

Northern Midlands Interim Planning Scheme 2013

Preliminary Discussion

Prior to the application being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached.

3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application).

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

4 ASSESSMENT

4.1 Proposal

It is proposed to subdivide the property into 25 lots and a new cul-de-sac, with lot 25 being the existing cemetery. The subdivision will result in the following lot sizes:

MINUTES – ORDINARY MEETING

16 JULY 2018



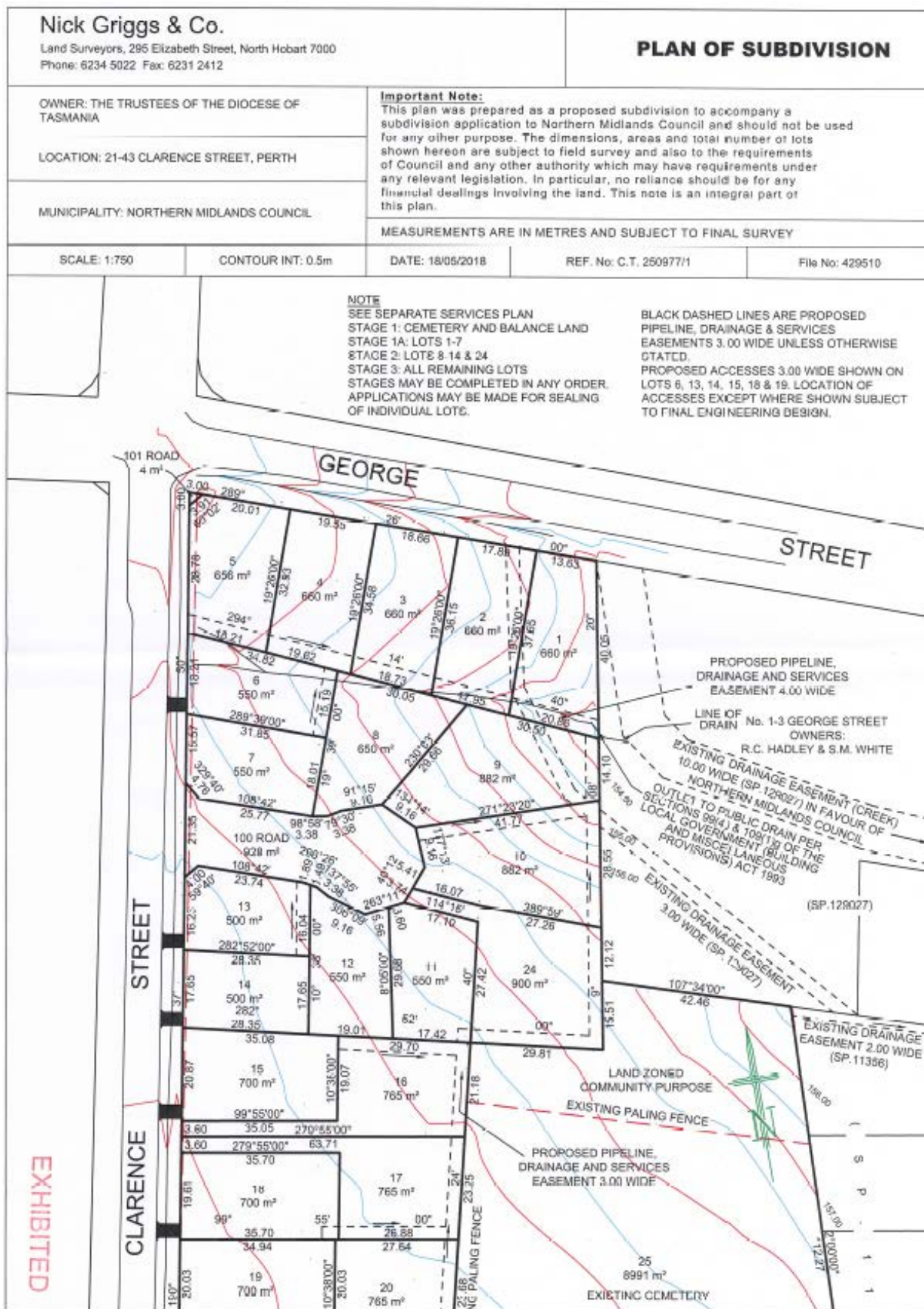
- 500m² 2 off Clarence Street
- 534m² 1 off cul-de-sac
- ~550m² 2 off Clarence Street
- 601m² 1 off cul-de-sac
- 611m² 1 off George Street
- 639m² 1 off George Street
- 656m² 1 off cul-de-sac
- 665m² 1 off George Street
- 666m² 1 off George Street
- 700m² 3 off Clarence Street
- 700m² 3 off Elizabeth Street
- 715m² 1 off George St
- 738m² 3 internal lots off Clarence Street
- 800m² 2 off cul-de-sac
- 900m² 1 off cul-de-sac

MINUTES – ORDINARY MEETING

16 JULY 2018



Figure 1 – Exhibited Proposed Plan of Subdivision – page 1

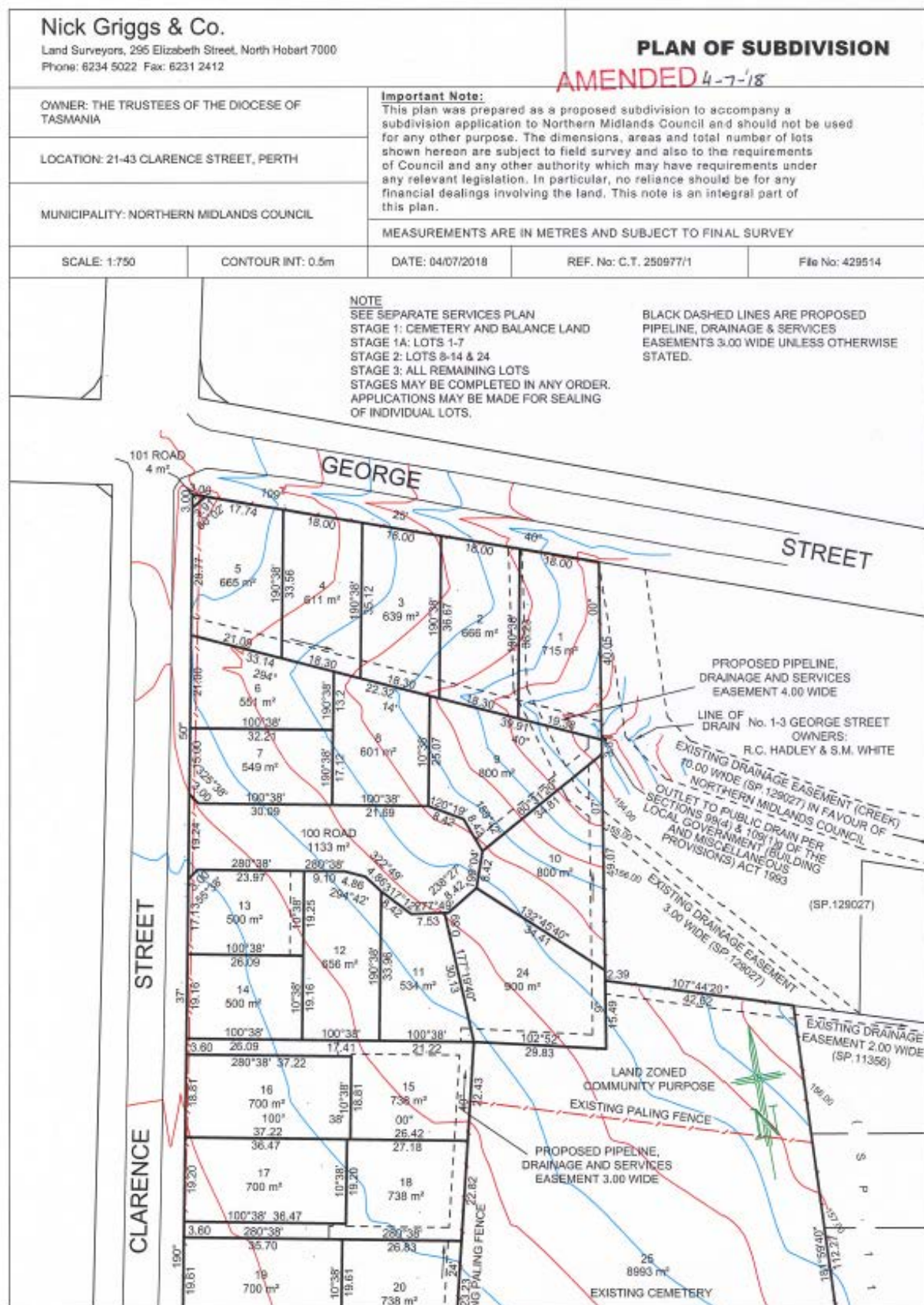


MINUTES – ORDINARY MEETING

16 JULY 2018



Figure 1a -Amended Proposed Plan of Subdivision – page 1

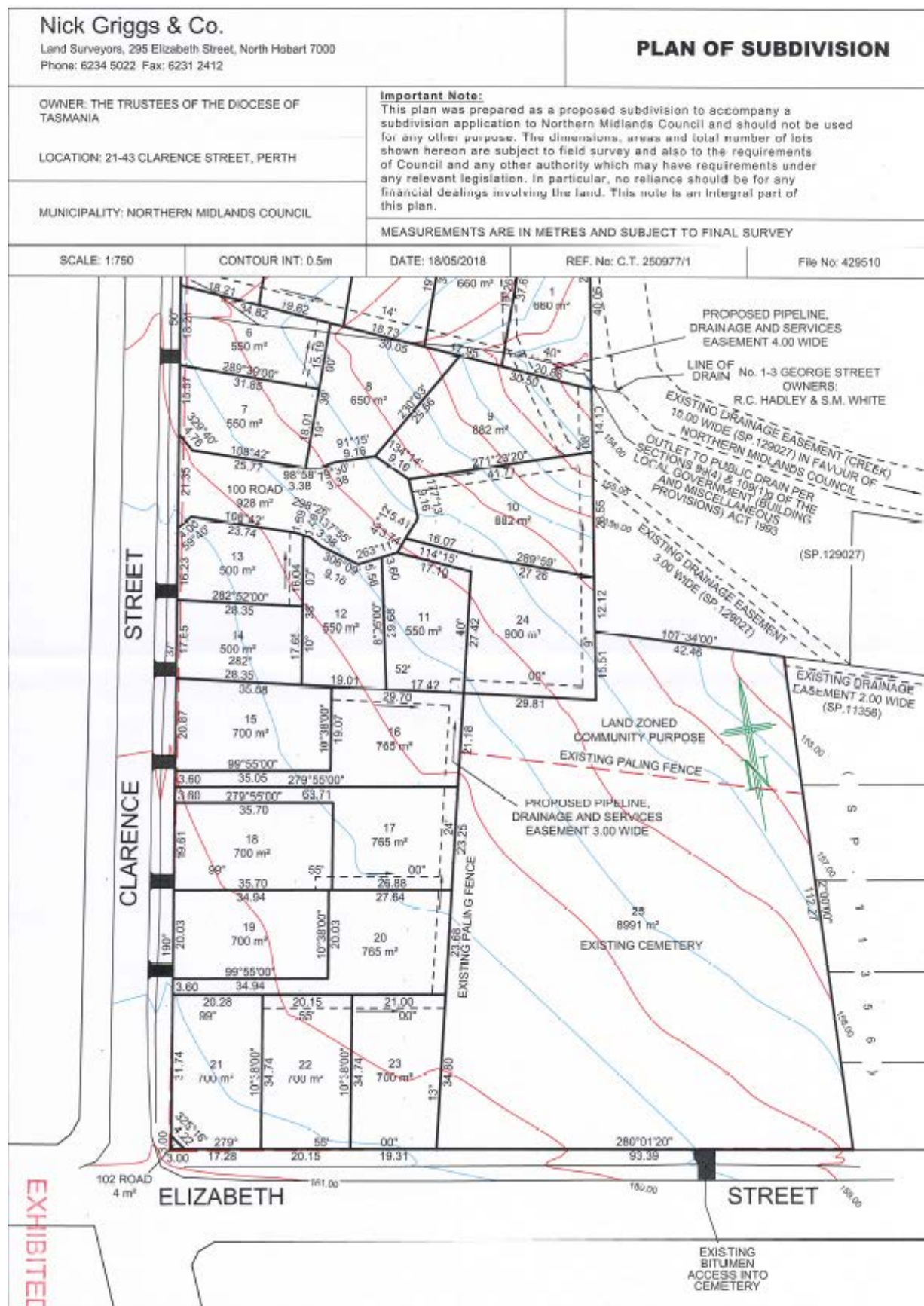


MINUTES – ORDINARY MEETING

16 JULY 2018



Figure 2 – Exhibited Proposed Plan of Subdivision – page 2

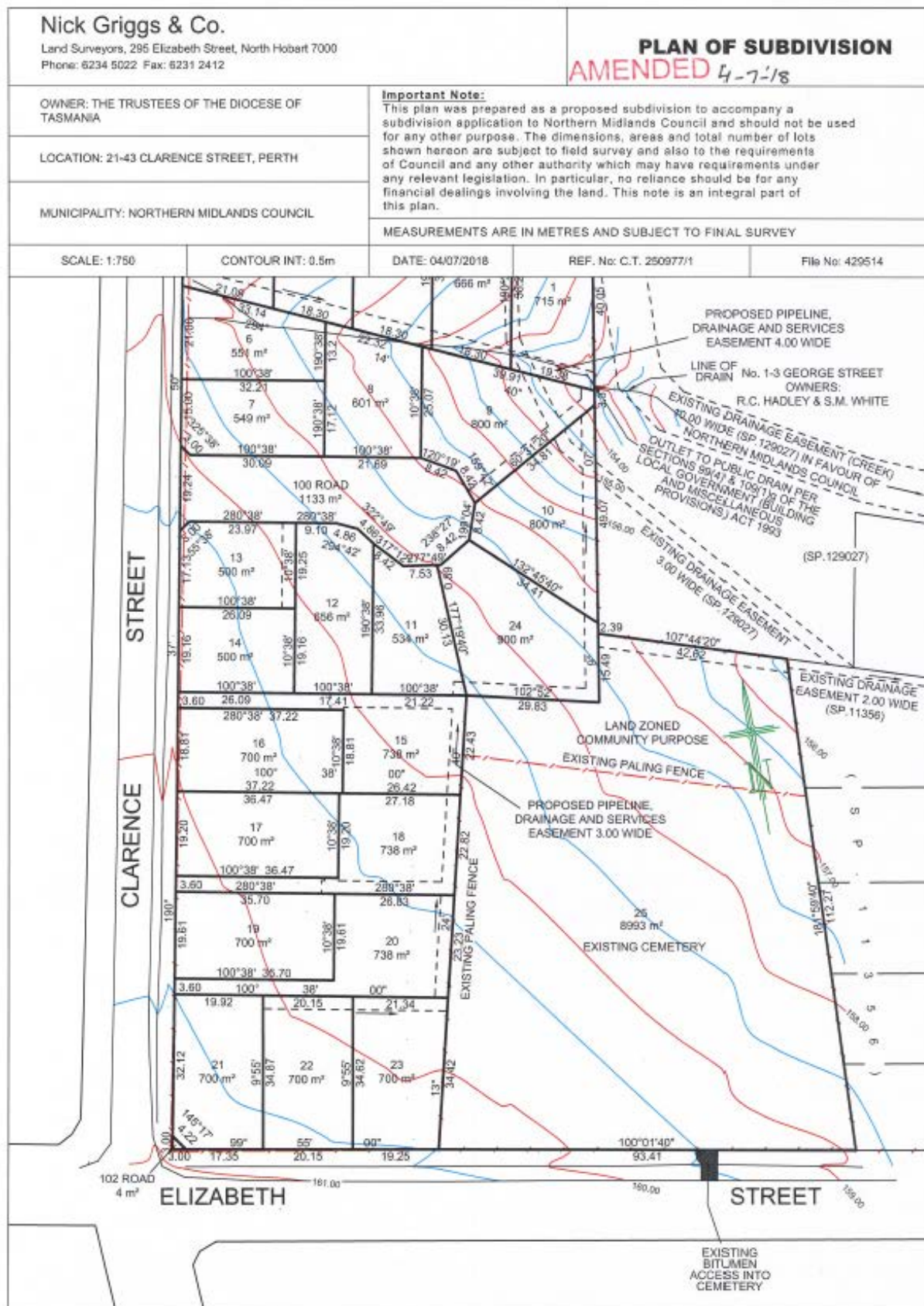


MINUTES – ORDINARY MEETING

16 JULY 2018



Figure 2a - Amended Proposed Plan of Subdivision – page 2



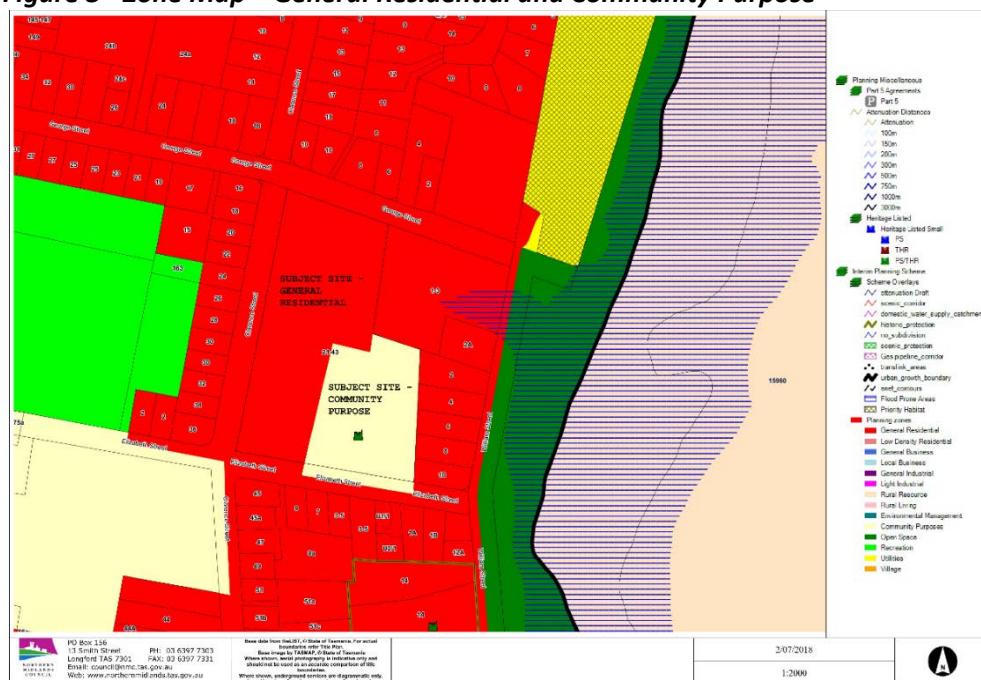
MINUTES – ORDINARY MEETING

16 JULY 2018



4.2 Zone and Land Use

Figure 3 - Zone Map – General Residential and Community Purpose



The land is zoned General Residential and Community Purpose. The land is listed on the Tasmanian Heritage Register and is subject to the Local Historic Heritage Code of the planning scheme.

4.3 Subject site and locality

The author of this report carried out a site visit on 3 July 2018. The land contains a cemetery, fenced off from the rest of the land which is used as a horse paddock. The surrounding land is predominately developed with single dwellings.

Figure 4 - Aerial photograph of area



MINUTES – ORDINARY MEETING

16 JULY 2018



Figure 5 - Subject site from Elizabeth Street



Figure 6 - Subject site from corner of Clarence and George Street



MINUTES – ORDINARY MEETING

16 JULY 2018

Figure 7 - Looking down George Street, subject site on the right



Figure 8 - Looking down Clarence Street, subject site on the left



4.4 Permit/site history

Relevant permit history includes:

- P18-095 - 28 lot subdivision (withdrawn)
- P18-134 - 2 lot subdivision

MINUTES – ORDINARY MEETING

16 JULY 2018



4.5 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 Records management system after completion of the public exhibition period revealed that representations (attached) were received from:

- P Grace, 8 George St, Perth
- D Adams, 4 Frederick St, Perth
- C Axton, Clarence St, Perth
- J Davis, 2A William St, Perth
- N Gault, Arthur St, Perth
- R Hadley & S White, 1-3 George St, Perth
- C Beswick, 23 Old Bridge Rd, Perth
- P Dyer, 2 Elizabeth St, Perth
- C Stebbings, 22 Clarence St, Perth
- T Purse and V Lloyd, 2 George St, Perth

Figure 9 - Map showing location of representor's properties in relation to subject site



MINUTES – ORDINARY MEETING

16 JULY 2018



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

Concern over the sewer infrastructure

TasWater reviewed the application and requires the developer to design and construct an additional 6.22m³ of emergency storage at TasWater's William Street Sewage Pumping Station.

Concern over stormwater disposal

Council engaged IPD Consulting Pty Ltd to review and advise on the applicant's stormwater advice provided by Hydrodynamica (HDNA memorandum) IPD's review is attached and advises:

While the peak flow predictions between the HDNA memorandum and the IPD Rational Method calculations are reasonable, IPD do not believe that the 5% is a reasonable assessment of the proportional increase in flow as a result of the proposed development for a range of AEP events.

Given the underground pipe network cannot transfer flow greater than approximately a 20% AEP event (nominally 1 in 5 year recurrence interval), a significant proportion of the predicted flow for events which occur less frequently than a 20% AEP will be overland flow. ... The proposed development and sub-catchment 05 from the HDNA report appear to have well defined overland flow paths, and as such they are likely to reach the watercourse fairly quickly for rare events.

It is IPD's opinion however that the watercourse can handle this increase in flow based on the grad and geometry of the watercourse. However, based on the site visit undertaken at 1-3 George Street, increasing flow in the watercourse is likely to have a detrimental impact on the landowners amenity, particularly given the regular maintenance obviously undertaken by the landowner.

Contamination from the proposed development (runoff from bitumen surfaces, roofs etc) is a significant concern to the watercourse condition, especially with the removal of the existing grassed swale. The humeceptors as proposed by the developers will remove the majority of contaminants, however this requires ongoing regular maintenance by NMC.

Given the proximity to the natural watercourse, a vegetated above ground stormwater detention basin would negate the need for humeceptors (and the associated maintenance requirement), and provide a reliable means of retarding stormwater discharge from the site.

Concerns about traffic, vehicular access and parking

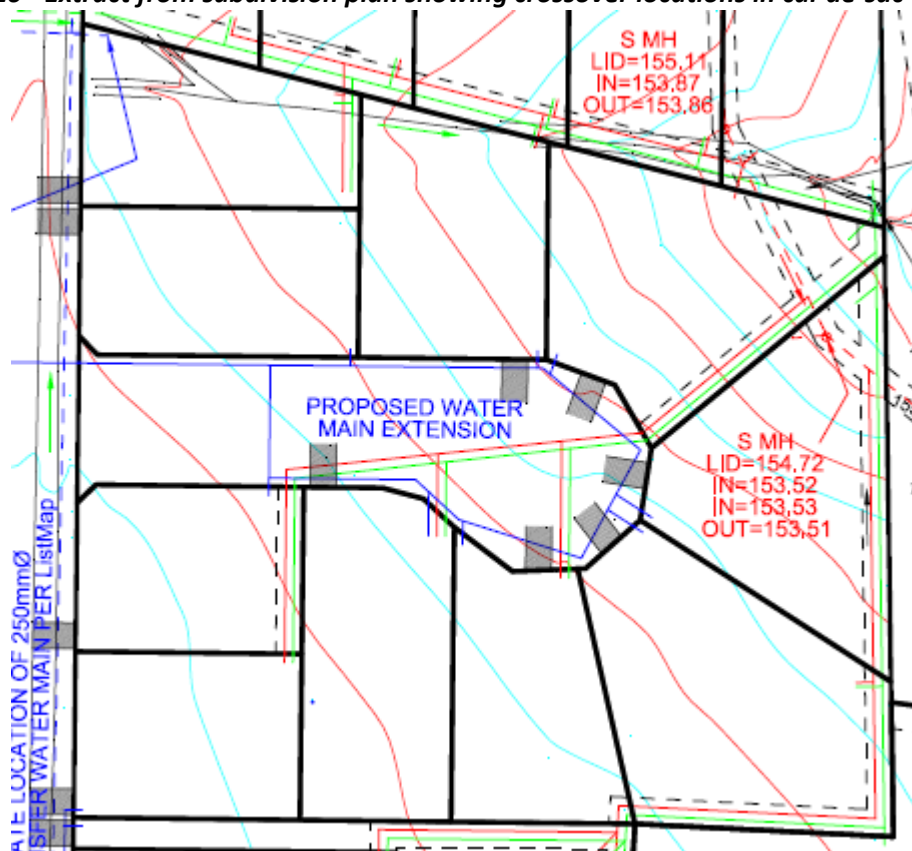
The lots are of sizes where they are capable of containing the two on-site car parking spaces required for houses, and it is recommended that council not reduce the on-site parking requirement. As is common in cul-de-sacs, the bowl will have limited parking. It is of the dimensions required by Council's standards for emergency services vehicle access. The entrance to the cul-de-sac will have room for approximately six carparking spaces on the north and three carparking spaces on the south.

The Traffic Assessment finds that there are adequate sight distances at the accesses and from the new cul-de-sac.

MINUTES – ORDINARY MEETING

16 JULY 2018

Figure 10 - Extract from subdivision plan showing crossover locations in cul-de-sac



Concerns over the design of the subdivision and future development on it

Clause E13.6.2 P1 a) of the planning scheme requires that subdivision must be consistent with and reflect the historic development pattern of the precinct or area.

The site is not within a heritage precinct, so consideration is given to whether the subdivision is consistent with and reflects the historic development pattern of the area.

The Resource Management and Planning Appeal Tribunal considered the question of what constitutes an 'area' in its decision *Director of Housing v. Launceston City Council* [2010] TASRMPAT 025, stating:

The Tribunal holds that the relevant area against which the matter must be judged is the area constituted by the Zone. It is in respect of the Zone that there is a requirement to ensure the maintenance of the existing character through the interspersal of multi unit developments with single dwellings. The "zoomed in" view is artificial and wrong and open to selective "settings" to suit the situation. That makes for uncertainty.

The area is therefore the land zoned General Residential in Perth.

The subdivision would result in lots of the following sizes:

- 500m² 2 off Clarence Street
- 534m² 1 off cul-de-sac
- ~550m² 2 off Clarence Street
- 601m² 1 off cul-de-sac
- 611m² 1 off George Street
- 639m² 1 off George Street
- 656m² 1 off cul-de-sac
- 665m² 1 off George Street

MINUTES – ORDINARY MEETING

16 JULY 2018



- 666m² 1 off George Street
- 700m² 3 off Clarence Street
- 700m² 3 off Elizabeth Street
- 715m² 1 off George St
- 738m² 3 internal lots off Clarence Street
- 800m² 2 off cul-de-sac
- 900m² 1 off cul-de-sac

This is consistent with properties in the area such as:

- 16 - 34 Clarence Street which range from 603m² – 704m²;
- Sapphire Court and Opal Place – lots under 500m²;
- 51 Seccombe Street, 106 & 108 Fairtlough Street – lots under 500m²;
- Corner of Elizabeth and William Streets – 500m² lots.

For consistency with the development pattern the subdivision requires boundaries and the cul-de-sac to be oriented so that they are square to the road boundaries. This is shown in the amended plans at Figures 1a and 2a.

The planning scheme controls future development on the lots as follows:

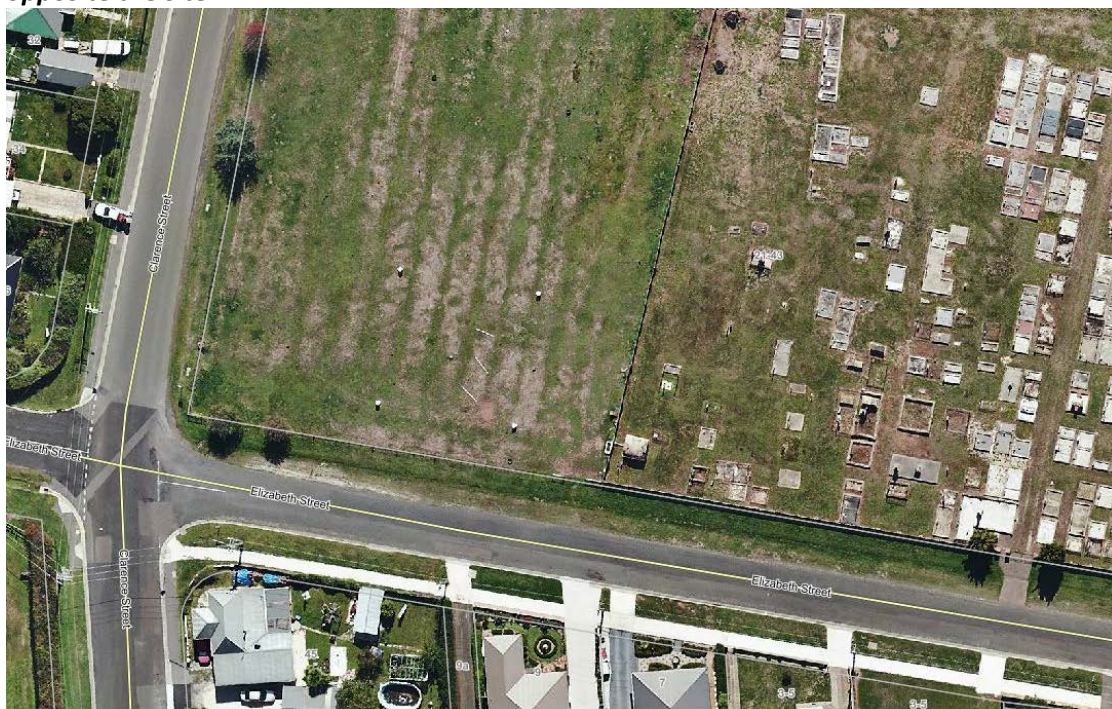
- Houses to be setback at least 4.5m from the front boundary and carports and garages setback at least 5.5m. It is recommended that Council does not vary these, given the prevailing setbacks in the area.
- Houses with two or more bedrooms to have two on-site parking spaces, and multiple dwellings to have an additional visitor parking space. It is recommended that Council not vary this requirement.
- Fences at street frontages to be no higher than 1.2m if solid, and no higher than 1.8m providing openings above 1.2m provide a uniform transparency of 30%. It is recommended that council not vary these, given the prevailing fence types in the area.

It is recommended that electricity be underground and that street lights and street name signs be of a design approved by Council. The developer will be required to construct footpath and naturestrip for residential lots fronting George, Clarence and Elizabeth Streets. It is recommended that where the site allows, the footpath be adjacent to the property boundaries and the naturestrip adjacent to the road, as currently in Elizabeth Street. This provides an improved streetscape, with greater separation between the footpath and road, rather than the footpath being adjacent to the road as in Clarence Street which makes the road look wider (see below).

MINUTES – ORDINARY MEETING

16 JULY 2018

Figure 11 – aerial photos showing footpath and naturestrip in Clarence and Elizabeth Streets opposite the site



The proposal is not in keeping with the schematic for the land shown in the Perth Structure Plan.

For control beyond the current planning scheme provisions of minimum lot size of 450m², and in this case due to heritage listing, being consistent with and reflecting the development pattern of the area, a Specific Area Plan would have to be incorporated into the planning scheme. This would require the schematic shown on the Perth Structure Plan being reviewed in detail to address the site constraints, and an amendment to the planning scheme sought.

The development has the potential to adversely affect the ability for Perth to maintain the current Heritage listings let alone future potential listings.

The Tasmanian Heritage Council has advised that the cemetery will remain on the Tasmania Heritage Register but that application can be made for the new lots to be taken off the Register.

It is not understood how development of the site would affect existing or future heritage listings.

The development will require substantial changes to the Council's planning regulations, assuming these changes have not already been made to allow the development. This sets a precedent for future high density developments.

The planning regulations in place since June 2013 allow subdivisions creating lots of at least 450m² – see extract below:

MINUTES – ORDINARY MEETING

16 JULY 2018



Figure 12 - Extract from Northern Midlands Interim Planning Scheme 2013 – effective date 1 June 2013

Northern Midlands Interim Planning Scheme 2013

<p>A1 Lots must:</p> <ul style="list-style-type: none"> a) have a minimum area of at least 450m² which: <ul style="list-style-type: none"> i) is capable of containing a rectangle measuring 10m by 15m; and ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) be for the provision of utilities; or d) be for the consolidation of a lot with another lot with no additional titles created; or e) be to align existing titles with zone boundaries and no additional lots are created. 	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ul style="list-style-type: none"> a) a dwelling to be erected in a convenient and hazard-free location; and b) on-site parking and manoeuvrability; and c) adequate private open space.
--	---

The planning regulations have not been changed to allow this development.

The development has the potential to adversely affect house and land values of the surrounding properties.

House and land values is not a matter for consideration under the planning scheme or the Land Use Planning & Approvals Act 1993.

4.6 Referrals

Council's Works Department

Precis: The conditions recommended by Council's Works Department are included in the conditions of approval.

TasWater

Precis: TasWater issued a Submission to Planning Authority Notice (see attached).

Heritage Adviser

Council's Heritage referral is included as an attachment.

Tasmanian Heritage Council

Precis: A Notice of Heritage Decision was issued on 25 June 2018. It includes conditions regarding:

MINUTES – ORDINARY MEETING

16 JULY 2018



Excavation of sewer and stormwater trenches to the west and northern side of the cemetery must stop on the discovery of significant archaeological features.

Replacement fencing to the new boundaries of the cemetery must be of a hardwood paling construction of consistent height and finish to a maximum of 1800mm high.

The Notice of Heritage Decision notes that all areas affected by the subdivision will remain entered in the Tasmanian Heritage Register as part of the original entry for the site and that heritage works to the new lots shall require heritage approval. The applicant/owner may request a review and amendment to the place's entry in the THR once the new property titles are sealed.

Historic Cultural Heritage Act:

32(1) - heritage works means works, as defined in section 3, when carried out to or in relation to a registered place or heritage area;

works includes –

(a) any development; and

(b) any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place; and

(c) any change to the natural or existing condition or topography of land; and

(d) any removal of vegetation or topsoil.

4.7 Planning Scheme Assessment

10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

Objective

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.

Acceptable Solutions	Performance Criteria
<p>A1 Lots must:</p> <ul style="list-style-type: none"> a) have a minimum area of at least 450m² which: <ul style="list-style-type: none"> i) is capable of containing a rectangle measuring 10m by 15m; and ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) be for the provision of utilities; or d) be for the consolidation of a lot with another lot with no additional titles created; or e) be to align existing titles with zone boundaries and no additional lots are created. 	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ul style="list-style-type: none"> a) a dwelling to be erected in a convenient and hazard-free location; and b) on-site parking and manoeuvrability; and c) adequate private open space.
Complies with the Acceptable Solution. The smallest lots are 500m ² . All lots are capable of containing a rectangle measuring 10m x 15m.	Not applicable as the Acceptable Solution is complied with.
A2 Each lot must have a frontage of at least 3.6m.	P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.
Complies with the Acceptable Solution. All lots have frontages of at least 3.6m.	Not applicable as the Acceptable Solution is complied with.

MINUTES – ORDINARY MEETING

16 JULY 2018



10.4.15.2 Provision of Services

Objective <i>To provide lots with appropriate levels of utility services.</i>	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	P1 Each lot created must be: a) in a locality for which reticulated services are not available or capable of being connected; and b) capable of accommodating an on-site wastewater management system.
Complies with the Acceptable Solution. TasWater has issued a Submission to Planning Authority Notice regarding connection to the reticulated water supply and sewerage system.	Not applicable as the Acceptable Solution is complied with.
A2 Each lot must be connected to a reticulated stormwater system.	P2 Each lot created must be capable of disposal of stormwater to a legal discharge point.
Complies with the Acceptable Solution. Each lot will be connected to the reticulated stormwater system, with the system to be extended to the cul-de-sac.	Not applicable as the Acceptable Solution is complied with.

10.4.15.3 Solar Orientation of Lots

Objective <i>To provide for solar orientation of lots and solar access for future dwellings.</i>	
Acceptable Solutions	Performance Criteria
A1 At least 50% of lots must have a long axis within the range of: a) north 20 degrees west to north 30 degrees east; or b) east 20 degrees north to east 30 degrees south.	P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.
<p>Source: Australian Model Code for Residential Development</p>	
Complies with the Acceptable Solution. All lots except lot 9 have a long axis within the range specified above.	Not applicable as the Acceptable Solution is complied with.

MINUTES – ORDINARY MEETING

16 JULY 2018



A2	<i>The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west of north.</i>	P2	<i>Lots less than 500 m² must provide adequate solar access to future dwellings, having regard to the:</i> a) <i>size and shape of the development of the subject site; and</i> b) <i>topography; and</i> c) <i>location of access way(s) and roads.</i>
Not applicable. No lots less than 500m ² are proposed.		Not applicable.	

10.4.15.4 Interaction, Safety and Security

This clause was not used in this planning scheme

10.4.15.5 Integrated Urban Landscape

Objective <i>To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:</i> a) <i>character and identity of new neighbourhoods and urban places; or</i> b) <i>to existing or preferred neighbourhood character, if any.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>The subdivision must not create any new road, public open space or other reserves.</i>	P1 <i>For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:</i> a) <i>it has regard to existing, significant features; and</i> b) <i>accessibility and mobility through public spaces and roads are protected or enhanced; and</i> c) <i>connectivity through the urban environment is protected or enhanced; and</i> d) <i>the visual amenity and attractiveness of the urban environment is enhanced; and</i> e) <i>it furthers the local area objectives, if any.</i>
Does not comply. Proposes a new road. Must address the Performance Criteria.	<p>Comment: The proposal satisfies the Performance Criteria as follows:</p> <p>The significant feature of the site relevant to the new road is the overland flow path from Clarence Street to 1-3 George Street. The design has had regard to the overland flow path, placing it at the rear of the George Street lots, and including an overland flow path from the cul-de-sac. A permit requirement for footpath and naturestrips will enhance connectivity.</p> <p>A permit requirement for footpaths adjacent to property boundaries, placing naturestrips adjacent to the road where practicable, will enhance the visual amenity of the urban environment.</p> <p>A permit requirement for cash for naturestrip trees to be installed by Council within 12 months of completion if practicable, will enhance the visual amenity of the urban environment.</p> <p>A permit requirement for a grey brick or paver entrance to the cul-de-sac will enhance the visual amenity of the urban environment.</p> <p>A permit requirement for street name signs and street lights to a design approved by council will enhance the visual amenity of the urban environment.</p> <p>The proposal furthers the local area objective of consolidating growth within the existing urban land use framework of the town.</p>

MINUTES – ORDINARY MEETING

16 JULY 2018



10.4.15.6 Walking and Cycling Network

Objective a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible. c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, footpath or public open space.	P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to: a) link to any existing pedestrian and cycling networks; and b) provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and d) promote surveillance along roads and from abutting dwellings.
Does not comply. Creates a new road and footpaths. Must address the Performance Criteria.	Comment: The proposal satisfies the Performance Criteria. It is recommended that the developer be required to construct footpaths for the frontage of all the new residential lots which will connect to the footpath network in Clarence Street. The lots have frontage to roads such that surveillance will be promoted from abutting dwellings.

10.4.15.7 Neighbourhood Road Network

Objective a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road.	P1 The neighbourhood road network must: a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and d) provide safe and efficient access to activity centres for commercial and freight vehicles; and e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and

MINUTES – ORDINARY MEETING

16 JULY 2018



	<p>g) <i>provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</i></p> <p>h) <i>take into account of any identified significant features.</i></p>
Does not comply. Creates a new road. Must address the Performance Criteria.	<p>The proposal satisfies the Performance Criteria. The Traffic Assessment finds that:</p> <p>The layout is considered satisfactory for the location, having access to existing streets with access to the public transport route via Clarence Street with bus stops located within the street blocks either side of the site.</p> <p>The posted and default 50 km/h speed limit are considered satisfactory for the proposed layout.</p> <p>The layout with the cul-de-sac infill is considered to have adequate interconnectivity to other streets by use of the existing street network.</p> <p>The road reservation cul-de-sac turning head at 25m meets the Council's standard requirement for an urban cul-de-sac.</p>

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	See code assessment
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	See code assessment
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	See code assessment
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	See code assessment
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solutions

A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.

Not applicable. The roads are not category 1 or 2 or in an area subject to a speed limit of more than 60km/h

Performance Criteria

P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.

Not applicable.

MINUTES – ORDINARY MEETING

16 JULY 2018



<p>A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day</p>	<p>P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Does not comply. Must address the Performance Criteria.</p>	<p>The Traffic Impact Assessment finds that: For Clarence Street, the available sight distance for the intersections at Elizabeth Street, George Street, the cul-de-sac and frontage lots in Clarence Street is in excess of the 80 metre requirement for a 50km/h speed zone. Elizabeth Street is considered a low use residential street where almost all users will be familiar with this roadside development. The minimum sight distance for the left turn to a driveway on the eastern side of Lot 21 satisfies the ASD for a 40km/h approach speed with 40km/h assessed as in excess of the estimated turn speed of some 30km/h. Sight distances at lots 22 and 23 are in excess of the ASD value for Lot 21 and as such are considered satisfactory. The sight distance for a vehicle turning right from Clarence Street to the rear of a vehicle waiting to enter a driveway on the eastern side of lot 5 in George Street at some 22m satisfies the ASD for a 30km/h approach speed and as such is considered satisfactory. Sight distance to driveways for lots 1-4 are in excess of this value and are considered satisfactory.</p>
<p>A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</p>	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
<p>Not applicable. The speed limit is 50km/h.</p>	<p>Not applicable.</p>

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

<p>Objective To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:</p> <ul style="list-style-type: none"> a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development. 	
Acceptable Solutions	Performance Criteria
<p>A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road</p>	<p>P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of</p>

MINUTES – ORDINARY MEETING

16 JULY 2018



<p><i>in an area subject to a speed limit of more than 60km/h:</i></p> <p>a) <i>new road works, buildings, additions and extensions, earthworks and landscaping works; and</i></p> <p>b) <i>building areas on new lots; and</i></p> <p>c) <i>outdoor sitting, entertainment and children's play areas</i></p>	<p><i>more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:</i></p> <p>a) <i>maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and</i></p> <p>b) <i>mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and</i></p> <p>c) <i>ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</i></p> <p>d) <i>ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.</i></p>
Not applicable. The site is not within 50m of a railway, a future road or railway, and a category 1 or 2 road.	Not applicable.

E4.7.2 Management of Road Accesses and Junctions

<p>Objective</p> <p><i>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</i></p>	<p>P1 <i>For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</i></p>
Complies with the Acceptable Solution. Each lot proposes only one access providing both entry and exit.	Not applicable
<p>A2 <i>For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</i></p>	<p>P2 <i>For limited access roads and roads with a speed limit of more than 60km/h:</i></p> <p>a) <i>access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</i></p> <p>b) <i>any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</i></p> <p>c) <i>an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</i></p>
Not applicable. The speed limit is 50km/h.	Not applicable.

E4.7.3 Management of Rail Level Crossings

Not Applicable

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective

MINUTES – ORDINARY MEETING

16 JULY 2018

To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Acceptable Solutions	Performance Criteria
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>
Does not comply. Must address the Performance Criteria.	The proposal satisfies the Performance Criteria. The Traffic Impact Assessment finds that for Clarence Street, the available sight distance for the intersections at Elizabeth Street, George Street, and the cul-de-sac is in excess of the 80 metre requirement for a 50km/h speed zone.

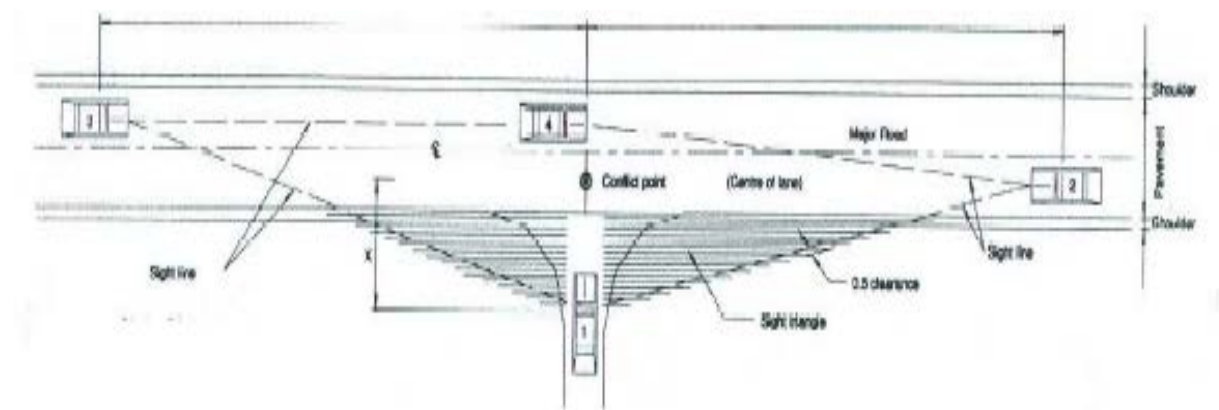


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads *X* = 7m minimum and for other roads *X* = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Notes:

- Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- For safe intersection sight distance (SISD):
 - All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
 - These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;

MINUTES – ORDINARY MEETING

16 JULY 2018



- (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
- (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
- (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solutions	Performance Criteria
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p> <p>c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</p> <p>g) an empirical assessment of the car parking demand; and</p> <p>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) the recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) any heritage values of the site; and</p> <p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>
Complies with the Acceptable Solutions. The lots are capable of providing the two spaces per dwelling required by Table E6.1.	Not applicable as the Acceptable Solution is complied with.

Table E6.1: Parking Space Requirements

Use	Parking Requirement
Residential:	Vehicle
If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	1 space per dwelling
If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling

MINUTES – ORDINARY MEETING

16 JULY 2018



ASSESSMENT AGAINST E10.0 RECREATION AND OPEN SPACE CODE

E10.2.1 This code applies to development of land for subdivision in the general residential, general industrial, light industrial, commercial, local business, general business, low density residential, rural living and village zones.

E10.6.1 Provision of Public Open Space

<p>Objective</p> <p>a) To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and</p> <p>b) To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The application must:</p> <p>a) include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.</p>	<p>P1 Provision of public open space, unless in accordance with Table E10.1, must:</p> <p>a) not pose a risk to health due to contamination; and</p> <p>b) not unreasonably restrict public use of the land as a result of:</p> <ul style="list-style-type: none"> i) services, easements or utilities; and ii) stormwater detention basins; and iii) drainage or wetland areas; and iv) vehicular access; and <p>c) be designed to:</p> <ul style="list-style-type: none"> i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and ii) reasonably contribute to the pedestrian connectivity of the broader area; and iii) be cost effective to maintain; and iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and v) provide for public safety through Crime Prevention Through Environmental Design principles; and vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and ix) create attractive environments and focal points that contribute to the existing or desired future character statements, if any.
<p>Complies – Written consent to a cash payment in lieu of land was granted on the basis that:</p> <p><i>There is adequate public open space in the nearby Perth Recreation Ground – a few minutes' walk from the site.</i></p> <p><i>The Perth Riverbank Reserve is also only a few minutes' walk from the site.</i></p>	<p>Not applicable as the Acceptable Solution is met.</p>

MINUTES – ORDINARY MEETING

16 JULY 2018



As such, it would be better value to the community to use the land available already in existing POS and use a cash-in-lieu contribution for the public open space infrastructure identified in the Perth Development and Structure Plans.

ASSESSMENT AGAINST E13.0 LOCAL HISTORIC HERITAGE CODE

E13.6.2 Subdivision and development density

Objective

To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions

A1 No acceptable solution.

Performance Criteria

P1 Subdivision must:

a) *be consistent with and reflect the historic development pattern of the precinct or area;*

Comment: The site is not within a heritage precinct, so consideration is given to whether the subdivision is consistent with and reflects the historic development pattern of the area.

The Resource Management and Planning Appeal Tribunal considered the question of what constitutes an 'area' in its decision Director of Housing v. Launceston City Council [2010] TASRMPAT 025, stating:

The Tribunal holds that the relevant area against which the matter must be judged is the area constituted by the Zone. It is in respect of the Zone that there is a requirement to ensure the maintenance of the existing character through the interspersal of multi unit developments with single dwellings. The "zoomed in" view is artificial and wrong and open to selective "settings" to suit the situation. That makes for uncertainty.

The area is therefore the land zoned General Residential in Perth.

The subdivision would result in lots of the following sizes:

- 500m² 2 off Clarence Street
- 534m² 1 off cul-de-sac
- ~550m² 2 off Clarence Street
- 601m² 1 off cul-de-sac
- 611m² 1 off George Street
- 639m² 1 off George Street
- 656m² 1 off cul-de-sac
- 665m² 1 off George Street
- 666m² 1 off George Street
- 700m² 3 off Clarence Street
- 700m² 3 off Elizabeth Street
- 715m² 1 off George St
- 738m² 3 internal lots off Clarence Street
- 800m² 2 off cul-de-sac
- 900m² 1 off cul-de-sac

This is consistent with properties in the area such as:

- 16 - 34 Clarence Street which range from 603m² – 704m²;
- Sapphire Court and Opal Place – lots under 500m²;
- 51 Seccombe Street, 106 & 108 Fairtlough Street – lots under 500m²;
- Corner of Elizabeth and William Streets – 500m² lots.

For consistency with the development pattern the subdivision requires boundaries and the cul-de-sac to be oriented so that they are square to the road boundaries. This is shown in the amended plans at Figures 1a and 2a.

b) *not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area;*

MINUTES – ORDINARY MEETING

16 JULY 2018



Comment: The buildings that will be allowable on the lots will be controlled by the General Residential zone requirements resulting in them being sympathetic to the character and layout of buildings and lots in the area developed under the same provisions.

c) *not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance;*

Comment: The cemetery will remain on one lot and has been assessed and approved by the Tasmanian Heritage Council.

d) *not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct;*

Comment: The subdivision does not require the removal of such vegetation.

e) *not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: The property is not in a Heritage Precinct.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<i>Strategic Plan 2017-2027</i> <i>Statutory Planning</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

Approve subject to conditions, or refuse and state reasons for refusal.

7 DISCUSSION

Discretion to refuse the application is limited to:

- Subdivision of a heritage-listed property; and
- Subdivision that generates more than 40 vehicle entry and exit movements per day.

The Tasmanian Heritage Council has issued a Notice of Heritage Decision with conditions for the protection of the heritage values of the cemetery on site.

The Traffic Assessment finds that sight distances are adequate for the new junction and accesses. Council's Works Department has reviewed the application and has not raised concerns regarding sight distances.

A review by IPD Consulting Pty Ltd of the applicant's stormwater advice found that:

MINUTES – ORDINARY MEETING

16 JULY 2018



It is IPD's opinion however that the watercourse can handle this increase in flow based on the grad and geometry of the watercourse. However, based on the site visit undertaken at 1-3 George Street, increasing flow in the watercourse is likely to have a detrimental impact on the landowners amenity, particularly given the regular maintenance obviously undertaken by the landowner.

Contamination from the proposed development (runoff from bitumen surfaces, roofs etc) is a significant concern to the watercourse condition, especially with the removal of the existing grassed swale. The humeceptors as proposed by the developers will remove the majority of contaminants, however this requires ongoing regular maintenance by NMC.

Given the proximity to the natural watercourse, a vegetated above ground stormwater detention basin would negate the need for humeceptors (and the associated maintenance requirement), and provide a reliable means of retarding stormwater discharge from the site.

The proposal complies with the scheme requirements regarding lot size and design. The amended plans shown in figures 1a and 2a above show lot sizes that are consistent with others in the General Residential zone of Perth.

Conditions are required regarding footpath, naturestrip, and street light and sign design.

It is recommended that the application be approved with the conditions given below.

8 ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representations
- IPD review of stormwater memo

RECOMMENDATION

That land at 21-43 Clarence Street, Perth be approved to be developed and used for a 25 Lot Subdivision (Heritage Listed Property) in accordance with application P18-135, and subject to the following conditions:

1 LAYOUT NOT ALTERED

Except as required by condition 2, the use and development must be in accordance with the endorsed documents:

- **P1** (Plan of Subdivision, Dated 04/07/2018, page 1);
- **P2** (Plan of Subdivision, Dated 04/07/2018 Page 2);
- **P3** (Services Plan, Dated 04/07/2018, Page 1);
- **P4** (Services Plan, Dated 04/07/2018, Page 2);
- **P5** (RFI Response: Stormwater, Hydrodynamica, 29 May 2018);
- **P6** (Local Lot Fill & Stormwater Discharge, Dated 31.05.18);
- **P7** (Traffic Assessment, May 2018, Rev 1).

2 PLANS REQUIRED

2.1 Before the development starts, plans to the approval of the General Manager must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the endorsed plans but amended to detail:

- The boundaries between lots 21 and 22, and 22 and 23 parallel to Clarence Street.
- Plans detailing the design of street lights and street name signs.
- Plans detailing a section of grey bricks or pavers instead of bitumen at the entrance to the cul-de-sac.

MINUTES – ORDINARY MEETING

16 JULY 2018



2.2 Before the development starts, the Local Lot Fill & Stormwater Discharge plan must be amended to show:

- the layout in P1.
- the profile of the two overland flow paths.
- the east-west cross section of filling at boundary with 1-3 George St.
- engineering retaining wall as part of the headwall installation with the design to ensure overtopping will not compromise the integrity of the wall with additional cover to offset potential erosion.

2.3 Before the development starts, a landscape plan to the approval of the General Manager must be submitted. When approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared by a landscape architect and detail:

- Street trees planted at the frontages of each lot where practicable. Where it is not practicable to plant street trees at the frontage, an alternative location on the opposite side of the road.

3 TASMANIAN HERITAGE COUNCIL

The use and development approved by this permit must comply with the requirements of the attached Tasmanian Heritage Council Notice of Heritage Decision (THC Works Ref: #5613; dated 25 June 2018).

4 TASWATER

Sewer and water services must be provided in accordance with the attached Submission to Planning Authority Notice (reference number TWDA 2018/00893-NMC).

5 ROADS

5.1 Detailed engineering plans required

Before the commencement of any works for the subdivision, detailed engineering plans by a certified engineer, to the approval of Council's General Manager, must be lodged with Council.

The plans must include:

- An engineering design of the road and drainage system including pavement long sections and cross sections is to be approved by Council before the commencement of works on site

George Street

- Widening of George Street with hotmix sealed pavement to match the existing kerb and channel in George Street on the western side of Clarence Street plus kerb and gutter and nature strip on the southern side of George Street, in accordance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath for the frontage of George Street, adjacent to the property boundary where practicable, otherwise adjacent to the road.

Clarence Street

- Widening of Clarence Street with hotmix sealed pavement to a minimum width of 11 metres from face of kerb to face of kerb plus kerb and gutter and nature strip on the eastern side of Clarence Street, in accordance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath for the frontage of Clarence Street, adjacent to the property boundary where practicable, otherwise adjacent to the road.

Elizabeth Street

- For lots 21-23, widening of Elizabeth Street with hotmix sealed pavement to 8.9m from face of kerb to face of kerb plus kerb and gutter and nature strip on the northern side of Elizabeth Street, in accordance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath for the frontage of Elizabeth Street, except lot 25, adjacent to the property boundary where practicable, otherwise adjacent to the road.

Subdivision Road

- Design of the subdivision road (15m wide road reservation, 25 diameter wide road reservation at cul-de-sac bowl and 6.9m wide sealed pavement) in compliance with Tasmanian Standard Drawing TSD-R06.

MINUTES – ORDINARY MEETING

16 JULY 2018



- A 1.8m wide concrete footpath on the northern side of the cul-de-sac, adjacent to the property boundary where practicable, otherwise adjacent to the road.

5.2 Roadworks

Before the final plan is sealed, the works detailed in the plans required by condition 5.1 must be completed in accordance with those plans.

5.3 Street name and regulatory signage

- Before the final plan is sealed, the developer must install a street name sign for the new cul-de-sac, and any required regulatory signage.

5.4 Access

A concrete driveway crossover and concrete apron must be constructed for each lot, except lot 25, from the edge of the street to the property boundary in accordance with Council standards.

5.5 Works in road reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall be given to the Works & Infrastructure Department to inspect works within road reserve and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

5.6 Street Lighting

Before the final plan is sealed, the developer must install street lighting in accordance with a design to the approval of TasNetworks and the General Manager.

5.7 As constructed information - roads

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

5.8 Transfer of road reservation

The title for road reservation shown on the final plan must be transferred to Council prior to takeover of the roadworks by Council.

5.9 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, shall be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

6 STORMWATER

6.1 Stormwater system

- Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- A stormwater design plan including long sections and the depth, size and grade of all mains must be provided to Council prior to the commencement of any works on site.
- Calculations must be provided to demonstrate that the system is of sufficient capacity to drain the road and all lots to be created.

6.2 As constructed information - stormwater

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

6.3 Hydraulic separation

- Any existing pipes and stormwater connections shall be located where required pipes are to be rerouted to provide an independent system for each lot.

MINUTES – ORDINARY MEETING

16 JULY 2018



- Certification shall be provided that hydraulic separation between the all lots has been achieved.

6.4 Easements to be created

Easements shall be created over all Council-owned services in favour of the Northern Midlands Council. Such easements shall be created on the final plan to the satisfaction of the Planning & Development Manager.

6.5 Pollutants

- The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.
- Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. No material or debris is to be transported onto the road reserve (including the naturestrip footpath and road pavement). Any material that is deposited on the road reserve shall be removed by the applicant. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

7 MUNICIPAL STANDARDS & CERTIFICATION OF WORKS

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design shall be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, shall also be completed to the approval of the Works & Infrastructure Department.

8 MAINTENANCE PERIOD

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

9 PUBLIC OPEN SPACE CONTRIBUTION

A cash contribution must be paid in lieu of land for public open space in accordance with Council policy, currently:

- \$1,200 per new lot; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

10 PLANTING OF STREET TREES

Before the final plan is sealed, a bond or bank guarantee of \$250 per lot (i.e. 25 x \$250) must be provided to the Council.

The developer must plant the street trees in accordance with the landscape plan at the end of the 12-month maintenance period. If the trees are not planted, Council may use the bond/bank guarantee to ensure the plantings occur.

11 ELECTRICITY

Electricity to the subdivision must be underground.

Underground electricity services must be connected to each lot.

Written advice from Aurora Energy must be provided demonstrating that underground electricity services have been connected to each lot.

12 AGREEMENT UNDER PART 5 OF LAND USE PLANNING APPROVAL ACT 1993

The owner must enter into, and comply with all conditions of, an agreement under Part 5 of the Act with the Northern Midlands Council to provide for the following:

The owners of lots 1, 2, 3, 4, & 5:

- Acknowledge that the 4m wide drainage easement at the rear of the lots contains an overland flow path.

MINUTES – ORDINARY MEETING

16 JULY 2018



- Agree to maintain the shape of the overland flow path in accordance with the attached document Local Lot Fill & Stormwater Discharge (as amended by condition 2.2 of the permit) including not blocking or filling the flow path and keeping fencing which protrudes down into the flow path of an open mesh type.

The owner of lot 9:

- Acknowledges that the 3m wide drainage easement along the south-eastern boundary of the lot contains an overland flow path.
- Agrees to maintain the shape of the overland flow path in accordance with the attached document Local Lot Fill & Stormwater Discharge (as amended by condition 2.2 of the permit) including not blocking or filling the flow path and keeping fencing which protrudes down into the flow path of an open mesh type.

This agreement must be prepared by the applicant and forwarded to the Council with a cheque for the Recorder of Titles fee for the registration of the Agreement.

13 STAGING OF SUBDIVISION

The subdivision may proceed in stages. All conditions relevant to each stage must be met before the Final Plan for that stage is sealed.

14 SEALING OF PLANS

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

NOTE: National Broadband Network

The developer is strongly encouraged to contact NBN Co about extending the National Broadband Network to the subdivision.

DECISION

Cr Goninon/Cr Calvert

That land at 21-43 Clarence Street, Perth be approved to be developed and used for a 25 Lot Subdivision (Heritage Listed Property) in accordance with application P18-135, and subject to the following conditions:

1 LAYOUT NOT ALTERED

Except as required by condition 2, the use and development must be in accordance with the endorsed documents:

- P1 (Plan of Subdivision, Dated 04/07/2018, page 1);
- P2 (Plan of Subdivision, Dated 04/07/2018 Page 2);
- P3 (Services Plan, Dated 04/07/2018, Page 1);
- P4 (Services Plan, Dated 04/07/2018, Page 2);
- P5 (RFI Response: Stormwater, Hydrodynamica, 29 May 2018);
- P6 (Local Lot Fill & Stormwater Discharge, Dated 31.05.18);
- P7 (Traffic Assessment, May 2018, Rev 1).

2 PLANS REQUIRED

2.1 Before the development starts, plans to the approval of the General Manager must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the endorsed plans but amended to detail:

- The boundaries between lots 21 and 22, and 22 and 23 parallel to Clarence Street.
- Plans detailing the design of street lights and street name signs.
- Plans detailing a section of grey bricks or pavers instead of bitumen at the entrance to the cul-de-sac.

MINUTES – ORDINARY MEETING

16 JULY 2018



- The overland flow path at the rear of lots 1-5 constructed of gravel to allow trucks to drive on it to the approval of the General Manager.
- 2.2** Before the development starts, the Local Lot Fill & Stormwater Discharge plan must be amended to show:
 - the layout in P1.
 - the profile of the two overland flow paths.
 - the east-west cross section of filling at boundary with 1-3 George St.
 - engineering retaining wall as part of the headwall installation with the design to ensure overtopping will not compromise the integrity of the wall with additional cover to offset potential erosion.
- 2.3** Before the development starts, a landscape plan to the approval of the General Manager must be submitted. When approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared by a landscape architect and detail:
 - Street trees planted at the frontages of each lot where practicable. Where it is not practicable to plant street trees at the frontage, an alternative location on the opposite side of the road.

3 TASMANIAN HERITAGE COUNCIL

The use and development approved by this permit must comply with the requirements of the attached Tasmanian Heritage Council Notice of Heritage Decision (THC Works Ref: #5613; dated 25 June 2018).

4 TASWATER

Sewer and water services must be provided in accordance with the attached Submission to Planning Authority Notice (reference number TWDA 2018/00893-NMC).

5 ROADS

5.1 Detailed engineering plans required

Before the commencement of any works for the subdivision, detailed engineering plans by a certified engineer, to the approval of Council's General Manager, must be lodged with Council.

The plans must include:

- An engineering design of the road and drainage system including pavement long sections and cross sections is to be approved by Council before the commencement of works on site

George Street

- Widening of George Street with hotmix sealed pavement to match the existing kerb and channel in George Street on the western side of Clarence Street plus kerb and gutter and nature strip on the southern side of George Street, in accordance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath for the frontage of George Street, adjacent to the property boundary where practicable, otherwise adjacent to the road.

Clarence Street

- Widening of Clarence Street with hotmix sealed pavement to a minimum width of 11 metres from face of kerb to face of kerb plus kerb and gutter and nature strip on the eastern side of Clarence Street, in accordance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath for the frontage of Clarence Street, adjacent to the property boundary where practicable, otherwise adjacent to the road.

Elizabeth Street

- For lots 21-23, widening of Elizabeth Street with hotmix sealed pavement to 8.9m from face of kerb to face of kerb plus kerb and gutter and nature strip on the

MINUTES – ORDINARY MEETING

16 JULY 2018



northern side of Elizabeth Street, in accordance with Tasmanian Standard Drawing TSD-R06.

- A 1.8m wide concrete footpath for the frontage of Elizabeth Street, except lot 25, adjacent to the property boundary where practicable, otherwise adjacent to the road.

Subdivision Road

- Design of the subdivision road (15m wide road reservation, 25 diameter wide road reservation at cul-de-sac bowl and 6.9m wide sealed pavement) in compliance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath on the northern side of the cul-de-sac, adjacent to the property boundary where practicable, otherwise adjacent to the road.

5.2 Roadworks

Before the final plan is sealed, the works detailed in the plans required by condition 5.1 must be completed in accordance with those plans.

5.3 Street name and regulatory signage

- Before the final plan is sealed, the developer must install a street name sign for the new cul-de-sac, and any required regulatory signage.

5.4 Access

A concrete driveway crossover and concrete apron must be constructed for each lot, except lot 25, from the edge of the street to the property boundary in accordance with Council standards.

5.5 Works in road reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall to be given to the Works & Infrastructure Department to inspect works within road reserve and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

5.6 Street Lighting

Before the final plan is sealed, the developer must install street lighting in accordance with a design to the approval of TasNetworks and the General Manager.

5.7 As constructed information - roads

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

5.8 Transfer of road reservation

The title for road reservation shown on the final plan must be transferred to Council prior to takeover of the roadworks by Council.

5.9 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, shall be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

6 STORMWATER

6.1 Stormwater system

- Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- A stormwater design plan including long sections and the depth, size and grade of all mains must be provided to Council prior to the commencement of any works on site.
- Calculations must be provided to demonstrate that the system is of sufficient

MINUTES – ORDINARY MEETING

16 JULY 2018



capacity to drain the road and all lots to be created.

6.2 As constructed information - stormwater

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

6.3 Hydraulic separation

- Any existing pipes and stormwater connections shall be located where required pipes are to be rerouted to provide an independent system for each lot.
- Certification shall be provided that hydraulic separation between the all lots has been achieved.

6.4 Easements to be created

Easements shall be created over all Council-owned services in favour of the Northern Midlands Council. Such easements shall be created on the final plan to the satisfaction of the Planning & Development Manager.

6.5 Pollutants

- The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.
- Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. No material or debris is to be transported onto the road reserve (including the naturestrip footpath and road pavement). Any material that is deposited on the road reserve shall be removed by the applicant. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

6.6 Installation of Humeceptors

The Humeceptors Option 1 and 2 specified in the Hydrodynamica Memorandum dated 29 May 2018 (endorsed document P5), must be installed.

7 MUNICIPAL STANDARDS & CERTIFICATION OF WORKS

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design shall be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, shall also be completed to the approval of the Works & Infrastructure Department.

8 MAINTENANCE PERIOD

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

9 PUBLIC OPEN SPACE CONTRIBUTION

A cash contribution must be paid in lieu of land for public open space in accordance with Council policy, currently:

- \$1,200 per new lot; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

10 PLANTING OF STREET TREES

Before the final plan is sealed, a bond or bank guarantee of \$250 per lot (i.e. 25 x \$250) must be provided to the Council.

MINUTES – ORDINARY MEETING

16 JULY 2018



The developer must plant the street trees in accordance with the landscape plan at the end of the 12-month maintenance period. If the trees are not planted, Council may use the bond/bank guarantee to ensure the plantings occur.

11 ELECTRICITY

Electricity to the subdivision must be underground.

Underground electricity services must be connected to each lot.

Written advice from Aurora Energy must be provided demonstrating that underground electricity services have been connected to each lot.

12 DRAINAGE EASEMENTS

12.1 The 4m wide drainage easement at the rear of lots 1-5 must be transferred to Council for drainage purposes.

12.2 The proponent must place a drainage easement of a width approved by the General Manager over the line of drain shown on the endorsed plans over 1-3 George Street.

13 STAGING OF SUBDIVISION

The subdivision may proceed in stages. All conditions relevant to each stage must be met before the Final Plan for that stage is sealed.

14 SEALING OF PLANS

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

NOTE: National Broadband Network

The developer is strongly encouraged to contact NBN Co about extending the National Broadband Network to the subdivision.

AMENDMENT

Cr Polley/Cr Goss

That delegation be given to Council's General Manager to further negotiate with the parties and to make a decision by 20 July 2018.

Lost

Voting for the Amendment:

Cr Gordon, Cr Goss, Cr Lambert, Cr Polley

Voting against the Amendment:

Mayor Downie, Cr Calvert, Cr Goninon, Cr Knowles

The Motion was Put and
Carried

Voting for the Motion:

Mayor Downie, Cr Calvert, Cr Goninon, Cr Gordon, Cr Knowles, Cr Lambert, Cr Polley

Voting against the Motion:

Cr Goss

MINUTES – ORDINARY MEETING

16 JULY 2018



203/18 PLANNING APPLICATION P18-047 78 TUNBRIDGE TIER ROAD, TUNBRIDGE

File Number: 9402300.01
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for 78 Tunbridge Tier Road, Tunbridge to increase production from 70,000 cubic metres (112,000 tonnes) to up to 140,000 cubic metres (224,000 tonnes) per annum of dolerite-derived products at the existing quarry, which is a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

2 BACKGROUND

Applicant:
Hazel Bros Group Pty Ltd

Owner:
E A Cameron & Mona Vale Holdings Pty Ltd

Zone:
Rural Resource

Codes:
Road and Railway Assets Code; Carparking and Sustainable Transport Code; Biodiversity Code

Classification under the Scheme:
Extractive Industry (quarry)

Existing Use:
Extractive Industry (quarry)

Deemed Approval Date:
29/7/18

Recommendation:
Approve

Discretionary Aspects of the Application

- Discretionary use (level 2 activity)

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Preliminary Discussion

Prior to submission of the application, the applicant held discussions with Council officers regarding the application.

Prior to the application becoming valid / being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached.

MINUTES – ORDINARY MEETING

16 JULY 2018



Entrance to site from Tunbridge Tier Road



3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application).

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

4 ASSESSMENT

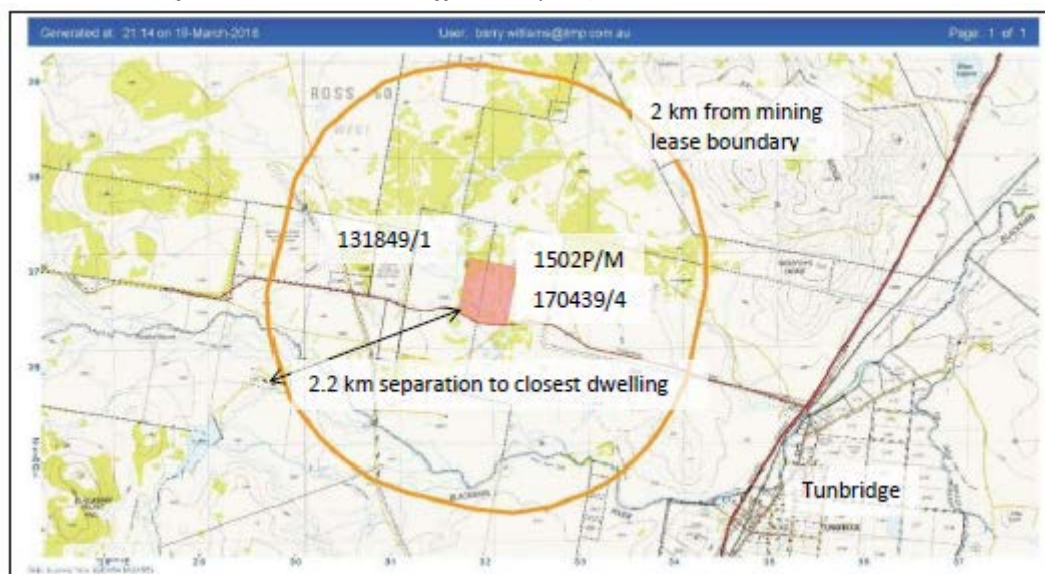
4.1 Proposal

It is proposed to increase production from 70,000 cubic metres to up to 140,000 cubic metres per annum of dolerite-derived products at the existing quarry.

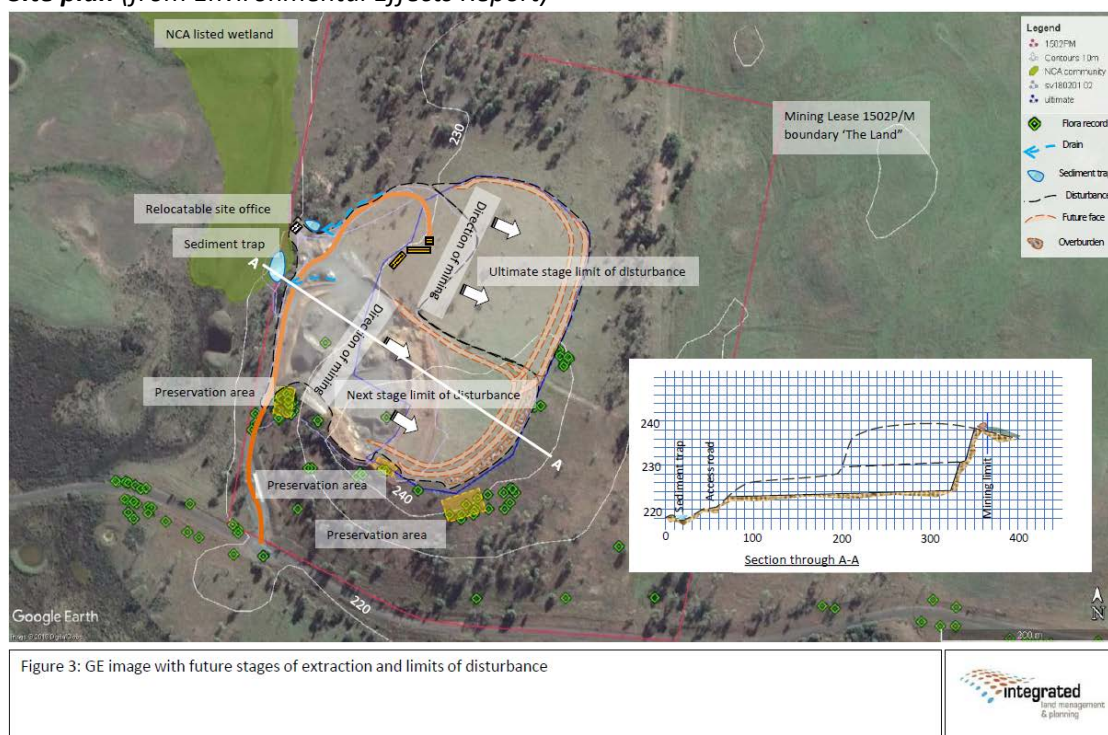
MINUTES – ORDINARY MEETING

16 JULY 2018

Location Plan (from Environmental Effects Report)



Site plan (from Environmental Effects Report)



4.2 Zone and land use

The land is zoned Rural Resource, is partially within a priority habitat area and is subject to the Biodiversity Code.

The relevant Planning Scheme definition is:

Extractive industry	use of land for extracting or removing material from the ground, other than resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
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Extractive industry is discretionary in the zone, due to the application being for a Level 2 Activity.

MINUTES – ORDINARY MEETING

16 JULY 2018



4.3 Subject site and locality

The author of this report carried out a site visit on 8 March 2018. The site contains a quarry. Surrounding land is used for grazing.

Existing quarry operation



Existing quarry operation



MINUTES – ORDINARY MEETING

16 JULY 2018



4.4 Permit/site history

Relevant permit history includes:

- Level 2 Extractive Industry for up to 70,000 cubic metres per annum.

4.5 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 Records management system after completion of the public exhibition period revealed that no representations were received.

4.6 Referrals

Council's Works Department

Precis: Council's Works Department recommended the following conditions:

Access (Rural)

Prior to the increase in production the access is to be upgraded in accordance with recommendations of Traffic Impact Assessment by Terry Eaton.

Prior to the increase in production advisory signage is to be installed by the applicant in accordance with recommendations of Traffic Impact Assessment by Terry Eaton.

Road damage bond

A road damage bond is to be applied based on the same methodology as used for calculating the bond on Valleyfield road quarry.

Environment Protection Agency (level 2 under EMPCA)

Precis: The EPA provided an assessment and conditions to be included in Council's permit.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a
SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
STATE POLICIES	
The proposal is consistent with all State Policies.	
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993	
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .	
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES	
<i>Strategic Plan 2017-2027</i>	
<i>Statutory Planning</i>	

4.7 Planning Scheme Assessment

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.

26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

MINUTES – ORDINARY MEETING

16 JULY 2018



Comment: The proposal is consistent with the relevant zone purpose statements.

26.1.2 Local Area Objectives

- a) **Primary Industries:**
Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.
The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.
Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.
- b) **Tourism**
Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.
The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.
- c) **Rural Communities**
Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Comment: The proposal is consistent with the relevant local area objectives.

26.1.3 Desired Future Character Statements

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

Comment: The proposal is consistent with the desired future character statement.

26.2 Use Table

Discretionary	
Use Class	Qualification
Extractive industries	If located on prime agricultural land, or If for a Level 2 Activity

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective	
a)	To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
b)	To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
c)	To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
d)	Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
e)	Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
f)	The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.
Acceptable Solutions	Performance Criteria
A1 If for permitted or no	P1.1 It must be demonstrated that the use is consistent with local area

MINUTES – ORDINARY MEETING

16 JULY 2018



permit required uses.	objectives for the provision of non-primary industry uses in the zone, if applicable; and P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m ² over the site.
NA	The proposal complies.
A2 If for permitted or no permit required uses.	P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the: i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.
NA	Not on prime agricultural land.
A3 If for permitted or no permit required uses.	P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that: a) the amount of land converted is minimised having regard to: i) existing use and development on the land; and ii) surrounding use and development; and iii) topographical constraints; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or c) the location of the use on the site is reasonably required for operational efficiency.
NA	The proposal complies.
A4 If for permitted or no permit required uses.	P4 It must be demonstrated that: a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.
NA	Concern over the capacity of Tunbridge Tier Road to accommodate the increased heavy vehicle usage Condition requiring a road maintenance levy is recommended.
A5 The use must: a) be permitted or no permit required; or b) be located in an existing building.	P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to: a) the impacts on skylines and ridgelines; and b) visibility from public roads; and c) the visual impacts of storage of materials or equipment; and d) the visual impacts of vegetation clearance or retention; and e) the desired future character statements.
NA	The proposal complies.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	Complies with site distances.
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies with the parking requirement.
E7.0 SCENIC MANAGEMENT CODE	N/a

MINUTES – ORDINARY MEETING

16 JULY 2018



E8.0 BIODIVERSITY CODE	Complies with the code.
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Subdivision	N/a

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<i>Strategic Plan 2017-2027</i> <i>Statutory Planning</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

There are potential financial implications with regard to damage to Tunbridge Tier Road.

6 OPTIONS

- Approve subject to conditions, or refuse and state reasons for refusal.
- Enter into a Deed of Agreement with Hazell Bros Group Pty Ltd for them to maintain Tunbridge Tier Road from the quarry access to the Midland Highway in the same or better condition than it currently is.
- Require a bond of \$70,000 for the maintenance of Tunbridge Tier Road.

7 DISCUSSION

Discretion to refuse the application is limited to the proposal being for a Level 2 Activity.

Conditions that relate to any aspect of the application can be placed on a permit.

The Tribunal decision on the Valleyfield Road quarry required a \$220,000 bond. This was on 11.9 km of Council roads (3.9km of Valleyfield Road and 8km of Barton Road).

The Tunbridge Tier Road quarry is 3.8 km from the Midland Highway. At the same rate as the Valleyfield Road quarry the bond would be \$70,000.

MINUTES – ORDINARY MEETING

16 JULY 2018



This was discussed with the applicant who advised of a preference for an agreement that Hazell Bros Group Pty Ltd be required to maintain Tunbridge Tier Road in the same as or better condition than it currently is. This is supported in preference to a road maintenance bond.

It is recommended that the application be approved with the conditions below.

8 ATTACHMENTS

- a) Application & plans, correspondence with applicant
- b) Responses from referral agencies

RECOMMENDATION

That land at 78 Tunbridge Tier Road, Tunbridge be approved to be developed and used for an increase production rate from 70,000 cubic metres to 140,000 cubic metres per annum in accordance with application P18-047, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed document **D1** (Tunbridge Tier Quarry – Environmental Effects Report 19 April 2018).

2 Environmental Management & Pollution Control Act 1994

The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of Environmental Protection Authority (EPA) has required the planning authority to include in this permit, pursuant to section 25(5) of the *Environmental Management & Pollution Control Act 1994* (**D2**).

3 Quarterly Returns

The permit operator must provide Council a digital copy of the quarterly returns, as required by Mineral Resources Tasmania for the quarters ending 31 March, 30 June, 30 September and 31 December, within 28 days after the end of the quarter, to verify the amount of product transported from the quarry.

4 Access

Prior to the increase in production the access must be upgraded in accordance with recommendations of Traffic Impact Assessment by Terry Eaton:

- Upgrade the driveway for outward movements to comply with Fig. 6.61 of Austroads to provide an exit turn path by offsetting the gateway 20 metres from the edge of the seal and providing approach / departure tapers.
- Installation of advisory warning signs W5-22 “Truck” with attachment “Turning” plate on 140m before each the approach to the driveway

5 Agreement for Road Maintenance

Prior to the increase in production or within 3 months of the date of this permit, whichever occurs first, the applicant must enter into an agreement with the Northern Midlands Council whereby the applicant agrees to maintain Tunbridge Tier Road from the quarry access to the Midland Highway in the same or better condition than it currently is.

DECISION

Cr Knowles/Cr Calvert

That land at 78 Tunbridge Tier Road, Tunbridge be approved to be developed and used for an increase production rate from 70,000 cubic metres to 140,000 cubic metres per annum in accordance with application P18-047, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed document **D1** (Tunbridge

MINUTES – ORDINARY MEETING

16 JULY 2018



Tier Quarry – Environmental Effects Report 19 April 2018).

2 Environmental Management & Pollution Control Act 1994

The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of Environmental Protection Authority (EPA) has required the planning authority to include in this permit, pursuant to section 25(5) of the *Environmental Management & Pollution Control Act 1994* (D2).

3 Quarterly Returns

- 3.1 The permit operator must provide Council a digital copy of the quarterly returns, as required by Mineral Resources Tasmania for the quarters ending 31 March, 30 June, 30 September and 31 December, within 28 days after the end of the quarter, to verify the amount of product transported from the quarry.
- 3.2 The proponent must provide the Council with weighbridge tickets for the quarters ending 31 March, 30 June, 30 September and 31 December within 28 days after the end of the quarter.

4 Access

- 4.1 Prior to the increase in production the access must be upgraded in accordance with recommendations of Traffic Impact Assessment by Terry Eaton:
 - Upgrade the driveway for outward movements to comply with Fig. 6.61 of Austroads to provide an exit turn path by offsetting the gateway 20 metres from the edge of the seal and providing approach / departure tapers.
 - Installation of advisory warning signs W5-22 “Truck” with attachment “Turning” plate on 140m before each the approach to the driveway
- 4.2 Prior to the increase in production or within 3 months of the date of this permit, whichever occurs first, the condition of Tunbridge Tier Road is to be assessed by a suitably qualified expert at the proponent’s expense. The assessment is to be provided to Council as a report. Subsequent assessments must be undertaken and the report provided when required by the General Manager, depending on the road condition, but no more than every six months. The assessment is to be undertaken in accordance with the following, unless otherwise specified in writing by the General Manager:
 - i) The assessment is limited to that part of Tunbridge Tier Road used by trucks going to and from the quarry.
 - ii) A visual inspection only is required.
 - iii) The condition of the road is to be recorded via photographs and description.
 - iv) The report must state what (if any) damage, in the expert’s opinion, has been caused by truck movements to and from the quarry.
 - v) The report must state what (if any) repairs are required to rectify the damage caused by truck movements to and from the quarry.
 - vi) The report must estimate the cost of any repairs it states are required under (v).

5 Agreement for Road Maintenance

Prior to the increase in production or within 3 months of the date of this permit, whichever occurs first, the applicant must enter into an agreement with the Northern Midlands Council whereby the applicant agrees to maintain Tunbridge Tier Road from the quarry access to the Midland Highway in the same or better condition than it currently is.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



204/18 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 Gordon/Cr Lambert

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

MINUTES – ORDINARY MEETING

16 JULY 2018



CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr Knowles/Cr Lambert

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Community & Development Supervisor, Works Manager, Senior Planner and Executive Assistant.

Carried by absolute majority

205/18 PROPOSED UPGRADE WORKS TO REDUCE FLOOD RISKS: SHEEPWASH CREEK PERTH

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.

DECISION

Cr Knowles/Cr Polley

- A) That the schedule of works be incorporated into Council’s Long-Term Financial Plan and that works progress earlier if Council is successful in obtaining external funding.
- B) That a further report be prepared relating to the draft Sheepwash Creek Water Sensitive Urban Design concept and schedule of works.
- C) That Council, in relation to this matter:
 - i) considered whether any discussion, decision, report or document is kept confidential or released to the public.
 - ii) determined to release all documents presented to the meeting except for the advice on the allocation of the funds for the acquisition of land.

Carried

Voting for the Motion:

Mayor Downie, Cr Calvert, Cr Gordon, Cr Knowles, Cr Lambert, Cr Polley

Voting against the Motion:

Cr Goninon, Cr Goss

206/18 LOCAL DISTRICT COMMITTEE MEMBERSHIP

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.

DECISION

Cr Knowles/Cr Lambert

That Council

- A) in relation to this matter:
 - i) accept Kathy Farr as a member of the Longford Local District Committee until the conclusion of the 2018-2020 term.
 - ii) accept Tim Johnson as a member of the Ross Local District Committee until the conclusion of the 2018-2020 term.
 - iii) accept Ann Green as a member of the Cressy Local District Committee until the conclusion of the 2018-2020 term.
- B) in relation to this matter:
 - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to release the decision to the public.

Carried unanimously

MINUTES – ORDINARY MEETING

16 JULY 2018



207/18 PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

DECISION

Cr Goninon/Cr Gordon

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Downie closed the meeting at 7.43pm.

MAYOR _____

DATE _____