



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

Ordinary Meeting of Council

Monday, 17 September 2018

MINUTES – ORDINARY MEETING

17 SEPTEMBER 2018



MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5.00PM ON MONDAY, 17 SEPTEMBER 2018

242/18 ATTENDANCE

1 PRESENT

Mayor Downie, Cr Adams, Cr Gordon, Cr Goss, Cr Knowles OAM, Cr Lambert

In Attendance:

Mr Jennings – General Manager, Miss Bricknell – Corporate Services Manager, Mr Leigh McCullagh – Works Manager, Mr Atkinson – Community & Development Supervisor, Mr Godier – Senior Planner (to 7.05pm), Ms Boer – Urban & Regional Planner (from 6.45pm to 7.05pm); Ms Lucie Copas – Executive & Communications Officer

2 APOLOGIES

Cr Calvert, Cr Goninon, Cr Polley AM

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Council RESOLVED to agree to the inclusion in the Agenda of late item GOV 10 - Code of Tendering and Procurement.

244/18 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 of interest were received.

245/18 CONFIRMATION OF MINUTES

1 OPEN COUNCIL – ORDINARY COUNCIL MEETING MINUTES – 20 AUGUST 2018

DECISION

Cr Knowles/Cr Gordon

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 August 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)	07/08/2018	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
ii)	07/08/2018	Evandale Advisory Committee	Ordinary
iii)	09/08/2018	Ross Community Sports Club Inc.	Ordinary
iv)	30/08/2018	Avoca, Royal George & Rossarden Local District Committee	BGM
v)	30/08/2018	Avoca, Royal George & Rossarden Local District Committee	Ordinary

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	Date	Committee	Meeting
vi)	04/09/2018	Campbell Town District Forum	Ordinary
vii)	04/09/2018	Ross Local District Committee	Ordinary
viii)	04/09/2018	Evandale Advisory Committee	Ordinary
ix)	05/09/2018	Longford Local District Committee	Ordinary

DECISION

Cr Adams/Cr Knowles

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

Carried unanimously

3 RECOMMENDATIONS OF SUB COMMITTEES

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

Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 5 September 2018 the following motions were recorded for Council's consideration:

6.7 Levee Banks

That the use of the levee banks be investigated and advice on use be sought.

Officer's Comments:

The Committee has requested that Council investigate the establishment of a walking trail on the Longford Levee Bank.

Officer's Recommendation:

That Council officers investigate.

DECISION

Cr Knowles/Cr Lambert

That the use of the levee banks be investigated and advice on use be sought.

Carried unanimously

7.7 Keep Australia Beautiful Awards

That Council investigate a broader concept for deposit legislation.

Officer's Comments:

Keep Australia Beautiful - Tasmania is a non-government, non-political community organisation, with autonomous Councils in each State and Territory working to encourage the protection and improvement of the Australian environment.

The matter was discussed at the 25 July 2018 LGAT General Meeting at which time the following motion was carried:

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.

This matter is therefore being championed by LGAT and requires no further action by Council at this time.

Officer's Recommendation:

No further action be taken at this time.

DECISION

Cr Goss/Cr Adams

That Council investigate a broader concept for deposit legislation.

Carried unanimously

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246/18 DATE OF NEXT COUNCIL MEETING
15 OCTOBER 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, 15 October 2018.

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247/18 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
03/09/2018	Council Workshop <i>Discussion/Presentations:</i> <ul style="list-style-type: none"> Further Education Bursary Students – Presentations NMBA: TRANSlink Data Pilot Project - Final Report Campbell Town District High School: Inspiring Positive Futures and Chaplaincy Funding Cressy District High School: 2018 Inspiring Futures Charter Signing Conservation Covenants in the Northern Midlands Municipality Conara Entrance Sign Development Proposal Stormwater Issues Heritage Listing of Churches & Associated Buildings Longford Riverside Caravan Park
17/09/2018	Council Workshop <i>Discussion:</i> <ul style="list-style-type: none"> Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 21 August 2018 to 17 September 2018 are as follows:

Date	Activity
21 August 2018	Attended TasWater meeting, Hobart
24 August 2018	Attended Save Our Community Souls (SOCS) meeting, Campbell Town
26 August 2018	Attended Save Our Community Souls (SOCS) meeting regarding Anglican Diocese, Campbell Town
27 August 2018	Attended charter signing at Campbell Town District High School Campbell Town
29 August 2018	Attended meeting with ratepayer, Perth
30 August 2018	Attended EMIT AGM, Campbell Town
3 September 2018	Attended Save Our Community Souls (SOCS), Campbell Town
3 September 2018	Attended Council Workshop, Longford
4 September 2018	Attended TasWater meeting, Moonah
6 September 2018	Attended Turning of the Soc, Perth
6 September 2018	Attended phone conference regarding TasWater, Campbell Town
10 September 2018	Attended Save Our Community Souls (SOCS), Hobart
17 September 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

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- (d) a statement specifying the number of signatories; and
 (e) the full printed name, address and signature of the person lodging the petition at the end of the petition.

58. Tabling petition

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

3 Petitions Received

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

Mayor Downie, Cr Adams, Cr Gordon and Corporate Services Manager attended the LGAT AGM and Annual Conference from 25 to 27 July 2018.

No further reports received.

5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2018/2019 year												Total 2018/2019 YTD	Total 2017/18
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	119	102											221	884
337	58	53											111	429

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6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for Aug 2018		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	2,265	53,395	2,888	63,339
Dogs Impounded	84	5,556	7	497	13	908
Euthanized	-	-	-	-	1	-
Re-claimed	71	-	5	-	10	-
Re-homed/To RSPCA	10	-	2	-	2	-
New Kennel Licences	12	840	2	144	4	288
Renewed Kennel Licences	64	2,752	1	44	73	3,212
Infringement Notices (paid in full)	76	12,458	-	-	-	-
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
TOTAL		127,771		53,992		67,747

Registration Audit of the Municipality:

The audit has been started on rural areas, with a large number of dogs being unregistered.

Kennel Licence Inspections:

Kennel licence inspections are underway with 1 licence being suspended.

Infringements:

4 infringements were issued in August with 2 being withdrawn.

Attacks:

0 Attacks in August.

Impounded dog:

7 dogs were impounded in August.

7 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils 'A council must develop and implement an approved program for immunisation in its municipal area'. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.

MONTH	2016/2017		2017/2018		2018/2019	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	43	49	82	82		
October-December	46	52	39	31		
January-March	-	-	39	38		
April-June	16	45	39	37		

Immunisations are provided by the Longford Surgery during 2018 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	2015/2016	2016/17	2017/18	2018/19
Notifiable Diseases	5	4	4	0
Inspection of Food Premises	154	75	77	28

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Notifiable Disease investigations are carried out at the request of the Department of Health and Human Services. Such investigations typically relate to cases of food borne illness.

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 2018.

8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	1	-										
Building & Planning	1	-										
Community Services	-	-										
Corporate Services	-	1										
Governance	-	-										
Waste	-	-										
Works (North)	10	26										
Works (South)	-	-										

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

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	38
Planning/Building Applications Remitted			
16-Jul-18	Parks & Wildlife Department	Ben Lomond Temporary Facilities	340
Sporting/Academic Achievements			
17-Jul-18	Ms Sophie Fletcher	2018 Tas Senior Bowls Team	62
17-Jul-18	Ms Judy Gurr	2018 Tas Senior Bowls Team	62
18-Jul-18	Mr Jack Jarman	2018 Tas Senior Bowls Team	62
31-Jul-18	Ms Denise Middap	2018 Tas Senior Bowls Team	62
22-Aug-18	Ms N Cawthen	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Mr Simon Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Shenaye Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Julie Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
21-Aug-18	Miss Ava Walker	Interschool Championships Equestrian Competition	62
21-Aug-18	Miss Lucy Johnston	Interschool Championships Equestrian Competition	62
21-Aug-18	Mr Archie Clayton	Karl Prosselt Cup U12 Soccer Team	62
TOTAL DONATIONS			\$ 1,060

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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	Delegation to attend 1 October Council workshop.	
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	Projects to be progressed with Committee - State Government election funding. Concept plans imminent for kiosk and shade sail. Applying for further funding for play equipment.	
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	Information presented to 6 August Council workshop. Further report to Council.	
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	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
					Strategy. INFO report to September 2018 Council meeting.	
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 tender submissions being considered. NOA workshops on 5 priority Council functions.	
20/08/2018	216/18	Review of Local Government Legislation	That the Draft Terms of Reference be noted and any feedback forwarded to the Local Government Division	General Manager	Email sent to LGAT 21/8 - no response to TOR.	
20/08/2018	228/18	Water and Sewerage Reform: Tasmanian Government and Taswater	That Council support the resolutions at the TasWater Special General Meeting on 27 September 2018:	General Manager	Awaiting voting information to be completed prior to meeting.	
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.	
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	Discussed at August workshop. Report and attachments tabled at all Local District Committee meetings.	
20/08/2018	220/18	Membership of Northern Regional Waste Management Group	That Council wish to support and continue their membership of the Northern Regional Waste Management Group by signing the Agreement 2018.	Engineering Officer	GM to sign agreement at next General Manager's meeting.	
20/08/2018	213/18	Information Items - Midland Highway	That the newly developed shared pathway on Haggerston Road (Old Midland Highway) at Devon Hills be designated as a cycleway only, as was originally intended, and that the Department of State Growth be requested to remove the guide posts.	Works Manager/ AGM	Email sent 21/8. Public consultation to be undertaken by State Growth.	
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.	
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	Works Manager	Council pursuing with State Growth.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			Council providing road and other maintenance services on a contract basis in the future.			
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.	
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.	
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	Report to Council.	
21/05/2018	115/18	Northern Midlands Youth Services	3) That Council consider resource sharing with other Councils regarding Youth Services.	Project Officer	Report to Council .	
16/07/2018	187/18	Stage 3 Redevelopment - Longford's Village Green Playground	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.	Project Officer	TCF advised grant approved for changed Stage 3 redevelopment. Application for funding to be lodged with Variety Tasmania.	
20/08/2018	214/18	Nomenclature: Naming of Park at Cressy – Bartholomew Park	That Council support the formal naming of Cressy Park to Bartholomew Park.	Executive & Comms Officer	21/8 Nomenclature Board advised. Awaiting approval/response, expected November/December.	
21/05/2018	115/18	Northern Midlands Youth Services	2) That Council conduct workshops with local stakeholders regarding youth services.	Executive & Comms Officer	Report to Council.	
20/08/2018	230/18	Policy Review	Update Policy Document - Rural Refuse Collection Service Policy	Executive & Comms Officer	Policy manual updated.	
20/08/2018	230/18	Policy Review	Update Policy Document - Management of Donated Goods after a Disaster Policy	Executive & Comms Officer	Policy manual updated.	
20/08/2018	230/18	Policy Review	Update Policy Document - Access to Residential Units Policy	Executive & Comms Officer	Policy manual updated.	
20/08/2018	230/18	Policy Review	Update Policy Document - Audit Committee	Executive & Comms Officer	Policy manual updated.	
20/08/2018	230/18	Policy Review	Update Policy Document - Reduction in Planning Application Fees for Community Projects	Executive & Comms Officer	Policy manual updated.	
20/08/2018	230/18	Policy Review	Update Policy Document - Information Management Policy	Executive & Comms Officer	Policy manual updated.	
20/08/2018	219/18	Policy Review: Use of Council Logo	That Council endorses the Use of Northern Midlands Council Logo Policy.	Executive & Comms Officer	Policy manual updated.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/08/2018	232/18	Policy Review: Council's CCTV Program and Code of Practice	Update Policy Document - That Council adopts the revised CCTV Program and Code of Practice policy.	Executive & Comms Officer	Policy manual updated.	
20/08/2018	217/18	Policy Review: Customer Service Charter	That Council adopt the minor amendments to the Northern Midlands Council Customer Service Charter as indicated in attachment 12.1 to this report.	Executive & Comms Officer	Policy manual updated.	
20/08/2018	218/18	Policy Review: Meeting Procedures	That Council adopt the changes to the Northern Midlands Council Meeting Procedures Policy, incorporating the previous Recording of Meetings Policy.	Executive & Comms Officer	Policy manual updated.	
20/08/2018	215/18	Spirit of Tasmania – Tour of Tasmania: Request for Financial Assistance	That Council agree to contribute \$3,000 (in cash and in-kind) support to the 2018 Spirit of Tasmania Tour of Tasmania in accordance with the Policy.	Executive & Comms Officer	Funding approved and group advised.	
20/08/2018	231/18	Audit Committee Membership	That Council re-appoint the following members to the Northern Midlands Council Audit Committee for a four year term from 1 January 2018: Synectic Accounting Ben Coull (Independent Chair), Ms Carol Scholes-Robinson (Independent member), and Councillors Adams and Goninon.	Corporate Services Manager	Appointed.	
16/07/2018	189/18	Human Resource Policies	That Council review the gift card policy and increase the gift card to \$100 in 2018/19.	People & Culture Business Partner / Corporate Services Manager	Complete.	
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)	Senior Planner	Process commenced. Heritage Advsor undertaking inspection, report due 14/9/2018.	30/10/2018
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 shipping containers in the Northern Midlands municipality; and b) Council endorse the attached Regulatory Impact Statement.	Senior Planner	Proposed Bylaw and RIS advertised to 17/9/2018..	30/09/2018
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	Approved, commences October 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.	
20/08/2018	222/18	Dog Signage, Declared Areas and Proposed Off Lead Areas	That Council endorse the following areas: ...	Animal Control Officer	Signage to be provided for declared areas.	
20/08/2018	211/18	Confirmation Of Minutes - Perth Local District Committee	That a report be prepared for Council consideration regarding the notification of property owners in relation to development applications and the expansion of notification/advice to all affected property owners.	Community & Development Supervisor	Report to October Council meeting.	30/10/2018

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) Creswick; d)	General Manager	Evandale entrance statement to be constructed 2018/19,	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			Evandale; e) Longford; f) Perth; g) Ross ; and list within the draft 2015/2016 budget for consideration		final designs received. Conara entrance statement designed, seeking approvals.	
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.	
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. Held over by Committee for consideration in 2019.	

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

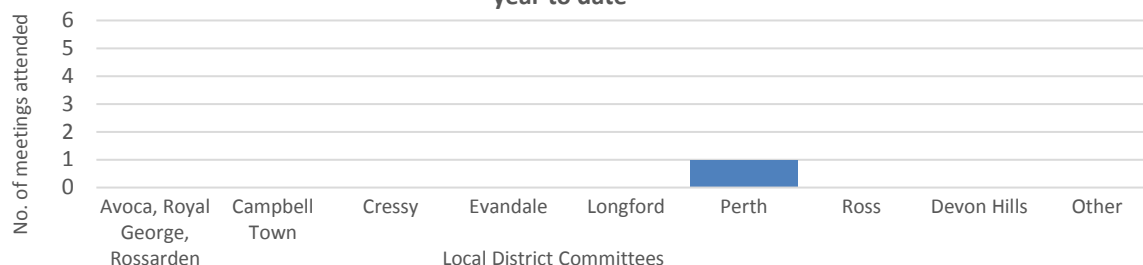
11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 20 August
- Council Workshops:
 - 6 August
 - 20 August
- Executive Management Team:
 - 1 August
 - 15 August
 - 29 August
- Staff Meeting
 - 7 August
 - 21 August
- Community meetings:

2018/19 Meetings Attended
year to date



- Other Meetings:
 - Met with Temple Smith Lawyers
 - Met with David Denman Architects re Longford Recreation Ground redevelopment
 - Met with Tasmania Police
 - Attended insurance seminar
 - Met with Department of State Growth re Midland Highway / Perth Links Road
 - Met with insurance broker
 - Met with Mark Shelton, together with Mayor Downie

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- Attended Citizenship Ceremony
- Met with Developer re Perth Bypass Landscape Plan
- Attended opening of Rest Stop Facility at Campbell Town
- Met with Devon Hills ratepayer
- Met with Longford Local District Committee Chair, Neil Tubb
- Attended General Manager's meeting
- Attended TasWater Owners Representatives Quarterly Briefing
- Met with Ben Howell, Dial Before You Dig
- Met with TRANSlink developer
- Met with potential developers - Evandale
- Met with ratepayer re flooding
- Attended public meeting at Campbell Town re sale of churches
- Met with Perth Community Centre representative
- Met with Evandale Hall hirer
- Met with customer – Campbell Town
- Met with GHD re services
- Meetings with Councillors:
 - Cr Janet Lambert

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 – Successful applicant commenced on 3 September 2018
 - Horticulture Apprenticeship – Successful applicant commences on 17 September 2018
 - Work Health & Safety (WHS) Officer – Successful applicant commenced on 27 August 2018
 - Pool Lifeguards – Advertisement extended till 28 Sep 2018. Local advertising through Country Courier and on shop noticeboards. Little interest thus far. Also, in contact with Aquatic Centre to ascertain if they have lifeguards wanting extra shifts
 - Backhoe Operator – Applications closed on 2 Sep 2018. Interviews to be held on 11 Sep 2018
- Corporate Services Department Review - Consultation survey completed by Corporate Services team and also managers and supervisors. In the process of analysing data and common themes, before preparing report for the General Manager
- Reviewed Gifts, Benefits and Donations Policy, Declaration Form and Register in accordance with the *Local Government (General) Regulations 2015* and the *Gifts and Donations Guidelines 2018* that have been released. Currently consulting with management team regarding their feedback and comment on the updated Policy and templates
- Annual review of the Pool Lifeguard and Pool Operations Manual
- General human resource matters - ongoing
- Performance management and disciplinary matters – ongoing (as required)
- Employee learning and development - ongoing
- 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

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- 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

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

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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
 - 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

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- 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.
- 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.

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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.
- Incident reporting.
- 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.
- Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.
- Sundry database creation and maintenance – incl Outgoing Mail Register.
- 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 & CCTV camera setup and maintenance.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software maintenance.
- 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.
- Setup of Longford After School Care service from term 3 2018.
- Review funding of replacement of BBF funding in 2018/19.
- Administer capital funding projects to improve services.

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.

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- Traffic counts on roads throughout the municipality – ongoing.
- c. Development Work**
- Stage 2 of Holliejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
 - Stage 3 of Holliejett 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 – works have commenced.
 - Tender for Sportsground Lighting – work has commenced on installation of light towers.
 - Tenders currently being called from construction of three bridges – Tooms Lake Road, Brambletye Road and Royal George Road
- 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 2018 to 30 JUNE 2019

Resource Sharing Summary 1/7/18 to 30/6/19 As at 31/8/18	Amount Billed GST Exclusive \$
Meander Valley Council	
Service Provided by NMC to MVC	
Street Sweeping Plant Operator Wages and Oncosts	-
Street Sweeper - Plant Hire Hours	-
Total Services Provided by NMC to Meander Valley Council	-
Service Provided by Meander Valley Council to NMC	
Wages and Oncosts	
Plumbing Inspector Services	4,205.10
Total Service Provided by MVC to NMC	4,205.10
Net Income Flow	- 4,205.10
Total Net	- 4,205.10

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Private Works and Council Funded Works for External Organisations

Hours

Economic & Community Development Department

Northern Midlands Business Association

Promotion Centre Expenditure

- Tourism Officer

Not Charged to Association
Funded.

16.00

Works Department Private Works Carried Out

55.00

71.00

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		Aug 2018	Total 2018/19	Aug 2017
Playground shelter windows smashed, Lewis Street West	Longford	\$ 3,000		
TOTAL COST VANDALISM		\$ 3,000	\$ 3,000	\$ 600

14 YOUTH PROGRAM UPDATE

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 – 5th = 13, 12th and 19th (Not held – Mark away and Taiko Drumming rehearsal), 26th = 16 - TOTAL = 39 (2 sessions)

All of the sessions went ahead and although some behavioural issues had to be dealt with generally there was good behaviour, attendance has increased popularity is growing.

Evandale – 6th (Not held – Poor weather), 13th and 20th (Not held - school holiday break), 27th (Not held – Poor weather) - TOTAL = Nil

There were no Evandale sessions held during June.

15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

STRATEGIC PLANS SPREADSHEET

CURRENT AS OF 3 SEPTEMBER 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 State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder
Campbell Town			
War Memorial Oval Precinct			

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
a) Development Plan (Jeff McClintock) b) Financial & Economic Analysis Report (Strategy 42 South) c) Management of Redevelopment (Philp Lighton Architects)	Apr-14 Jun-15	Dec-14 Dec-15	<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. 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 and funds received. AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Payment awaited. 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 – not successful. 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.
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.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> 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 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 kiosk, install a shade structure and a playground. Grant deed signed. Funding applications to Tasmanian Community Fund and Stronger Communities Program for the children's playground being prepared
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)	Oct-15	-	<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.
b) Review of Master Plan (Lange Design)	Oct-16	May-17	<ul style="list-style-type: none"> 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 <ol style="list-style-type: none"> accepted in principle the Honeysuckle Banks Plan; consider funding the minor works components of the plan in future Council budgets, and 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. 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 – notified successful and work on stage 2 of the application process underway.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> Tas Community Fund grant secured towards the expansion of the outdoor gym. Application for additional funding being prepared to Sport and Recreation Tasmania. Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage being prepared.
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. Funding application to TCF for funds towards the fitness room, meeting rooms, entrance, amenities and external services upgrade submitted August 2018.
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 Cricket Clubs

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> Expression of Interest submitted for Levelling the Playing Field Grant notified as successful and work on stage 2 application underway.
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. Council approved variance to stage 3 at the July 2018 Council meeting: Ultimate Play preparing new stage 3 concept plan & request lodged with TCF for variance to the funding approval. Request approved. Request submitted August 2018 to Variety for funding towards the revised stage 3.
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 Sept -Oct 2018 – weather permitting. Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted. June 2018: Bridge interpretation panel produced.
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 closed 18 July 2018. Feedback being compiled.
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. Kitchen upgraded funded by a State Government Election commitment completed.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
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.
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 August 2018: drone footage of 'mature' WSUD projects interstate being sought.
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.
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.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
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. Project committee meeting scheduled for Sept 2018.
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: notified July 2018 unsuccessful.

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
September				
Until 13 Sept 2018	Evandale 2 Russell St	Exhibition: Slow Traverse by Carmel Dilger	Exhibition at Handmark Gallery by artist Carmel Dilger.	
Until 5 Oct 2018	Longford 658 Woolmers Lane	Exhibition: A Collection of Northern Artists	Exhibition open to the public, 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.	
Until 30 Nov 2018	Perth 16087 Midland Hwy	Exhibition: 'CAST' Combined Art Societies of Tas	A very diverse range of works will be on show at Eskleigh Gallery. This 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.	
7 Sept 2018	Longford 159 Wellington St	Girls Night Out	Riverlands hosts a night of fun, faith and fellowship. Special guest speaker Robyn McKinnon on Living with Mental Health. Main course, dessert, tea and coffee provided. 6.30pm - 9pm. Free event. RSVP by 2 Sept.	
7 Sept 2018	Campbell Town 55 High St	Neil Diamond - The Man, Music Tribute Show	Neil Diamond - the Man, The Music' is the culmination of Craig Stewart's more than 20 years experience as an entertainer. Combining multiple projections, a full synchronised light show and live performance, experience the amazing career of	

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Date	Village / Town	Event	About the event	NMC support
			Neil Diamond as told by the man himself. The show features hundreds of photographs, interviews, and of course the music. 7pm - 9pm. No food or drink allowed in, bar open for drinks and snacks. Tickets \$40. Bookings.	
7 Sept 2018	Longford 159 Wellington St	Blokes/Pizza/BBQ Night	Riverlands hosts an evening sharing pizza and BBQ, fun and fellowship with other blokes. Dr Martin Hamilton will be talking about Men's Mental Health. 6.30pm - 9pm. \$10 per person. RSVP by 2 Sept.	
8 Sept 2018	Powranna Powranna Rd	Ride-On Mower Racing	8am - 4pm. Ride on mower races. See facebook event for details.	
8 Sept 2018	Powranna Powranna Rd	Burnout Bash #5	9.30am - 5pm. Burnout bash at Tas Dragway Complex	
8 Sept 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.	
8 Sept 2018 - 7 Oct 2018	Longford 658 Woolmers Lane	Exhibition: Josh Foley	The Josh Foley exhibition will be held in the Frances Mary Archer Gallery at Woolmers Estate. 10am - 3pm daily. Josh Foley is a multiple award winning artist, including the 2011 Glover Prize.	
8 Sept 2018 2nd Sat each month	Avoca	Market	Country market, bric-a-brac, craft, in the Hall	
8 Sept 2018 2nd Sat each month	Liffey 1443 Liffey Rd	Liffey Valley Market	Brows stalls in lovely surroundings. Upcycled and pre-loved treasures, bric-a-brac, homemade baked goodies, plants, vegies, handcrafts, collectables and much more. 9am - 1pm, Sept - May.	
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 Sept 2018	Longford 733 Cressy Rd	A Night with the Stars	Marvel at the Midlands night sky amid the gardens of beautiful Blenheim Gallery and Gardens. Hosted by QVMAG's Martin George, guests are introduced to our marvellous universe through a telescope. Explore the Milky Way, Saturn and the Moon plus other sparkly sights, followed by a wander through the property's gallery. Guests are welcome to bring their own telescope. Soup and savouries provided. BYO alcohol. 6pm - 9pm. \$30, kids free.	
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 the Longford Town Hall, with special guests Paul Furniss and Paul Ingle.	
15 Sept 2018	Powranna Powranna Rd	MSCT Khanacross Rd 3 - Twilight Event	round 3 of the 2018 MSCT Khanacross Series. Free. 10.30am - 9.30pm. See facebook event for details and participant registration form.	
15 Sept 2018	Longford 159 Wellington St	Craft Extravaganza	Hosted by Riverlands, open to all who are interested in Craft. There will be plenty of craft stalls and classes to enjoy. Cost \$10, includes morning tea and soup (bring a sandwich). Register by 24 August.	
16 Sept 2018	Longford 658 Woolmers Lane	Convict to Classics	Shannons Convicts to Classics is held at Woolmers Estate. Open to all cars and bikes, clubs and enthusiasts. Indoor vintage motor cycle display, live music, refreshment stalls onsite, trade stands. 10am - 2.30pm. Cars and bikes from all eras will be parked on the historic grounds of Woolmers Estate. Live music, food and drinks available. Major door prizes including \$500 worth of personalised plates by Tas Plates. Entry \$5 each display car, \$5 spectators, kids under 16 free.	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	
16 Sept 2018	Campbell Town 55 High St	Traditional High Tea	Traditional High Tea Hosted by the Church Campbell Town, starting at 12pm. 1pm and 2pm. Please book. \$29 adult, \$19 12 yrs and under. Kids under 3 are free. Visit the facebook event for full details.	
21 - 23 Sept 2018	Longford	The Power of Change Through Mindfulness Weekend	A spiritual retreat directed by Les Dyer, a popular author of self empowerment books, and spiritual minister and meditation teacher. Friday night: meditations, mantras and mordechai messages. Programs on Friday night, Saturday and Sunday. See facebook event for full details. Hosted at Big Ears Sanctuary Longford.	
21 Sept 2018	Relbia Relbia Rd	Italian Festa - Taste of Roma	Held at Josef Chromy Winery, paying respects to the Ancient city, a spring menu with some classic flavours. 2.30pm-8pm. \$60 - \$70. Bookings essential. For more info see the facebook event.	
22 Sept 2018	Campbell Town 55 High St	A Night of Indian Food Delights with chef Sumaiya Jawedan	Guest chef Sumaiya Jawedan is a young enthusiastic Indian chef going places! 3 courses to knock your socks off! 5.30pm - 11pm. See facebook event for all details and booking info.	
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	

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Date	Village / Town	Event	About the event	NMC support
			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.	
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!	
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	
23 Sept 2018	Longford 2 William St	Camerata Obscura Concert	Venue: Christ Church, Longford. Works by Roger Barns, Holst, Greig, Schreker, Bartok and Tchaikovsky. Adults \$20. Concession \$15. Children free. 2pm.	
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	Campbell Town 55 High St	Sunday Afternoon High Tea	Sunday Afternoon High Tea at the Hall at The Church. Sittings at 12pm & 1.30pm. 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.	
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	
30 Sept 2018	Symmons Plains Midland Hwy	Symmons Plains Track Day	Performance Driving Australia hosts a full track day in your own car. Beginners will complete a few laps with trainers before heading out to enjoy the track. PDA trainers available all day to provide coaching and tips. A day based around safely enjoying your car. 9am-4pm. \$199. Details via the facebook event.	
30 Sept 2018	Symmons Plains Midland Hwy	Symmons Plains Skid Pan	Skid Pan Fun! Drive your car on the Symmons Plains skid pan. Fun, safe, sideways. Super safe fun. Learn to slide your car safely around road cones. \$60 per driver. \$15 passengers/spectators. 12 pm - 5 pm. Details on the facebook event.	
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	
October				
5 Oct 2018	Relbia Relbia Rd	The Great Chefs Series Alex Atala	Be part of an exceptional experience with some of the most influential culinary minds working with cookery students, showcasing Tasmanian produce.	
6 Oct 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 Oct 2018	Symmons Plains Midland Hwy	Cars Bikes Bands	Come and watch the Bathurst 1000 on the big screen, drive or ride cruise laps on the track, enjoy the static display, live music by Zac Qalsh and the Young guns, & DJ Jack. Kids activities, trophies, trade stalls, food, refreshments. Fun for the whole family.	
7 Oct 2018 1st Sun each month	Oatlands Gay St	Market	Made / grown / recycled / including fresh local produce, potted herbs & plants, hand knits, bric-a-brac & crafty stuff 9am-1pm at the Rechabite Hall.	
7 Oct 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	
13 Oct 2018	Symmons Plains Midland Hwy	October Ride Day - Race Day Weekend	Hosted by Tasmanian Motorcycle Club Events, from 8.30 am - 4pm. Ride Days are all about having fun. Opportunity to ride without oncoming traffic and nasty surprises around the corner, riding as fast as you can and not losing your licence, exploring your own, and your bike's limits. Safe environment, minimal cost. Full details on facebook event page.	
13 - 14 Oct 2018	Powranna Powranna Rd	Burnout Madness 2018	Two full days of tyre frying action at Tas Dragway with a night burnout session and a spot in the Tassie Nats 2019 Top 30 up for grabs. Free Camping on Saturday night. Full details on the facebook event.	
13 Oct 2018 2nd Sat each month	Liffey 1443 Liffey Rd	Liffey Valley Market	Brows stalls in lovely surroundings. Upcycled and pre-loved treasures, bric-a-brac, homemade baked goodies, plants, vegies, handcrafts, collectables and much more. 9am - 1pm, Sept - May.	
13 Oct 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.	

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14 Oct 2018 2nd Sunday each month	Campania	Farmers Market	Coal River Valley Farmers' Market runs from October to April. 9am - 1pm.	
14 Oct 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 Oct 2018	Longford 658 Woolmers Lane	Woolmers Wedding Showcase	Weddings at the Albert presents the Woolmers Wedding Showcase. 10 am - 3pm. Free entry.	
21 Oct 2016 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	
21 Oct 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.	
28 Oct 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	
20 Oct 2018	Longford Marlborough St	Longford Show	The best family show in Tasmania. Lots of free entertainment, things to see, animals, nursery, puppet show, displays, music, home industries and school sections, art and craft, food, horse and dog events and side show alley. Longford Showground	y
26 - 28 Oct 2018	Longford & Evandale	Tasmanian Chamber Music Festival	A romantic spring weekend. A boutique classical music festival for Tasmania, featuring fine classical music from some of the world's finest musicians and captivating performances, fine food and wine. Set amongst the exquisite halls, churches, and barns of historic Evandale and the World heritage listed Woolmers & Brickendon Estates at Longford, Multiple venues around Evandale. Local, national, and international artists. Visit the website for the program of venues and artists.	
27 Oct 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.	
27 Oct 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.	
28-Oct-18	Ross Church St	Arts & Makers Market	The Ross Arts & Makers Market is a fabulous opportunity to see fine coin jewellery, ceramics, handmade glass and painted wooden beads, scented candles, wild art, books, comics, photographs, textiles, felt work, needlework, embroidery, paintings (see the artist in action). Venue is Ross Town Hall, from 9am. Free admission.	
28 Oct 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	
November				
3 Nov 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.	
3 Nov 2018	Symmons Plains Midland Hwy	Symmons Plains Skid Pan	Skid Pan Fun! Drive your car on the Symmons Plains skid pan. Fun, safe, sideways. Super safe fun. Learn to slide your car safely around road cones. \$60 per driver. \$15 passengers/spectators. 12 pm - 5 pm. Details on the facebook event.	
3 Nov 2018	Symmons Plains Midland Hwy	Symmons Plains Track Day	Join Performance Driving Australia at Symmons Plains Raceway for a full track day in your own car. Coaching available throughout the day. See facebook event for full details. \$199	
3 Nov 2018	Powranra Powranra Rd	Street Car Shoot Out / Nostalgia Drags	1/4 mile drag racing open to all cars. Nostalgia class (pre 1988). 11am - 5.30pm. See the facebook event for details.	
4 Nov 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	
4 Nov 2018 1st Sun each month	Oatlands Gay St	Market	Made / grown / recycled / including fresh local produce, potted herbs & plants, hand knits, bric-a-brac & crafty stuff 9am-1pm at the Rechabite Hall.	
10 Nov 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.	
10 Nov 2018	Symmons Plains Midland Hwy	November Ride Day - Race Day Weekend	Hosted by Tasmanian Motorcycle Club Events, from 8.30 am - 4pm. Ride Days are all about having fun. Opportunity to ride without oncoming traffic and nasty surprises around tyre corner, riding as fast as you can and not losing your licence, exploring your own, and your bike's limits. Safe environment, minimal cost. Full details on facebook event page.	
10 & 11 Nov 2018	Nile 234 Clarendon Station Rd	Tasmanian Fly Fishing Expo	The first Tasmanian Fly Fishing Expo is hosted by the Australian Fly Fishing Museum. Presentations, fly tying, casting and more. Details on the facebook event page.	

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Date	Village / Town	Event	About the event	NMC support
11 Nov 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 Nov 2018	Longford Wellington St	Centenary of Armistice Commemoration Service	Northern Midlands RSL Sub Branch conducting a Centenary of Armistice Commemoration Service at 10.30am, Longford Village Green. Please assemble at 10.15am. Followed by a free bbq with entertainment and refreshments. Northern Tasmania Light Horse Troop, city of Launceston RSL Band, The Longford Singers.	
14 Nov 2018	Longford	start of the 2018 Spirit of Tasmania Cycling Tour	The Tasmanian Cycling Tour from 15 - 18 November is the premier race of the Cycling Australia National Road Series.	
16 - 18 Nov 2018	Relbia 370 Relbia Rd	Effervescence Tasmania	The 'Effervescence Tasmania' Sparkling Weekend is a celebration of sparkling wines from Tasmania. One of the best wine festivals in the world, events include special dinners and other feasts, master classes, tastings, interviews, tours, music. Full details on the website.	
17 Nov 2018	Relbia 370 Relbia Rd	Masterclass: Effervescence Tasmania	Huon Salmon & Clover Hill Masterclass at Effervescence Tasmania. Ever wanted to try curing or smoking salmon. Learn the process and tips you need to create your very own. 3.15-4.15pm. \$45. Details on the facebook event.	
17 Nov 2018	Relbia 370 Relbia Rd	Meet the Maker - Clover Hill at Effervescence Tasmania	As part of Effervescence Tasmania don't miss the opportunity to listen to winemakers talk about the process, techniques and outcomes of viticulture and winemaking craft at Clover Hill.	
17 - 18 Nov 2018	Longford	Longford Blooms Open Gardens	12 wonderful private gardens open this weekend for you to explore, 8 each day, with some of the larger gardens open both days, so you can plan your visit. Some gardens will have stalls and refreshments. \$5 per person.	
17 Nov 2018	Longford	Longford Spring Flower Show	The annual Longford Garden Club's Spring Flower Show is on at the Longford Town Hall. Come and immerse yourself in colour and beauty. \$2 per person. 10am - 4pm.	
17 - 18 Nov 2018	Longford	Woolmers Antiques Fair	Featuring top interstate and local dealers. Grand opening Saturday 17 with complimentary glass of champagne. 10am - 4pm. Saturday \$10 per person, Sunday \$5 per person. Under 16 free.	
18 Nov 2018	Longford Wellington St	Spring Flower Show	The annual Longford Garden Club's Spring Flower Show is on at the Longford Town Hall. Come and immerse yourself in colour and beauty. \$2 per person. 10am - 4pm.	
18 Nov 2018	Longford 658 Woolmers Lane	Festival of Roses at Woolmers	Woolmers Estate is a unique and fascinating reflection of colonial life in Tasmania and is one of the most historically significant heritage properties in Australia. Woolmers will be displaying thousands of roses, Antique Fair, Art Exhibition together with showcasing local produce. Over 80 stalls ranging from wine, food, jewellery, plants, art and crafts. Special Guests are Ben Milbourne, Gardening Guru Angus Stewart and Henry & Anna from Tasmanian Truffles. There will be guided tours in the rose garden, kite flying, whip cracking, Thomas the Train and much more for family and children. 9am - 4pm. \$10 per person	y
18 Nov 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.	
18 Nov 2018	Symmons Plains Midland Hwy	Tasmanian super Series Round 6	Round 6 of the Tasmanian Super Series. Check out the facebook event for full details.	
18 Nov 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	
24 Nov 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	
24 Nov 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.	
24 Nov 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.	
25 Nov 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.	
25 Nov 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 Nov 2018	Symmons Plains 1487 Midland Hwy	2018 CAMS Tasmanian Super Sprint Championship	Hosted by Light Car Club of Tasmania, the oldest continuously operating Tasmanian Car Club. 9am to 6pm. See the facebook event for details.	
25 Nov 2018	Ross	Ross Motorcycle Rally	The Vintage Motorcycle Club of Tasmania brings you the Ross Motorcycle Rally. Come see all kinds of bikes from the early 1900s to today. Swap meet. Ross Oval, from 10am. \$5 entry.	

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Date	Village / Town	Event	About the event	NMC support
25 Nov 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	

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, to be considered at meeting of 21 September, tenderers advised.
Elected Members Development and Annual Plans		✓	Review	✓		Policy and Annual Plan to be prepared.
People and Culture Plan	✓	✓	Update	✓		<p>Framework utilised for recruitment is best practice. Have successfully recruited two apprentice positions for Council. The Carpentry Apprentice commenced on 3/9/18 and the Horticulture Apprentice commences on 17/9/18. Have also successfully recruited a new WHS Officer who commenced on 27/8/18.</p> <p>Current vacancies: Backhoe Operator, applications closed on 2/9/18. Interviews planned for 11/9/18. Pool Lifeguards, applications extended till 28/9/18, as insufficient interest to date. Also utilising local avenues – noticeboards and the Country Courier to advertise.</p> <p>Policy and Procedure development, review and implementation ongoing.</p> <p>Completed a review of the Gifts, Benefits and Donations Policy and associated Declaration Form, in line with recent legislative guidelines released. Currently consulting with managers seeking their feedback and comment on the same.</p> <p>Corporate Services Department Review - Consultation survey completed by Corporate Services team and also managers and supervisors. In the process of analysing data and common themes, before preparing report for the General Manager.</p> <p>Enterprise Agreement – mark up in preparation for EBA negotiations in 2019.</p> <p>Completing annual review of the Pool Lifeguard and Operations Manual Handbook.</p> <p>General human resource matters - ongoing</p> <p>Employee relations are professional, fair and consistent – ongoing (as required)</p> <p>Performance management and disciplinary matters – ongoing (as required)</p> <p>Employee learning and development - ongoing</p>
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		Planning/Building 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		<p>New Risk Register complete June 2018. Revised WHS action annual plan under review.</p> <p>Asbestos – individual registers for all properties completed.</p>

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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
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 Completed.
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. Report to September 2018 Council meeting.
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 Gateway Precinct meeting to be held 25 September.
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 2018 document.
Perth Community & Recreation Centre & Primary School Integrated Master Plan	✓			2017 - 2018		Included in NMC Priority Projects 2018 document. Oval lighting upgrade commenced September 2018.
Sense of Place Planning - all villages and towns	✓	✓	✓	✓		Master planning for townships underway.
Longford CBD Urban Design Strategy	✓	✓				Included in NMC Priority Projects 2018 document. 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. Allocation in 2018/2019 budget to commence works.
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Planning approval received. Stormwater works commenced.
Ross Swimming Pool Master Plan	✓			2017 - 2020		Included in NMC Priority Projects 2018 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 2018 document. Election funding grant of \$100,000 received.
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 commenced September 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 2018 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. Final version of the key Directions Report is awaited.
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓		To be implemented once developed. Final version of the key Directions Report is awaited.
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.

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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
						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 report to September 2018 Council meeting..
Discrimination Strategy		✓	Review	✓		Not yet commenced.
Family Violence Strategy		✓	Review	✓		Council continues to support <i>End Men's Violence Against Women</i> 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 ongoing. Regulatory software purchased to assist.
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. Light poles have been placed.
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		Concrete slab in place, building commenced.
Evandale Honeysuckle Banks				2017 - 2020		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects 2018 document. Table and bench seating replaced.
Nile Road Upgrade		✓	✓			Included in Roads 5-year Capital Works program. Included in NMC Priority Projects 2018 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 commenced September 2018. Works to commence on Stage 1 in October 2018; storage shed development application submitted.
Sheepwash Creek	✓	✓				Stage 1 complete.

18 COUNCIL'S ECONOMIC DEVELOPMENT STRATEGY: PROGRESS REPORT

Prepared by: Lorraine Green, Project Officer

Councillor Adam's has requested an update on the Economic Development Strategy.

The draft economic development strategy was presented to Council at the November 2017 Council Meeting; together with the following advice on the proposed way forward with the strategy:

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“NTDC, as the lead agency in the development of the Regional Economic Development Plan that will achieve the targets set out in the Northern Regional Futures Framework, has appointed a consultant to develop a ‘Key Directions Report’. This desktop report will be available by February 2018 to enable NTDC to commence consultation throughout the region with the Corporation’s seven council members, and will allow NTDC to test assumptions to underpin the final Regional Economic Development Plan.

Council’s Economic Development Committee had originally planned to take Council’s draft economic development strategy out for business and community consultation during the second quarter of 2017/2018. The Committee now proposes that this consultation be delayed until after the NTDC consultations regarding the Key Directions Report in February 2018. It is proposed Council’s draft economic development strategy be utilised to underpin these consultations, be refined in light of the outcome of the consultations, and then released for business and community consultation. This proposed process will ensure seamless alignment between the Northern Regional Economic Development Plan and Council’s Economic Development Strategy”.

The outcome of Council’s consideration of this agenda item follows:

DECISION

Cr Knowles/Cr Adams

That the matter be discussed.

Carried unanimously

Cr Knowles/Cr Goss

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.*

Carried unanimously

The final version of the key Directions Report is awaited.

19 TOURISM UPDATE

Prepared by: *Lorraine Green, Project Officer; and
Fiona Dewar, Tourism Officer*

Current as of 5 September 2018

New products/Experiences

Project	Partners/funding sources	Current status
Longford Village Green Playground Stage 3	Council Tas. Community Fund Variety Tas (TBC)	<ul style="list-style-type: none"> Council approved revised stage 3 July 2018: total cost \$45,341.50. TCF grant of \$29,539 secured. Variety grant of \$7,703 requested. Community fundraised \$3,100. Council committed \$5,000.
Longford Destination Dog Park	Council Mars Petcare Esk Ridge	<ul style="list-style-type: none"> \$3,000 grant secured from Mars Petcare. Council committed \$5,000. Esk Ridge contracted to design and produce agility equipment and is donating additional features. Concept plan for equipment layout to be prepared Sept 2018.
Woolmers Lane Bridge Interpretation	Council Bridge Renewal Program	<ul style="list-style-type: none"> Panel designed, approved by Australian Government, and produced. Planning approval to be lodged Sept-October 2018.
Northern Heritage Precinct Destination Action Plan (DAP)	Council Tourism Northern Tasmania Visitor Centre volunteers	<ul style="list-style-type: none"> Participated in workshops to develop the DAP: currently in draft format. Working with TNT on a Northern Heritage Precinct attractions and experiences tear-off map.
Heritage Highway Region DAP	Council Heritage Highway Tourism Region Association Destination Southern Tas Tourism Northern Tas	<ul style="list-style-type: none"> Participated in workshops to develop DAP: currently in draft format. Collaborated on the development of the ‘Ross Revealed – Augmented Realty’ project. Preparing funding applications to Tas Community Fund and Stronger Communities Programme for the Ross Revealed project.
Northern Tasmania Dog Friendly Tourism Strategy	Council Tourism Northern Tas	<ul style="list-style-type: none"> Collaborating to develop an online user-friendly resource to inform visitors and locals on places to go and experiences to have in Northern Tasmania that are dog friendly.
Evandale Catholic Cemetery Peace Garden	Council Friends of Evandale Catholic Cemetery	<ul style="list-style-type: none"> Prepared application to Tas Community Fund: \$11,980 secured. Preliminary work underway.

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Project	Partners/funding sources	Current status
Poatina Playground	Council Fusion Australia	<ul style="list-style-type: none"> Assisting with funding applications for the redevelopment of the Poatina playground.
Cressy Swimming Pool Playground	Council Swimming Pool Committee	<ul style="list-style-type: none"> Concept plan developed. Preparing funding applications to Tas Community Fund and Stronger Communities Programme.
Ross Village Green public update sign	Council	<ul style="list-style-type: none"> Currently working with the printer.
10 days on the Island Longford project	Council Ten Days on the Island	<ul style="list-style-type: none"> Liaising with event organisers, assisting to apply for NMC event grant.
Tour of Tasmania Cycling event at Longford	Council Tour of Tasmania	<ul style="list-style-type: none"> Cycling event from 15 – 17 Nov, holding a race event in Longford on 16 Nov. Working with council to enable re logistics and promotion.
Campbell Town Plaques Replacement	Council	<ul style="list-style-type: none"> Will replace a few each year, with design in keeping with the new signs in Valentine Park. Commenced discussions with designers and Works Dept. investigating options for panels without sharp edges. Liaising with Campbell Town Museum to determine if changes required to the information.
Paddle Tas	Council Paddle About Tasmania	<ul style="list-style-type: none"> Participated in a visioning workshop on the proposal for Paddle Tas to become the Southern Hemisphere Premier whitewater sport and recreation destination. Has potential for involvement of Longford Mill dam and Poatina Dam Tailrace. Await further advice from Paddle Tas
Drone Park	Council	<ul style="list-style-type: none"> Council is in the process of investigation a suitable location.
Heritage Highway Tourism Region Association – signage Avoca	Council	<ul style="list-style-type: none"> With the removal of the old Avoca welcome signs, the HH signs look lost high up on the posts. To relocate the sign at the eastern side of Avoca to the Northern Midlands boundary along with the NMC sign, and to relocate the sign near the Midland Highway on shorter poles. Liaising with Jonathan to progress.
Drive Journeys	Council Tourism Northern Tasmania	<ul style="list-style-type: none"> Contributing to the conversation and development of Tourism Tasmania's 4 drive journeys, to ensure the northern midlands receives suitable representation.

Other activities

Activity	Current status
Heritage Highway Tourism Region Association	<ul style="list-style-type: none"> Supporting HHTRA through financial contributions, provision of secretarial support, assistance with projects including: Social Media Campaign: plan and manage comprehensive campaign in collaboration with the HHTRA Board. Provide content, review and approve blog posts. Update website as relevant. Assist with transition to new developer, working through site challenges as they arise. DAP – Ross Revealed Augmented Reality project, as described above in new projects. Quick Reference Guide: a practical guide on tourism facilities and features is updated yearly and distributed to visitor centres around the state.
Forthcoming Heritage Highway region events calendar	<ul style="list-style-type: none"> Comprehensive calendar maintained and updated weekly. Calendar contents used to populate the Council and HHTRA websites, the ATDW database and CMCA website, as well as distributed to visitor centres around the state, tourism operators in the northern and southern midlands, other key tourism industry organisations.
Northern Midlands Business Promotion and Visitor Information Centre	<ul style="list-style-type: none"> Manage the centre and centre volunteers.
Ross highway sign	<ul style="list-style-type: none"> Created original design, worked with professional designer to polish up. Design complete and is now with Dept of State Growth.
Avoca Heritage Highway signs	<ul style="list-style-type: none"> With the removal of the old Avoca welcome signs, the HH signs look lost high up on the posts. To relocate the sign at the eastern side of Avoca to the Northern Midlands boundary along with the NMC sign, and to relocate the sign near the Midland Highway on shorter poles. Liaising with Jonathan to progress.
Convict Brick Trail	<ul style="list-style-type: none"> Discussions re progressing the expansion of the trail.
Ross Bridge National Heritage Listing application	<ul style="list-style-type: none"> Council developed application with assistance from Nic Haygarth. Application submitted. Expect to hear during 2018 if the application has progressed to the next stage.
Northern Midlands Visitor Centres Network	<ul style="list-style-type: none"> Plan and manage quarterly meeting for the centre volunteers. Useful networking, discuss issues/challenges and solutions, share advice, assist with sourcing brochures for their centres. Represent Ross and Evandale Visitor Centres at Tourism Visitor Information Network Quarterly Northern Region meetings, networking and sharing information about tourism related happenings in the whole northern midlands, bringing information back to the NMVCs, assisting the NMVCs to participate in training and development activities, i.e. this year the NMVCs had the opportunity to participate in customer service training delivered via an online portal, and the modules were distributed via email to the centres as well. Assisted Avoca Museum and Information Centre to source and purchase "White i" flags. General distribution of NM related brochures statewide as practicable.

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20 FESTIVAL OF SMALL HALLS

Report Prepared by: Lucie Copas, Executive & Communications Officer

The Northern Midlands Council has been approached by Woodfordia as Longford has been chosen as a host town for the 2019 Festival of Small Halls Tour. The Festival of Small Halls is a unique regional touring concept, working with community groups and regional councils across Australia to take some of the best international and national music into rural and remote areas of Australia.

The 2019 date that has been chosen for Longford is Wednesday 9 January 2019.

The 2018 event took place on Saturday 6 January and there was a total of 88 presale tickets which were purchased online prior to the event date, with a further 30 door sale tickets sold on the night. Total ticket sales were 118 (71 adult and 47 concession).

There were some concerns regarding acoustics in the Longford Town Hall for the previous event and it has been suggested that the Longford Memorial Hall be utilised for the 2019 event.

The contract for 2018 identified \$3,000 in underwriting, less the online sales of \$1,840, the balance to Council was \$1,276 (including GST).

DECISION

Cr Goss/Cr Knowles

That the Information items be received.

Carried unanimously

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248/18 TRANSLINK LEAD GENERATION PILOT PROJECT: THE WAY FORWARD

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

The report provides Council with the outcome of the TRANSLink Lead Generation Pilot Project, seeks Council's in-principle acceptance of the project's report, and recommends a way forward with the implementation of the report's recommendations.

2 INTRODUCTION/BACKGROUND

In April 2018 Council contracted the Northern Midlands Business Association Executive Officer, Gordon Williams, to undertake the TRANSLink Lead Generation Project. This project aimed to gather information for use in future programs and activities for the enhancement and promotion of the TRANSLink business precinct.

Mr Williams conducted face-to-face or telephone interviews with the majority of the business owners/operators in the precinct. Interview questions elicited information on the benefits and key attractions of the precinct, the problems and areas for improvement, and prime opportunities to attract more businesses to the precinct. The resultant report included five recommendations to Council.

The key recommendation was that Council develop and implement a networking, marketing and engagement program for the TRANSLink precinct. This program would build on the benefits and key attractions of the precinct, address many of the problems and areas for improvement identified, and the opportunities to target primary potential new businesses. This ongoing effort would deliver:

- Better communication to existing TRANSLink tenants;
- Collaboration and networking between tenants;
- Cost effective marketing of key messages to target business communities;
- Support, facilitation and representation for existing and prospective tenants.

The report states: *"the program would provide an ongoing tangible asset and demonstration that all positive, negative, and opportunity factors that have been identified are being actively addressed, thereby enhancing the prestige and presence of the precinct, engaging with tenants, and actively fostering prospective new tenants."*

3 STRATEGIC PLAN 2017-2027

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
- 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

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- ♦ Attract healthy, wealth-producing business & industry
- Economic Development – Supporting Growth & Changes
 - ♦ New & expanded small business is valued
 - ♦ Support new businesses to grow capacity & service
 - ♦ Maximise external funding opportunity

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Mr Williams has submitted an estimate of the cost of developing and implementing the program across the period mid-October 2018 to March 2019. The cost of the program is \$15,500 and the proposed program schedule includes:

- Development of a tenant, public and prospect TRANSlink website;
- Development of the TRANSlink 'Business Club';
- Fostering communication, networking, collaboration, developing targeted industry pitches, brokering prospective tenants;
- Return on Investment Assessment of the program.

Depending on the Return on Investment results, Council can in March 2019 decide the future of the networking, marketing and engagement program.

Funds have yet to be identified in Council's 2018/2019 Budget for this initiative.

7 RISK ISSUES

Failure to implement this key recommendation of the TRANSlink Lead Generation Pilot Program will result in the loss of the momentum for action built up by the project, and the opportunity to improve the precinct and proactively work to attract new businesses to TRANSlink.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

The majority of the business owners/operators in the TRANSlink precinct participated in the interviews underpinning the report.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can accept in-principle or not accept in-principle the TRANSlink Lead Generation Pilot Project Report, and can approve or not approve the implementation of the TRANSlink networking, marketing and engagement program.

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11 OFFICER'S COMMENTS/CONCLUSION

This program has the potential to build on the current positives associated with doing business in the TRANSlink precinct, and to attract new businesses to the precinct.

12 ATTACHMENTS

- 12.1 TRANSlink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the TRANSlink Business Precinct in Northern Tasmania Report, August 2018.

RECOMMENDATION

That Council:

- i) Accept in-principle the TRANSlink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the TRANSlink Business Precinct in Northern Tasmania Report, August 2018;
- ii) Approve the implementation of the TRANSlink networking, marketing and engagement program.

DECISION

Cr Knowles/Cr Goss

That

- i) Council accept in-principle the TRANSlink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the TRANSlink Business Precinct in Northern Tasmania Report, August 2018; and
- ii) a further report be provided to Council.

Carried unanimously

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249/18 ALGA NATIONAL LOCAL ROADS AND TRANSPORT CONGRESS ATTENDANCE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of the report is to consider the attendance of Councillors at the ALGA National Local Roads and Transport Congress 2018 to be held in Alice Springs from 20 to 22 November.

2 INTRODUCTION/BACKGROUND

The 2017 ALGA National Local Roads and Transport Congress was held in Albany, Western Australia Council authorised the attendance of Cr Goss at the conference with Council meeting the normal cost of attendance.

ALGA President, Mayor David O'Loughlin, has provided the following overview in relation to this year's event:

Transport systems across the globe are changing. They are being disrupted by changing consumer demand, technology, growth, settlement patterns and economic imperatives. There is no doubt that the cars and trucks of the future will be considerably different to those of today, and so will our driving experiences. Passenger travel will almost certainly change as transport providers increasingly build on successful trials and innovation such as fleets of autonomous share cars, trackless trams and even flying trains.

For transport policy makers and infrastructure providers, these trends pose significant challenges. In the first instance, there is a responsibility to maintain current and existing transport assets, such as roads and bridges, to ensure that they can provide today's transport services required by our communities and industry. Equally importantly, there is a need to balance this requirement with investing in solutions that are capable of adapting to change and provide the level of service required for tomorrow.

All levels of government are faced with these challenges as well as the ongoing challenge of finding appropriate resources. Actions and investment decisions taken by one level of government, or the private sector, can have significant implications for the other levels of government. Australia's transport assets must be managed as an integrated network that requires collaboration between all levels of government in planning, development and resourcing Australia's national transport network.

ALGA and this National Local Roads and Transport Congress have advocated this for many years. Our push to achieve the Roads to Recovery Program began in 2000. It was driven by the need to provide local communities with an acceptable level of access by establishing a program to assist councils address the backlog in maintenance on local roads, and while it has helped more needs to be done.

Our National Local Roads and Transport Agenda (2010) identified the need for integrated planning, improved road safety, better public transport links and investment in freight routes and freight corridors, and at this year's Congress, our National Agenda will be comprehensively up-dated to account for current transport trends, community needs as well as Government policies.

An up-dated State of the Assets Report will also be launched. This Report will document how the local government sector, at a national level, is tracking in maintaining vital community assets. This information is essential to help us plan and to inform our advocacy on addressing transport challenges.

All of this activity takes place against the background of an impending Federal Election in which ALGA has a focus on transport initiatives.

If you want to know how to improve your community's roads and infrastructure, if you want to access the latest technology, to be inspired by the best in the business, and to speak directly to our federal decision makers, you need to attend this year's Congress.

I look forward to seeing you at ALGA's National Local Roads and Transport Congress this year, from 20–22 November 2018 in Alice Springs, NT.

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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
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - Economic Development – Supporting Growth & Changes
 - ♦ Maximise external funding opportunity

4 POLICY IMPLICATIONS

Provisions is made in Council's adopted Policy "Councillors Allowances, Travelling and Other Expenses" for attendance at conferences and seminars. The policy provisions are as follows:

6. CONFERENCES & SEMINARS

Council will make a budget allocation each year to reimburse delegates registration, travel costs and accommodation expenses ('mini-bar' expenses limited to \$10 per day). Partners will be reimbursed for meals at state conferences and the 'major dinner' at Federal conferences.

The budget will be allocated to the following conferences LGAT & LGMA conference to be attended by up to 6 councillors

- ALGA conference attended by Mayor & Deputy Mayor
- Australian Roads conference attended by 1 councillor
- 'Other' conferences and seminar sessions as approved.

Attendance to all conferences, seminars and training sessions with a cost in excess of \$150 are to be in compliance with a resolution of the Council, except on emergency situations, where approval must be given by a unanimous approval from Council Executive.

Following attendance of a conference by any councillor, a report must be submitted to Council setting out the relevance to local government, and the benefits that can be further investigated by Council. Where two or more councillors attend a conference, a joint report may be submitted.

5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

The 2018/2019 budget allocation for Training, Conferences and Seminars for Councillors is \$17,830. Approximately \$6,109 has been expended to date, with \$11,411 of the allocation still being available.

Cost of full registration before 12 October is \$890.

Qantas return flexi flights to/from Alice Springs range from \$1,400 to \$1,650.

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Two nights accommodation would be required, accommodation prices range from \$145 to \$226 per night.

7 RISK ISSUES

N/a.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can opt to authorise the attendance of a Councillor at the conference, or not.

11 OFFICER'S COMMENTS/CONCLUSION

In his overview, the ALGA President, Mayor David O'Loughlin, has eloquently outlined the benefits of attendance of Council representatives at this annual event:

...Australia's transport assets must be managed as an integrated network that requires collaboration between all levels of government in planning, development and resourcing Australia's national transport network.

ALGA and this National Local Roads and Transport Congress have advocated this for many years. Our push to achieve the Roads to Recovery Program began in 2000. It was driven by the need to provide local communities with an acceptable level of access by establishing a program to assist councils address the backlog in maintenance on local roads, and while it has helped more needs to be done.

Our National Local Roads and Transport Agenda (2010) identified the need for integrated planning, improved road safety, better public transport links and investment in freight routes and freight corridors, and at this year's Congress, our National Agenda will be comprehensively up-dated to account for current transport trends, community needs as well as Government policies.

An up-dated State of the Assets Report will also be launched. This Report will document how the local government sector, at a national level, is tracking in maintaining vital community assets. This information is essential to help us plan and to inform our advocacy on addressing transport challenges.

All of this activity takes place against the background of an impending Federal Election in which ALGA has a focus on transport initiatives.

If you want to know how to improve your community's roads and infrastructure, if you want to access the latest technology, to be inspired by the best in the business, and to speak directly to our federal decision makers...

12 ATTACHMENTS

12.1 Conference programme

RECOMMENDATION

It is recommended that Cr be authorised to attend the 2018 ALGA National Local Roads and Transport Congress in Alice Springs from 20 to 22 November 2018.

DECISION

Cr Goss/Cr Lambert

That Works Manager, Mr Leigh McCullagh, be authorised to attend the 2018 ALGA National Local Roads and Transport Congress in Alice Springs from 20 to 22 November 2018.

Carried unanimously

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250/18 NORTHERN MIDLANDS COUNCIL YOUTH SERVICES

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

This report summarises the findings of recent research regarding children and young people in Tasmania, and proposes that Council's youth services be focussed on addressing the key issues identified in the research.

2 INTRODUCTION/BACKGROUND

A report on Council's current youth services was tabled at the 21 May 2018 Council Meeting and Council resolved as follows:

DECISION

Cr Goninon/ Cr Knowles

- 1) That Council retain its annual budget of \$72,000 for the 2018-19 financial year, and reconsider the services it provides upon receipt of the Northern Midlands Council Youth Services Survey results.
- 2) That Council conduct workshops with local stakeholders regarding youth services.
- 3) That Council consider resource sharing with other Councils regarding Youth Services.

Carried unanimously

Cr Goss/ Cr Lambert

That Council include consideration of funding for a part time youth officer in the 2018/19 Council budget.

Carried unanimously

In order to further inform decision-making about the future of Council's youth services, two key research documents relating to children and young people in Tasmania were reviewed. A summary of the findings of this research follows.

1.1 Mission Australia Youth Survey

Mission Australia undertakes an annual youth survey. The 2017 survey was completed by 24,055 15-19 year olds from across Australia.

1,322 young people who responded to the survey were Tasmanian. Their top priority issues of concern were:

- Coping with stress (41.9%)
- School or study problems (32.4%)
- Body image (31.2%)

25% of the Tasmanian respondents reported being very or extremely concerned about depression.

1.2 The Health and Wellbeing of Tasmania's Children and Young People Report 2018

This report by the Commissioner for Children and Young People brings together publicly available data from credible sources, with the intention of providing an easy to use resource for government, non-government organisations, professionals and individuals. The report aims to contribute to informed decision-making, and to encouraging different services and agencies to work together to improve outcomes for children and young people across a range of areas.

Findings held in the report include that:

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- Only 33.5% of Tasmanian children aged 2-17 years are meeting the recommended physical activity guidelines;
- Over the period 2012-2016 Tasmania's rate of deaths due to intentional self-harm by 5-17 year olds was the second highest rate for all states and territories (3.1 per 100,000);
- Tasmanian has the second lowest rate of retention of students from years ten-twelve of all the states and territories;
- Close to 33% of Tasmanian children and young people are exceeding the recommended number of daily hours (recommended less than two hours/day) using electronic media;
- 30% of 12-15 year olds are overweight and nearly 10% of this age cohort are obese;
- The majority of Kid's Helpline calls in Tasmania are related to mental health and emotional wellbeing;
- The rate of type one diabetes in Tasmania is the highest in the nation;
- Mental health issues are prevalent amongst Tasmanian young people, with 4.8% of Tasmanians aged 0-24 years having mood (affective) problems, and 11.9% have anxiety related problems
- Children and young people make up a substantial proportion of victims of crime; with 25% of all victims of robbery in 2016 being aged 0-19 years; 50% of all victims of sexual assault being aged 0-19 years;
- 34.9% of clients of Tasmanian specialist homelessness service are aged 0-17 years;
- Children were present at 56.5% of family violence incidents attended by Tas Police in 2016-2017;
- 55 out of every 1,000 Tasmanian children were notified to child protection in 2016-2017, and the number of children in out of home care is growing;
- The proportion of one parent families, step and blended families in Tasmania are higher than the national average.

Council undertook a survey of Northern Midlands youth in early 2018 and a summary of the findings follows:

- Many students indicated that they value good health and wellbeing and consider it to be an important subject.
- Many students indicated that they were unsure of exactly what Council's role is or what Council does in their community.
- Majority of students indicated that they are involved with a sporting club or sporting activity.
- Many suggestions included making further sporting facilities and after school activities available. These suggestions included hosting a disco, movie nights, Skate Park and more playgrounds with similar equipment like the Longford Village Green. Other suggestions included providing students with access to computer games and more specific gaming facilities and locations.
- Most students identified bullying, smoking, theft and vandalism as major issues.
- One student identified that they undertook self-harm.
- A total of 176 surveys were received back. Most of the surveys were filled in individually but some schools chose to complete them as a class. The majority of the surveys were not completed.

Council's Youth Policy objective states:

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“Council is committed to developing, supporting and promoting initiatives which positively contribute to the safety and well-being of young people, their families and the communities within the Northern Midlands.”

In accordance with this objective, it is proposed that Council employ a part-time Youth Officer to network with other agencies/organisations - including schools, Tas Police, sporting clubs, Fusion, health services, other Councils - to develop, implement and evaluate initiatives that address the myriad of issues highlighted in the Mission Australia survey, Children’s Commissioner’s report and the Council youth survey.

3 STRATEGIC PLAN 2017-2027

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

- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

Council has in place a Youth Policy.

5 STATUTORY REQUIREMENTS

Not applicable

6 FINANCIAL IMPLICATIONS

Council has allocated \$72,000 to youth services in the 2018/2019 budget.

7 RISK ISSUES

Failure to pursue initiatives that can have a positive impact on the lives of Northern Midlands’ young people will not provide opportunities for these young people to thrive and reach their potential.

8 CONSULTATION WITH STATE GOVERNMENT

The youth survey was circulated to all schools in the Northern Midlands.

9 COMMUNITY CONSULTATION

Northern Midlands’ youth had the opportunity to participate in the youth survey.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can approve or not approve the employment of a part-time Youth Officer

11 OFFICER’S COMMENTS/CONCLUSION

There are a myriad of factors that can impact on the health and well-being of young people. A Youth Officer would be able to work collaboratively with other agencies and organisations to address the issues negatively impact on the young people in our communities.

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12 ATTACHMENTS

Nil

RECOMMENDATION

That Council approve the employment of a part-time Youth Officer.

DECISION

Cr Lambert/Cr Knowles

That Council approve the employment of a part-time Youth Officer.

Carried unanimously

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251/18 ALTERATIONS AND ADDITIONS: NORTHERN MIDLANDS COUNCIL CHAMBERS, OFFICE AND AMENITIES

Responsible Officer: *Des Jennings, General Manager*

Report prepared by: *Des Jennings, General Manager*

1 PURPOSE OF REPORT

The purpose of the report is to endorse the proposed alterations to the Council Chambers to provide improved office and amenities for both Councillors and employees.

2 INTRODUCTION/BACKGROUND

The sketch design for alterations and additions to the Council office/amenities at 13-15 Smith Street Longford was prepared by D Denman Architects and presented at the 6 August 2018 Council Workshop.

The following background information is provided to Council in relation to actions taken by Council's property sub-committee in regard Council offices located at 13 Smith Street, Longford:

10/03/2015	Council has been considering extension of the Municipal Offices at Smith Street, Longford and plans have been prepared by Council's Heritage Advisor, architect, Mr Denman, to provide an improved work environment.
16/11/2015	Internal office accommodation restructure.
30/6/2016	P&D department scheduled to relocate to downstairs area by end of July.
30/9/2016	Department locations reviewed and changes complete.
31/10/2016	Continuing minor office renovations, roof and heating options being investigated, electrical meter board relocated/updated, and disabled access plan being developed in conjunction with carpark development.
8/9/2017	Advertised for removal of house, approvals for building/carpark works to be progressed.
11/12/2017	House demolished and site cleared, stormwater for carpark to commence prior to end December and other works commence in early in 2018.
12/2/2018	Carpark substantially complete
10/5/2018	Disabled access under construction, and toilet/kitchen upgrade being designed.
6/8/2018	Carpark and disabled access substantially complete. The concept plans and drone footage of the roof were presented to Council. Kitchen redesign and new small meeting room and toilet facilities designed.

At the Workshop, comments were:

- Support of design for kitchen upgrade and toilet/office extensions
- Seek costings for proposed works
- Drone footage appreciated, and that quotes be sought to improve/replace roof.

3 STRATEGIC PLAN 2017-2027

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

- Lead –

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- Leaders with Impact
Core Strategies:
 - ♦ Manage – Management is efficient and responsive
- Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Improve community assets responsibly and sustainably
- Best Business Practice & Compliance
Core Strategies:
 - ♦ Excellent standards of customer service
- Workforce Standards
Core Strategies:
 - ♦ Workplace Health & Safety is fully compliant

4 POLICY IMPLICATIONS

Nil.

5 STATUTORY REQUIREMENTS

5.1 A planning permit will be required under section 57 of the *Land Use Planning and Approvals Act 1993*.

5.2 A building permit will be required - Section 139 of the *Building Act 2016*.

5.3 *Work Health and Safety Act 2012*

- Work Health and Safety Regulations 2012 including:
 - WHS Regulation 40 - Duty in relation to general workplace facilities
 - WHS Regulation 41 - Duty to provide and maintain adequate and accessible facilities
 - WHS Regulation 43 Duty to prepare, maintain and implement emergency plan
 - WHS Regulation 309 - WHS management plan requirements for construction phase
- National Construction Code of Australia
- Codes of practice –
- The model Code of Practice for Construction work should be read in conjunction with other codes on specific hazards and control measures relevant to this particular construction.
- Code of practice - Managing the work environment and facilities.
 - This Code of Practice on managing the work environment and facilities is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act).
 - Section 3.3 Toilets
 - Number of toilets - For workplaces within buildings, the National Construction Code of Australia sets out the ratio of toilets to the number of workers, and the specifications for toilets. Generally, separate toilets should be provided in workplaces where there are both male and female workers. However, one unisex toilet may be provided in workplaces with both male and female workers where: the total number of people who normally work at the workplace is 10 or fewer, and there are two or fewer workers of one gender.
 - Section 3.5 Eating facilities
 - Workers must be provided with access to hygienic facilities for eating and for preparing and storing food. Depending on the type of workplace, a range of facilities may be appropriate, which could include a shared facility such as a canteen or cafeteria, a dedicated meals area or allowing time for mobile workers to access eating facilities.

6 FINANCIAL IMPLICATIONS

An allocation was provided in the 2018/2019 Budget of \$200,000 with a general focus on the new toilet facilities.

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The works now identified are more significant and attend to a number of deficiencies within the Civic Centre:

- Toilet/kitchen/storage facilities
- Small meeting room accommodation for Councillors and staff
- Roof repairs

An estimate of costs has been received for the alterations and additions amounting to \$504,419 (incl. GST). Council is yet to receive an estimate to improve/replace the roof. Upon receipt of this estimate it will be presented to Council for consideration.

The funding of the works is suggested as follows:

- | | | |
|-------------|------------|--------------------------------------|
| • 2018/2019 | \$ 200,000 | Budget allocation |
| • 2019/2020 | \$ 200,000 | Complete building works |
| • 2020/2021 | \$ 100,000 | allocation for car park improvements |

It is to be noted that no allocation has been provided for alteration or replacement of the roof at this time.

Support is sought to progress the actual design and documentation to allow building work to commence in early 2019.

7 RISK ISSUES

- There is a risk that the current toilet and kitchen facilities will not meet standards;
- There is a risk of water damage to the building due to leaking of the tiled roof;
- The possibility of introducing workplace hazards, both during the construction phase and as a result of poor design, functionality or finish of the refurbished facilities;
- Worker frustration due to temporary inconvenience and the changing of work processes;
- Access to kitchen facilities during construction;
- Emergency response implications – during the construction phase.

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

Council employees were consulted on the proposal and are supportive of the proposed works.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may endorse the proposed works or take no further action.

11 OFFICER'S COMMENTS/CONCLUSION

The works that have been identified relate to the deficiencies that have been identified in the toilet and kitchen amenities.

The suggested improvements allow for an improvement to meeting room accommodation of Councillors and staff.

It is recommended that the works are funded over a number of years and at this time Council still project manage the works.

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12 ATTACHMENTS

12.1 Sketch design – alteration and additions

RECOMMENDATION

That

- 1) Council authorise the continuation of the alterations and additions to the Council Chambers and provide a budget allocation for the completion of the works in the 2019/2020 and 2020/2021 financial years.
- 2) A further report be presented to Council on the recommended improvement/ replacement of the roof and associated costs.

DECISION

Cr Adams/Cr Gordon

That

- 1) Council authorise the continuation of the alterations and additions to the Council Chambers and provide a budget allocation for the completion of the works in the 2019/2020 and 2020/2021 financial years.
- 2) A further report be presented to Council on the recommended improvement/ replacement of the roof and associated costs.

Carried unanimously

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252/18 POLICY AMENDMENT: CODE OF TENDERING AND PROCUREMENT

Responsible Officer: Des Jennings, General Manager

A verbal report was provided by the General Manager in relation to the operational constraints experienced as a result of compliance with Council's current Code of Tendering and Procurement Policy and requested Council amend the policy to reflect the monetary values as per the *Local Government (General) Regulations 2015*.

The General Manager noted that the current Policy reflects the following monetary values:

- i) Written Quotations to between \$20,001 and \$99,999; and
- ii) Public Tender to \$100,000 and greater.

DECISION

Cr Adams/Cr Goss

That Council approves the amendment of the Code of Tendering and Procurement Policy, in accordance with the *Local Government (General) Regulations 2015*, to increase the value for the minimum requirement for:

- i) Written Quotations to between \$20,000 and \$249,999; and
- ii) Public Tender to \$250,000 and greater.

Carried unanimously

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253/18 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Trent Atkinson, Community & Development Supervisor

1 PURPOSE OF REPORT

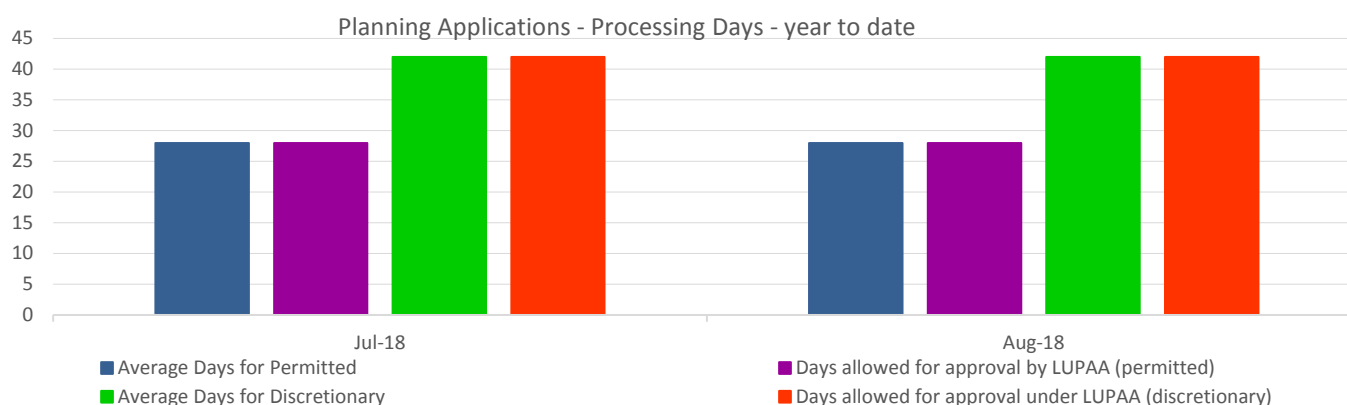
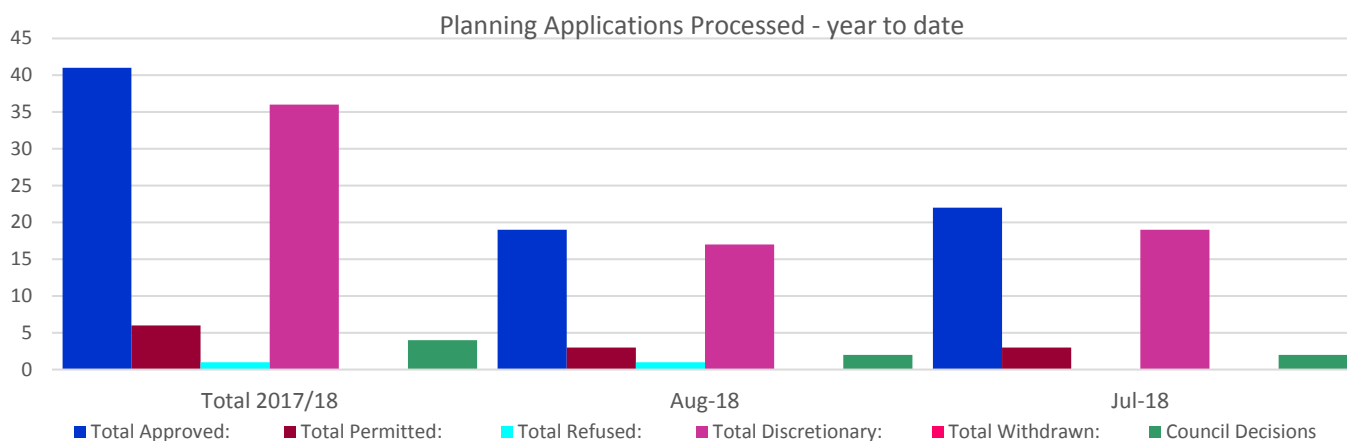
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	Total YTD	Jun-19	May-19	Apr-19	Mar-19	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18
Total Approved	41											19	22
Total Permitted	6											3	3
Average Days for Permitted	28											28	28
Days allowed for approval by LUPAA	28											28	28
Total Exempt under IPS	0											0	0
Total Refused	1											1	0
Total Discretionary	36											17	19
Average Days for Discretionary	42											42	42
Days allowed for approval under LUPAA	42											42	42
Total Withdrawn	0											0	0
Council Decisions	4											2	2

Please note that the statutory days are not counting correctly in the new software (there is a fix in the pipeline) the default has therefore been set to those allowed under LUPAA.



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August 2018

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-18-0175	Cooperage Shed - Expansion of Resource Processing and Signage	Glen Ireh, 35 Drummond Street, Perth TAS 7300	Rebecca Green	42	D
PLN-18-0178	Removal of tree & lower vegetation, installation of light tower (vary height & setback) (heritage precinct)	1-3 Barclay Street, Evandale TAS 7212	Northern Midlands Council	42	D
PLN-18-0187	alfresco area and carport	43 Summit Drive, Devon Hills TAS 7300	Prime Design	28	P
PLN-18-0196	Tree removal	Smith Street, Longford TAS 7301	Northern Midlands Council	28	P
PLN-18-107	Dwelling (vary setbacks in Rural Resource Zone; irrigation district; heritage listed place for water scheme)	840 White Hills Road, Evandale TAS 7212	Jason Van Zetten	42	D
PLN-18-127	2 Lot Subdivision (bushfire prone area code)	35 Drummond Street, PERTH Tasmania 7300	Rebeca Green	42	D
PLN-18-146	01 - Grain storage facility (3x 1500T silos & 3x 290T silos)02- 2-lot subdivision	73 Powranna Road (access over CT147657/2), POWRANNA Tasmania 7300	Mr James Stewart	42	D
PLN-18-157	3-lot subdivision	1 Anstey Street, LONGFORD Tasmania 7301	Carlton Dixon	28	P
PLN-18-158	Multiple Dwellings x2 (vary private open space & visitor parking) & new access	9 Muirton Way, PERTH Tasmania 7300	Tony Keegan	42	D
PLN-18-152	Window in western wall (retrospective) (Heritage listed property within heritage precinct)	15 High Street, ROSS Tasmania 7209	Andrew Hayen	42	D
PLN-18-0176	Retrospective ground-mounted solar panels (heritage precinct)	20 Marlborough Street, Longford TAS 7301	Trident Building Surveying	42	D
PLN-18-0184	Alterations and additions (heritage precinct)	6 Forster Street, Campbell Town TAS 7210	Mr Craig Morrison	42	D
PLN-18-153	Flooding Sign (Heritage precinct)	53 Wellington Street, LONGFORD Tasmania 7301	Ms Lorraine Green	42	D
PLN-18-0192	Dwelling additions/alterations & replacement planting within road reserve (heritage-listed place within heritage precinct)	12 Scone Street, Perth TAS 7300	Mr Felix Blackman	42	D
PLN-18-0167	Storage shed (vary setbacks)	Smith Street, Longford TAS 7301	Northern Midlands Council	42	D
PLN-18-0186	Outbuilding (7.5m x 12m) (as constructed) - vary setbacks in rural zone	717 Hobart Road, Breadalbane TAS 7258	Mr Knott	42	D
PLN-18-0194	Dwelling (variation to side setback [E])	26 Muirton Way, Perth TAS 7300	Mr Wim Van Der Pols	42	D
PLN-18-163	Shed (16m x 8m) & demolition of sheds x 3 (greater than 80m2 of outbuildings on lot & more than 10m from dwelling)	72 Devon Hills Road, DEVON HILLS Tasmania 7300	James Watson	42	D
COUNCIL DECISIONS					
PLN-18-151	Shipping Container (vary front & side setbacks)	23 William Street, LONGFORD Tasmania 7301		42	C
COUNCIL DECISIONS - REFUSAL					
PLN-18-0169	Solar array within heritage precinct	32-34 Church Street, Ross TAS 7209	Kay Morris	42	C
RMPAT DECISIONS					
TPC DECISIONS					

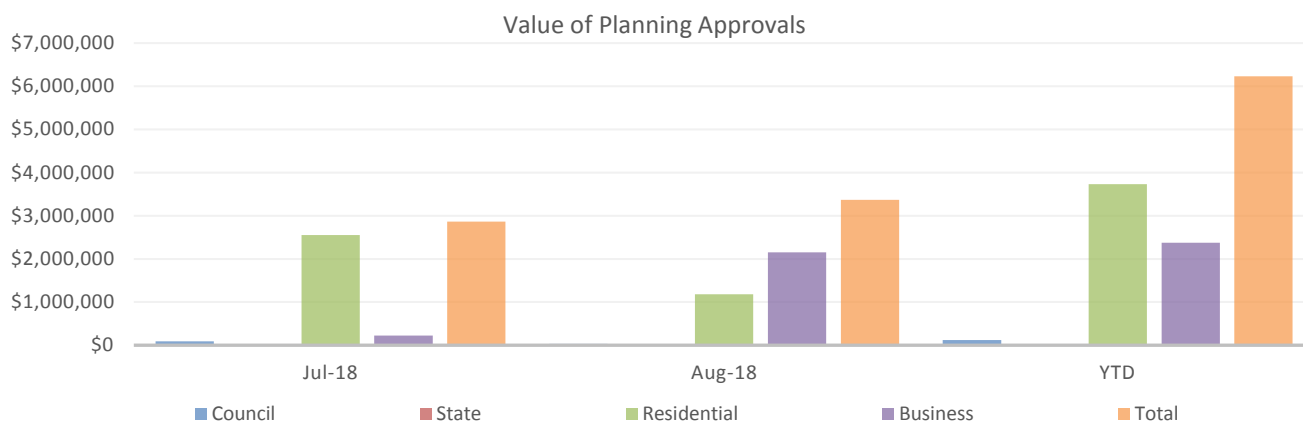
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2.2 Value of Planning Approvals

	Council	State	Residential	Business	Total
Jul-18	87,500	0	2,550,000	226,000	2,863,500
Aug-18	32,800	2,000	1,182,500	2,152,000	3,369,300
YTD	120,300	2,000	3,732,500	2,378,000	6,232,800



2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
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, hearing held 31/7/2018. Decision approved rezoning and laundromat, received 10/09/2018.
03/2018 P18-086	176 High Street Campbell Town, Ambulance Station – Amendment to allow Emergency Services as a discretionary use in the General Residential zone. S39 report sent to TPC. Awaiting decision.
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. Awaiting new hearing date to be set.
P18-037	10 Russell St, preliminary conference 15/5/2018. Hearing postponed. Hearing date set for 06/11/2018.
88/18P P18-135	21-43 Clarence Street Perth – Preliminary Hearing held 16/8/2018. Hearing set for 5/10/2018.
Decisions received	
TPC	<p>Draft Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Scheme. Presented to hearing 23/11/2017.</p> <p>14/5/2018, Commission finalised its report on the draft Planning Directive and forwarded it to the Minister.</p> <p>1/6/2018, the Planning Directive came into effect. Key changes are:</p> <ul style="list-style-type: none"> a reduction in the 'Permitted' floor area from 300m² to 200m² per lot for visitor accommodation use within existing habitable buildings in residential zones. new requirements for the consideration of visitor accommodation use that form part of a strata scheme (e.g. multiple dwellings or apartments) in residential zones in interim planning schemes.
RMPAT	
P17-164	805 Hobart Road Breadalbane: Amendment to Discretionary Permit appealed, preliminary conference 25/6/2018. Consent agreement to Tribunal 31/8/18. Decision received, amended permit issued.

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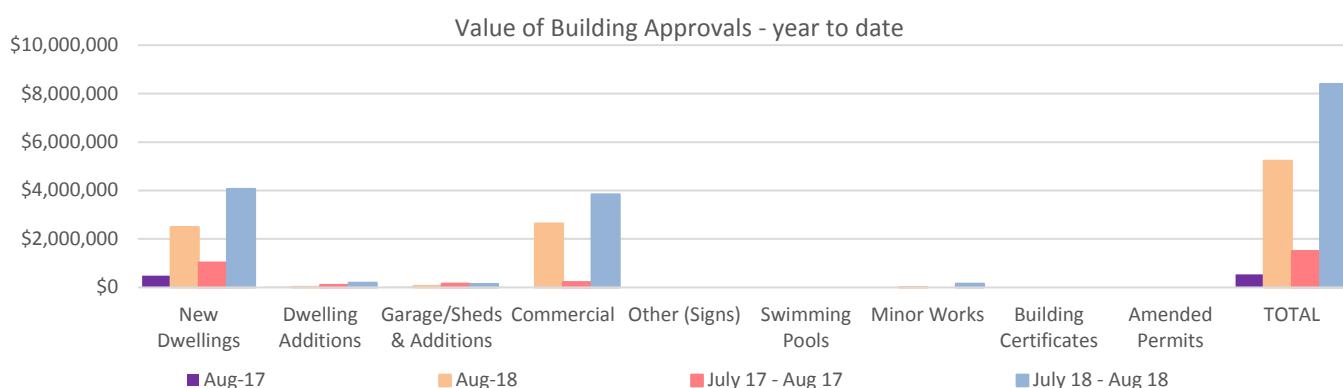
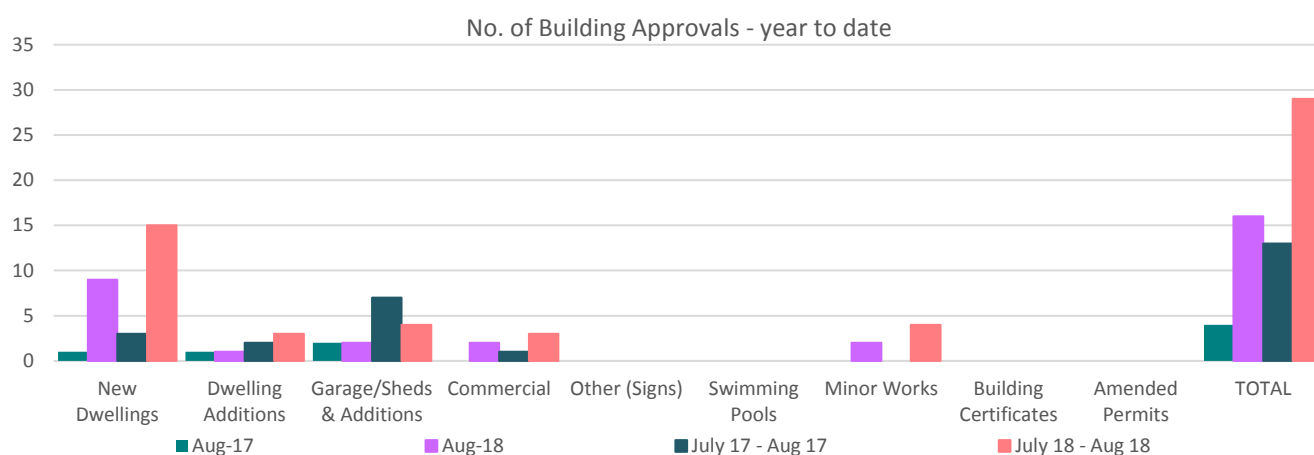
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2.4 Building Approvals

The following table provides a comparison of the number and total value of building works for 2017/2018 - 2018/2019:

	YEAR - 2017-2018				YEAR - 2018 - 2019			
	Aug-17		July 17 - Aug 18		Aug-18		July 18 - Aug 18	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	1	486,000	3	1,025,805	9	2,491,616	15	4,061,374
Dwelling Additions	1	21,000	2	101,000	1	25,000	3	195,000
Garage/Sheds & Additions	2	30,000	7	155,600	2	58,000	4	140,000
Commercial			1	220,000	2	2,645,000	3	3,845,000
Other (Signs)			0	0			0	0
Swimming Pools			0	0			0	0
Minor Works			0	0	2	8,277	4	161,277
Building Certificates			0	0			0	0
Amended Permits			0	0			0	0
TOTAL	4	537,000	13	1,502,405	16	5,227,893	29	8,402,651
Inspections								
Building	27		27		1		4	
Plumbing	18		18		18		35	



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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 for the financial year.

Planning permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	4	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	1	4	19

Building permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	3	9	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	3	9	27

Illegal works - Building

	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	2	42
Commitment provided to submit required documentation			7
Re-inspection required	1	2	14
Building Notices issued	1	1	5
Building Orders issued	1	1	1
Emergency Order			1
No Further Action Required			16

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Illegal works - Planning

	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	1	49
Commitment provided to submit required documentation			9
Re-inspection required	1	1	22
Enforcement Notices issued			1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			1
No Further Action Required			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.

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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 42 days (42 days last month) (42 days allowed by LUPAA). It should be noted that the statutory days are not counting correctly in the new software (there is a fix in the pipeline) the default has therefore been set to those allowed under LUPAA.

There were 29 building approvals valued at \$8,402,651 (year to date) for 2018/2019, compared to 13 building approvals valued at \$1,502,405 (year to date) for 2017/2018.

RECOMMENDATION

That the report be noted.

DECISION

Cr Goss/Cr Lambert

That the report be noted.

Carried unanimously

Mayor Downie adjourned the meeting for the meal break 6.01pm.

Mayor Downie reconvened the meeting after the meal break 6.45pm at which time Ms Boer attended the meeting.

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254/18 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.

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255/18 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 Lambert/Cr Knowles

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda items PLAN 1-4.

Carried unanimously

2 STATEMENTS

PLAN 2 PLN-18-118-01 - 18 Cambock, Evandale

David Houghton, Evandale

Mr Houghton spoke to the following statement which he provided.

Objections regarding the proposed development at number 18 Cambock Lane, Evandale - presented to Council by David Houghton, Evandale on Monday 17th September 2018:

- 1. There are too many units being built within close proximity in this area of Cambock Lane [6 at present and a further 4 on this application]. Preferably there should be only one dwelling on each of 18 and 20 Cambock Lane sites.
The overuse of units may well be financially advantageous for developers but detracts from community value as the village needs families to grow the village and particularly support the local school which needs more pupils.*
- 2. The application for 18 Cambock Lane refers to being on the corner of Cambock Lane West and Glover Street. This naming implies the actual Glover Court is a through road whereas it is a short, small and relatively narrow roadway.
The proposed double units to be built at number 18 Cambock Lane opportunistically will have the rear unit with an entrance into Glover Court. This will add to congestion with extra parking and traffic usage within this small and confined area. Apart from inconvenience to the present residents of Glover Court, rubbish collection and street sweeping will also be adversely affected.
There is presently one opening for number 18 Cambock Lane and it is onto Cambock Lane. It was obviously never the intention of the planners of the Cambock Lane subdivision that number 18 Cambock Lane have an additional building with driveway opening into Glover Court. The Cambock Lane Design Guidelines 2004 state on page 12:
"Suggested appropriate openings are:
 - One driveway entrance 8.0m wide
 - One pedestrian entrance 0.9m wide"*
- 3. Preferably only one dwelling should be placed at number 18 Cambock Lane utilising the existing driveway onto Cambock Lane which the original planning envisaged and intended.*
- 4. If the two units are permitted at number 18 Cambock Lane then, as with the application at number 20 Cambock Lane, both units should be required to utilise the driveway onto Cambock Lane only.*
- 5. No garages are planned for either of the two units, which may lead to later requests for carports which would detract from the appearance desired according to the Cambock Lane Guidelines.*

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256/18 PLANNING APPLICATION PLN-18-117-01 20 CAMBOCK, EVANDALE

File Number: 200700.26; CT139554/6
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 20 Cambock, Evandale to construct Multiple Dwellings x2 (vary north facing windows & parking surface).

2 BACKGROUND

Applicant:
Design to Live

Owner:
Peter John & Ann Maree Routley

Zone:
General Residential Zone

Codes:
Road and Railway Assets Code
Car Parking and Sustainable Transport Code

Classification under the Scheme:
Discretionary

Existing Use:
Residential

Deemed Approval Date:
21-09-2018

Recommendation:
Approve

Discretionary Aspects of the Application

- Reliance on the performance criteria of the General Residential Zone (north facing windows).
- Reliance on the performance criteria of the Road and Railway Assets Code (2nd access/sight distances).
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code (surface material/reversing from unit 1 parking).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to the application becoming valid / 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:

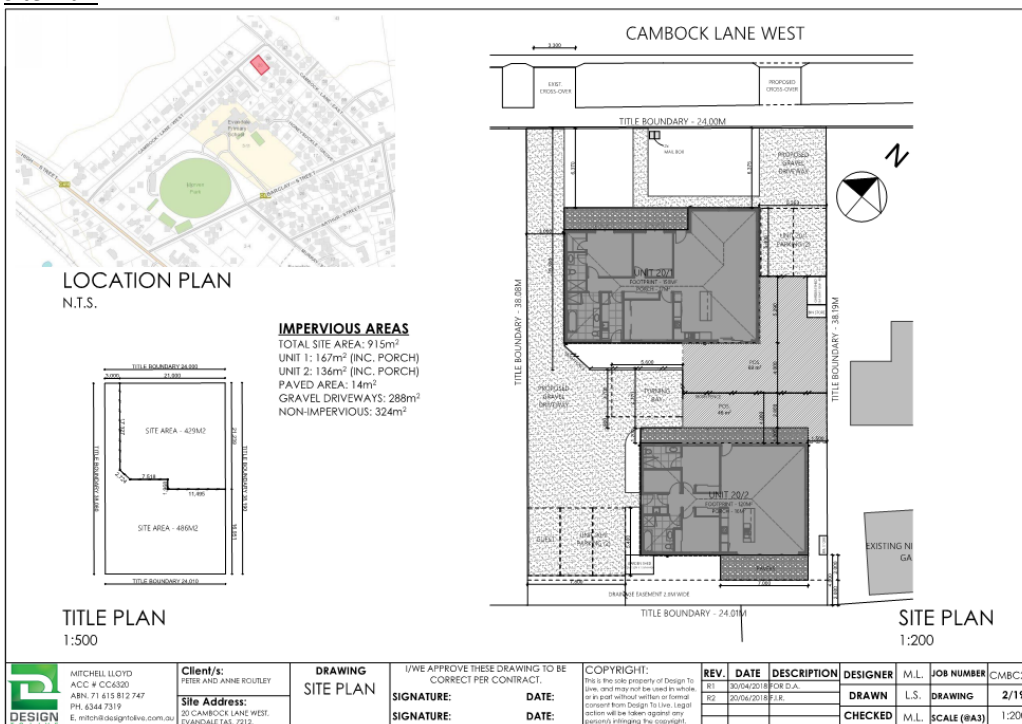
- Construct 2 x Multiple Dwellings and associated access and parking.

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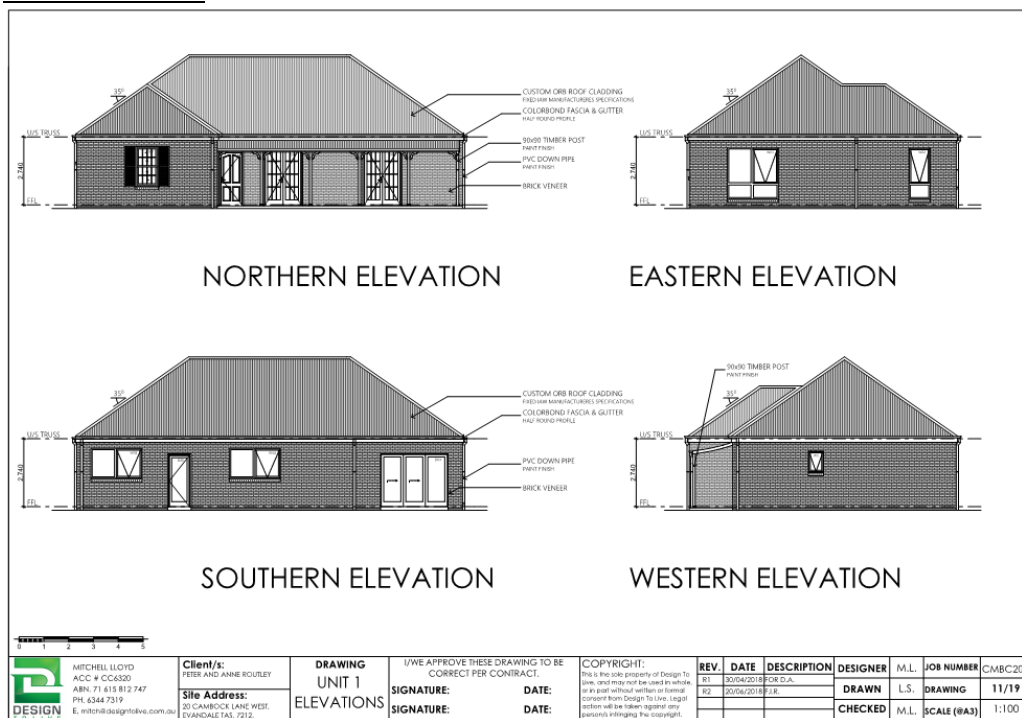
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Site Plan



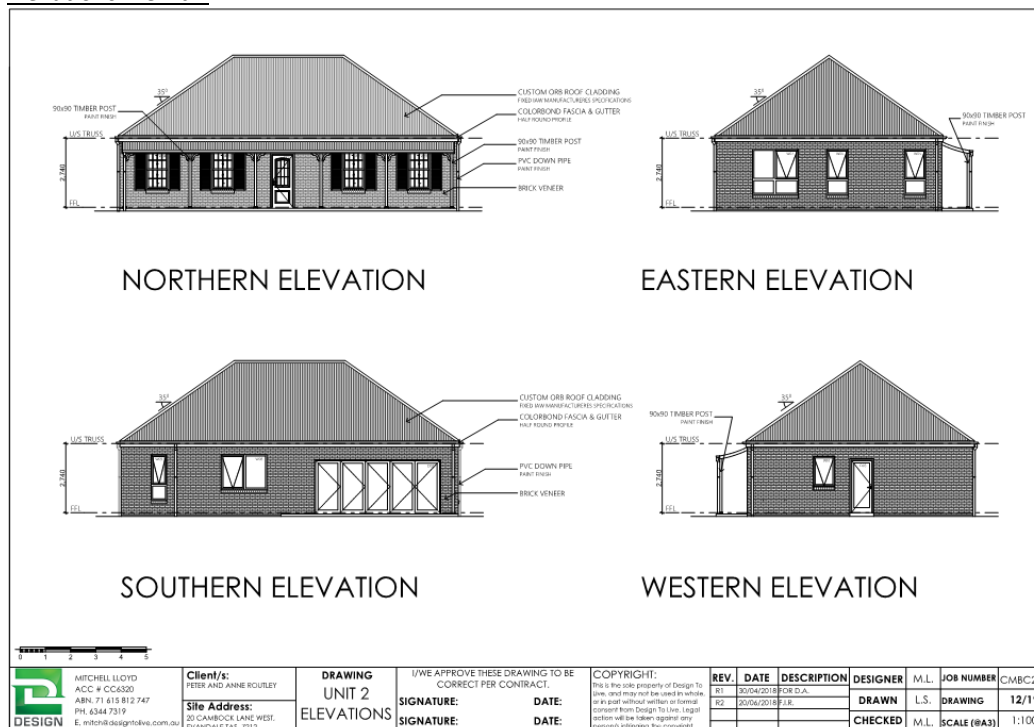
Elevations – Unit 1



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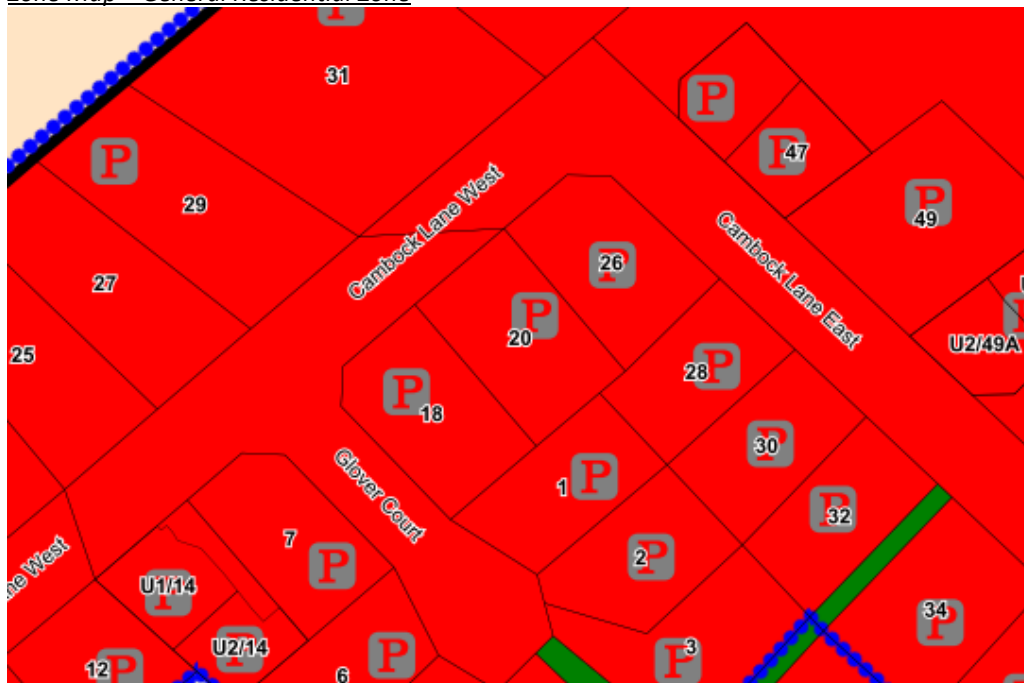
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Elevations – Unit 2



4.2 Zone and land use

Zone Map – General Residential Zone



The land is zoned General Residential and is not subject to any overlays. The title does have a Part Five Agreement registered against it, which relates to the requirement for compliance with provisions that are in keeping with the Cambock Lane Guidelines. A copy of the Part Five Agreement is included in Attachment A.

The relevant Planning Scheme definition is:

multiple dwellings	means 2 or more dwellings on a site.
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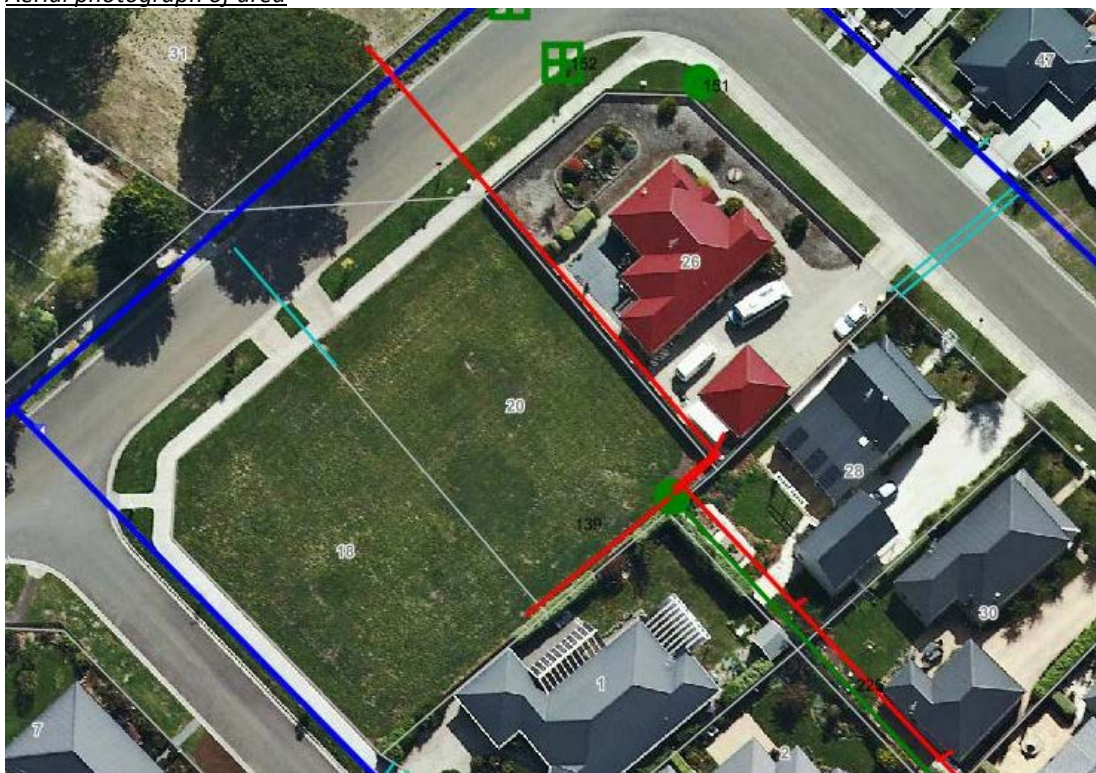


A Residential use (for multiple dwellings) is permitted in the zone; however, the application required discretionary planning approval, due to reliance on the performance criteria of the zone and code provisions.

4.3 Subject site and locality

The author of this report carried out a site visit on the 14th August 2018. The subject site is a 915m² lot located on Cambock Lane West, on the northern side of the township of Evandale. The site is surrounded by established residential uses, with the exception of the adjacent lot, which is currently vacant.

Aerial photograph of area



Photographs of subject site



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4.4 Permit/site history

Relevant permit history includes:

- No previous permit history - the site is vacant.

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:

Representors	Address
Noel Watson	1 Glover Court, Evandale
Dr Sallyanna Watson	1 Glover Court, Evandale
Adrian & Leonora Jobson	2 Glover Court, Evandale

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Map showing location of representors properties in relation to subject site (subject site highlighted, representors properties outlined in red)



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

Issue 1

- Antique Street Light and Street Tree

Planner's comment:

The applicant has provided revised plans showing a relocated crossover and apron for unit 1 (moved 1m west), which accommodates the location of the street light. The street tree will need to be re-located at the applicant's cost, as shown on the revised plan.

Issue 2

- Overshadowing (of 1 Glover Court)

Planner's comment:

The development at 20 Cambock Lane achieves a 4m rear setback from the southern boundary, adjacent to 1 Glover Court. The proposal meets the requirements of the planning scheme in relation to the rear setback and assessment against provisions relating to overshadowing is not required.

Issue 3

- Privacy (of 1 Glover Court)

Planner's comment:

The proposal meets the provisions of the General Residential zone regarding privacy, as these provisions relate to windows of rooms/decks etc with a floor more than 1m above natural ground level. The neighbouring property owner has been pro-active in planting a screening hedge within their property along the common boundary, which will assist with privacy.

Issue 4

- Unit density in local area (preference for single dwellings).

Planner's comment:

The density of units in the area is determined by the provisions of the General Residential Zone. Multiple Dwellings in the General Residential Zone must achieve a site area per dwelling of at

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least 325m². The proposed units at 20 Glover Court achieve a site area per dwelling of 457.5m². The site area per dwelling means: *the area of the site (excluding any access strip) divided by the number of dwellings*. There are no other provisions relevant to the number of dwellings that may be placed on a lot.

Issue 5

- Easement not shown over existing stormwater and sewer main.

Planner's comment:

Only one 2m easement is registered on the certificate of title for 20 Glover Court and it is located along the southern boundary of the lot, as shown on the proposal plans. A sewer main does run parallel to the eastern boundary; however, it is located within the adjacent lot at #26 Cambock Lane.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the proposal on the 7.08.2018 and provided conditions for inclusion in the permit, if issued.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on the 20/08/2018 (Taswater Ref: TWDA 2018/01294-NMC).

General Manager

Precis: Application signed by the General Manager due to works within the Council road reserve.

4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE	
ZONE PURPOSE	
To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.	
To provide for compatible non-residential uses that primarily serve the local community.	
Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off-site impacts.	
To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.	
Assessment: The proposal meets the zone purpose.	
LOCAL AREA OBJECTIVES	
To consolidate growth within the existing urban land use framework of the towns and villages.	
To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.	
To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.	
Assessment: The proposal meets the local area objectives.	
10.4.1 Residential density for multiple dwellings	
	A1 Site area per dwelling of not less than
✓	(a) 325m ² - Dwellings achieve site area of 457.5m ²
10.4.2 Setback and building envelopes for dwellings	
	A1 Unless within a building area, then
✓	(a) 4.5m from primary frontage; or not less than existing dwelling on site; OR
N/a	(b) 3m to secondary frontage; or not less than existing dwelling on site; OR

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	N/a	(b)	if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
	N/a	(c)	not less than the existing dwelling setback if less than 4.5m; OR
	N/a	(d)	as per road setback specified in Planning Scheme
		A2	Garage or carport to be set back:
	N/a	(a)	5.5m from primary frontage or 1m behind the façade, OR
	N/a	(b)	The same as the dwelling façade if under dwelling
	N/a	(c)	1m if gradient > 1:5 for 10m from frontage
		A3	Dwellings (excluding minor protrusions extending to 1.5m)
✓		(a)	to be within building envelope
		(i)	frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot
		(ii)	45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND
✓		(b)	1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or 1/3 of the side boundary, whichever is lesser)
10.4.3 Site coverage and private open space for dwellings			
✓		A1	(a) max. site coverage of 50% (excluding eaves)
✓		(b)	for multiple dwellings, a total area of private open space of not less than 60m ² , unless floor level is entirely over 1.8m above ground level (excl garage, carport or foyer)
✓		(c)	at least 25% free from impervious surfaces
✓		A2	(a) (i) POS of 24m ² in one location in one location, or
		(ii)	POS of 12m ² in one location if a multiple dwelling with floor level over 1.8m high (as per A1b)
✓		(b)	(i) horizontal dimension of 4m; or
		(ii)	horizontal dimension of 2m if a multiple dwelling with floor level over 1.8m high (as per A1b); AND
✓		(c)	directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
✓		(d)	not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
N/a		(e)	between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
✓		(f)	not steeper than 1:10, AND
✓		(g)	not used for vehicle parking
10.4.4 Sunlight and overshadowing			
X		A1	1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
✓		A2	A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):
		(a)	The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):
		(i)	at a distance of 3 m from the window; and
		(ii)	vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
		(b)	The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
		(c)	That part, of a multiple dwelling, consisting of:
		(i)	an outbuilding with a building height no more than 2.4 m; or
		(ii)	protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.
		A3	A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):

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		<p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3 m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling</p>
10.4.5 Width of openings for garages and carports		
	N/a	A1 Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).
10.4.6 Privacy		
	N/a	<p>A1 Balconies, decks, carports etc OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary – 3m</p> <p>(b) rear boundary – 4m</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>
	N/a	<p>A2 Window or glazed door to habitable room with floor level over 1m must</p> <p>(a) (i) 3m setback from side boundary; and</p> <p>(ii) 4m setback from rear boundary;</p>
		<p>and</p> <p>(iii) if a multiple dwelling, at least 6m from glazing of adjacent dwelling on same site</p> <p>(iv) if a multiple dwelling, at least 6m from private open space of adjacent dwelling on same site</p>
	N/a	<p>(b) (i) offset horizontally 1.5m from glazing of habitable room of another dwelling; or</p> <p>(ii) sill height or fixed obscure glazing 1.7m above floor level, or</p> <p>(iii) permanently fixed external screen for the full length of the glazing, to 1.7 m above floor level, with a uniform transparency of not more than 25%.</p>
	✓	<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the glazing, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.</p>
10.4.7 Frontage fences for single dwellings		
	N/a	A1 Applies to maximum building height of fences on and within 4.5m of a frontage
	N/a	(a) 1.2m if solid; OR
	N/a	(b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency
See Planning Scheme for the following provisions for multiple dwellings		
10.4.8 Waste storage for multiple dwellings- Complies		
10.4.9 Storage for multiple dwellings - Complies		
10.4.10 Common Property for multiple dwellings – Common services only.		

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10.4.11 Outbuildings and Ancillary Structures for the Residential Use Class other than a single dwelling – N/a

10.4.12 Site Services for multiple dwellings - Complies

Easements

✓	No construction over an easement
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The application meets the acceptable solutions of the General Residential zone, except for clause 10.4.4 (A1) – North Facing Windows, due to the orientation of the lots to the road. Accordingly, the development relies on the following performance criteria:

10.4.4 Sunlight and overshadowing for all dwellings

Objective: To provide:	
(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and	
(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Comment –

The orientation of the lot to the road, and the frontage of the dwellings being parallel to the road, results in the dwelling being unable to achieve windows that face 30 degrees west of north and 30 degrees east of north. Nevertheless, both units have windows that face north-east and north-west, which allow sunlight to enter habitable rooms throughout the day. The performance criterion is met.

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 – See code assessment below.
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
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	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

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	Performance Criteria
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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%.	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.
N/a	N/a
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	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.
Complies – 2 dwellings will result in less than 40 vehicle entry and exit movements per day.	N/a
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%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: 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.
N/a	N/a

E4.7 Development Standards

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

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: 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
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas	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 more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to: a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and

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	d) 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.
Complies with A1.	N/a

E4.7.2 Management of Road Accesses and Junctions

Objective 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.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 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.
Relies on P1 – a 2nd access is proposed to service unit 1.	A Traffic Impact Assessment was provided with the proposal, that concludes (based on the proposed access, existing road network and sight distances), that the layout and design of the proposed access maintains an acceptable level of safety for all road users, including pedestrians and cyclists.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h: a) 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 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 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.
N/a	N/a

E4.7.3 Management of Rail Level Crossings

Objective To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.	
Acceptable Solutions	Performance Criteria
A1 Where land has access across a railway: a) development does not include a level crossing; or b) development does not result in a material change onto an existing level crossing.	P1 Where land has access across a railway: a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and b) the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and d) an alternative access or junction is not practicable.
N/a	N/a

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

Objective

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

- A1 Sight distances at
- an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and
 - rail level crossings must comply with *AS1742.7 Manual of uniform traffic control devices - Railway crossings*, Standards Association of Australia; or
 - If the access is a temporary access, the written consent of the relevant authority has been obtained.

Relies on performance criteria P1, due to the end of Cambock Lane West (right angle corner to the east) being less than 80m from the proposed access servicing unit 1.

Performance Criteria

- 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.

The Traffic Impact Assessment provided with the application concludes that the sight distances for the new access are deemed to comply with Austroad requirements. The performance criterion is met.

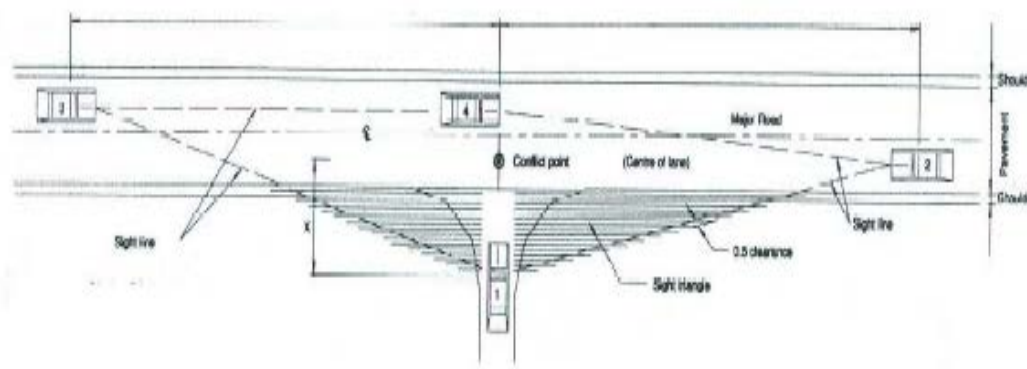


Figure E4.7.4 Sight Lines for Accesses and Junctions

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;

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- (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>

Comment:

Complies with A1 (a) – 2 parking spaces per unit and a visitor space has been provided. The dedicated visitor space will service unit 2, as it is not located within a common area. Visitor parking for unit 1 will rely on on-street parking.

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
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	1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.
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	
visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or	

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

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Acceptable Solutions		Performance Criteria	
A1.1	Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1	Permanently accessible bicycle parking or storage spaces must be provided having regard to the:
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	a)	likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and
		b)	location of the site and the distance a cyclist would need to travel to reach the site; and
		c)	availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
Comment:			
Complies – space available for 1 bicycle parking space per unit.			

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

Acceptable Solutions		Performance Criteria	
A1	One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1	No performance criteria.
Comment:			
N/a			

E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.

Acceptable Solutions		Performance Criteria	
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1	No performance criteria.
Comment:			
N/a			

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Acceptable Solutions		Performance Criteria	
A1	All car parking, access strips manoeuvring and circulation spaces must be:	P1	All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
a)	formed to an adequate level and drained; and		
b)	except for a single dwelling, provided with an impervious all weather seal; and		
c)	except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.		
Comment:			
Relies on performance criteria P1 – gravel driveways are proposed.			
The performance criterion requires that all car parking, access strips, manoeuvring and circulation spaces are readily identifiable and constructed to ensure that they are useable in all weather conditions. Gravel driveways, if constructed correctly, will be suitable in meeting the performance criteria. A number of other dwellings in the vicinity have a fine white gravel driveway. A condition requiring the final material selection (rock size and method of construction) to be approved by the General Manager, prior to construction, will ensure compliance. A maximum 10mm rock size will reduce the noise generated by vehicles travelling along the driveway. The guest parking space will also require identification.			

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Acceptable Solutions		Performance Criteria	
A1.1	Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General	P1	The location of car parking and manoeuvring spaces must not be detrimental to the

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<p>A1.2 Residential Zone) must be located behind the building line; and Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>a) streetscape or the amenity of the surrounding areas, having regard to: the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.</p>
<p>Comment: Complies with A1.1 - All parking spaces are located behind the building line. Complies with A1.2 – no turning areas are located within the front setback.</p>	
<p>A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p>	<p>P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</p>
<p>Comment: Relies on P2, due to the parking spaces for unit 1 needing to reverse on to the street to exit. Only two of the five spaces provided will need to reverse on to the street to exit, as a turning bay is provided for unit 2. This is a similar impact to a single dwelling and is unlikely to adversely affect the safety and convenience of users and passing traffic. Complies with P2.</p>	

Table E6.2: Access Widths for Vehicles

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m

E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.	
Acceptable Solutions	Performance Criteria
<p>A1 Car parking areas with greater than 20 parking spaces must be: a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site during the times when parking occurs.</p>	<p>P1 Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the: a) levels of activity within the vicinity; and b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.</p>
<p>Comment: N/a</p>	

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
<p>A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</p>	<p>P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: a) the topography of the site;</p>

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		<ul style="list-style-type: none"> b) the location and type of relevant facilities on the site or in the vicinity; c) the suitability of access pathways from parking spaces, and d) applicable Australian Standards.
A2	One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: <ul style="list-style-type: none"> a) characteristics of the populations to be served; b) their means of transport to and from the site; and c) applicable Australian Standards.
Comment: No disabled parking provided – private residences.		

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions		Performance Criteria	
A1	For retail, commercial, industrial, service industry or warehouse or storage uses:	P1	For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
a)	at least one loading bay must be provided in accordance with Table E6.4; and		
b)	loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.		
Comment: N/a			

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.		
Acceptable Solutions		Performance Criteria
A1.1	Bicycle parking spaces for customers and visitors must:	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
a)	be accessible from a road, footpath or cycle track; and	
b)	include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; and	
c)	be located within 50m of and visible or signposted from the entrance to the activity they serve; and	
d)	be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	
A2	Bicycle parking spaces must have:	
a)	minimum dimensions of:	
i)	1.7m in length; and	
ii)	1.2m in height; and	
iii)	0.7m in width at the handlebars; and	
b)	unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	
Comment: Complies with A1.2 & A2 – space available within storage shed.		

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E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: Complies with A1 – no separate access required.	

Table E6.5: Pedestrian Access

Number of Parking Spaces Required	Pedestrian Facility
1–10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].
11 or more	A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].

Notes

- a) In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.
- b) Separation is deemed to be achieved by:
- a horizontal distance of 2.5m between the edge of the driveway and the footpath; or
 - protective devices such as bollards, guard rails or planters between the driveway and the footpath; and
 - signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.

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:

- Reliance on the performance criteria of the General Residential Zone (north facing windows).
- Reliance on the performance criteria of the Road and Railway Assets Code (2nd access/sight distances).
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code (surface material/reversing from unit 1 parking).

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Prior to the application being placed on public exhibition, several requests for further information required the applicant to demonstrate compliance with the planning scheme requirements. Copies of the correspondence is included in the attachments to this report.

Three representations were received during the public exhibition period for the development, raising concerns regarding the location of the existing Antique Street Light and Street Tree, overshadowing/privacy of 1 Glover Court, and the unit density in local area. The applicant responded to the representations and provided a revised set of plans detailing the amended crossover location for unit 1.

Conditions that relate to any aspect of the application can be placed on a permit. The proposal will be conditioned to be used and developed in accordance with the proposal plans, include referral bodies requirements and ensure compliance with landscaping/access requirements.

8 ATTACHMENTS

- Application & plans, correspondence with applicant, Part Five Agreement
- Responses from referral agencies
- Representations & applicant's response

RECOMMENDATION

That land at 20 Cambock, Evandale be approved to be developed and used for a Multiple Dwellings x2 (vary north facing windows & parking surface) in accordance with application PLN-18-117-01, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P8** (*Drawing No: CMBC20, Sheet No's: 01-04, 06, 11-12 & 19, Dated: 14.08.2018*) & **D1** (*Traffic Impact Assessment, prepared by Ridsen Knightley, dated: 30.07.2018*).

2 Council's Works Department conditions

2.1 Stormwater

- Each dwelling 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.
- Concentrated stormwater must not be discharged into neighbouring properties
- Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- A plumbing permit is required prior to commencing any plumbing or civil works within the property.

2.2 Access

- A concrete driveway crossover and apron must be constructed for each dwelling from the edge of the road to the property boundary in accordance with Council standards.
- Access works must not commence until an application for vehicular crossing has been approved by Council.

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- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

2.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

2.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours-notice must 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.

2.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit 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. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. 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.

2.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

2.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must 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.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01294-NMC).

4 Landscaping

- a) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each unit shall be completed prior to the commencement of use of that unit and then maintained for the duration of the use.
- b) A bond of \$500 per unit shall be provided prior to the commencement of development of that unit authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

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5 Driveways

- 5.1 Prior to the commencement of works, the applicant shall provide a driveway construction plan to the satisfaction of the General Manager. The plan shall include:
- a) The proposed driveway material (gravel with a maximum 10mm surface rock size);
 - b) Method of construction;
 - c) Location of any drainage.
- 5.2 Driveways and parking areas around each unit shall be constructed in accordance with the approved plan, to the satisfaction of the General Manager, prior to the commencement of use of the unit.

6 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- a) Pay a \$500 works bond (as per condition 2.6);
- b) Pay a \$500 per unit landscape bond (as per condition 4).

7 Prior to commencement of use

Prior to the commencement of the use of each unit, the following must be completed:

- a) Landscaping works for each unit, mail and newspaper receptacles, clothes-drying facilities, and private open space screening (as per condition 4 – landscaping);
- b) Driveways and parking areas around each unit constructed (as per condition 5).

DECISION

Cr Goss/Cr Knowles

That land at 20 Cambock, Evandale be approved to be developed and used for a Multiple Dwellings x2 (vary north facing windows & parking surface) in accordance with application PLN-18-117-01, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P8** (Drawing No: CMBC20, Sheet No's: 01-04, 06, 11-12 & 19, Dated: 14.08.2018) & **D1** (Traffic Impact Assessment, prepared by Risdan Knightley, dated: 30.07.2018).

2 Council's Works Department conditions

2.1 Stormwater

- a) Each dwelling 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.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

2.2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of the road to the property boundary in accordance with Council standards.

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- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

2.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

2.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours-notice must 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.

2.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit 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. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. 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.

2.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

2.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must 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.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01294-NMC).

4 Landscaping

- a) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each unit shall be completed prior to the commencement of use of that unit

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and then maintained for the duration of the use.

- b) A bond of \$500 per unit shall be provided prior to the commencement of development of that unit authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

5 Driveways

5.1 Prior to the commencement of works, the applicant shall provide a driveway construction plan to the satisfaction of the General Manager. The plan shall include:

- a) The proposed driveway material (gravel with a maximum 10mm surface rock size);
- b) Method of construction;
- c) Location of any drainage.

5.2 Driveways and parking areas around each unit shall be constructed in accordance with the approved plan, to the satisfaction of the General Manager, prior to the commencement of use of the unit.

6 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- a) Pay a \$500 works bond (as per condition 2.6);
- b) Pay a \$500 per unit landscape bond (as per condition 4).

7 Prior to commencement of use

Prior to the commencement of the use of each unit, the following must be completed:

- a) Landscaping works for each unit, mail and newspaper receptacles, clothes-drying facilities, and private open space screening (as per condition 4 – landscaping);
- b) Driveways and parking areas around each unit constructed (as per condition 5).

Carried unanimously

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257/18 PLANNING APPLICATION PLN-18-118-01 18 CAMBOCK, EVANDALE

File Number: 200700.27; CT 139554/5
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 18 Cambock, Evandale to construct Multiple Dwellings x 2 & new access (vary north facing windows & visitor parking).

2 BACKGROUND

Applicant:

Design to Live

Zone:

General Residential

Classification under the Scheme:

Discretionary

Deemed Approval Date:

21-Sep-2018

Owner:

Peter John & Ann Maree Routley

Codes:

Road and Railway Assets Code

Car Parking and Sustainable Transport Code

Existing Use:

Residential

Recommendation:

Approve

Discretionary Aspects of the Application

- Reliance on the performance criteria of the General Residential Zone (north facing windows).
- Reliance on the performance criteria of the Road and Railway Assets Code (2nd access).
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code (visitor parking & surface material).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

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

Subject site (in foreground)



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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.

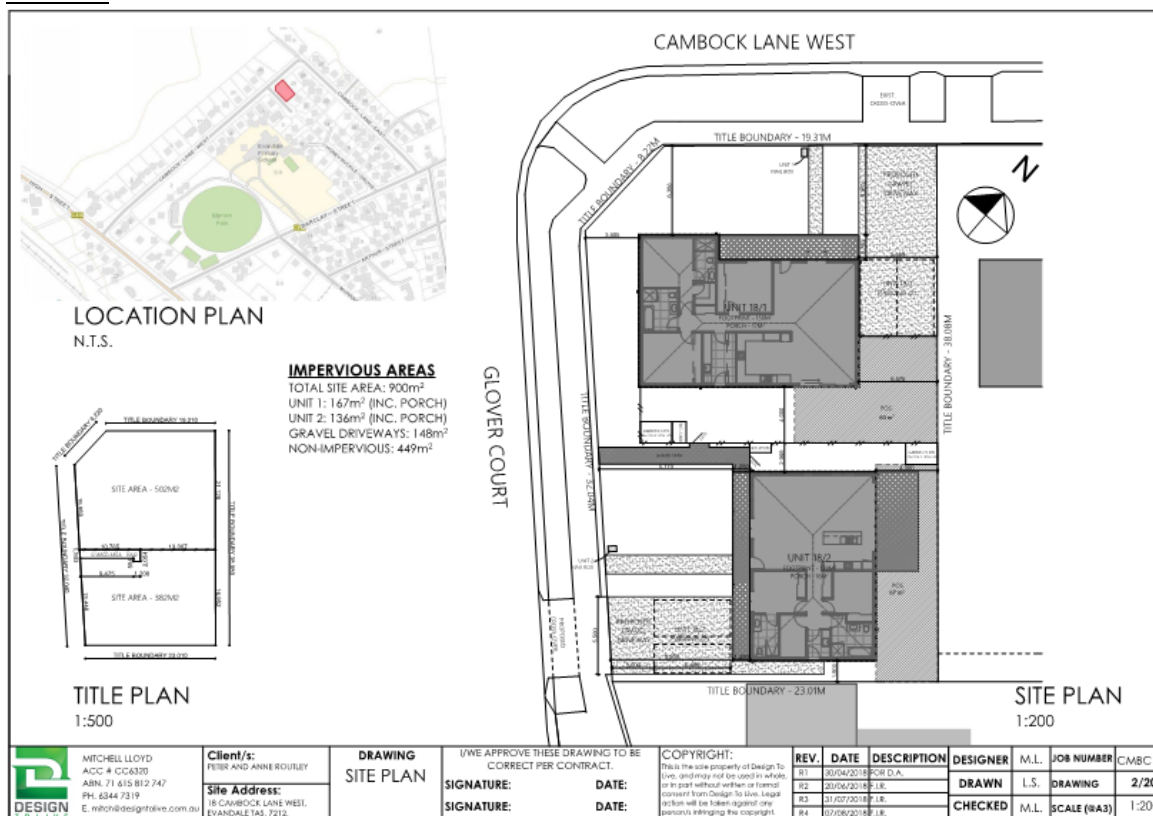
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Multiple Dwellings x 2 & new access (vary north facing windows & visitor parking).

Site Plan

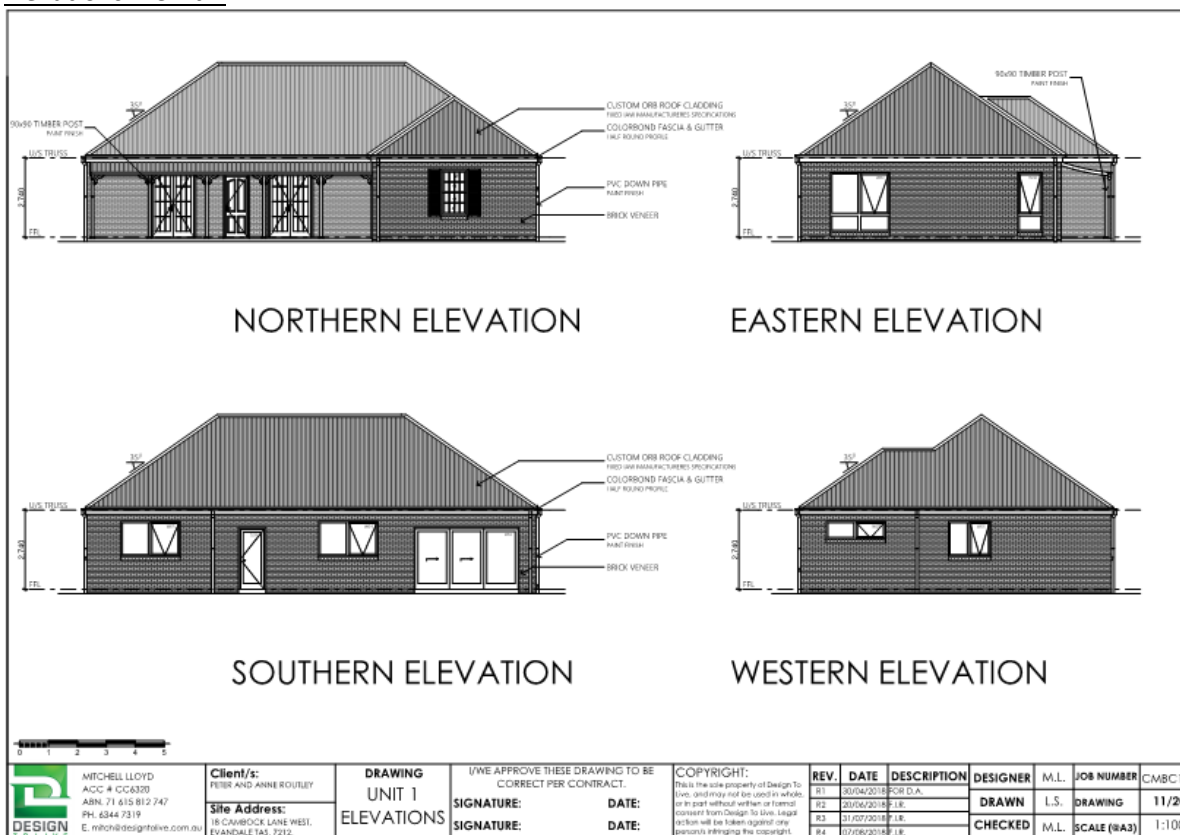


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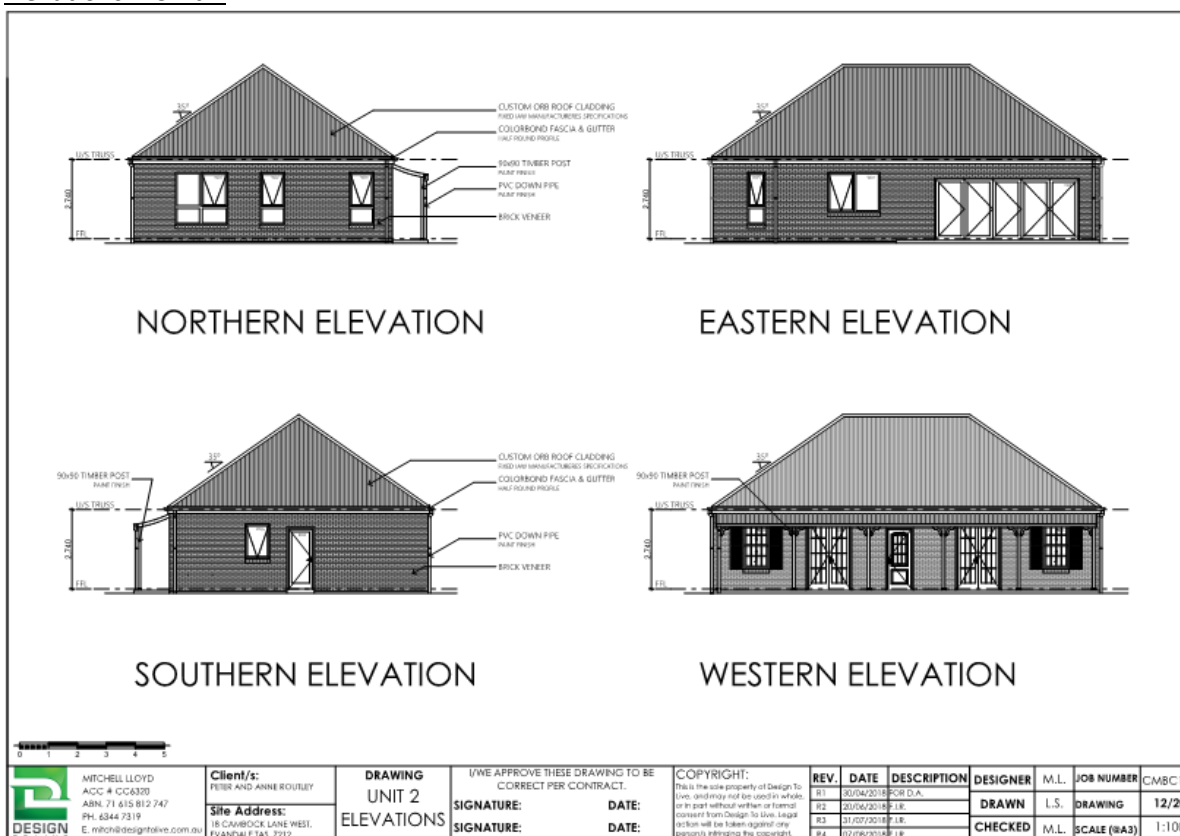
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Elevations – Unit 1



Elevations – Unit 1



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4.2 Zone and land use

Zone Map – General Residential



Agreement registered against it, which relates to the requirement for compliance with provisions that are in keeping with the Cambock Lane Guidelines. A copy of the Part Five Agreement is included in Attachment A.

The relevant Planning Scheme definition is:

<i>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</i>

A Residential use (for multiple dwellings) is permitted in the zone; however, the application required discretionary planning approval, due to reliance on the performance criteria of the zone and code provisions.

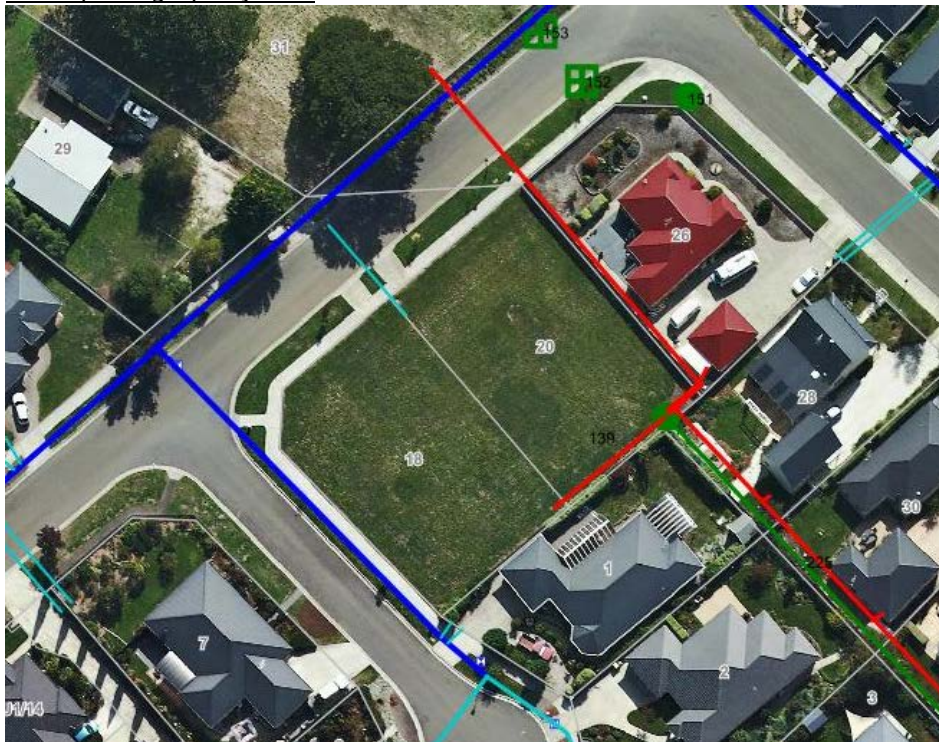
4.3 Subject site and locality

The author of this report carried out a site visit on the 14th August 2018. The subject site is a 900m² corner lot, located on the corner of Cambock Lane and Glover Court on the northern side of the township of Evandale. The site is surrounded by established residential uses, with the exception of the adjacent lot, which is currently vacant.

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Aerial photograph of area



Photographs of subject site



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4.4 Permit/site history

Relevant permit history includes:

- No previous permit history - the site is vacant.

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:

List of representors	Address
Adrian & Leonora Jobson	2 Glover Court, Evandale
Dr Sallyanna Watson	1 Glover Court, Evandale
Noel Watson	1 Glover Court, Evandale
Sylvia O'Neill & Mark O'Neill	26 Cambock Lane, Evandale
David Houghton	6 Glover Court, Evandale
Henrietta Houghton	6 Glover Court, Evandale

Map showing location of representors properties in relation to subject site (subject site highlighted, representors properties outlined in red)



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

Issue 1

- Unit Density in local area (preference for single dwelling instead)

Planner's comment:

The density of units in the area is determined by the provisions of the General Residential Zone. Multiple Dwellings in the General Residential Zone must achieve a site area per dwelling of at least 325m². The proposed units at 18 Glover Court achieve a site area per dwelling of 450m². The site area per dwelling means the area of the site (excluding any access strip) divided by the number of dwellings. There are no other provisions relevant to the number of dwellings that may be placed on a lot.

Issue 2

- Garbage collection, parking & access in Glover Court (cul-de-sac)

Planner's comment:

A large number of garbage and recycling bins at the end of a cul-de-sac can cause issues for garbage contractors and potentially obstruct accesses. This issue was raised with the applicant when a revised plan was provided, showing a shared pathway providing access to Glover Court. The applicant did not make any further amendments to the proposal in light of the issue being raised and there are no provisions within the Planning Scheme which prohibit this arrangement. The suitability of parking and access is dealt with by the assessment against the Car Parking and Sustainable Transport Code.

Issue 3

- Overshadowing of adjoining lot

Planner's comment:

The development at 18 Cambock Lane achieves a 1.5m side setback from the southern boundary, adjacent to 1 Glover Court. As the site is a corner lot, and the building also fits within the envelope, the proposal meets the requirements of the planning scheme. Assessment against provisions relating to overshadowing is not required.

Issue 4

- Privacy of adjoining lot

Planner's comment:

The proposal meets the provisions of the General Residential zone regarding privacy, as these provisions relate to windows of rooms/decks etc with a floor more than 1m above natural ground level. The neighbouring property owner has been pro-active in planting a screening hedge within their property along the common boundary, which will assist with privacy. A garage is also located on the northern side of dwelling at 1 Glover Court, adjacent to the proposed unit 2, which has utility rooms and a study on the southern side.

Issue 5

- No undercover parking (future undercover parking unlikely to comply with Cambock Lane Guidelines).

Planner's comment:

The issue of no future under cover parking being possible was raised with the applicant, prior to the application being placed on public exhibition. This resulted in the location of unit 2 and associated parking being moved east on the lot, level with the building line created by unit 1. While this change may not result in the best use of the site, the proposed car parking complies with the provisions of the scheme and the applicant did not wish to make any further changes to the location of the car parking. The Part Five Agreement registered against the title (which

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contains requirements generally in accordance with the Cambock Lane Guidelines), does not specifically prohibit the location of car parking or carports/garages forward of the building line of the dwelling it serves, unlike the guidelines. The guidelines do not apply the site and future undercover parking would be subject to the setback requirements of the General Residential Zone.

Issue 6

- Landscaping not in accordance with Cambock Lane Guidelines.

Planner's comment:

Unlike the Guidelines, the Part Five Agreement provisions do not contain any landscaping requirements, other than the following:

- | | |
|---|---|
| F | Not to erect any building on any lot without contemporaneously erecting a fence or planting a hedge on the Cambock Lane boundary of such lot of a design or nature approved by the Northern Midlands Council. |
| H | Not to cut down or remove from any lot any living trees without the consent in writing of the Northern Midlands Council |

The owner/developer is responsible for complying with the Part Five Agreement.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the proposal on the 23.08.2018 and provided conditions for inclusion in the permit, if issued.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on the 21.08.2018 (Taswater Ref: TWDA 2018/01331-NMC).

General Manager

Precis: Application signed by the General Manager due to works located within the Council Road Reserve.

4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE
ZONE PURPOSE
<i>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</i>
<i>To provide for compatible non-residential uses that primarily serve the local community.</i>
<i>Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off-site impacts.</i>
<i>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</i>
Assessment: The proposal meets the zone purpose.
LOCAL AREA OBJECTIVES
<i>To consolidate growth within the existing urban land use framework of the towns and villages.</i>
<i>To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.</i>
<i>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</i>

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Assessment: The proposal meets the local area objectives.

10.4.1 Residential density for multiple dwellings

	A1	Site area per dwelling of not less than
✓	(a)	325m ² Complies – 450 m ² lot area

10.4.2 Setback and building envelopes for dwellings

	A1	Unless within a building area, then
✓	(a)	4.5m from primary frontage; or not less than existing dwelling on site; OR
✓	(b)	3m to secondary frontage; or not less than existing dwelling on site; OR
N/a	(b)	if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
N/a	(c)	not less than the existing dwelling setback if less than 4.5m; OR
N/a	(d)	as per road setback specified in Planning Scheme
	A2	Garage or carport to be set back:
N/a	(a)	5.5m from primary frontage or 1m behind the façade, OR
N/a	(b)	The same as the dwelling façade if under dwelling
N/a	(c)	1m if gradient > 1:5 for 10m from frontage
	A3	Dwellings (excluding minor protrusions extending to 1.5m)
✓	(a)	to be within building envelope (i) frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot (ii) 45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND
✓	(b)	1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or 1/3 of the side boundary, whichever is lesser)

10.4.3 Site coverage and private open space for dwellings

✓	A1	(a) max. site coverage of 50% (excluding eaves)
		(b) for multiple dwellings, a total area of private open space of not less than 60m ² , unless floor level is entirely over 1.8m above ground level (excl garage, carport or foyer)
✓		(c) at least 25% free from impervious surfaces
✓	A2	(a) (i) POS of 24m ² in one location in one location, or (ii) POS of 12m ² in one location if a multiple dwelling with floor level over 1.8m high (as per A1b)
✓		(b) (i) horizontal dimension of 4m; or (ii) horizontal dimension of 2m if a multiple dwelling with floor level over 1.8m high (as per A1b); AND
✓		(c) directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
✓		(d) not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21 June; AND
N/a		(e) between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
✓		(f) not steeper than 1:10, AND
✓		(g) not used for vehicle parking

10.4.4 Sunlight and overshadowing

X	A1	1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
✓	A2	A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.

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		<p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>
✓	A3	<p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling</p>
10.4.5 Width of openings for garages and carports		
N/a	A1	Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).
10.4.6 Privacy		
N/a	A1	<p>Balconies, decks, carports etc OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary – 3m</p> <p>(b) rear boundary – 4m</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>
N/a	A2	<p>Window or glazed door to habitable room with floor level over 1m must</p> <p>(a) (i) 3m setback from side boundary; and</p> <p>(ii) 4m setback from rear boundary; and</p> <p>(iii) if a multiple dwelling, at least 6m from glazing of adjacent dwelling on same site</p> <p>(iv) if a multiple dwelling, at least 6m from private open space of adjacent dwelling on same site</p>
N/a		<p>(b) (i) offset horizontally 1.5m from glazing of habitable room of another dwelling; or</p> <p>(ii) sill height or fixed obscure glazing 1.7m above floor level, or</p> <p>(iii) permanently fixed external screen for the full length of the glazing, to 1.7 m above floor level, with a uniform transparency of not more than 25%.</p>
✓	A3	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the glazing, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.</p>

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10.4.7 Frontage fences for single dwellings		
	N/a	A1 Applies to maximum building height of fences on and within 4.5m of a frontage
	N/a	(a) 1.2m if solid; OR
	N/a	(b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency
See Planning Scheme for the following provisions for multiple dwellings		
10.4.8	Waste storage for multiple dwellings- Complies (in garage)	
10.4.9	Storage for multiple dwellings - Complies	
10.4.10	Common Property for multiple dwellings - Complies	
10.4.11	Outbuildings and Ancillary Structures for the Residential Use Class other than a single dwelling – N/a	
10.4.12	Site Services for multiple dwellings - Complies	
Easements		
	✓	No construction over an easement

The application meets the acceptable solutions of the General Residential zone, except for clause 10.4.4 (A1) – North Facing Windows, due to the orientation of the lots to the road. Accordingly, the development relies on the following performance criteria:

10.4.4 Sunlight and overshadowing for all dwellings

Objective: To provide:	
(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and	
(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Comment –

The orientation of the lot to the road, and the frontage of the dwellings being parallel to the road, results in the dwelling being unable to achieve windows that face 30 degrees west of north and 30 degrees east of north. Nevertheless, both units have windows that face north-east and north-west, which allow sunlight to enter habitable rooms throughout the day. The performance criterion is met.

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 – see code assessment below.
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
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	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

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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	Performance Criteria
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%.	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.
N/a	N/a
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	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.
Complies – 2 dwellings will result in less than 40 vehicle entry and exit movements per day.	N/a
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%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: 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.
N/a	N/a

E4.7 Development Standards

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

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: 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
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) new road works, buildings, additions and extensions, earthworks and landscaping works; and	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 more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:

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b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas	a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) 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.
Complies with A1.	N/a

E4.7.2 Management of Road Accesses and Junctions

Objective 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.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 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.
Relies on P1 – a 2 nd access is proposed to service unit 2.	A Traffic Impact Assessment was provided with the proposal, that concludes (based on the proposed access, existing road network and sight distances), that the layout and design of the proposed access maintains an acceptable level of safety for all road users, including pedestrians and cyclists.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h: a) 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 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 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.
N/a	N/a

E4.7.3 Management of Rail Level Crossings

Objective To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.	
Acceptable Solutions	Performance Criteria
A1 Where land has access across a railway: a) development does not include a level crossing; or	P1 Where land has access across a railway: a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and

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b) development does not result in a material change onto an existing level crossing.	b) the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and d) an alternative access or junction is not practicable.
N/a	N/a

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

Objective

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

A1 Sight distances at
a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and
b) rail level crossings must comply with *AS1742.7 Manual of uniform traffic control devices - Railway crossings*, Standards Association of Australia; or
c) If the access is a temporary access, the written consent of the relevant authority has been obtained.

Relies on performance criteria P1, due to the end of the cul-de-sac and intersection being less than 80m from the proposed access.

Performance Criteria

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.

The Traffic Impact Assessment provided with the application concludes that the sight distances for the new access are deemed to comply with Austroad requirements. The performance criterion is met.

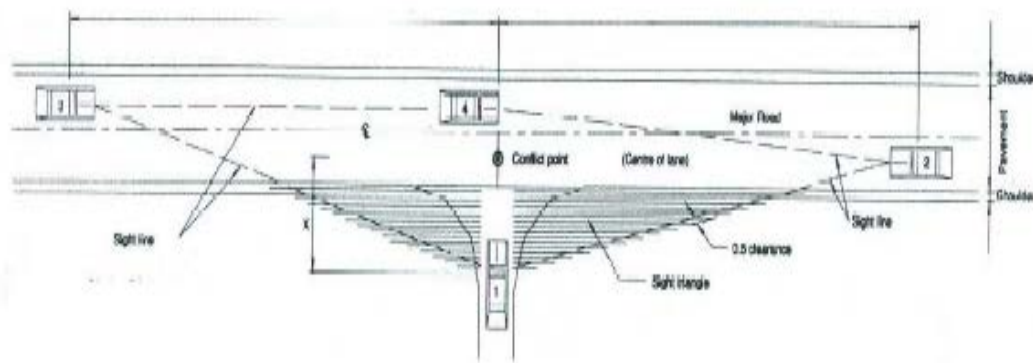


Figure E4.7.4 Sight Lines for Accesses and Junctions

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:

(a) 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.

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- (b) For safe intersection sight distance (SISD):
- (i) 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;
- (ii) 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;
- (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	
A1	The number of car parking spaces must not be less than the requirements of:	P1	The number of car parking spaces provided must have regard to:
a)	Table E6.1; or	a)	the provisions of any relevant location specific car parking plan; and
b)	a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	b)	the availability of public car parking spaces within reasonable walking distance; and
		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
		d)	the availability and frequency of public transport within reasonable walking distance of the site; and
		e)	site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and
		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
		g)	an empirical assessment of the car parking demand; and
		h)	the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and
		i)	the recommendations of a traffic impact assessment prepared for the proposal; and
		j)	any heritage values of the site; and
		k)	for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
		i)	the size of the dwelling and the number of bedrooms; and
		ii)	the pattern of parking in the locality; and
		iii)	any existing structure on the land.

Comment:

Relies on performance criteria P1, due to no visitor parking space being provided. 2 parking spaces are provided for the occupants of each unit (four in total). Sufficient space is available for additional parking within the driveway for unit 1. Adequate on-street parking is available for visitors to unit 2, as it is likely to be occasional in terms of frequency. Footpaths provide connection to Cambock Lane where additional on-street parking is available if required. The performance criterion is met.

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Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
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	1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.
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	
visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or	

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the: a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	

Comment:

Complies with A1.1 – space available for a bicycle parking space at each unit.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

Acceptable Solutions	Performance Criteria
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1 No performance criteria.

Comment:

N/a

E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.

Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.

Comment:

N/a

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

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c)	except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	
<p>Comment:</p> <p>Relies on performance criteria P1 – gravel driveways are proposed.</p> <p>The performance criterion requires that all car parking, access strips, manoeuvring and circulation spaces are readily identifiable and constructed to ensure that they are useable in all weather conditions. Gravel driveways, if constructed correctly, will be suitable in meeting the performance criteria. A number of other dwellings in the vicinity have a fine white gravel driveway. A condition requiring the final material selection (type, rock size and method of construction) to be approved by the General Manager, prior to construction, will ensure compliance. A maximum 10mm rock size will reduce the noise generated by vehicles travelling along the driveway.</p>		

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Acceptable Solutions		Performance Criteria	
A1.1	Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and	P1	The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:
		a)	the layout of the site and the location of existing buildings; and
		b)	views into the site from the road and adjoining public spaces; and
A1.2	Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	c)	the ability to access the site and the rear of buildings; and
		d)	the layout of car parking in the vicinity; and
		e)	the level of landscaping proposed for the car parking.

Comment:

Complies with A1.1. Despite being poor utilisation of the space available, the car parking for unit 2 is located behind the building line created by unit 1.

Complies with A1.2. No provision for turning is located within the front setback of either dwelling.

A2.1	Car parking and manoeuvring space must:	P2	Car parking and manoeuvring space must:
a)	have a gradient of 10% or less; and	a)	be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and
b)	where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and	b)	provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
c)	have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and		
A2.2	The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .		

Comment:

Relies on P2, due to the parking spaces for both units needing to reverse on to the street to exit. This is a similar impact to a single dwelling and is unlikely to adversely affect the safety and convenience of users and passing traffic, as vehicles will be exiting on to different street frontages. Complies with P2.

Table E6.2: Access Widths for Vehicles

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m

E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.

Acceptable Solutions	Performance Criteria
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A1	Car parking areas with greater than 20 parking spaces must be:	P1	Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:
a)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and
b)	visible from buildings on or adjacent to the site during the times when parking occurs.	b)	opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
Comment: N/a			

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.

Acceptable Solutions		Performance Criteria	
A1	All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1	The location and design of parking spaces considers the needs of disabled persons, having regard to:
		e)	the topography of the site;
		f)	the location and type of relevant facilities on the site or in the vicinity;
		g)	the suitability of access pathways from parking spaces, and
		h)	applicable Australian Standards.
A2	One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2	The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to:
		d)	characteristics of the populations to be served;
		e)	their means of transport to and from the site; and
		f)	applicable Australian Standards.

Comment:

No disabled parking provided – private residences.

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions		Performance Criteria	
A1	For retail, commercial, industrial, service industry or warehouse or storage uses:	P1	For retail, commercial, industrial, service industry or warehouse or storage uses
a)	at least one loading bay must be provided in accordance with Table E6.4; and		adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
b)	loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.		

Comment:

N/a

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective:

To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

Acceptable Solutions		Performance Criteria	
A1.1	Bicycle parking spaces for customers and visitors must:	P1	Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
a)	be accessible from a road, footpath or cycle track; and		
b)	include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; and		

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c)	be located within 50m of and visible or signposted from the entrance to the activity they serve; and	
d)	be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and	
A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	
A2	Bicycle parking spaces must have:	P2
a)	minimum dimensions of:	Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
i)	1.7m in length; and	
ii)	1.2m in height; and	
iii)	0.7m in width at the handlebars; and	
b)	unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	
Comment: Complies with A1.2 & A2 – space available within storage shed.		

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: Complies with A1 – no separate access required.	

Table E6.5: Pedestrian Access

Number of Parking Spaces Required	Pedestrian Facility
1–10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].
11 or more	A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].

Notes

- a) In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.
- b) Separation is deemed to be achieved by:
 - i) a horizontal distance of 2.5m between the edge of the driveway and the footpath; or
 - ii) protective devices such as bollards, guard rails or planters between the driveway and the footpath; and
 - iii) signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.

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> .

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STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

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:

- Reliance on the performance criteria of the General Residential Zone (north facing windows).
- Reliance on the performance criteria of the Road and Railway Assets Code (2nd access).
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code (visitor parking, surface material, reversing from parking spaces to exit).

Prior to the application being placed on public exhibition, several requests for further information required the applicant to demonstrate compliance with the planning scheme requirements. Some amendments to the plans were made as a result of this process, in an attempt to improve the design, allow better utilisation the site and allow for compliant future undercover parking. Copies of the correspondence is included in the attachments to this report.

Six representations were received during the public exhibition period for the development, raising concerns regarding:

- Unit Density in local area (preference for single dwelling instead)
- Garbage collection, parking & access in Glover Court (cul-de-sac)
- Overshadowing of adjoining lot (1 Glover Court)
- Privacy of adjoining lot (1 Glover Court)
- No undercover parking (future undercover parking unlikely to comply with Cambock Lane Guidelines).
- Landscaping not in accordance with Cambock Lane Guidelines.

The applicant was given the opportunity to comment on the representations but did not provide a response.

Conditions that relate to any aspect of the application can be placed on a permit. The proposal will be conditioned to be used and developed in accordance with the proposal plans, include referral bodies requirements and ensure compliance with landscaping/access requirements.

8 ATTACHMENTS

- Application & plans, correspondence with applicant, Part Five Agreement
- Responses from referral agencies
- Representations & applicant's response

RECOMMENDATION

That land at 18 Cambock, Evandale be approved to be developed and used for Multiple Dwellings x 2 & new access in accordance with application PLN-18-118-01, and subject to the following conditions:

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1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P9** (*Drawing No: CMBC18, Sheet No's: 1-4, 6, 11-12, 19-20, Dated: 07.08.2018*) & **D1** (*Traffic Impact Assessment, prepared by Ridsen Knightley, dated: 30.07.2018*).

2 Council's Works Department conditions

2.1 Stormwater

- a) Each dwelling 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.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

2.2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of the Road to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

2.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

2.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, stormwater, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must 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.

2.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit 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. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. 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.

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2.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

2.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must 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.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01331-NMC).

4 Landscaping

- a) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each unit shall be completed prior to the commencement of use of that unit and then maintained for the duration of the use.
- b) A bond of \$500 per unit shall be provided prior to the commencement of development of that unit authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

5 Driveways

- 5.1 Prior to the commencement of works, the applicant shall provide a driveway construction plan to the satisfaction of the General Manager. The plan shall include:
 - a) The proposed driveway material (gravel with a maximum 10mm surface rock size);
 - b) Method of construction;
 - c) Location of any drainage.
- 5.2 Driveways and parking areas around each unit shall be constructed in accordance with the approved plan, to the satisfaction of the General Manager, prior to the commencement of use of the unit.

6 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- a) Pay a \$500 works bond (as per condition 2.6);
- b) Pay a \$500 per unit landscape bond (as per condition 4).

7 Prior to commencement of use

Prior to the commencement of the use of each unit, the following must be completed:

- a) Landscaping works for each unit, mail and newspaper receptacles, clothes-drying facilities, and private open space screening (as per condition 4 – landscaping);
- b) Driveways and parking areas around each unit constructed (as per condition 5).

DECISION

Cr Goss/Cr Gordon

That land at 18 Cambock, Evandale be approved to be developed and used for Multiple Dwellings x 2 & new access in accordance with application PLN-18-118-01, and subject to the following conditions:

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1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P9** (*Drawing No: CMBC18, Sheet No's: 1-4, 6, 11-12, 19-20, Dated: 07.08.2018*) & **D1** (*Traffic Impact Assessment, prepared by Risden Knightley, dated: 30.07.2018*).

2 Council's Works Department conditions

2.1 Stormwater

- a) Each dwelling 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.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

2.2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of the Road to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

2.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

2.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, stormwater, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must 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.

2.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit 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. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the

MINUTES – ORDINARY MEETING

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developer/property owner. 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.

2.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

2.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must 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.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01331-NMC).

4 Landscaping

- a) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each unit shall be completed prior to the commencement of use of that unit and then maintained for the duration of the use.
- b) A bond of \$500 per unit shall be provided prior to the commencement of development of that unit authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

5 Driveways

- 5.1 Prior to the commencement of works, the applicant shall provide a driveway construction plan to the satisfaction of the General Manager. The plan shall include:
 - a) The proposed driveway material (gravel with a maximum 10mm surface rock size);
 - b) Method of construction;
 - c) Location of any drainage.
- 5.2 Driveways and parking areas around each unit shall be constructed in accordance with the approved plan, to the satisfaction of the General Manager, prior to the commencement of use of the unit.

6 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- a) Pay a \$500 works bond (as per condition 2.6);
- b) Pay a \$500 per unit landscape bond (as per condition 4).

7 Prior to commencement of use

Prior to the commencement of the use of each unit, the following must be completed:

- a) Landscaping works for each unit, mail and newspaper receptacles, clothes-drying facilities, and private open space screening (as per condition 4 – landscaping);
- b) Driveways and parking areas around each unit constructed (as per condition 5).

Carried unanimously

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258/18 INITIATION OF DRAFT PLANNING SCHEME AMENDMENT 04/2018 INCLUDE FLOOD RISK MAPPING IN THE PLANNING SCHEME FOR LAND ALONG SHEEPWASH CREEK FROM ARTHUR STREET TO CEMETERY ROAD, PERTH

File: Draft Amendment 04/2018
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 SUMMARY INFORMATION

Applicant:

Northern Midlands Council

Proposal:

Amend the Planning Scheme to include flood risk mapping for land along Sheepwash Creek from Arthur Street to Cemetery Road, Perth in the planning scheme maps.

Critical Date:

There is no statutory time frame for Council to decide whether to initiate an amendment of its own motion

Recommendation:

Initiate the draft amendment

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Planning Authority:

Northern Midlands Council

2 BACKGROUND

At its meeting of 16 July 2018, Council considered a report on proposed upgrade works to reduce flood risks, Sheepwash Creek, Perth (min. ref. 205/18).

The report included flood mapping showing the extent of flood risk for a 100-year average recurrence interval.

Council resolved that the schedule of works to mitigate flooding impacts be incorporated into Council's Long-Term Financial Plan and that works progress earlier if Council is successful in obtaining external funding.

Given that the completion of the mitigation works is potentially long-term, it is recommended that the flood risk mapping be shown on the planning scheme maps.

This will make it clear to property owners and potential purchasers the areas of land mapped as flood risk and therefore subject to the Flood Prone Areas Code of the planning scheme.

3 STATUTORY REQUIREMENTS

Section 34 (1) (b) (former provisions) of the *Land Use Planning & Approvals Act 1993* states:

A planning authority may of its own motion, initiate an amendment of a planning scheme administered by it.

4 CONSULTATION

4.1 Public Exhibition

Public exhibition of a draft amendment occurs after it has been certified, as per section 38 of the *Land Use Planning & Approvals Act 1993*:

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- (1) *After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in [section 32](#), the planning authority must –*
- (a) *cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission; and*
 - (b) *advertise, as prescribed, the exhibition of the draft amendment.*

4.2 Referrals

Referrals occur after the draft amendment has been certified.

5 FINANCIAL IMPLICATIONS

The cost of undertaking the draft amendment is within existing budget allocations.

6 STRATEGIC PLAN 2017-2027

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
- People –
 - 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
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges

7 OPTIONS

- Initiate the draft amendment; or
- Move changes to the draft amendment before initiating; or
- Refuse to initiate the draft amendment.

8 DISCUSSION

Under clause E5.2.1 of the Planning Scheme, the Flood Prone Areas Code applies to use or development of land:

- *Mapped as flood risk on the planning scheme maps; or*
- *Even if not mapped under subparagraph (a) if it is potentially subject to flooding at a 1% annual exceedance probability.*

Therefore, land shown as being subject to the 100-year flood ARI in Figure 1 is subject to the Flood Probe Areas Code.

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While the mapping has been made public, it is not in a readily accessible location.

Inclusion of the flood risk mapping for land zoned General Residential and Future Residential in the planning scheme maps will make it readily accessible to the public and make clear to property owners and potential purchasers the areas of land at risk of flooding at a 100-year average recurrence interval, and therefore subject to the Flood Prone Areas Code of the planning scheme.

9 ATTACHMENTS

Late Attachment – flood plan

RECOMMENDATION

That Council, acting as the Planning Authority, pursuant to section 34 of the former provisions of the *Land Use Planning and Approvals Act* 1993 resolve to initiate draft Planning Scheme Amendment 04/2018 to the Northern Midlands Interim Planning Scheme 2013 to include the flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.

DECISION

Cr Knowles/Cr Adams

That Council, acting as the Planning Authority, pursuant to section 34 of the former provisions of the *Land Use Planning and Approvals Act* 1993 resolve to initiate draft Planning Scheme Amendment 04/2018 to the Northern Midlands Interim Planning Scheme 2013 to include the flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.

Carried unanimously

MINUTES – ORDINARY MEETING

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259/18 DRAFT AMENDMENT OF THE STATE PLANNING PROVISIONS

File: 13/004
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report advises Council of a draft amendment to the State Planning Provisions prepared by the Minister for Planning.

2 INTRODUCTION/BACKGROUND

The explanatory document on the draft amendment advises that:

- *The proposed modifications in the draft amendment of the SPPs are considered minor in nature and are limited to those matters that are capable of meeting the tests for not requiring public exhibition under section 30H(3) of the Act, as they are limited to revisions that:*
 - *correct an error in the SPPs;*
 - *clarify or simplify the SPPs;*
 - *remove an inconsistency in the SPPs;*
 - *remove an inconsistency between the SPP and another Act; or*
 - *change provisions of the SPPs that specify the structure to which an LPS is to conform, and the public interest will not be prejudiced.*
- *In summary, the draft amendment comprises:*
 - *A minor revision to the definition of 'streetscape' in Table 3.1 to clarify how the extent of the streetscape is to be determined for the purposes of a local heritage precinct or local historic landscape precinct assessed under the Local Historic Heritage Code.*
 - *A minor revision to the exemption for 'minor communications infrastructure' in clause 4.2.6 to update the reference to the current Telecommunications (Low-Impact Facilities) Determination 2018.*
 - *Minor revisions to the exemptions in Table 4.6 to clarify the exemptions for 'signs' and 'antennas, masts, flagpoles, and satellite dishes' and correct minor errors.*
 - *Minor revisions to clause 5.2.6 to remove an inconsistency in the SPPs relating to the operation of particular purpose zones.*
 - *A minor revision to clause C2.2.1 to clarify the operation of the Parking and Sustainable Transport Code.*
 - *Minor revisions to the Local Historic Heritage Code to correct drafting errors and anomalies.*
 - *Minor revisions to the Scenic Protection Code to clarify and correct errors in the definition of 'scenic road corridor' and to clarify the extent of buildings or works under clause C8.3.1 A1.*
 - *Various other minor revisions to correct minor drafting errors and to change a provision that specifies the structure of an LPS.*
- *Feedback is requested by Monday, 15th October 2018.*

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
 - Best Business Practice & Compliance
 - Core Strategies:
 - ♦ Council complies with all Government legislation

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4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

5.1 Section 30D of the Land Use Planning & Approvals Act 1993

- (1) *The Minister may prepare a draft amendment of the SPPs that is in accordance with terms of reference prepared under [section 30C\(1\)](#).*
- (2) *The Minister must consult with –*
 - (a) the Commission; and*
 - (b) the planning authorities; and*
 - (c) the State Service Agencies, and the State authorities, as he or she thinks fit – in relation to the preparation by the Minister of a draft amendment of the SPPs.*

6 FINANCIAL IMPLICATIONS

No financial implications are identified.

7 RISK ISSUES

No risk issues are identified.

8 CONSULTATION WITH STATE GOVERNMENT

The State Government is undertaking consultation on this matter.

9 COMMUNITY CONSULTATION

The State Government is undertaking consultation on this matter.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Advise that it supports the draft amendment as drafted; or
- Provide comment if it has issues with the draft amendment.

11 OFFICER'S COMMENTS/CONCLUSION

The draft amendment has been reviewed by Council's planning staff and it is supported, in particular the modification to the definition of 'streetscape' to clarify that the streetscape for a local heritage precinct is not limited to being within 100m of the site boundary – the extent of the streetscape is to be determined by the relevant provisions of the precinct.

12 ATTACHMENTS

12.1 Letter from the Minister for Planning – Preparation of Draft Amendment of the State Planning Provisions.

RECOMMENDATION

That Council advise the Minister for Planning that it supports the draft amendment.

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DECISION

Cr Knowles/Cr Gordon

That Council advise the Minister for Planning that it supports the draft amendment.

Carried unanimously

260/18 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 Lambert/Cr Gordon

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

Ms Boer and Mr Godier left the meeting at 7.05pm.

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261/18 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 31 August 2018.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 31 August 2018.

3 ALTERATIONS TO 2018-19 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending:

	31-Jul-18	2				
A.	Operating Income and Expenditure					
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,748,672	-\$10,748,672	-\$10,532,090	-\$217	98.0%	
Recurrent Grant Revenue	-\$4,131,618	-\$688,603	-\$1,022,802	\$334	148.5%	
Fees and Charges Revenue	-\$1,743,731	-\$290,622	-\$421,963	\$131	145.2%	
Interest Revenue	-\$629,300	-\$104,883	\$17,991	-\$123	-17.2%	Accrued revenue adjustment included
Reimbursements Revenue	-\$51,609	-\$8,602	-\$9,745	\$1	113.3%	
Other Revenue	-\$1,414,805	-\$235,801	-\$165,712	-\$70	70.3%	
	-\$18,719,735	-\$12,077,183	-\$12,134,321	\$57	100.5%	
Employee costs	\$5,258,747	\$876,458	\$767,033	\$109	87.5%	
Material & Services Expenditure	\$4,805,977	\$800,996	\$715,776	\$85	89.4%	
Depreciation Expenditure	\$5,400,473	\$900,079	\$900,113	\$0	100.0%	
Government Levies & Charges	\$773,062	\$128,844	\$7,996	\$121	6.2%	
Councillors Expenditure	\$197,640	\$32,940	\$9,250	\$24	28.1%	
Interest on Borrowings	\$0	\$0	\$1,813	-\$2		
Other Expenditure	\$1,252,385	\$208,731	\$581,408	-\$373	278.5%	
Plant Expenditure Paid	\$505,520	\$84,253	\$109,928	-\$26	130.5%	
	\$18,193,804	\$3,032,301	\$3,093,317	-\$61	102.0%	
	-\$525,931	-\$9,044,882	-\$9,041,004			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$520,505	\$86,751	\$0	\$87	0.0%	
Underlying (Surplus) / Deficit	-\$5,426	-\$8,958,131	-\$9,041,004			1
Capital Grant Revenue	-\$1,253,521	-\$208,920	-\$650,000	\$441	311.1%	
Subdivider Contributions	-\$523,827	-\$87,305	0	-\$87	0.0%	
Capital Revenue	-\$1,777,348	-\$296,225	-\$650,000			
	\$0		-			

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Budget Alteration Requests

- For Council authorisation by absolute majority

Capital
Budget

Actuals

August

No budget alterations for August 2018.

No capital works budget variance above 10% or \$10,000

July

Hobhouse St - Recon Catherine to Burghley	750579	-\$71,000		\$0		Defer project until 2019/20
Grant Revenue - Natural Disaster Resilience	505653	-\$73,137		\$0		Grant Revenue allocated
Lfd - Flood Levee Back Creek Automation		<u>\$144,137</u>	\$0	\$0		New Capital Project

July

Council Chamber Carpark	720114	\$130,000		\$211,107		Works substantially complete
Council Chamber Access	759352	<u>\$70,000</u>	\$200,000	<u>\$167,437</u>	\$378,543	Works substantially complete

July

Less Council labour and plant hire **-\$131,981** # Council labour & plant hire

Hobhouse St - Recon Catherine to Burghley	750579	-\$50,000				
Council Chamber Access	759352	\$35,000				
Council Chamber Carpark	720114	<u>\$15,000</u>	\$50,000			Additional Budget allocation
			<u>\$250,000</u>		<u>\$246,562</u>	Net cost of project expected

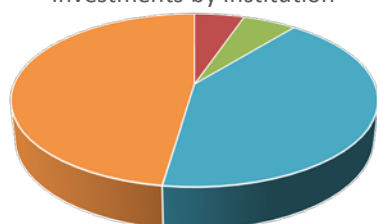
July

Visitor Accommodation Permit Fee Adjust Fees & Charges Schedule from \$251

B. Balance Sheet Items

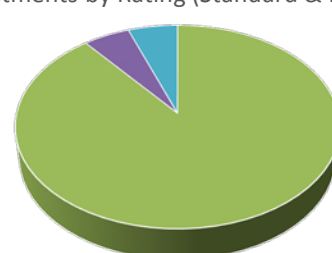
Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance						
- Opening Cash balance	\$20,475,543		\$19,903,140			
- Cash Inflow	\$7,123,551		\$6,163,419			
- Cash Payments	-\$3,991,679		-\$2,459,144			
- Closing Cash balance	\$23,607,415		\$23,607,415			
	-		-			
Account Breakdown						
- Trading Accounts	\$1,774,354					
- Investments	\$21,833,061					
	\$23,607,415					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation Call Account	1/08/2018	31/08/2018	1.50	\$5,280	\$5,286	
CBA Call Account	31/08/2018	31/08/2018	1.40	\$1,908,285	\$1,908,285	
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	
CBA	13/07/2018	13/12/2018	2.49	\$1,500,000	\$1,515,656	
CBA	21/06/2018	21/12/2018	2.60	\$1,000,000	\$1,013,036	
My State Financial	25/12/2017	25/12/2018	2.70	\$1,223,229	\$1,256,256	
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	
CBA	13/08/2018	13/02/2019	2.52	\$1,000,000	\$1,012,704	
CBA	31/08/2018	28/02/2019	2.55	\$2,000,000	\$2,025,290	
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			0.00	\$21,833,061		

Investments by Institution



■ ANZ ■ Bank of Us (B&E) ■ MyState ■ Tascorp ■ Westpac ■ CBA

Total Investments by Rating (Standard & Poor's)



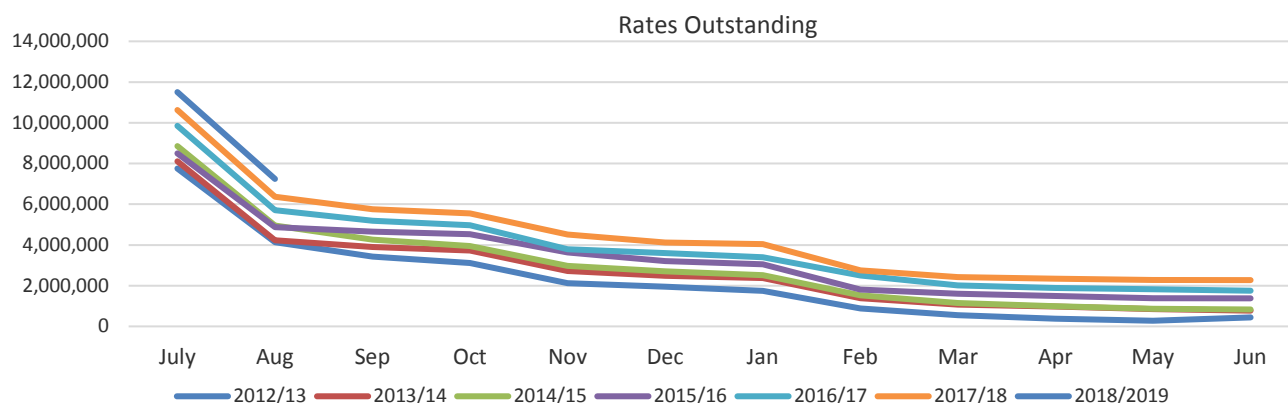
■ AA+ ■ AA- ■ Unrated ■ BBB

MINUTES – ORDINARY MEETING

17 SEPTEMBER 2018



Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$2,245,313		\$1,742,445		
Rates Raised	\$10,554,208		\$10,093,006		
	\$12,799,521		\$11,835,451		
Rates collected	\$5,159,999	48.9%	\$5,091,491	50.4%	
Pension Rebates	\$440,929	4.2%	\$437,473	4.3%	
Discount & Remissions	\$39,576	0.4%	\$40,694	0.4%	
	\$5,640,504		\$5,569,658		
Rates Outstanding	\$7,242,319	68.6%	\$6,362,683	63.0%	
Advance Payments received	-\$83,302	0.8%	-\$96,890	1.0%	



Trade Debtors			
Current balance	\$1,012,388		
- 30 Days	\$879,576		
- 60 Days	\$76,662		
- 90 Days	\$6,035		
- More than 90 days	\$50,115		
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales	711		
- Hire/lease of facilities	158		
- Removal of fire hazards	11,847		
- Dog Registrations & Fines	36,277		
- Private Works	1,039		
- Regulatory Fees	83		

C. Capital Program				
	Budget	Actual (\$,000)	Target 17%	Comments
Renewal	\$10,578,761	\$447,751	4%	
New assets	\$5,783,088	\$754,050	13%	
Total	\$16,361,849	\$1,201,800	7%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$1,850,760 incl c/fwd	65%	Bridge structure substantially complete
- Campbell Town Rec Ground Building	\$2,575,237	\$0	0%	Commencement of works Aug 18
- Campbell Town Rec Ground Site Works	\$484,933	\$0	0%	
- Campbell Town Rec Ground Tennis Centre	\$315,000	\$0	0%	
- Campbell Town Rec Ground Cenotaph	\$170,000	\$0	0%	
- Longford Rec Ground Redevelopment	\$1,180,000	\$151,068 incl c/fwd	13%	BA stage
- Longford Sports Centre Extension	\$1,000,000	\$391,512 incl c/fwd	39%	Slab / Shed stage
- Council Chamber toilet/kitchen improvements	\$225,000	\$0	0%	
- Recreation Lighting Upgrade	\$1,505,000	\$968,623 incl c/fwd	64%	In progress
- Barton Road Reconstruction	\$520,000	\$0	0%	
- Bishopsbourne Road Reconstruction	\$379,000	\$0	0%	
- Campbell Town Main Street Improvements	\$1,000,000	\$72,346 incl c/fwd	7%	Design
- Tooms Lake Road Bridge Replacement	\$350,000	\$0	0%	Tender stage

* Full year to date capital expenditure for 2017/18 provided as an attachment.

D. Financial Health Indicators				
	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	57.4%	86.8%	-29.4%	⬇
- Own Source Revenue / Total Revenue	78%	92%	-13.6%	⬇
Sustainability Ratio				
- Operating Surplus / Operating Revenue	0.0%	74.5%	-74.5%	⬇
- Debt / Own Source Revenue	50.9%	66.8%	-15.9%	↔

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Efficiency Ratios

- Receivables / Own Source Revenue	56.6%	57.3%	-0.7%	↘
- Employee costs / Revenue	28.1%	6.3%	21.8%	↗
- Renewal / Depreciation	195.9%	49.7%	146.1%	↗

Unit Costs

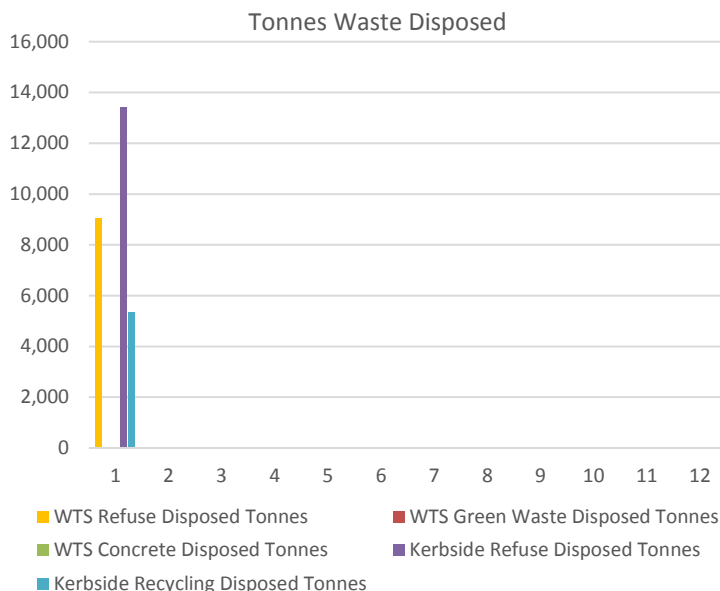
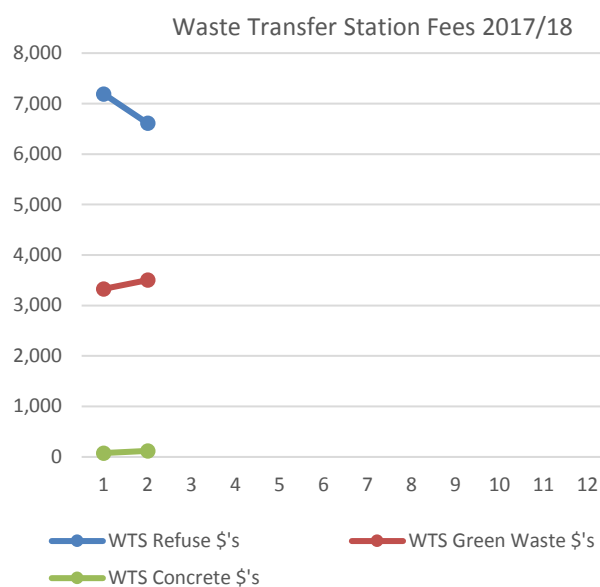
- Waste Collection per bin	\$10.43	\$11.24	↔
- Employee costs per hour	\$43.82	\$33.10	↗
- Rate Revenue per property	\$1,520.54	\$1,489.90	↔
- IT per employee hour	\$3.17	\$4.91	↘

E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	79	79
New Employees	1	0
Resignations	2	1
Total hours worked	23172.46	14361.46
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	3	2
Hazards Reported	10	1
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	2	0
IT - Unplanned lost time	0	0
Open W/Comp claims	2	1

F. Waste Management

Waste Transfer Station	2016/17	2017/18	2018/19 Budget	2018/19
Takings			Year to Date	
- Refuse		\$96,262	\$91,682	\$13,803
- Green Waste		\$55,282	\$49,600	\$6,832
- Concrete		\$1,333	\$1,500	\$197
Total Takings	\$143,942	\$152,877	\$23,797	\$20,832
Tonnes Disposed				
WTS Refuse Disposed Tonnes	1787	1510	1717	9021
WTS Green Waste Disposed Tonnes	2500	4123	3631	0
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2201	2299	13397
Kerbside Recycling Disposed Tonnes	1101	1037	1164	5320
Total Waste Tonnes Disposed	7728	8871	8811	27738



4 OFFICERS COMMENTS

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

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5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending August 2018.
- 5.2 Capital Works Report to end August 2018.

RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 31 August 2018.

DECISION

Cr Adams/Cr Goss

That Council receive and note the Monthly Financial Report for the period ending 31 August 2018.

Carried unanimously

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262/18 NOMENCLATURE: RESCIND TOWN NAME "LYMINGTON"; AND GAZETTE TOWN NAME "NILE"

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

1 PURPOSE OF REPORT

This report is to provide background for Council to give direction on revoking the town name Lymington and gazetting town name Nile instead.

2 INTRODUCTION/BACKGROUND

Council recently received an enquiry from the Nomenclature Board regarding the official name of the township of Nile as below:

'I had a query regarding the town of Lymington / Nile, the actually official name.

What I have found is the latest proclamation date recorded is for 'Lymington' is 3/7/1866. The town was proclaimed under the Police Act 1865. The area of the town presently known as Nile, allegedly the name was changed in 1910. As of 17/6/2011, there has been no proclamation found confirming the change from Lymington to Nile (Named after the river and possibly "Nile Farm", a farmhouse built about 1840).

Termed 'Lymington - Nile', 'Lymington on Nile', 'Lymington River Nile' and even 'Lymington North' to avoid confusion. Name was apparently changed to avoid confusion, but no evidence found to support renaming.

If the above is correct is there any intention Council revoking Lymington and gazetting 'Nile' as its signposted as Nile and known to the community and others as Nile.

The records officer searched the old Evandale Municipal Minutes from 1907 to 1912, however no motions to change the town from Lymington to Nile was recorded.

According to history the town underwent an amendment to its name by being called Lymington North, due to the fact that confusion arose between this and the other town south of Hobart. This confusion apparently continued for many years until in 1910 it was decided to change the name from Lymington North to Nile, by which name it is known today. However, who or when it was decided to change the name is not recorded.

The second Lymington is now the only one in Tasmania and is situated south of Hobart and is in the district of the Huon Valley. The town lies on the banks of a bay about four miles from Cygnet which itself is part of the Huon River. In "Bailliere's Tasmanian Gazetteer and Road Guide 1877" it states " Lymington - (County Buckingham) is a village on the Huon River at Port Cygnet, 45 miles S.W. of Hobart Town" today Lymington is hardly a hamlet, but instead has become a district. *See attached map*

Of the two places in Tasmania to bear the name the second one is the more appropriate due to it being on a large river with an outlet to the ocean. Its Hampshire counterpart is, of course, situated on its own river which bears its name and leads out into the Solent.

3 STATUTORY REQUIREMENTS

The name of a town needs to be made under section 186 of the Local Government Act 1993.

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4 FINANCIAL IMPLICATIONS

There is no financial cost to Council at this stage.

5 OPTIONS

Council may wish to revoke the Town of Lymington and not have a Town, but just a locality of Nile.

Council may request assistance and proceed in proclaiming a new Town boundary of Nile.

Council could do nothing and leave things as they are.

6 RISK ISSUES

The Nomenclature Board's guiding principles for the naming of towns Part 8, paragraph 84. States: the responsible Minister is to consult with the Board before assigning a name to a town under section 186 of the Local Government Act 1993.

7 OFFICER'S COMMENTS/CONCLUSION

The nomenclature officers have offered to assist in the process and plan preparation for the proclamation if Council decide to create a new Town Boundary of Nile.

8 ATTACHMENTS

8.1 Location Plans

RECOMMENDATION

That Council request assistance and proceed in proclaiming a new Town boundary of Nile.

DECISION

Cr Goss/Cr Knowles

That Council request assistance and proceed in proclaiming a new Town boundary of Nile.

Carried unanimously

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263/18 STORMWATER ISSUES LONGFORD: CRACROFT STREET, INCLUDING 172 WELLINGTON STREET

Responsible Officer: Leigh McCullagh, Works Manager
Report prepared by: Jonathan Galbraith, Engineering Officer

1 PURPOSE OF REPORT

This report is to make Council aware of the stormwater drainage concerns in the Wellington and Cracroft Street area at Longford.

2 INTRODUCTION/BACKGROUND

A shallow overland stormwater drain runs through private property between Cracroft Street opposite the racecourse and Lewis Street. The drain receives localised runoff from adjacent properties and Cracroft Street. Due to the very flat grade of the drain it tends to hold water during wetter times of the year. During significant rainfall events a large amount of additional water passes to the drain from the racecourse drainage system. These flows are greater than the capacity of the drain and they cause private property to be inundated.

In 2014 Council constructed a stormwater main with pits on the southern side of Cracroft Street to intercept the amount of stormwater coming from that side of Cracroft Street and the racecourse. Although this reduced the catchment area supplying the open drain there remains this issue of localised runoff continuing to pass between Cracroft and Lewis Streets, especially during wetter months.

In 2015 Council received a planning application to construct 11 units on 172 Wellington Street, through which this overland stormwater drain flows. Council officers discussed the stormwater issues with the applicant to ensure that they were considered in the design, but the planning scheme did not allow refusal of the application. Shaping of the land at the rear of the units was provided to allow for flows during large rainfall events.

Council now has a better understanding of the extent of flooding in the area as a result of the 2016 floods and modelling work that has been carried out by Hydrodynamica.

A number of units have now been constructed and during the recent wet weather several of the occupants of the new units have raised concerns with Council regarding shallow water sitting in the drain. While this sitting water is currently just a nuisance larger storm events will generate substantial flows and pose risk of additional nuisance and potential damage.

3 STRATEGIC PLAN 2017-2027

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

- 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
 - ♦ Maximise external funding opportunity

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4 POLICY IMPLICATIONS

There is a community expectation that properties should be able to be adequately drained to the street or a piped system in residential areas.

5 STATUTORY REQUIREMENTS

The following Acts and standards have relevance to this matter

- *The Urban Drainage Act 2013*
- LGAT Municipal Standard Drawings

6 FINANCIAL IMPLICATIONS

The following works are required:

• Construction of approximately 180m of kerb and channel	\$ 19,800
• Road widening to 8.3m to match kerb and channel	\$ 35,000
• Naturestrips	\$ 5,000
• Sealing -	\$ 5,000
• Driveways	\$ 12,000
• Installation of approximately 84m of 225 stormwater main	\$ 12,570
• Surveying and easements	\$ 7,000
Total cost	\$ 97,250

It may be possible to complete the kerb this financial year and do some of the roadworks in the following year so that the overall cost of the works can be spread over several years.

7 RISK ISSUES

The drain behind the new units currently holds water which may be up several hundred mm deep at some times this is a significant risk to Council and residents.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Council has discussed these matters with a number of residents who live in close proximity to the open drain.

10 OPTIONS FOR COUNCIL TO CONSIDER

It is proposed to construct kerb and channel on the northern side of Cracroft Street and pipe the section of drain that flows behind the units at 172 Wellington Street.

11 OFFICER'S COMMENTS/CONCLUSION

Modelling of the area indicates that some of the water crosses the road from the racecourse and flows to the north, the proposed kerb and channel will prevent this from happening and further reduce the catchment of the open drain.

Council will also work with the racecourse to ensure that their drainage system is working correctly.

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This area is a natural flow path and an overland flow path should be maintained above the proposed new pipe behind the units to provide drainage in significant rainfall events. The proposed works will result in a significant improvement, but it is likely that there will always be some ponding of surface water in this area.

The drain is not currently in a formal easement, as part of this process it is recommended that an easement in favour of Council is acquired over 172 Wellington Street and 5 Cracroft Street.

Photographs of drain



^Drain already grassed at the rear of unit 11



^Some ponding of water in the drain at the rear of unit 11

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^Drain at the rear of unit 9. Works not yet complete.

12 ATTACHMENTS

12.1 Drainage plan

RECOMMENDATION

That Council

- i) install a stormwater pipe along the southern and western boundaries of 172 Wellington Street and construct kerb and channel on the northern side of Cracroft Street.
- ii) consider a budget adjustment to allow works to be carried out in the 2018/2019 financial year.

DECISION

Cr Knowles/Cr Gordon

That Council

- i) install a stormwater pipe along the southern and western boundaries of 172 Wellington Street and construct kerb and channel on the northern side of Cracroft Street.
- ii) consider a budget adjustment to allow works to be carried out in the 2018/2019 financial year.
- iii)
 - a) construct kerb from Horne Street to Wellington Street; and
 - b) install a 150mm stormwater pipe through 172 Wellington Street, and
 - c) make the following budget allocation:

2018/19	\$ 70,000
2019/20	\$ 72,000

Carried unanimously

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264/18 POWRANNA TRUCK WASH: SEALING OF ACCESS

Responsible Officer: Leigh McCullagh, Works Supervisor

Report prepared by: Leigh McCullagh, works Supervisor

1 PURPOSE OF REPORT

The purpose of the report is to seek direction from Council with regard to a request from the Northern Midlands Business Association to seal the driveway and road access within Council's road reserve at the newly constructed Powranna Road Truck Wash.

2 INTRODUCTION/BACKGROUND

A request has been received from Northern Midlands Business Association (NMBA) for Council to pay for and undertake works to seal the driveway and road access located on Council land, with the Truck Wash at Powranna is located on Roberts Ltd saleyard property.

The NMBA agreed to auspice the funding application to National Stronger Regions Funding (NSRF) on the clear understanding that the project would be funded 50% by the State Government and 50% Australian Government thru the NSRF; and that the NMBA would not be required to contribute cash towards the project. The need for Council funding was never raised by State or Australian Government officials.

This project was a State Government funded project, with additional funding through an application to the National Stronger Regions Funding stream on behalf of the Northern Midlands Business Association.

The General Manager represents Council on the Powranna Truck Wash Steering Committee.

3 STRATEGIC PLAN 2007/2017

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Improve community assets responsibly and sustainably
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Proactive engagement drives new enterprise
 - Economic Development – Supporting Growth & Changes
 - ♦ New & expanded small business is valued
 - ♦ Support new businesses to grow capacity & service

4 POLICY IMPLICATIONS

Council policy provides for a single access crossover to properties.

A crossover has already been installed on the western access, were Council to provide a further access, this may set precedent for future developments of a similar nature undertaken by private bodies.

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5 STATUTORY REQUIREMENTS

The access has approval under S.57 of the *Land Use Planning & Approvals Act 1993*. Sealing of the access does not require planning approval.

6 FINANCIAL IMPLICATIONS

The cost of sealing the driveway with no preparation in Area 4 on the attached plan is estimated at \$6,545 (incl. GST). This estimate allows for a 50mm asphalt seal which has been recommended by the sealing contractor.

7 RISK ISSUES

If the crossover and driveway in its entirety is not sealed, where the integrity of the roadway will be compromised where the unsealed and sealed areas meet.

8 CONSULTATION WITH STATE GOVERNMENT

The State Government is a participant and financial contributor to the Powranna Truckwash project.

9 COMMUNITY CONSULTATION

The State Government has directly engaged with the stakeholders impacted by the Truckwash project.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can opt to seal Area 4 as requested or deny this request.

11 OFFICER'S COMMENTS/CONCLUSION

Council policy provides for a single access crossover to properties, a crossover has already been installed on the western access.

Area 3 within the Truck Wash precinct will also need to be sealed if the integrity of the Area 4 seal is to be maintained. This has not been undertaken to date, with no preparation of this area being undertaken to date.

It is the opinion of Council officers that this request should be directed to the State Government for further funding for the project, as the cost of the driveway and sealing works was overlooked by the State Government when preparing the original budget for the project.

12 ATTACHMENTS

12.1 Powranna Truck Wash vehicle turning circle diagram

RECOMMENDATION

That Council recommend to the Northern Midlands Business Association that they direct their request to the State Government for further funding for the project (inclusive of all sealing works), as the cost of the driveway and sealing works was overlooked by the State Government when preparing the original budget for the project.

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DECISION

Cr Goss/Cr Lambert

That Council recommend to the Northern Midlands Business Association that they direct their request to the State Government for further funding for the project (inclusive of all sealing works), as the cost of the driveway and sealing works was overlooked by the State Government when preparing the original budget for the project.

Carried unanimously

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265/18 ITEMS FOR THE CLOSED MEETING

DECISION

Cr Lambert/Cr Knowles

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

Carried unanimously

266/18 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

267/18 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*.

268/18 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

269/18 (1) PERSONNEL MATTERS

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

269/18 (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

269/18 (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

269/18 (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

269/18 (5) 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 Matters

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269/18 (6) PERSONNEL MATTERS

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

270/18 TENDER – PLANT REPLACEMENT: FLEET 61 – CONTRACT NO 18/08

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

DECISION

Cr Goss/Cr Knowles

That Council,

- A) in respect of Contract No. 18/08 Fleet 61, accept the tender provided by Midland Tractors – John Deere for the John Deere 5100R.
- 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

271/18 CONTRACT NO'S 18/05, 18/06 & 18/07: REPLACEMENT OF BRIDGE NO'S 1820, 2380 & 4619

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

DECISION

Cr Goss/Cr Knowles

That Council

- A) accept the following bridge tenders:
 - i) Hudson Civil Products for Bridge No. 2380 on Royal George Road.
 - ii) TasSpan for the replacement of Bridge No. 1820 on Brambletye Road (bridge without guardrail).
 - iii) non-conforming tender for a two-span bridge provided by Bridgepro for Bridge No. 4619 on Tooms Lake Road.
- B)
 - i) defer the construction of bridge numbers 1469 and 4000 on Storys Creek Road to the 2019/2020 financial year; and
 - ii) adjust the budget for the current financial year to cover the additional costs of Bridge No. 1820 on Brambletye Road, Bridge No. 2380 Royal George Road and Bridge No. 4619 on Tooms Lake Road.
- C) 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

272/18 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*.

Flood Modelling

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273/18 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*.
Stormwater Issues

274/18 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*.
Lease Agreement

DECISION

Cr Knowles/Cr Gordon

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Downie closed the meeting at 8.15pm.

MAYOR _____

DATE _____