



**NORTHERN  
MIDLANDS  
COUNCIL**

# MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 18 FEBRUARY 2019



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD AT 5.04PM ON MONDAY, 18 FEBRUARY 2019.

## 029/19 ATTENDANCE

### 1 PRESENT

Mayor Mary Knowles OAM, Deputy Mayor Richard Goss, Cr Dick Adams OAM, Cr Matthew Brooks, Cr Andrew Calvert, Cr Jan Davis, Cr Ian Goninon, Cr Janet Lambert, Cr Michael Polley AM

#### In Attendance:

Mr Des Jennings – General Manager, Miss Maree Bricknell – Corporate Services Manager, Mr Leigh McCullagh – Works Manager, Mrs Amanda Bond – Community & Development Manager, Mr Paul Godier – Senior Planner (to 7.10pm), Mrs Gail Eacher – Executive Officer

### 2 APOLOGIES

Nil

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### DECISION

Cr Goninon/Cr Adams

That Council agree to the inclusion of *CON 5: PUBLIC NOTIFICATION TO ADJOINING PROPERTY OWNERS* (excluding the legal advice) in the Open Council Agenda.

Carried unanimously

### **031/19     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.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 032/19 CONFIRMATION OF MINUTES

### 1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES – 21 JANUARY 2019

#### DECISION

Cr Davis/Cr Adams

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 21 January 2019 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)	14/11/2018	Morven Park Management & Development Association Inc.	Ordinary
ii)	04/12/2018	Perth Community Centre Management Committee	Ordinary
iii)	31/01/2019	Avoca, Royal George and Rossarden Local District Committee	Ordinary
iv)	05/02/2019	Campbell Town District Forum	Ordinary
v)	05/02/2019	Ross Local District Committee	Ordinary
vi)	05/02/2019	Perth Local District Committee	Ordinary
vii)	05/02/2019	Evandale Advisory Committee	Ordinary
viii)	06/02/2019	Longford Local District Committee	Ordinary

#### DECISION

Cr Lambert/Cr Goss

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 December 2018 the following motions were recorded for Council's consideration:

#### **7.4 Safer crossing to the Library from Church park**

That this Committee asks the Council to write to the State Government seeking a safer road crossing between the Anglican Church grounds and the Longford Library.

#### **Officers Comments**

The committee has requested Council contact the State Government seeking installation of a safer road crossing for pedestrians.

#### **Officer's Recommendation:**

That Council consider the request through the Longford Streetscape Strategy and not take any action until the final streetscape plan is received.

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## DECISION

Cr Calvert/Cr Brooks

That Council consider the request, with the inclusion of access to Lyttleton Street, through the Longford Streetscape Strategy and not take any action until the final streetscape plan is received.

Carried unanimously

### **7.5 Opening hours of Library, Saturday morning opening and more hours**

That this Committee asks the Council if they would be prepared to write to the State Government requesting that the Library hours be extended to allow families to visit together on Saturday mornings.

#### **Officers Comments**

The committee has previously requested Council contact the State Government to request extended opening hours of the Library on Wellington Street. Council has previously approached the State Government with this request. Council officers will follow up with LINC/State Library directly regarding the appropriate process and will action accordingly.

#### **Officer's Recommendation:**

That Council consider the request, once further information is obtained by officers.

## DECISION

Cr Adams/Cr Brooks

That Council consider the request, once further information is obtained by officers.

Carried unanimously

### **7.6 Rubbish and rubbish disposal around the towns – “no more plastics” strategy**

That this committee advised the Council that Longford residents are keen to help in minimizing the amount of plastic that goes into the rubbish stream. Could they please advise of any strategy or policy that exists or may be developed to assist this.

#### **Officers Comments**

Council currently accept soft plastics at the Longford Waste Transfer Station and is currently working together with the Northern Regional Waste Management Group, to actively explore further options for soft plastic recycling.

#### **Officer's Recommendation:**

That Council note the request.

## DECISION

Cr Lambert/Cr Goninon

That Council advise the Longford Local District Committee of any strategy or policy that exists or may be developed, that may assist the residents of Longford to minimise the amount of plastic that goes into the rubbish stream.

Carried unanimously

### **7.7 Vouchers**

That this committee asks the Council whether they would consider issuing rate payers no more than 3 free vouchers per year for disposing of rubbish in order to encourage everyone to be responsible with their rubbish disposal.

#### **Officers Comments**

The committee has requested that Council consider providing rate payers with free entry vouchers to the Municipal Waste Transfer Stations.

#### **Officer's Recommendation:**

That Council consider the request through the 2019/20 budget process.

## DECISION

Cr Polley/Cr Goninon

That Council consider the request through the 2019/20 budget process.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## Ross Local District Committee

At the ordinary meeting of the Ross Local District Committee held on 5 February 2019 the following motion was recorded for Council's consideration:

### **7.13 Road Spraying**

The Ross Local District Committee request that Council ensure the spraying of back roads in the Ross district is completed by the end of the financial year, including gorse and wattles.

#### **Officers comment**

That Council note the request.

#### **Officers recommendation**

That Council note the request.

#### **DECISION**

Cr Calvert/Cr Lambert

That Council ensure the spraying of back roads in the Ross district is completed by the end of the financial year, including gorse and wattles.

Carried unanimously

## Evandale Advisory Committee

At the ordinary meeting of the Evandale Advisory Committee held on 5 February 2019 the following motion was recorded for Council's consideration:

### **Overnight Camping – Spot Checks**

The committee recommends to Council that compliance spot checks, including weekend checks, be undertaken on overnight campers at Evandale (Falls Park and Honeysuckle Banks).

#### **Officer's Comments:**

That Council note the recommendation and discuss further allocation of resources to managing Council's Overnight Camping areas for self-contained vehicles through the budget process.

#### **Officer's Recommendation:**

That the matter be referred to the 2019/2020 budget deliberations.

#### **DECISION**

Cr Goninon/Cr Brooks

That the matter be referred to the 2019/2020 budget deliberations.

Carried unanimously

### **Overnight Camping – Cleaning up and removal of waste**

That Council clean-up all waste that is left by overnight campers.

#### **Officer's Comments:**

That Council note the recommendation.

#### **Officer's Recommendation:**

That Council note the recommendation.

#### **DECISION**

Cr Goninon/Cr Adams

That Council note the recommendation.

Carried

#### **Voting for the Motion:**

Mayor Knowles, Cr Adams, Cr Brooks, Cr Calvert, Cr Davis, Cr Goninon, Cr Goss, Cr Polley

#### **Voting against the Motion:**

Cr Lambert



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

### Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 6 February 2019 the following motion was recorded for Council's consideration:

#### **7.10 Longford Race Track**

That Council seek Federal funding for a feasibility study surrounding the Longford Equestrian Centre.

#### **Officers Comments**

Council does not own the land. The property is owned by TasRacing.

#### **Officers Recommendations**

That Council seek suitable funding when funding becomes available.

#### **DECISION**

Cr Adams/Cr Goss

That Council seek suitable funding when funding becomes available.

Carried unanimously

**033/19      DATE OF NEXT COUNCIL MEETING  
18 MARCH 2019**

Mayor Knowles advised that the next Ordinary Council Meeting would be held at the Northern Midlands Council Chambers at Longford at 5.00pm on Monday, 18 March 2019.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 034/19 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
23/01/2019	<b>Special Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Development Proposal</li> </ul>
04/02/2019	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Pedestrian Underpass, Campbell Town</li> <li>Perth Art Project</li> <li>Northern Tasmania Development Corporation – Regional Economic Development Plan (REDP)</li> <li>Norfolk Street &amp; WSUD</li> <li>Release of Discussion Paper: Review of Tasmania's Local Government Legislation Framework</li> <li>TRANSlink Precinct</li> <li>Volunteer &amp; Business Expo</li> <li>Development of Northern Tasmania's Reassign Tourism Experience</li> <li>Australian Tourism Councils Advocacy Group</li> <li>Evandale Market &amp; Dog Parking</li> <li>Evandale Developer Proposal</li> <li>Wheelie Bins at Unit Developments (Land Use Strategy)</li> <li>Dump Point at Cressy</li> <li>Plastics, glass and printer toner recycled into road in Tasmania</li> <li>Workshops – Status of Information</li> </ul>
18/02/2019	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Council Meeting Agenda items</li> </ul>

### 2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 22 January 2019 to 18 February 2018 are as follows:

Date	Activity
22 January 2019	Attended Heart FM AGM, Longford
23 January 2019	Attended St Andrews Inn Official Opening, Cleveland
23 January 2019	Attended on site meeting with Traders In Purple, Evandale
23 January 2019	Attended presentation with Traders In Purple, Longford
26 January 2019	Attended Australia Day Celebration, Evandale
27 January 2019	Attended State Trap Championships, Evandale
27 January 2019	Attended Princesses in the Park event, Longford
27 January 2019	Attended Terra Populous event, Poatina
31 January 2019	Attended Avoca, Royal George and Rossarden Local District Committee meeting, Avoca
31 January 2019	Attended Ten Days on the Island launch, Launceston
31 January 2019	Attended Fingal Valley Neighbourhood House Tourism meeting, Fingal

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Date	Activity
2 February 2019	Attended meeting with Senator Steve Martin and Minister Bridget McKenzie, Cressy
3 February 2019	Attended Mayors Croquet Day, Hobart
4 February 2019	Attended Council Workshop, Longford
5 February 2019	Attended Campbell Town District Forum meeting, Campbell Town
5 February 2019	Attended Ross Local District Committee meeting, Ross
5 February 2019	Attended Ross Men's Shed AGM and General Meeting, Ross
5 February 2019	Attended Perth Local District Committee meeting, Perth
5 February 2019	Attended Evandale Advisory Committee meeting, Evandale
6 February 2019	Attended Tasmanian Community Fund Celebration, Launceston
6 February 2019	Attended Longford Local District Committee meeting, Longford
7 February 2019	Attended TasWater Quarterly Briefing, Launceston
7 February 2019	Attended meeting with Brian Mitchell, Perth
9 February 2019	Attended Exhibition launch, Cressy
13 February 2019	Attended Campbell Town Health & Community Service Board Inc Book Launch, Campbell Town
14 February 2019	Attended NMBA Art Auction launch, Longford
15 February 2019	Attended Tasmanian Women in Agriculture Weed Identification session, Moriarty
15 February 2019	Attended LGAT Review for elected members, Riverside
16 February 2019	Attended LGAT Planning Authority training, Riverside
18 February 2019	Attended meeting with Campbell Town Bowls Club, Campbell Town
18 February 2019	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

[Section 57 Substituted by No. 8 of 2005, s. 46, Applied:01 Jul 2005]

(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 the action requested; and
- (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
- (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
- (d) a statement specifying the number of signatories; and
- (e) at the end of the petition –
  - (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and
  - (ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

**electronic petition** means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;

**paper petition** means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;

**petition** means a paper petition or electronic petition;

**signatory** means –

- (a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

(b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.

## 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

Nil.

## 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	89	84	75	47	57						573	884
337	58	53	31	42	58	24	19						285	429

## 6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for Jan 2019		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	38	1,071	4,039	98,026
Dogs Impounded	84	5,556	8	393	42	2,527
Euthanized	-	-	1	-	4	-
Re-claimed	71	-	5	-	29	-
Re-homed/To DOGS HOME	10	-	2	-	9	-
New Kennel Licences	12	840	-	-	7	504
Renewed Kennel Licences	64	2,752	-	-	71	3,124
Infringement Notices (paid in full)	76	12,458	9	1540	32	6,138
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
<b>TOTAL</b>		<b>127,771</b>		<b>3,004</b>		<b>110,319</b>



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## Registration Audit of the Municipality:

audit of rural areas has commenced

## Kennel Licence and dangerous dog inspections

Kennel licence and dangerous dog inspections will be conducted in April.

## Infringements:

3 infringements issued (1 withdrawn).

## Attacks:

Attack on sheep with 22 either dying or euthanised due to injuries.

## Impounded dog:

8 dogs were impounded.

## 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	64	99
October-December	46	52	39	31	41	41
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	1
Inspection of Food Premises	154	75	77	83

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	-	-	-	-	1	2					
Building & Planning	1	-	1	1	3	3	5					
Community Services	-	-	-	-	-	-	-					
Corporate Services	-	1	-	-	1	-	-					
Governance	-	-	-	-	-	2	2					
Waste	-	-	1	-	-	-	-					
Works (North)	10	26	30	2	14	21	25					
Works (South)	-	-	2	-	1	-	-					



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

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

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	222
	Council gifts and donations	Flowers and gifts	69
24-Oct-18	Campbell Town District High School	Donation - School Achievement Awards	103
24-Oct-18	Perth Primary School	Donation - School Achievement Awards	36
24-Oct-18	Evandale Primary School	Donation - School Achievement Awards	36
24-Oct-18	Longford Primary School	Donation - School Achievement Awards	36
24-Oct-18	Cressy District High School	Donation - School Achievement Awards	103
24-Oct-18	Avoca Primary School	Donation - School Achievement Awards	36
24-Oct-18	Perth Fire Brigade	Donation	100
24-Oct-18	Longford Fire Brigade	Donation	100
24-Oct-18	Longford Christ Church	50% contribution towards maintenance of town clock	314
24-Oct-18	Ross Sports Club	Donation - Ross Defibulator case fundraising	100
<b>Planning/Building Applications Remitted</b>			
16-Jul-18	Parks & Wildlife Department	Ben Lomond Temporary Facilities	340
<b>School &amp; Bursary Programs</b>			
19-Sep-18	Campbell Town District High School	Chaplaincy	1,500
19-Sep-18	Campbell Town District High School	Inspiring Positive Futures Program	8,000
2-Oct-18	Cressy District High School	Inspiring Positive Futures Program	8,000
21-Nov-18	Madeleine Berry	Bursary Program 2018 - instalment 2	1,000
21-Nov-18	Jessica Bartels	Bursary Program 2018 - instalment 1	1,000
10-Dec-18	Ms Sophie Harding	Bursary Program 2018 - instalment 2	1,000
7-Jan-19	Braydon Pavia	Bursary Program 2018 - instalment 2	1,000
16-Jan-19	Adam Martin	Bursary Program 2019 - instalment 1	1,000
16-Jan-19	Ms Chelsea Johnson	Bursary Program 2019 - instalment 1	1,000
15-Jan-19	Gabriella Franklin	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Blake George	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Luke Welsh	Bursary Program 2018 - instalment 2	1,000
<b>Sporting/Academic Achievements</b>			
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
		<b>TOTAL DONATIONS</b>	<b>\$ 28,777</b>

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

#### 10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/11/2018	320/18	Appointment of Council Representatives to Special Committees, Advisory Committees and Outside Bodies	That matters relating to membership and/or structure of the following Committees of Council and Outside Bodies be reviewed:	General Manager	Committees advised. Report to February Council meeting.	
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.	
21/01/2019	008/19	Establishment Of Bendigo Bank Service In Longford	That Council proceed to Stage 1 of the Bendigo Bank process and organise a community meeting to gauge the support for the formation of a steering committee to investigate the establishment of a Community Bank/ Agency.	General Manager	Community meeting to be arranged.	
15/10/2018	280/18	Information Items	matter of a Council Weeds Officer be placed on the Council workshop agenda	General Manager	Discussed at Council workshop. Further information being sought. Information report to be presented to Council workshop.	
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. Completed, report being reviewed by GMs. Legal Services project being considered by GMs, awaiting endorsement. 12-month trial supported.	
10/12/2018	361/18	Municipal Swimming Pools	That a decision be deferred subject to further information being available	General Manager	Cressy Pool structure x-ray to assess integrity undertaken. Advice awaited.	
21/01/2019	007/19	The Perth Early Learning Centre: Proposed Redevelopment On Current Site Or Greenfield Site	That: i) Council support the development of an expanded Perth Early Learning Centre or a new centre on a greenfield site. ii) the development only proceed with adequate external funding support from: * a successful Building Better Regions Funding grant application * State Government financial support. iii) the Mayor and General Manager meet with the Federal Member for Lyons; Minister Peter Gutwein, the Treasurer; and Jeremy Rockliff, Minister for Education and Training;	General Manager	Met with Education Dept officer, awaiting advice from Minister's office re meeting date.	

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			seeking support for the expanded Perth Early Learning Centre.			
21/01/2019	004/19	Confirmation Of Minutes - Recommendations Of Sub Committees - Evandale Advisory Committee	That Council include for consideration in its 2019/2020 budget deliberations, the request from the Evandale Advisory Committee to be listed as the next town (in 2019) to have Christmas banners installed utilising the 10 existing banner poles and that Council liaise with the Glover Society in order to progress the project.	Exec Assistant	To be listed for 2019/2020 budget consideration	
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	Honour Board unveiled 15/10/2018.	
21/01/2019	011/19	Public Questions & Statements - Noise Complaint - Mr Greg Buckley – Frederick Street, Perth	...the 4am train through Perth makes considerable noise .... Mr Buckley suggested that the installation of electronic gates at the crossings be investigated	Engineering Officer	TasRail advised.	
21/01/2019	019/19	Construction Of Footpath: Old Punt Road, Perth	That Council proceed with the construction of a 1.2m wide footpath on the southern side of Old Punt Road and trim the hedge back to 1.6m from the edge of the road.	Works Manager	Planning approval stage.	
19/11/2018	332/18	Council Offices – 13 Smith Street Longford Roof Maintenance / Repairs	That Council i) replace the roof with a new Woodland Grey Colorbond roof; and ii) seek further quotes and allocation of budget for Council review.	Works Manager	Work programmed during 2019.	
18/09/2017	291/17	State Roads Maintenance	That Council meet with StateRoads i) to initiate discussion on the possibility of Council taking-up emergency maintenance works on State road infrastructure. And ii) to ascertain the possibility of Council providing road and other maintenance services on a contract basis in the future.	Works Manager	Council pursuing with State Growth. Meeting being sought.	
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. NBN project underway in TRANSlink precinct with 14 businesses to date expressing interest in the FTTN to FTTP proposal.	
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.	
10/12/2018	359/18	Memorial Peace Garden at the Evandale Catholic Cemetery	That Council i) support in-principle the proposal to open up the front of the Evandale Catholic cemetery; and ii) works with the community and determine as to how the proposed works can be funded.	Project Officer	Works costed at \$4,700. Funding source yet to be identified.	

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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.	
10/12/2018	357/18	Proposed Northern Tasmania's Reassign Tourism Experience	That the matter be further discussed at a future Council workshop.	Project Officer	To be discussed at 4 February 2019 Council workshop.	
19/11/2018	323/18	Tom Roberts Interpretation at Longford	That Council approve the proposal to develop a Tom Roberts interpretation panel for erection in the grounds of Christ Church Longford and a short Tom Roberts' video, and consider funding these items in the mid-year budget review process.	Project Officer	Being progressed after mid-year budget review.	
10/12/2018	354/18	Confirmation of Minutes - Cressy Local District Committee	Noticeboard at Newsagency - That Council consider the installation of an additional noticeboard outside the Cressy Newsagency.	Executive & Comms Officer	To be listed for 2019/2020 budget consideration	
21/01/2019	004/19	Confirmation Of Minutes - Recommendations Of Sub Committees - Longford Local District Committee	That Council officers further investigate the use of the levee banks to allow for a public walking track.	Executive & Comms Officer		
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	Nomenclature Board advice received. Committee advised.	
21/01/2019	009/19	Policy: Elected Member Professional Development Policy	That Council adopt the Elected Member Professional Development Policy.	Executive & Comms Officer		
17/09/2018	262/18	Nomenclature: Rescind Town Name "Lymington"; and Gazette Town Name "Nile"	That Council request assistance and proceed in proclaiming a new Town boundary of Nile.	Corporate Services Manager	Awaiting electoral office for procedure and process for elector poll.	
15/10/2018	295/18	Translink Lead Generation Pilot Project: The Way Forward	That the matter be held over to the mid-year budget review	Corporate Services Manager	Included in budget review.	
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	Submissions received. Scheduled for discussion at future Council workshop (March).	30/04/2019
17/09/2018	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	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.	Senior Planner	Certification Report to be tabled at future Council meeting.	31/03/2019
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	Amendment being prepared.	31/03/2019



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
10/12/2018	360/18	Tasmanian Development Regulatory Reform Project	That council facilitate a meeting with members of the construction industry (including: builders, planners, architects, etc.), to obtain feedback with regard to the Tasmanian Development Regulatory Reform Project.	Community & Development Supervisor	Noted that submission made by LGAT to the Officer of the Coordinator General in December 2018. Await outcome from LGAT submission.	

## LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed as an element of the development of the Economic Development Strategy. INFO report to September 2018 Council meeting.	
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: <del>a) Avoca</del> ; b) Campbell Town; <del>c) Cressy</del> ; d) Evandale; e) Longford; f) Perth; <del>g) Ross</del> ; and list within the draft 2015/2016 budget for consideration	General Manager	Evandale entrance statement to be constructed 2018/19, final designs received. Conara entrance statement works practically complete.	
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 to 2019, discussions commenced.	
17/09/2018	245/18	Recommendations of Sub Committees - Longford Local District Committee - 7.7 Keep Australia Beautiful Awards	That Council investigate a broader concept for deposit legislation.	Engineering Officer	Investigations in progress through Northern Regional Waste Management Group. Permanent item on NTWMG Agenda for discussion.	
18/09/2017	293/17	Nomenclature – Naming of New Street: Effra Court, Perth (Off Edward Street)	That Council ii) develop guidelines for the naming of streets, with links to indigenous and old family names favoured.	Corporate Services Manager	Tas Place Naming Guidelines introduced list of local suggested names to be workshopped.	

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

## 11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

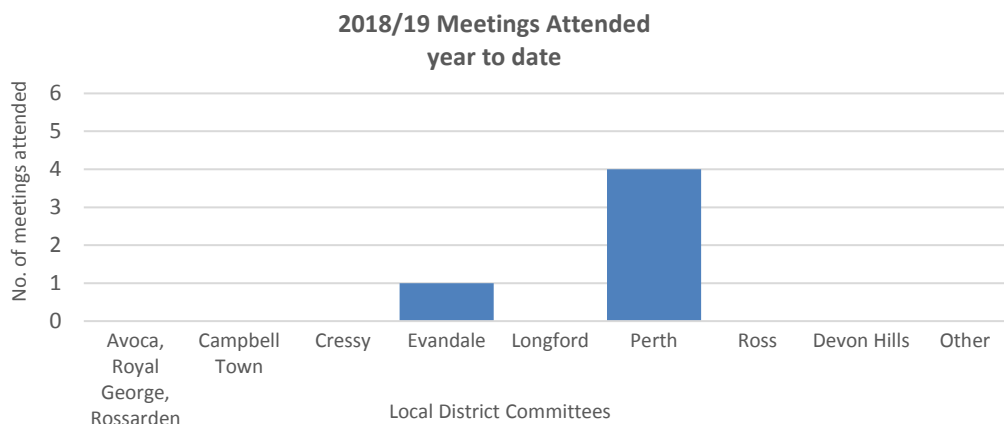
### 1. GOVERNANCE

#### a. Governance – Meetings/Conferences

- Council meetings:
  - Ordinary Meeting 21 January
- Council Workshops:
  - 21 January
- Executive Management Team:
  - 16 January
  - 30 January
- Staff Meeting
  - 8 January
  - 22 January

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- Community meetings:



- Attended fortnightly site meetings with contractors – Campbell Town Recreation Ground Redevelopment
- Attended weekly Longford Recreation Ground – Contractor meetings
- Met with proponents re potential development Longford
- Met with developers re subdivision Longford
- Met with developers re potential subdivision south Longford
- Met with TasRail
- Met with Regional Development Australia (RDA) re infrastructure register for local government
- Met with Maree Tetlow, NTDC
- Meeting with Denman Architects re Cressy Clubrooms
- Met with proponents re potential development Evandale
- Met with Perth resident re concerns
- Met with representatives from Longford Golf Club
- Met with Landscape Designer re Midland Highway Perth Links Road landscaping plans
- Attended Regional General Manager meeting.

## **b. General Business:**

- Health & Safety and Risk Management Review
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services
- Drainage issues & TRANSLink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings
- Tourism
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Emergency Management
- Strategic Plan
- Local Government Reform
- Newsletters
- General correspondence.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **c. Human Resources**

- Recruitment
  - Works Supervisor – Extended application period to 28 January 2019. Interviews being held on 5 February 2019
- Employer of Choice submitted on 19 December 2018. Assessment of application may take till late February 2019 before we are advised of the status of our application
- Focusing on finalising the Corporate Services Department review
- EBA due for re-negotiation in 2019 – mark up continuing, in preparation of progressing early in 2019
- 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

## **d. 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
- Response and investigation of reported dog attacks
- 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
- Attendance at Consumer, Building & Occupation Services Permit authority forums
- Participation in Planning & Building Portal
- Ongoing review of Building for Bushfire Bulletins

### **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

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

- Liaison with appellants and RMPAT regarding Planning Appeals
- Attending LGAT Meeting for the LPS drafting for the Tasmanian Planning Scheme

#### **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, following up on complaints and feedback and sharing information about the permit requirements
- Review of National Competition Policy : Applying Competitive Neutrality Principles to public camping in Tasmania
- Audit of On Street Dining within the municipality
- Assisting Consumer, Building & Occupation Services audit of short to medium term visitor accommodation
- Inspection and issue of Fire Abatement notices

#### **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
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Commercial Drone operators certificate complete
- Use of drone for investigations as required
- Facilitation of School Immunisation Program 2019

#### **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 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
- Participation in Australia Day celebrations

#### **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

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

#### 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 information plaques in Campbell Town, various interpretation panels/signage opportunities throughout the municipality
- Attendance at Destination Action Plan workshops for region
- Northern Midlands Business Association
- Coordinating Northern Midlands Visitor & Information Centre
- Research and investigate various Tourism opportunities for the Northern Midlands

### 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.

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

- 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.
- Master plan development assistance where required.
- General Office support and attendance of meetings, reports, emails & phone enquiries.

#### c. Risk Management

- Risk Management register review.
- Safety management and reporting.
- Drug & alcohol testing administration.
- Contractor and volunteer management/induction/audits.
- SDS Register and database.
- Plant risk assessments.
- Swimming pool risk management.
- 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 Livepro System setup to replace old Infonet.
- 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.

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

- 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.
- Traffic counts on roads throughout the municipality – ongoing.

##### **c. Development Work**

- Stage 2 of Holliegett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- Stage 3 of Holliegett subdivision (15 lots) off Edward Street, Perth has reached final.
- 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 approaching completion.
- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for construction of new building at Longford Sports Centre – in progress.
- Tender for Sportsground Lighting – Light towers have been installed at Campbell Town, Longford and Perth, Evandale, finalising some issues in relation to power connection at the Perth Recreation ground.
- Tender for construction of new community centre at Campbell Town War Memorial Oval – Work has commenced.
- Tenders awarded for three bridges –
  - Tooms Lake Road scheduled for March 2019;
  - Brambletye Road scheduled for January 2019; and
  - Royal George Road scheduled for February 2019.

##### **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.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## h. Capital works

- Mary Street, Perth, in progress.
- Bishopsbourne Road reconstruction – In progress.

## 12 RESOURCE SHARING SUMMARY: 01 JULY 2018 to 30 JUNE 2019

Resource Sharing Summary 1/7/18 to 30/6/19 As at 31/1/19	Units Billed	Amount Billed GST Exclusive \$
<b>Meander Valley Council</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts	120.50	6,910.20
Street Sweeper - Plant Hire Hours	111.50	9,105.95
<b>Total Services Provided by NMC to Meander Valley Council</b>		<b>16,016.15</b>
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Wages and Oncosts</b>		
Plumbing Inspector Services	450.30	30,774.04
<b>Total Service Provided by MVC to NMC</b>		<b>30,774.04</b>
<b>Net Income Flow</b>		<b>- 14,757.89</b>
<b>Total Net</b>		<b>- 14,757.89</b>
<b>Private Works and Council Funded Works for External Organisations</b>		
	<b>Hours</b>	
<b>Economic &amp; Community Development Department</b>		
<b>Northern Midlands Business Association</b>		
Promotion Centre Expenditure		Not Charged to Association Funded
- Tourism Officer		48.00 from Council Budget A/c 519035
<b>Works Department Private Works Carried Out</b>	123.50	
	171.50	

## 13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		January 2019	Total 2018/19	January 2018
Devon Hills Fire shed, alarm stolen	Devon Hills	\$ 7,500		
<b>TOTAL COST VANDALISM</b>		<b>\$ 7,500</b>	<b>\$ 12,850</b>	<b>\$ 600</b>

## 14 YOUTH PROGRAM UPDATE

Prepared by: Billie-Jo Lowe, Youth Officer

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

Longford sessions have ceased. There were no sessions facilitated during January in Evandale and Perth.

The Youth Officer commenced on 22<sup>nd</sup> January 2019.

Meeting with youth service providers and key youth stakeholders to initiate discussion regarding youth services that could potentially service the Northern Midlands region. Agencies include:

- Cornerstone Youth Services
- Headspace
- YMCA Launceston



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- Rural Youth
- Healthy Tasmania
- Relationships Australia
- City Mission Launceston
- Robyn McKinnon Consultancy and Counselling Services
- PCYC Launceston and Longford
- Capstone College - Poatina
- Youth Officers – Launceston, West Tamar and Meander Valley
- University of Tasmania – Youth Engagement
- Blue Door Counselling - Invermay

Youth Officer has joined the Northern Youth Coordinating Committee, a network of Northern Youth Service providers who meet on a bi-monthly basis; and is currently exploring sources of funding/ venues for youth services/programs in Northern Midlands.

## 15 STRATEGIC PLANS UPDATE

Prepared by: *Lorraine Green, Project Officer*

### STRATEGIC PLANS SPREADSHEET CURRENT AS OF 31 JANUARY 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
<b>Blessington</b>			
<b>Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)</b>	Jun-15	Nov-15	<ul style="list-style-type: none"> <li>• Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations.</li> <li>• Potential private investor showing interest in late 2016</li> <li>• Ben Lomond Committee received \$60,000 election commitment to assist with improving the water supply of the ski fields</li> <li>• State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder</li> <li>• Application prepared to nominate Ben Lomond as the state's next iconic walk.</li> </ul>
<b>Campbell Town</b>			
<b>War Memorial Oval Precinct</b>			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	<ul style="list-style-type: none"> <li>• Development Plan submitted to Council Sept 2014.</li> <li>• Council requested assessment of the viability of the Multi-Function Centre</li> </ul>
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	<ul style="list-style-type: none"> <li>• Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional Centre' discussed at Feb 2016 Council Workshop.</li> <li>• National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre.</li> <li>• 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.</li> </ul>
c) Management of Redevelopment (Philp)			<ul style="list-style-type: none"> <li>• Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec</li> </ul>

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Lighton Architects)			<p>2016. Reviewed by Stakeholder Group and presented at February Council workshop.</p> <ul style="list-style-type: none"> <li>Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding for the redevelopment.</li> <li>Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful.</li> <li>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.</li> <li>Dec 2016: Request to Philp Lighton Architects for a layout plan &amp; concept sketches for improvements around the cenotaph &amp; 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.</li> <li>Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM</li> <li>Development Application P17-126 received on 8 May 2017.</li> <li>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.</li> <li>AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Payment awaited.</li> <li>November 2017: Funding application submitted to Sport &amp; Recreation Tas for \$80,000 to assist with the courts development. Notified January 2018 the funding has been secured. Grant deed executed.</li> <li>Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Grant deed signed.</li> <li>Expression of interest submitted to Levelling the Playing Field Grant Program – not successful.</li> <li>Tennis court tenders closed 10 October.</li> <li>First progress report to Australian Govt Community Development program submitted.</li> </ul>
d) Multi-Functional Centre (Vos Group)	Feb-18		<ul style="list-style-type: none"> <li>Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Vos Group tender accepted at February 2018 Council Meeting. .</li> <li>Feb 2018: variation to Community Development Programme Funding Agreement signed – extending completion date from June 2018 to June 2019.</li> <li>18 April 2018: work on oval lighting upgrade underway.</li> <li>27 April 2018: Phil Lighton provided planning drawings for centre and courts ready to be lodged for planning approval and advertising by Council.</li> <li>Works commenced Sept 2018 and is anticipated to be 60% complete at the end of February 2019.</li> </ul>
<b>CBD Urban Design and Traffic Management Strategy</b> (GHD) (Lange Design and Rare	May-16	Nov-17	<ul style="list-style-type: none"> <li>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</li> <li>Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the</li> </ul>

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Innovations)			<ul style="list-style-type: none"> <li>urban design strategy</li> <li>Strategy adopted for consultation purposes at May 2017 meeting. Public consultation session held 13 September 2017</li> <li>Final report accepted at November 2017 Council Meeting.</li> <li>Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy.</li> <li>20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders.</li> <li>Stage 1 concept plan received April 2018.</li> <li>State Liberal election commitment of \$1.9million for Midland Highway underpass near War Memorial Oval precinct.</li> <li>Main Street Tree Planting Report received Feb 2018.</li> </ul>
<b>Cressy</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec 15	Oct 17	<ul style="list-style-type: none"> <li>Draft Master Plan received May 2016: structural assessment approved Aug 2016</li> <li>Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure.</li> <li>Liberal election commitment of \$100,000 to upgrade the kiosk, install a shade structure and a playground. Grant deed signed.</li> <li>Funding applications to Tasmanian Community Fund and Stronger Communities Program for the children's playground submitted. Funding secured from both sources. Equipment ordered, work to commence at end of swimming season.</li> </ul>
<b>Recreational Ground Master Plan</b> (Lange Design)	Feb-17	April 18	<ul style="list-style-type: none"> <li>Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council.</li> <li>17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan.</li> <li>Draft Master Plan accepted at October 2017 Council Meeting – released for public comment.</li> <li>Council accepted the 2030 Master Plan at April 2018 Council Meeting.</li> <li>April 2018: option study for change rooms and club facilities being undertaken by D Denman &amp; Associates.</li> </ul>
<b>Evandale</b>			
<b>Honeysuckle Banks</b>			
a) Master Plan (Jeff McClintock)	Oct-15	-	<ul style="list-style-type: none"> <li>Draft master plan released for community consultation Jan 16: discussed at council workshop &amp; need for the plan to be reviewed in light of frequent flooding of the reserve.</li> </ul>
b) Review of Master Plan (Lange Design)	Oct-16	May-17	<ul style="list-style-type: none"> <li>Draft plan received: presented at Feb 2017 Council Workshop: Lange Design requested to revise the plan. Revised plan received 9 March 2017.</li> <li>At May 2017 Council meeting, Council               <ol style="list-style-type: none"> <li>accepted in principle the Honeysuckle Banks Plan;</li> <li>consider funding the minor works components of the plan in future Council budgets, and</li> <li>request Council Officers to seek to secure external grants to</li> </ol> </li> </ul>

# NORTHERN MIDLANDS COUNCIL

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### 18 FEBRUARY 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			assist with the implementation of the full plan.
<b>Morven Park Master Plan</b> (Lange Design)	Nov-16	Oct-17	<ul style="list-style-type: none"> <li>• Work underway</li> <li>• 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Work underway June 2018.</li> <li>• March 2017 assisted with application for solar panels on clubrooms</li> <li>• Draft Master plan accepted at October 2017 Council Meeting – released for public comment.</li> <li>• 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.</li> <li>• Council accepted 2030 Master Plan at April 2018 Council Meeting.</li> <li>• June 2018: oval lighting and scoreboard upgrades underway.</li> <li>• Expression of Interest submitted for Levelling the Playing Field Grant – notified successful and stage 2 of the application process submitted. Outcome anticipated February 2019.</li> <li>• Tas Community Fund grant secured towards the expansion of the outdoor gym. Application for additional funding submitted to Sport and Recreation Tasmania. Not secured. Remaining costs being funded from State Government election commitments.</li> <li>• Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome awaited.</li> </ul>
<b>Longford</b>			
<b>Community Sports Centre Master Plan</b> (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package</li> <li>• Planning permit issued 22 December 2017.</li> <li>• March 2018: Tender for new gym and amenities shed awarded to RT &amp; NJ Construction Services. Work underway.</li> <li>• Funding application to TCF for funds towards the fitness room, meeting rooms, entrance, amenities and external services upgrade submitted August 2018. Outcome unsuccessful.</li> </ul>
<b>Visitor Appeal Study</b> (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> <li>• Recommendations implemented include the establishment of a local business &amp; tourism group, development of a destination playground, upgrading of lighting &amp; displays at Visitor Information Centre at JJs, and development of a Place Activation Plan</li> </ul>
<b>Place Activation Plan</b> (Village Well) (Accompanying Traffic Issues report by MR Cagney)	Sep-15	Jan-16	<ul style="list-style-type: none"> <li>• 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</li> </ul>
<b>CBD Urban Design Strategy</b> (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> <li>• Site Investigation Report completed October 2016.</li> <li>• Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy received.</li> <li>• Parklet design &amp; plans approved June 2017.</li> <li>• Draft Urban Design Strategy adopted May, for further consultation.</li> <li>• Draft urban design guidelines developed.</li> </ul>

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> <li>Community consultation session held 6 September 2017</li> <li>Strategy and Guidelines manual accepted at the October 2017 Council Meeting.</li> <li>Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout.</li> </ul>
<b>Recreation Ground Master Plan (Lange Design)</b>	Dec-15	Nov-16	<ul style="list-style-type: none"> <li>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.</li> <li>17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package.</li> <li>May 2017: Artas Architects contracted to prepare specification for amenities redevelopment.</li> <li>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.</li> <li>Council accepted Recreation Ground 2030 Master Plan at August 2017 Council meeting.</li> <li>Application submitted November 2017 to Sport and Recreation Tas for \$80,000 towards the redevelopment. Advised January 2018 that the funding has been secured.</li> <li>Planning permit issued 17 November 2017.</li> <li>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</li> <li>Full application submitted for Levelling the Playing Field Grant in Sept 2018: outcome anticipated Feb 2019.</li> </ul>
<b>Village Green</b>			<ul style="list-style-type: none"> <li>Jan 2017: costings &amp; plans developed for Village Green Upgrade including new BBQ shelter, picnic furniture &amp; stage 2 of play space.</li> <li>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.</li> <li>At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground: <ul style="list-style-type: none"> <li>i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and</li> <li>ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development.</li> <li>iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.</li> </ul> </li> <li>Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground.</li> <li>Stage 2 new play units installation completed and launched 8 December 2017.</li> <li>Stage 3: Funding application submitted to Tasmanian Community</li> </ul>

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<p>Fund; advised application successful June 2018.</p> <ul style="list-style-type: none"> <li>Funding application for \$10,000 to Variety Tas submitted April 2018: advised June 2018 application unsuccessful.</li> <li>Council approved variance to stage 3 at the July 2018 Council meeting: Ultimate Play preparing new stage 3 concept plan &amp; request lodged with TCF for variance to the funding approval. Request approved.</li> <li>Request submitted August 2018 to Variety for funding towards the revised stage 3. Funding secured.</li> <li>Play units ordered Sept 2018.</li> <li>LGAT video of the playground in use filmed 2 October. Presentation on the success of the playground made at LGAT Playground forum Oct 30th.</li> <li>Stage 3 installation to commence February 2019.</li> </ul>
<b>Woolmers Bridge</b> (VEC Civil)			<ul style="list-style-type: none"> <li>Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents.</li> <li>Application submitted for the Bridge Renewal Program for \$1,415,000. Advised October 2017 application was successful.</li> <li>12 tonne load limit placed on structure on 6 June.</li> <li>Funding agreement with Bridge Renewal Program finalised October 2017.</li> <li>Design and construct tenders closed 8 November 2017. Council accepted the tender of VEC Civil at the November 2017 Council Meeting.</li> <li>Work commencing 24 January 2018: due for completion Sept -Oct 2018 – weather permitting.</li> <li>Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted.</li> <li>June 2018: Bridge interpretation panel produced. Location yet to be determined.</li> </ul>
<b>Facilities Assessment Study</b> (Philp Lighton Architects)	Sept-17		<ul style="list-style-type: none"> <li>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.</li> <li>Community engagement process closed 18 July 2018. Only 1 written response received from Helping Hand Association, requesting that showers be incorporated for the use of homeless people.</li> </ul>
<b>Perth</b>			
<b>Recreation Ground Master Plan</b> (Lange Design)	Jul-15	Oct-16	<ul style="list-style-type: none"> <li>External funding sources being pursued.</li> <li>17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade.</li> <li>Kitchen upgraded funded by a State Government Election commitment completed.</li> </ul>
<b>Community Centre Development Plan</b> , (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		<ul style="list-style-type: none"> <li>Briefing notes from key stakeholder sessions received 25 Feb 2016</li> <li>Draft concept plans submitted to Council</li> <li>Draft concepts to be directed to future workshop</li> <li>May 2018: costings being reviewed.</li> <li>Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome known February 2019.</li> </ul>

# NORTHERN MIDLANDS COUNCIL

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
<b>Town Structure Plan</b> (GHD)			<ul style="list-style-type: none"> <li>Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted.</li> <li>Perth Structure Plan adopted by Council on 10 April 2017.</li> <li>Session for Perth business owners/managers held 15 August 2017.</li> <li>Council endorsed the Plan at the 10 April 2017 Council Meeting.</li> <li>Final report to November 2017 Council meeting.</li> <li>Perth Prospectus prepared January 2018.</li> <li>April 2018: Awaiting finalisation of the Perth Bypass prior to progressing the structure plan.</li> </ul>
<b>Sheepwash Creek Open Space Plan</b> (Lange Design, GHD)			<ul style="list-style-type: none"> <li>Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan</li> <li>Dec 2016: West Perth Flood Mitigation Working Group established</li> <li>Draft concept plans received from GHD Woodhead</li> <li>Lange Design requested to prepare Water Sensitive Urban Design (WSUD) for the open space on eastern side of subdivision.</li> <li>Stage 1 work completed and interpretation signage installed.</li> <li>July 2018: WSUD Open Space Corridor Concept Plan and costings – Phillip St to Drummond St – received.</li> </ul>
<b>Ross</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> <li>Draft Master Plan received May 2016: structural assessment approved August 2016</li> <li>Final plan received June 2017</li> <li>Final report to be presented to workshop September 2017</li> <li>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.</li> </ul>
<b>Village Green Master Plan</b> (Lange Design, Loop Architecture)	Jun-16	Dec-16	<ul style="list-style-type: none"> <li>Master Plan accepted in principle at Council 12 December 2016 Meeting.</li> <li>Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG.</li> <li>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.</li> <li>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.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan</li> <li>Concept design presented to Council workshop on 8 May.</li> <li>Planning application advertised: closed 28 November 2017.</li> <li>Planning approval with conditions to be met passed at January 2018 Council Meeting.</li> <li>March 2018: Lange Design submitted full project package for Village Green, ready for planning application to be prepared by Council officers.</li> <li>June 2018: quotes received for new switchboard and mains</li> <li>July 2018: costings being reviewed.</li> <li>Work now underway.</li> </ul>



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
<b>Western Junction</b>			
<b>Launceston Gateway Precinct Master Plan</b> Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	<ul style="list-style-type: none"> <li>Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting.</li> <li>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.</li> <li>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.</li> <li>Project committee met Sept 2018.</li> </ul>
<b>Translink Stormwater Upgrade Project</b>			<ul style="list-style-type: none"> <li>Applications lodged with National Stronger Regions Fund 2015 &amp; 2016: unsuccessful.</li> <li>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.</li> <li>Application submitted December 2017 for Round Two Building Better Regions Fund: notified July 2018 unsuccessful.</li> <li>Continuing with purchase of parcel for stormwater detention purpose.</li> </ul>

## 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](mailto:Fiona.Dewar@nmc.tas.gov.au), or 6397 7303.

Date	Village / Town	Event	About the event	NMC Support
<b>February 2019</b>				
9 Feb - 24 March	<b>Perth</b> 16087 Midlands Hwy	Exhibition: Triple A - Annual Acquisitive Award 2019	Launceston Art Society's Annual Acquisitive Award is at Esklegh Art Gallery. Art work for sale, and gallery open 10.30am - 3.30pm daily.	
9 Feb 2019 2nd Sat each month	<b>Liffey</b> 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 & 10 Feb 2019	<b>Perth</b> 86 Main Rd	Wood Fired Pizza in the Garden	Hosted by Saltire Café, every Saturday and Sunday till 24 Feb. From 11am onwards.	



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Date	Village / Town	Event	About the event	NMC Support
10 Feb 2018 Every Sunday	<b>Evandale</b> 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	
10 Feb 2019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
10 Feb - 3 Mar 2019	<b>Evandale</b> 2 Russell St	Exhibition: Moving Mountains by Mairi Ward	Exhibition at Handmark Gallery, Evandale	
14 Feb 2019	<b>Longford</b> Wellington St	Pre Loved Art Auction & Sale	Are you looking to refresh, or maybe start, your art collection? Do you have art you want to move on? If so, come along to this event on Valentines Day from 6.30pm at the Longford Memorial Hall on the Village Green. A cocktail party is on 14 Feb (bookings required). The art display will be open to the public on 15 & 16 Feb from 10am-4pm.	
15 Feb 2019	Illawarra	Adam Sutton Tasmania Clinic	Hosted by Allround Horsemanship, this clinic will cover all fundamentals of Adam's unique training program. Set you and your horse up on a new path towards trust, confidence and performance. Whatever level you are at, or discipline you enjoy, this clinic is for you. Details on facebook page.	
16 Feb 2019	<b>Longford</b> 2 William St	Annual Fair	The Christ Church Longford annual fair is in and around the grounds of Christ Church Parish Hall from 8.30am. Many stalls, and something for everyone to enjoy. Well stocked cakes stall, fresh produce and plants, books & white elephant stall, raffles, morning tea, BBQ & paella by award winning Casa Paella, live music.	
16 Feb 2019 2nd & 4th Sat each month	<b>Epping Forest</b> Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
16 Feb 2019	<b>Campbell Town</b> Commonwealth Lane	Curry Evening	The Grange Campbell Town bring you a Curry Evening buffet, all you can eat! 6pm - 8.30pm. Fully licenced. \$35 adults, \$15 children 3 - 16 yrs. Takeaway \$15. Call to book.	
16 & 17 Feb 2019	<b>Perth</b> 86 Main Rd	Wood Fired Pizza in the Garden	Hosted by Saltire Café, every Saturday and Sunday til 24 Feb. From 11am onwards.	
17 Feb 2018 Every Sunday	<b>Evandale</b> Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
17 Feb 2019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
17 Feb 2019 3rd Sunday each month	<b>Ross</b> Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
21 Feb 2019	Perth	Safe Driving Course - Symmons Plains	Defensive Driver Training. Learn what happens when you have to stop from 100km/hr in an emergency. Learn how to apply advanced driving and observation skills. Full day program. Use your own car. Highly experienced instructors. \$295. 9am - 4pm. See facebook event for details.	
22 Feb 2019	<b>Relbia</b> 370 Relbia Rd	A movie on the Lawns - The Great Gatsby	Enjoy a sundown screening of The Great Gatsby on the picturesque lawns of Josef Chromy Wines. No BYO. Bring camping chairs, bean bags, picnic rugs. 7pm - 11pm.	
23 Feb 2019	<b>Evandale</b>	Evandale Village Fair & National Penny Farthing Championships	The most competitive Penny Farthing races in the world! Plus a country village fair, entertainment, puppets, music, dancers, historic cars and steam engines, pony rides, kids activities, variety of stalls. 10am - 4pm. Adults \$12, under 16 free.	
23 Feb 2019 Last Saturday each month	<b>Longford</b> 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
23 & 24 Feb 2019	<b>Perth</b> 86 Main Rd	Wood Fired Pizza in the Garden	Hosted by Saltire Café, every Saturday and Sunday till 24 Feb. From 11am onwards.	
24 Feb 2019	<b>Longford</b> Wellington St	Longford Makers market	10am - 3pm. Over 50 stalls, with handmade crafts, jewellery, wine, plants, local artists and various stallholders from the Tasmania regions. Entertainment on the day, enjoy a lunch on the beautiful grounds or BBQ with the family. Gold coin donation entry.	

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

Date	Village / Town	Event	About the event	NMC Support
24 Feb 2019	<b>Evandale</b>	Clarendon Road Race	On Penny Farthing bicycles, the Road Race is held over 30km. Starting from Evandale the race heads north to Perth before going back through Evandale to the finish at historic Clarendon Homestead. The fastest riders take just over an hour, with many opting for the more leisurely social ride from Evandale directly to Clarendon.	
24 Feb 2019 Last Sun each month	<b>Campbell Town</b> Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
24 Feb 2019 Every Sunday	<b>Evandale</b> 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 Feb 2019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
24 Feb 2019	<b>Cleveland</b> 12819 Midland Hwy	Teddy Bears Picnic	Hosted by Mr & Mrs McTavish Bear at St Andrews Inn. Includes prizes for the Oldest, Most Loved, and Most Interestingly dressed Bear. Bookings advised. See facebook event for all details. 11am - 1pm.	
<b>March 2019</b>				
1 - 3 March 2019	<b>Powranna</b> Powranna Rd (near Midland Hwy)	Tassie Nats	The biggest and baddest cars from around Australia and Tasmania hit Tas Dragway for 3 days of horsepower filled tyre frying action , drag racing and more. Tickets and competitors entry available now. From 10.30am Friday to 5pm Sunday.	y
2 March 2019	<b>Relbia</b> 370 Relbia Rd	The Great Gatsby Party	Josef Chromy Wines hosts The Great Gatsby themed party. Eat, drink, dance, from 6.30pm - 11.30pm. Dress the part and go back to 1920s New York.	
2 March 2019 1st Sat each month	<b>Longford</b> 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
2 March 2019	<b>Longford</b> 658 Woolmers Lane	Woolmers Woofs Wags & Walkies	Calling all Canines! Bring your humans to a doggy day out! Featuring the Bridestowe Dachshund races, Tasmanian dog Training events, food vans, jumping castles and much more.	
2 March 2019	<b>Longford</b> 2 Archer St	Longford Skate Park Comp	Compete in skate, scooter, or BMX. The Skate Park League competitions are community based grass-roots events focused on embracing skate park culture. 11am - 4pm. Free event.	
3 March 2017 Every Sunday	<b>Evandale</b> 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	
3 Mar 019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
9 Mar 2019 2nd Sat each month	<b>Liffey</b> 1443 Liffey Rd	Liffey Valley Market	Brows stalls in lovely surroundings. Upcycled and pre-loved treasurers, bric-a-brac, homemade baked goodies, plants, vegies, handcrafts, collectables and much more. 9am - 1pm, Sept - May.	
9 Mar 2019 2nd & 4th Sat each month	<b>Epping Forest</b> Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
9 March 2019	<b>Perth</b> 175 Fairtlough St	Thread Painting	Thread painting with Barbara Mellor, hosted by Tasmanian Quilting Guild. Thread painting pet portrait. Learn this popular and fun technique. \$40 members, \$50 non members. 9.30am - 4pm at the Perth Community Centre. See facebook event. Contact to book.	
9 - 17 March 2019	<b>Evandale</b>	Glover Prize	Public exhibition of The Glover Prize is one of Australia's most significant awards for landscape painting, with the winner receiving \$40,000. There is also a People's Choice Award prize of \$3,000 and a Children's Choice Award of \$500. Falls Park Pavilion. 10am - 4pm. Sunday 9am - 4pm. \$8 entry. Children 17 and under are free	

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Date	Village / Town	Event	About the event	NMC Support
10 March 2019 Every Sunday	<b>Evandale</b> 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	
10 Mar 2019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
12 April - 20 May 2019	<b>Perth</b> Scone Dve	Exhibition: Esk Art Award 2019	Launceston Art Society's annual award, public exhibition at Eskleigh.	
15 – 17 March 2019	<b>Longford</b> Wellington St	Exhibition: The Longford Project	A Ten Days on the Island event. 'Crime Scene' addressing historical murders and acts of violence committed in Longford and surrounds, along with background stories. Open noon till 7pm.	y
17 Mar 2019 Every Sunday	<b>Evandale</b> Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
17 Mar 2019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
17 March 2019 3rd Sunday each month	<b>Ross</b> Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
23 March 2019	<b>Perth</b>	Symmons Plains - Skid Pan	Skid Pan Fun! Drive your car on the Symmons Plains skid pan. Fun, safe, sideways! 10am - 4pm. \$60. Details on facebook event.	
23 March 2019	<b>Perth</b>	Race Track in YOUR Car	Join Performance Driving Australia at Symmons Plains Raceway for a full track day in your own car. PDA trainers available all day for coaching and tips. A day based around safely enjoying your car. 4pm - 8pm. \$149.	
24 Mar 2019 Every Sunday	<b>Evandale</b> 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 Mar 2019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
31 Mar 2019 Every Sunday	<b>Evandale</b> 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	
31 Mar 2019 Every Sunday	<b>Evandale</b> 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
31 March 2019 Last Sun each month	<b>Campbell Town</b> Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	

## 17 TOURISM UPDATE

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

### New products/Experiences

Project	Partners/funding sources	Current status
Northern Midlands Events (NorMiE)	Council NorMiE	<ul style="list-style-type: none"> <li>Assisting the association with Council event manuals for two upcoming events being held on Council property: Pre-Loved Art Auction; Makers Market.</li> </ul>
Longford Village Green Playground Stage 3	Council Tas. Community Fund Variety Tas (TBC)	<ul style="list-style-type: none"> <li>Council approved revised stage 3 July 2018: total cost \$45,341.50.</li> <li>TCF grant of \$29,539 secured.</li> <li>Variety grant of \$7,703 received.</li> <li>Community fundraised \$3,100.</li> <li>Council committed \$5,000.</li> <li>Installation occurring Nov-Dec 2018.</li> </ul>
Longford Destination Dog Park	Council Mars Petcare Esk Ridge	<ul style="list-style-type: none"> <li>\$3,000 grant secured from Mars Petcare.</li> <li>Council committed \$5,000.</li> <li>Esk Ridge contracted to design and produce agility equipment and donated additional</li> </ul>

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

Project	Partners/funding sources	Current status
		<ul style="list-style-type: none"> <li>features.</li> <li>• Concept plan for equipment layout prepared.</li> <li>• Planning application approved.</li> <li>• Installation has begun.</li> </ul>
Woolmers Lane Bridge Interpretation	Council Bridge Renewal Program	<ul style="list-style-type: none"> <li>• Panel designed, approved by Australian Government, and produced.</li> <li>• Location of sign determined.</li> <li>• Planning application submitted.</li> </ul>
Northern Heritage Precinct Destination Action Plan (DAP)	Council Tourism Northern Tasmania Visitor Centre volunteers	<ul style="list-style-type: none"> <li>• Participated in workshops to develop the DAP: currently in draft format.</li> <li>• Working with TNT on a Northern Heritage Precinct attractions and experiences tear-off map.</li> <li>• Worked with TNT and Birrelli architects to prepare funding application to BBRF for REASSIGN.</li> <li>• Submitted application 15.11.18. Outcome anticipated Feb 2019.</li> </ul>
Ross Revealed - Augmented Reality project (Heritage Highway Region DAP)	Council Heritage Highway Tourism Region Association Destination Southern Tas Tourism Northern Tas	<ul style="list-style-type: none"> <li>• Participated in workshops to develop DAP: currently in draft format.</li> <li>• Collaborated on the development of the 'Ross Revealed – Augmented Realty' project.</li> <li>• Successful funding applications to Tas Community Fund and Stronger Communities Programme for the Ross Revealed project. Grant Deed signed 5.2.19. Awaiting funds.</li> <li>• Funding application submitted to Dept State Growth for Destination Action Plan funding.</li> </ul>
Northern Tasmania Dog Friendly Tourism Strategy	Council Tourism Northern Tas	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Evandale Catholic Cemetery Peace Garden	Council Friends of Evandale Catholic Cemetery	<ul style="list-style-type: none"> <li>• Prepared application to Tas Community Fund: \$11,980 secured.</li> <li>• Memorial Peace Garden planted.</li> <li>• Stormwater remediation completed.</li> </ul>
Poatina Playground	Council Fusion Australia	<ul style="list-style-type: none"> <li>• Assisting with funding applications for the redevelopment of the Poatina playground.</li> </ul>
Cressy Swimming Pool Playground	Council Swimming Pool Committee	<ul style="list-style-type: none"> <li>• Concept plan developed.</li> <li>• Prepared funding application to Tas Community Fund for 50% of funds required – outcome awaited. Prepared funding application to Stronger Communities Programme for 50% – funding secured.</li> </ul>
Campbell Town Plaques Replacement	Council	<ul style="list-style-type: none"> <li>• Will replace a few each year, with design in keeping with the new signs in Valentine Park.</li> <li>• Commenced discussions with designers and Works Dept. investigating options for panels without sharp edges.</li> <li>• Liaising with Campbell Town Museum to determine if changes required to the information.</li> <li>• Prices obtained.</li> </ul>
Paddle Tas	Council Paddle About Tasmania	<ul style="list-style-type: none"> <li>• 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</li> </ul>
Drone Park	Council	<ul style="list-style-type: none"> <li>• Council is in the process of investigation a suitable location.</li> </ul>
Heritage Highway Tourism Region Association – signage Avoca	Council	<ul style="list-style-type: none"> <li>• 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 east and west approaches to Avoca.</li> <li>• Completed</li> </ul>
Ross Cannon visual presentation	Council	<ul style="list-style-type: none"> <li>• Planning to create short visual/video presentation about the cannon.</li> <li>• Liaising with military historian re research.</li> <li>• Liaising with videographer re project.</li> </ul>
Drive Journeys	Council Tourism Northern Tasmania	<ul style="list-style-type: none"> <li>• Contributing to the conversation and development of Tourism Tasmania's 4 drive journeys, to ensure the northern midlands receives suitable representation.</li> </ul>
History of Conara Junction	Council Mr Bill Chugg Conara Residents	<ul style="list-style-type: none"> <li>• Mr Chugg is recording the history of Conara Junction. Supporting council support.</li> <li>• Item on Feb 2019 council workshop.</li> </ul>
Perth Food and Wine Festival	Perth Local District Committee Council	<ul style="list-style-type: none"> <li>• Preliminary discussions held.</li> <li>• Provided sample business cases to assist committee to prepare their business case.</li> </ul>



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Project	Partners/funding sources	Current status
	Perth Businesses	
Northern Midlands Community Organisations & Business Expo	Council NM businesses NM community organisations	<ul style="list-style-type: none"> <li>Success of the expo held when Governor visited has generated enthusiasm for an annual community organisations and business expo.</li> <li>Agenda item for Feb 2019 Council workshop.</li> </ul>
Longford Community Event	Longford Rotary Club Council Local Youth	<ul style="list-style-type: none"> <li>Longford Rotary Club is planning on establishing a committee comprising several Rotarians and 3 – 4 senior students or recent former students of Cressy District High School.</li> <li>Committee will work to plan, carry through and evaluate 4 events annual:               <ul style="list-style-type: none"> <li>Easter Egg Hunt</li> <li>Christmas in Winter</li> <li>Halloween</li> <li>Valentine's Day 2020</li> </ul> </li> </ul>

## Other activities

Activity	Current status
Heritage Highway Tourism Region Association	<ul style="list-style-type: none"> <li>Supporting HHTRA through financial contributions, provision of secretarial support, assistance with projects including:</li> <li>Social Media Campaign: plan and manage comprehensive campaign in collaboration with the HHTRA Board. Provide content, review and approve blog posts.</li> <li>Update website as relevant.</li> <li>DAP – Ross Revealed Augmented Reality project, as described above in new projects.</li> <li>Quick Reference Guide: a practical guide on tourism facilities and features is updated yearly and distributed to visitor centres around the state.</li> </ul>
Forthcoming Heritage Highway region events calendar	<ul style="list-style-type: none"> <li>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.</li> </ul>
Northern Midlands Business Promotion and Visitor Information Centre & Visitor Info display at Perth Post Office	<ul style="list-style-type: none"> <li>Longford: Manage the centre and centre volunteers, restock, source brochures.</li> <li>Perth: Restock as required.</li> </ul>
Ross highway sign	<ul style="list-style-type: none"> <li>Created original design, worked with professional designer to polish up. Design complete and is now with Dept of State Growth.</li> </ul>
Convict Brick Trail	<ul style="list-style-type: none"> <li>Discussions re progressing the expansion of the trail.</li> </ul>
Ross Bridge National Heritage Listing application	<ul style="list-style-type: none"> <li>Council developed application with assistance from Nic Haygarth. Application submitted. Expect to hear during 2018 if the application has progressed to the next stage.</li> </ul>
Northern Midlands Visitor Centres Network	<ul style="list-style-type: none"> <li>Plan and manage biannual meetings for the centre volunteers. Useful networking, discuss issues/challenges and solutions, share advice, assist with sourcing brochures for their centres.</li> <li>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.</li> <li>General distribution of NM related brochures statewide as practicable.</li> </ul>
Town Walks	<ul style="list-style-type: none"> <li>Investigate ways to showcase all the town walks on the website, along with interps signs and maps.</li> <li>Commenced a database/matrix of above, to populate with images and info.</li> </ul>

## 18 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 31 January 2019

Election Commitment	Estimated Completion Date	Current Status
<b>Avoca</b>		
Museum and Information Centre solar panels (\$15,000) and heat pump (\$8,000)	30.6.19.	18 May 2018: signed grant deed returned with tax invoice for the funds. Feb 2019: council to contract electrical works



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Election Commitment	Estimated Completion Date	Current Status
		(Project report due within 1 month of project completion).
<b>Ben Lomond</b>		
Assisting to improve water supply to Ben Lomond Village and ski fields (\$60,000 commitment to Ben Lomond Committee)		
<b>Campbell Town</b>		
Redevelopment of Cenotaph (\$70,000)	31.12.19	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress report submitted Dec 2018. Work to commence upon completion of the multi-function centre.
Midlands Highway pedestrian underpass (\$1.9million)		Project not listed in the State Government First Year Agenda document.
<b>Cressy</b>		
Infrastructure upgrade at Cressy Swimming Pool (\$100,000)	30.6.19	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress report due 31 December 2018. July 2018: Loop Architecture preparing concept plans for kiosk upgrade and toddler's pool shade structure. July 2018: Officers worked with Pool Committee to develop concept plan and costings for playground upgrade. 2 funding applications lodged and the grants were secured. Installation scheduled March/April 2019.
<b>Evandale</b>		
Morven Park Electronic Scoreboard (\$30,000)	30.6.19	14 May 2018: signed grant deed returned with tax invoice for the funds. (Project report due within 1 month of project completion). Total project cost: \$64,000: (\$30,000 State Govt, \$5,000 Football Club, \$5,000 Council, \$14,000 AFL Tas TBC, \$10,000 inkind) June 2018: planning application approved and scoreboard purchased. Feb 2019: scoreboard at depot – frame being constructed.
Morven Park Cricket Pitch Upgrade (\$33,000)		28 May 2018: Council provided letter of permission for the works to Cricket Club. CSR advises Evandale Cricket Club has signed the grant deed and payment has been made to the Club. Advised Feb 2019 that the work is completed.
Morven Park Recreation Ground Upgrades (\$158,000)	31.12.19	Recipient information form submitted 16 July 2018. Grant deed awaited. Council officer met with Morven Park Committee 8 August to identify committee's priorities for Council's consideration. Feb 2019: approval for commitment of some funds towards the outdoor gym project and scoreboard. Application submitted to Infrastructure Fund for \$\$ towards the oval upgrade: outcome awaited.
<b>Longford</b>		
Recreation Ground cricket club storage shed (\$10,000) and cricket nets (\$30,000)		14 May 2018: Council provided letter of permission to the Cricket Club. 31 July 2018: CSR advised the Cricket Club has returned the signed grant deed and payment has been made to the Club. Feb 2019: cricket nets in place: no funds remaining for storage shed..
Recreation Ground scoreboard (\$30,000)		8 May 2018: Council provided letter of permission to the Football Club. 31 July 2018: CSR advised the Football Club has returned the signed deed and payment has been made to the Club.
Recreation Ground: Little athletics equipment (\$20,000)		July 18: Sport and Recreations reported Little Athletics Club has signed the grant deed

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Election Commitment	Estimated Completion Date	Current Status
<b>Western Junction</b>		
Duplication of road from Breadalbane roundabout to Airport roundabout (\$5.5million)		March 2018: Council wrote to State Growth to initiate participation in the design for the road duplication State Government 'Building Your Future: First Year Agenda' document states planning for this work will commence in the quarter Jan-March 2019.
Road edge-widening and safety work Airport roundabout to Evandale		State Government 'Building Your Future: First Year Agenda' document states planning for this work will commence in the quarter Jan-March 2019.

## 19 NTDC LTD QUARTERLY ORGANISATION PROGRESS REPORT TO COUNCIL MEMBERS: DECEMBER 2018 – ADDITIONAL INFORMATION

Provided by: Maree Tetlow, CEO, NTDC

The CEO of NTDC has provided the attached quarterly report in accordance with Section 21 of the *Local Government Act 1993*.

The Annual Report (incorporating the last quarterly report) from December 2018, was circulated together with the 21 January Council meeting agenda papers. In addition to that report, the December quarterly report for the period Oct, Nov and Dec 2018 follows for your information.

### Quarterly Progress Report to Council Members December Quarter 2018

#### 1. Regional Economic Development Plan

As part of the 2017 Launceston City Deal, NTDC was given the responsibility to develop a Regional Economic Development Strategy to ensure the Launceston City Deal is leveraged to benefit the whole region. The City Deal requires the strategy to set out an economic vision for Northern Tasmania and identify where future economic growth and employment is likely to come from.

The Regional Economic Development Plan (REDP) aims to encourage collaboration amongst all stakeholders to achieve positive outcomes for the region. It is not just NTDC's plan, but it belongs to the whole Region. The Tasmanian Government contributed \$140,000 toward funding the plan.

The Regional Economic Development Plan (REDP) is now in its final draft form with various input from stakeholders and will be presented to all three levels of government over January and February 2019 to agree to public release for consultation.

NTDC has also received very good testimonial from the VC of UTAS, Prof Rufus Black regarding the Key Direction's Report (undertaken by National Institute of Economic and Industry Research, NIEIR) that underpins our REDP strategies. His quote is as follows:

*"I think the analytic work describing the current situation has a rigour and clarity that makes this a seminal document. It is an outstanding piece of regional economic analysis whose insights offer the basis for the sort really sound evidence-based policy that can help transform the region"* Prof Rufus Black.

The key themes that have evolved in the REDP are as follows:

- 1) **Strengthening Regional collaboration** – acknowledging that we need more sharing of information, trends and collaboration to become more globally competitive. The LGA's working together has improved significantly over the past 18 months, this needs to extend with more commitment from the State Government to work regionally, and into the private sector via clusters or consortia where appropriate to maximise and leverage our economic potential.
- 2) **Growing our exports** -to Increase international and interregional exports by 45% from current levels in order to significantly reduce the \$1.4B/year gap between our region's exports and imports. An industry focus to achieve this growth is recommended around 'Food Systems' (everything from agricultural production through to food science, processing, biosecurity, high tech applications, etc). According to NIEIR this is the largest export growth opportunity by 2031 for the region.



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

- 3) **Increasing our population** - We need to increase the working age population (18-64) by approximately 10,000 to provide the skills and fill the jobs required for our growing economy. Additional resources will be required to achieve the work plan set by the Population Taskforce (details attached) and Chaired by Michael Stretton. This is a major focus that will require funding support from three levels of government.
- 4) **Encouraging a culture of innovation** - Innovation underpins investment, skills development and economic growth in adaptable and successful regions. To be globally competitive we will need to nurture an innovative and creative culture in all areas starting from our school children. We will also need to ensure we update our digital infrastructure and technical capabilities to support and increase innovation. Some LGA's in the region are active participants in the Smart Cities Program which is a mechanism to support greater innovation.
- 5) **Attracting investment** - We need to increase the public and private investment by approximately an additional 40% by 2031 - this equates to an additional \$500M per annum with two thirds of this investment required from and through the private sector. An Investment Taskforce has been appointed to help address funding options for SME's.
- 6) **Boosting productivity** - We need to improve our productivity to improve our global competitiveness. Productivity directly links to our education attainment, health outcomes, investment in technology, digital capacity and our ability to foster an innovative culture. Our increasing productivity will be reflected in higher paid (and higher skilled) jobs in current and future industries.
- 7) **Investing in place making infrastructure** – Councils are already active in this space. The plan acknowledges the important work required to ensure the region has the amenities, community assets and lifestyle factors that will attract (and retain) a growing and diverse population that underpins our regional prosperity.

The plan also builds on strategies already in place and is the next step in the region's economic journey. It is supported by a three-year delivery program that prioritises actions and a measurement framework to report on progress.

The proposed next steps for the REDP are proposed as follows:

- Jan/Feb - Present REDP to all 7 Member Councils
- 8 Feb - Present to City Deal Exec Board
- Mid Feb – Release of Draft REDP for Public distribution (including media communications)
- Feb/March – Council members, City Deal Board (incl. Commonwealth), and Tasmanian Government provide feedback to NTDC
- April – NTDC provides the Final REDP with a report back to council members on any proposed changes from all stakeholders and how it is recommended they be addressed (and why).
- April - Council members recommended to endorse the REDP
- May - Final REDP is released (as part of a Communications Plan)
- May – NTDC will provide an Annual Plan of work aligned with the REDP Three Year Program and a budget to Council Members for NTDC's operations for three years 19/20 to 21/22 and funding request for the Population Program (two-year program).

## 2. NTDC Annual General Meeting

The NTDC Annual General Meeting was held on 26 October 2018 to comply with ASIC requirements. The meeting endorsed the audited financial reports. A more comprehensive Member's Meeting was held on 5 December 2018, and all Council Members (Mayors) and their delegates were invited. Also, councilors from all councils were invited to attend as observers.

The December meeting included an update on the REDP, the status of the Regional Priority Projects, and a presentation from Richard Webb, CEO and Co-founder of Start Mesh, Founder of South Bondi, Chairman and Founder of Red Ocean, recognised TEDX speaker and a member on NTDC's Investment Taskforce. The primary message from Richard, was the impact of change on our society and the emergence of the 'individual to individual' economy. A copy of Richard's presentation is available for review.

## 3. Northern Prison

NTDC CEO, Maree Tetlow, has attended Council Member General Managers Meetings over the past few months. In addition to talking through the implications of the REDP, other issues of joint interest have been discussed – such as the Northern Prison project. The General Managers and NTDC have requested the Department of Justice to appoint the NTDC



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

CEO as a regional representative on the Northern Prison site selection committee. At this stage this request has not been accepted.

## **4. Population Taskforce**

To address the region's population challenge a Population Taskforce was established in 2018. The taskforce is chaired by Michael Stretton [General Manager, City of Launceston], and other participants include Office of the Coordinator General, State Growth, Launceston Chamber of Commerce, UTAS, NTDC and George Town Council.

The Taskforce have defined the priorities to attract and retain our working age population, and NTDC has submitted a budget proposal to the State Government and has also requested consideration by the Commonwealth Government (via the upcoming City Deal Board meeting).

NTDC has requested \$200,000 from both State and Commonwealth Governments over a two-year period and will also present a proposal to Council Members for \$100,000 in total over two years based on our established council funding methodology. This will be presented in more detail to Council Members in April.

## **5. Investment Taskforce**

To address our investment attraction challenge NTDC established an Investment Taskforce to consider how to attract the private component (two thirds) of the \$500M additional investment required to meet our economic targets and support the private sector projects in the region.

Greg Bott, Deputy Chair of NTDC (and an ex banker) chairs the taskforce. The other members include representatives from a current banker, a person with networks into the investor community, a venture capital firm, a representative from RDA Tasmania, and from the Office of the Coordinator General (to ensure we avoid duplication).

To date some investment mapping has been undertaken (outlining the type of financial products and services available), three meetings have been held, and four smaller private projects have been considered by the taskforce for support and advice. Letters have been sent to the major accounting firms to advise them of the complimentary service the taskforce can offer their clients.

Observations by the Taskforce to date are that often businesses looking for funding are not successfully connecting with the right financial provider. The Taskforce is working to identify potential projects and business expansions that are having difficulty sourcing finance from traditional sources. This may be anything from recommending changes to the proponent's business-case, or to consider more innovative financing options such as Crowd Funding or Venture Capital Funding.

NTDC will distribute an Investment Taskforce flyer for councillors and staff to provide to business or project proponents that may need support.

## **6. Advocacy**

NTDC has met (or has meetings set) to meet with both major political party's representatives in the upcoming Commonwealth election. NTDC is advocating for support of the following Region Projects as identified through our agreed assessment methodology. Council priority projects not on this list are supported as Tier 2 local priority projects. Councils are also active in supporting their council projects to the candidates.

NTDC Regional Priority Projects (must provide >\$50M in GRP):

1. Launceston City Deal - UTas Inveresk campus
2. Northern Prison
3. Translink Launceston Gateway
4. Launceston Co-Located Private Hospital (with LGH)
5. Fermentation and Food Precinct
6. Australian Defence Innovation & Design Precinct (DIDP)
7. Bell Bay Maritime Maintenance Hub
8. Marinus Link
9. Launceston City Deal - Tamar River Health Action Plan
10. Launceston Sewerage Improvement Project (LSIP)
11. Westbury Bioenergy Plant



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

12. Direct International Communications link (potential)
13. Hydrogen Energy Proposal (potential)
14. Organic Milk Processing
15. Sealed Road from St Helens to Ansons Bay
16. Northern Tas Data Centre
17. Queen Victoria Museum Investment

### DECISION

Cr Goss/Cr Lambert

That the Information items be received.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 035/19 LOCAL GOVERNMENT ACT REVIEW

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

### 1 PURPOSE OF REPORT

The purpose of this report is to determine a response to the review of the *Local Government Act 1993* by the State Government.

### 2 INTRODUCTION/BACKGROUND

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

In July 2018 the Government advised:

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

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

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

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

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

### 3 STRATEGIC PLAN 2017-2027

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

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

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- ♦ Effective and efficient marketing, communications & IT
- ♦ Excellent standards of customer service
- Workforce Standards
- Core Strategies:
  - ♦ People & Culture Framework generates professionalism
  - ♦ Workplace Health & Safety is fully compliant
  - ♦ Emergency Management & Safety Plans work well

## 4 POLICY IMPLICATIONS

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

## 5 STATUTORY REQUIREMENTS

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

## 6 FINANCIAL IMPLICATIONS

No financial implications have been identified at this time.

## 7 RISK ISSUES

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

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

## 8 CONSULTATION WITH STATE GOVERNMENT

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

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

## 9 COMMUNITY CONSULTATION

The Government advised:

*The Discussion Paper: Review of Tasmania's Local Government Legislation Framework has been released as part of consultation on the first stage of Tasmania's Local Government Legislation Review. The Paper takes a 'first principles' approach to developing a legislative framework for local government. It has been written with a broad audience in mind and, therefore, its style is concise, open and non-technical in nature.*

*Submissions are invited from the sector, the community and other interested persons on how they think the sector should be governed and what should be considered in developing a local government legislative framework to best support local government and communities into the future. Submissions can be made in writing, or by completing an*

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

online survey via the Department of Premier and Cabinet's [Local Government Division webpage](#). The consultation period is open until close of business **1 March 2019**.

Additionally, an Expression of Interest process has now commenced, seeking applications from persons interested in participating in a Review Reference Group. Expressions of Interest are being sought from a diversity of stakeholders with an interest in local government who can bring elected member, community, local government professional, business, research and industry perspectives to the table. Members of the Reference Group will be appointed to workshop, problem solve and provide advice to the Review Steering Committee on issues relevant to the Review. Expressions of Interest are open until close of business **25 January 2019**.

Please consider providing your input into this 'first-principles' stage of the Review and informing your communities and stakeholders about this opportunity to help shape a better legal framework for local government, both now and into the future.

The Discussion Paper, online survey and further information about the Reference Group can be found on the [Local Government Division webpage](#).

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Council may agree to provide comment or take no action.

## 11 OFFICER'S COMMENTS/CONCLUSION

The review of the Local Government Act is an opportunity to:

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

The Review is to consider the following:

- Appropriate legislation to support the transparent setting, levying, and collection of council revenue, rates and charges;
- Local government electoral provisions, including options for enhancing both voter and candidate participation in local government elections;
- Provisions that support efficient and high-quality council operations and service delivery;
- Performance monitoring, including financial sustainability, governance and other relevant reporting;
- Council governance and decision-making practices, including options for community engagement, representation, and democratic participation;
- Provisions that support public confidence in the integrity, transparency and accountability of local government; and
- The roles, functions, powers and operation of statutory bodies that oversee local government compliance and reform.

The following discussion points are listed for Council to consider, having previously been identified by Council as areas requiring attention:

### ***Local government electoral provisions, including options for enhancing both voter and candidate participation in local government election***

- Council Elections – Compulsory Voting

## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Council received a letter from the General Manager of Hobart City Council, dated 13 September 2018, advising that at their Council meeting held on 23 July 2018, the Hobart City Council had considered a notice of motion requesting *that the low rate of voter participation and the high number of informal votes cast at the 2014 election be addressed*. The motion included a request that consultation be undertaken with other Tasmanian Councils and the State Government with a view to introducing compulsory voting for Local Government elections.

It is noted that during the 2014 elections the average return rate of postal ballots across the State was 54.58%. By comparison, and to demonstrate a clear pattern of decline the return rate for the past four elections (spanning 11 years) was:

- 2014 - 54.58%
- 2011 - 54.28%
- 2009 - 55.54%
- 2007 - 57.43%

In February 2012 LGAT released a paper titled *Inquiry into Local Government Elections* based on the formal policy position of LGAT as determined through a vote at a General Meeting. The following information has been extracted from the document (attached):

*Motions in support of compulsory voting have been considered by LGAT members on a number of occasions, particularly during the review of the Local Government Act 1993 and at the 2008, 2010 and 2011 General Meetings associated with the LGAT AGM and Annual Conference.*

*At the Annual Local Government Conference in 2008, the then Premier, David Bartlett announced that his Government would be introducing compulsory voting for Local Government. A working group was formed, with LGAT represented, and a discussion paper released to councils for comment.*

*Although LGAT was represented on the Working Group, compulsory voting was not supported by LGAT on the basis of its present policy position. However, a recommendation by others on the Working Group was submitted to the Premier favouring compulsory voting.*

*The State Government has argued that compulsory voting at Local Government elections would result in:*

- *Significantly increased voter turnout.*
- *Greater involvement in local government issues.*
- *Enhanced status of local government.*
- *Councils that are more representative of the broader community.*

*However, evidence to support those arguments is scarce for all but the issue of voter turnout and even that must be treated with some caution given that some Tasmanian councils are already attaining turn-out rates equivalent to those experienced where compulsory voting is in place.*

...

*The 2011 vote on the matter reflected a shift away from support for compulsory voting compared to 2010 (i.e. less councils voted in support of the motion).*

### **LGAT Position**

*The Local Government Association of Tasmania does not support compulsory voting in Local Government Elections as determined through a vote of members.*

*Reservations around the introduction of compulsory voting are linked to the following:*

- *The introduction of postal voting resulted in a significant increase in the number of people voting in Local Government elections. This is done on a voluntary basis because people want to vote and to be involved. The introduction of compulsory voting might marginally increase the number of people voting but it would also bring with it the responsibility to pursue those who do not vote and the consequent enforcement costs.*

## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- *Compulsory voting has the potential to result in increased informal voting as people are being forced to vote rather than exercising their democratic right by choice.*
- *Compulsory voting may lead to an increase of party politics in Local Government with detrimental effect on community representation.*

The 2011 motion was lost 22/31.

The following motion was put forward by the Hobart City Council to the July 2016 LGAT General Meeting:  
*The Local Government Association of Tasmania urge the State Government to consider making voting at Local Government elections compulsory.*

The motion was lost 26/29.

In October 2018, the following was the decision in relation to the request from Hobart City Council for support to lobby the State Government through LGAT to review compulsory voting at a local government level:

*That Council advise Hobart City Council of the Northern Midlands Council decision to support a request to LGAT to lobby the State Government to review compulsory voting at a local government level.*

- Election Caretaker Period

Council to have the ability to establish an Election Caretaker Policy in accordance with the provisions established in legislation.

For example: during the Local Government election period, Council will assume a 'Caretaker Mode' avoiding actions and decisions which could, or could be perceived, as intended to influence voters or otherwise to have a significant impact on the incoming Council.

The policy may apply to Elected Members, employees and delegates of the Council, including a Committee of Council but not the Planning Authority.

Identified prohibited decisions may be listed along with those that are authorised by regulation and acts.

### ***Provisions that support public confidence in the integrity, transparency and accountability of local government***

- Other states have legislated prudential requirements for certain activities, for example:

A Council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the Council:

- acts with due care, diligence and foresight
- identifies and manages risks associated with a project
- makes informed decisions
- is accountable for the use of Council and other public resources.

Examples of prudential issues:

- the relationship between the project and relevant strategic management plans
- expected contribution of the project to the economic development of the area
- level of community consultation
- revenue projections and potential financial risk
- recurrent and whole of life costs
- any risks associated with the project.

### ***Council governance and decision-making practices, including options for community engagement, representation, and democratic participation***

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- Annual business plans, budgets, annual report

The Council have the ability to:

- Arrange a public meeting to consider the annual business plan and the annual report as they fall due,
- or
- Provide adequate time at a Council meeting at which members of the public may ask questions or make submissions,
- or
- To make written submissions in relation to the matter within a period stated in the notice , which must be at least 21 days.

## *Provisions that support efficient and high-quality council operations and service delivery*

- Calling of Special Meetings

In Tasmania, special meetings are called in accordance with the *Local Government (Meeting Procedures) Regulations 2015, Part 2, 4. Convening council meetings:*

- (1) *The mayor of a council may convene –*
  - (a) *an ordinary meeting of the council; and*
  - (b) *a special meeting of the council.*
- ...
- (6) *The mayor of a council, or the general manager if the mayor has not done so, must convene a special meeting of the council at the request of a majority of councillors or if the council so determines.*
- (7) *A request for a special meeting of a council must –*
  - (a) *be in writing and signed by the councillors making the request; and*
  - (b) *include details of the subject matter and any motion to be dealt with by the meeting; and*
  - (c) *be lodged with the mayor.*

Other states, for example, due to the urgency of a matter allow the following:

- Special meetings may be held at any time.
- A meeting may only be convened if called by the Mayor or at least three Councillors.
- In the case of a special meeting the General Manager must give each member of the council notice of the meeting at least four hours before the commencement of the meeting.
- Ensure the items on an agenda given to members of the council under this section are described with reasonable particularity and accuracy.
- Supply to each member of the council at the time that notice of a meeting is given a copy of any documents or reports that are to be considered at the meeting (so far as this is practicable).

In regard to the administration of Council elections by the Tasmanian Electoral Commission (TEC) is not relevant to this process; however, the following should be noted:

Following the October Local Government elections concerns were raised in regard to the frustration caused by the administrative delay in posting the Local Government election results, presented by the Tasmanian Electoral Commission.

The Tasmanian Electoral Commission (TEC) is responsible for the local government election process.

The TEC website was the official site for accessing results, and with what was believed to be a large volume of users seeking access, the TEC site crashed.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

The site was subsequently not available for hours and the subsequently slow upload of results on-line over the period, those who relied on the website for information were left waiting a long period of time.

It is understood that candidates and community members were frustrated by the slow delivery of the results on the evening of the first day of the count and the days following on the TEC website.

A report was tabled at the November 2018 Council meeting at which time the following was the decision of Council:

*That*

- a) Council express its dissatisfaction at the process and the unavailability of official information; and improved resources for the state electoral office be sought; and*
- b) a report be commissioned on the failure of the Tasmanian Electoral Commission to make information available in a timely manner; and*
- c) this matter be considered by the Local Government Association of Tasmania (LGAT)*

These matters are listed for discussion and deliberation only. Council's direction is sought on an agreed response to the Local Government Act review.

Submissions on the review close on Friday, 1 March 2019.

### 12 ATTACHMENTS

12.1 Review of Tasmania's Local Government Legislation – Terms of Reference

12.2 Review of Tasmania's Local Government Legislation Framework - Discussion Paper - December 2018

### RECOMMENDATION

That the following matters be submitted by Council for consideration by the Local Government Legislation Review Project Team as part of the Local Government legislation review:

- i) ...
- ii) ...

### DECISION

Cr Goninon/Cr Davis

That Council submit the following matters for consideration by the Local Government Legislation Review Project Team as part of the Local Government legislation review:

- i) Council Elections – Compulsory Voting
- ii) Election Caretaker Period
- iii) Legislated prudential requirements – a Council must develop and maintain prudential management policies, practices and procedures for the assessment of projects
- iv) Annual business plans, budgets, annual reports
- v) Calling of Special Meetings
- vi) Voting of non-Australian citizens
- vii) Newspaper advertising
- viii) Standing for election mayor/deputy mayor simultaneously
- ix) Annual general meetings
- x) Rating exemptions for statutory bodies and charitable organisations

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **036/19 POLICY: WELCOME TO COUNTRY & ACKNOWLEDGEMENT OF COUNTRY**

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Amanda Bond, Community & Development Manager, and Gail Eacher, Executive Assistant

### **1 PURPOSE OF REPORT**

The purpose of this report is for Council to consider the adoption of a *Welcome to Country & Acknowledgement of Country* Policy.

### **2 INTRODUCTION/BACKGROUND**

Councillors have requested that a report be prepared in relation to this matter.

The following extract from the Department of Premier and Cabinet's fact sheet (attached) provides detail on the appropriate acknowledgment to be used at an event:

#### ***What is a Welcome to Country?***

*A Welcome to Country is given by Aboriginal people, welcoming visitors to their Land. Only Tasmanian Aboriginal people can give a Welcome to Country in Tasmania. It is highly disrespectful for anyone else to do so.*

*A Welcome to Country might involve:*

- *A speech from a Tasmanian Aboriginal Elder or community representative*
- *A speech in palawa kani (Tasmanian Aboriginal Language)*
- *Short history of the people and the area*
- *Story telling*
- *Singing and dancing*
- *Ceremony*

*This depends on who is giving the Welcome to Country, and to whom it will be given.*

#### ***What is Country?***

*Tasmanian Aboriginal people have a distinctive and age-old connection with their ancestral lands and waters. They are custodians with particular responsibilities. When an Aboriginal person talks of 'Country'; this encompasses not only the land and water but also culture, knowledge, and the environment.*

#### ***When should a Welcome to Country be given?***

*A Welcome to Country may be given at an event, conference, meeting or exhibition regardless of whether there is an Aboriginal focus or if there are Aboriginal people present.*

#### ***How do I organise a Welcome to Country?***

*The Office of Aboriginal Affairs is able to assist with information and direction regarding a Welcome to Country or an Acknowledgment of Country.*

#### ***What is an Acknowledgement of Country?***

*An Acknowledgement of Country is respect and recognition of Tasmanian Aboriginal peoples' survival and continual connection with the land spanning more than 60,000 years. An Acknowledgement of Country pays respect to the Aboriginal community, both past and present.*

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## ***When should an Acknowledgement of Country be given?***

*An Acknowledgment of Country can be given at an official opening, meeting, concert, school assembly, or other event. Any person can give an Acknowledgement of Country.*

*In the absence of a Welcome to Country, an Acknowledgment of Country may be given. It should be the first item on the agenda. Speakers also often acknowledge Country as they speak for the first time (even though a Welcome to Country or Acknowledgement of Country may have already been given).*

## ***Types of Acknowledgement***

- *I acknowledge and pay respect to the elders that are here today, I acknowledge those who have passed before us and acknowledge members of the Tasmanian Aboriginal community who are also attending this event.*

*If no Aboriginal people are at the event, the following wording could be used:*

- *I acknowledge and pay respect to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past and present.*

*A combination of these acknowledgments may also be used.*

- *(for Hobart) I pay respect to the traditional and original owners of this land the muwinina (mou wee nee nar) people, - to pay respect to those that have passed before us and to acknowledge today's Tasmanian Aboriginal community who are the custodians of this land.*

## **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
- People –
  - Sense of Place – Sustain, Protect, Progress
- Core Strategies:
  - ♦ Council nurtures and respects historical culture

## **4 POLICY IMPLICATIONS**

N/a.

## **5 STATUTORY REQUIREMENTS**

There is no legislative requirement for Council to adopt a policy relating to Welcome to or Acknowledgement of Country.

## **6 FINANCIAL IMPLICATIONS**

There are no financial implications with adopting this policy.

## **7 RISK ISSUES**

There is a risk if Council does not follow recognised procedure with regard to the Welcome to or Acknowledgement of Country, Council may cause offence or be perceived as disrespectful.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 8 CONSULTATION WITH STATE GOVERNMENT

N/a.

## 9 COMMUNITY CONSULTATION

N/a.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Whether to adopt the *Welcome to Country & Acknowledgement of Country* Policy or not; or request an amendment to the Policy.

## 11 OFFICER'S COMMENTS/CONCLUSION

Nil.

## 12 ATTACHMENTS

12.1 DPAC Information Sheet

12.2 Draft Policy

## RECOMMENDATION

That Council adopt the *Welcome to Country & Acknowledgement of Country* Policy.

## DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Davis

That Council adopt the *Welcome to Country & Acknowledgement of Country* Policy.

Carried

### Voting for the motion:

Mayor Knowles, Cr Adams, Cr Calvert, Cr Davis, Cr Goss, Cr Lambert, Cr Polley

### Voting against the motion:

Cr Brooks, Cr Goninon



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **037/19 POLICY REVIEW: CODE OF CONDUCT FOR ELECTED MEMBERS**

*File:* 44/001/001  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Amanda Bond, Community & Development Manager, and Gail Eacher, Executive Assistant

### **1 PURPOSE OF REPORT**

The purpose of this report is for Council to review and adopt the Elected member Code of Conduct.

### **2 INTRODUCTION/BACKGROUND**

In 2018 changes were made to the *Local Government Act 1993* and the *Local Government (Model Code of Conduct) Order 2016*.

The *Local Government (Model Code of Conduct) Amendment Order 2018* was signed by the Minister for Local Government on 7 December 2018, and came into effect upon its Gazettal on 26 December 2018. Pursuant to section 28T of the *Local Government Act 1993*, councils must adopt the amended Model Code within three months of the Order taking effect, with the previous Model Code continuing to apply until Council resolves to adopt the amended Code.

Attached is an Information Sheet summarising the key changes resulting from the amendments to the Act and the Model Code.

### **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
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation

### **4 POLICY IMPLICATIONS**

It is a statutory requirement that Council adopt the Model Code of Conduct, and the Code be reviewed within three months after each ordinary election.

### **5 STATUTORY REQUIREMENTS**

*Local Government Act 1993*

*Local Government (Model Code of Conduct) Order 2016*

### **6 FINANCIAL IMPLICATIONS**

N/a.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 7 RISK ISSUES

Failure to adopt the Model Code of conduct, either with or without variations as approved by the Minister will result in a breach of section 28T(1) of the *Local Government Act 1993*.

## 8 CONSULTATION WITH STATE GOVERNMENT

The State Government developed the Model Code of Conduct.

## 9 COMMUNITY CONSULTATION

N/a.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- i) Adopt the Model Code of Conduct as prescribed by the Minister for Local Government; or
- ii) Make application to the Minister for Local Government to vary the Model Code of Conduct.

## 11 OFFICER'S COMMENTS/CONCLUSION

As previously identified within the report an Information Sheet is attached which provides a summary of the changes made to the *Local Government Act 1993* and the *Local Government (Model Code of Conduct) Order 2016* in December 2018.

## 12 ATTACHMENTS

- 12.1 Amendments to *Local Government Act 1993* and *Local Government (Model Code of Conduct) Order 2016* – Information Sheet.
- 12.2 Fact Sheet – Local Government Code of Conduct – Overview of Complaint Process (September 2018)
- 12.2 Amended Elected Member Code of Conduct

## RECOMMENDATION

That Council revoke its existing Code of Conduct for Elected Members and adopt the Elected Members Code of Conduct incorporating amendments to the *Local Government Act 1993* and *Local Government (Model Code of Conduct) Order 2016*.

## DECISION

Cr Adams/Cr Goss

That Council revoke its existing *Code of Conduct for Elected Members Policy* and adopt the reviewed policy incorporating amendments to the *Local Government Act 1993* and *Local Government (Model Code of Conduct) Order 2016*.

Carried unanimously

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

#### 038/19 APPOINTMENT OF COUNCIL REPRESENTATIVES TO SPECIAL COMMITTEES, ADVISORY COMMITTEES AND OUTSIDE BODIES

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

## 1 PURPOSE OF REPORT

To amend and make additional appointment of Councillor representatives to Special Committees, Advisory Committees and Outside Bodies that have been established to manage, operate and undertake specific tasks as required.

## 2 INTRODUCTION/BACKGROUND

In accordance with the provisions of *Section 24 of the Local Government Act 1993*, Special Committees have been established by Council to manage assets within the municipal area and also Advisory Committees and Outside Authorities require Council representation to attend meetings and deal with a range of issues.

- 2.1 At the 19 November 2018 Council meeting, minute reference 320/18, the following appointment were made:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Audit Committee	Cr Adams /Cr Goninon
Australian Mayoral Aviation Council	Mayor Knowles – review in 24 months
Avoca, Royal George & Rossarden Local District Committee	Mayor Knowles
Avoca Community Centre & Memorial Hall Management Committee	Mayor Knowles
Avoca Museum & Tourist Centre	Mayor Knowles
Bishopsbourne Community Centre Management Committee	Cr Polley
Campbell Town District Forum	Cr Calvert
Cressy District High School Council	Cr Adams / Cr Calvert
Cressy Local District Committee	Cr Goss
Cressy Memorial Hall Management Committee	Cr Goss
Cressy War Memorial Swimming Pool Committee	Cr Goss
Cressy Recreation Ground Management Committee	Cr Goss
Devon Hills Resident's Committee	Cr Goninon / Cr Lambert
Disability Access Advisory Committee	Cr Adams
Economic Development Committee (appointed 22 July 2013)	Cr Goninon / Cr Brooks / Mayor Knowles
Elizabeth Macquarie Irrigation Trust	Mayor Knowles
Epping Hall Management Committee	Cr Adams
Evandale Advisory Committee	Cr Lambert / Cr Davis
Evandale Community Centre/ Evandale Memorial Hall Committee of Management	Cr Goninon
Flood Consultative Committee	Mayor Knowles / Deputy Mayor Goss
Liffey Hall Management Committee	Cr Adams
Local Government Association of Tasmania (LGAT) – Voting Delegate	Mayor Knowles / Deputy Mayor or General Manager
Longford Local District Committee	Cr Adams / Cr Brooks
Longford Recreation Ground Management Committee	Cr Adams / Cr Calvert
Longford Velodrome and Road Rules Park Management Committee (appointed 19 August 2013)	Cr Adams / Cr Brooks
Mill Dam Action Group	Cr Adams / Cr Brooks
Morven Park Management & Development Association	Cr Goss
Natural Resource Management Special Committee	Mayor Knowles
NRM North Association Group A Representation	Mayor Knowles / Cr Adams

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Northern Midlands Council Australia Day Selection Committee	Council Executive
Northern Midlands Council Property Committee	Cr Goninon / Cr Adams
Northern Tasmania Development (Local Government Committee) – Council invited to nominate two members to the Committee	Mayor Knowles/ Deputy Mayor Goss / General Manager
Northern Tasmania Development	Mayor Knowles / Deputy Mayor Goss / General Manager
Perth Local District Committee	Cr Davis / Cr Lambert
Perth Recreation Ground Management Committee	Cr Goninon
Perth Community Centre Management Committee	Cr Adams
Ross Local District Committee	Cr Lambert / Cr Calvert
Ross Community Sports Club Inc	Cr Calvert
Tamar Estuary Management Taskforce	Cr Davis / Mayor Knowles (proxy)
TasWater (Tasmanian Water & Sewerage Corporation Pty Ltd) Owners Representative	Mayor Knowles, with Deputy Mayor and General Manager as proxy

- 2.2 At that time, the decision of Council was to review the following appointments, the current status of the review is as follows:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Review	Status
About Campbell Town Inc (appointed 12 December 2011)	Further information to be provided	Museum Committee. No representation required.
Australian Mayoral Aviation Council	Review membership in 24 months	Review November 2020.
Avoca, Royal George & Rossarden Local District Committee	Explore amalgamation of the groups	Matter to be referred to Committees.
Avoca Community Centre & Memorial Hall Management Committee		
Campbell Town War Memorial Oval Management Committee	Deferred, subject to review of management arrangements	Management arrangements for redeveloped facility to be determined.
Campbell Town Area Community Services Group	Further information to be provided	CT Health. Subject of this report, for Council decision
Disability Access Advisory Committee	Review status of the Committee and strategy for the area	To be determined
Longford Recreation Ground Management Committee	Deferred, subject to review of management arrangements	Management arrangements for redeveloped facility to be determined.
Longford Velodrome and Road Rules Park Management Committee (appointed 19 August 2013)	Further information to be provided / to be reviewed	Not currently active.

- 2.3 The following appointments were made in respect of NRM North Association Group A Representative; and Northern Midlands NRM Special Committee:

- NRM North Association Group A Representative – Mayor Knowles and Cr Adams; and
- Northern Midlands NRM Special Committee – Mayor Knowles

Council has been advised by NRM that

- Northern Midlands Council can nominate
  - 1x representative for the ‘NRM North Association Group A Representative’; and
  - 1 x representative for the ‘Northern Midlands NRM Special Committee’.
- If an Association Representative cannot attend an AGM for example, the representative can fill out a proxy form to nominate a proxy for that meeting.



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

NRM has sought clarification in regard to Council's appointment as the NRM North Association Group A Representative.

### 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:
    - ♦ Collaborative partnerships attract key industries
    - ♦ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
    - ♦ Maximise external funding opportunity
  - Tourism Marketing & Communication
    - ♦ Tourism thrives under a recognised regional brand
    - ♦ Tourism partnerships build sense of place identity
- People –
  - Sense of Place – Sustain, Protect, Progress
  - Core Strategies:
    - ♦ Council nurtures and respects historical culture
  - 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
    - ♦ Eco-tourism strongly showcases our natural beauties
  - History – Preserve & Protect our Built Heritage for Tomorrow
  - Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

### 4 POLICY IMPLICATIONS

The appointment process for Council Representatives to Committees of Council and Outside Bodies has been undertaken in accordance with the Meeting Procedures Policy:

- Adopted by Council on 23 September 2002 (and in the Review of Council Procedures undertaken on 16 October 2006 (min. ref. 388/06))
- Revised 25 January 2010 (Min. No: 15/10)



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- Amended 22 March 2010 (Min. No. 69/10)
- Amended 21 September 2015 and incorporating Recording of Meeting Policy (Min. No. 253/14)
- Amended 20 August 2018 (Min. No. 218/18)

## 5 STATUTORY REQUIREMENTS

The appointment of Council representatives is in accordance with *Section 24 of the Local Government Act 1993*:

- (1) *A council may establish, on such terms and for such purposes as it thinks fit, special committees.*
- (2) *A special committee consists of such persons appointed by the council as the council thinks appropriate.*
- (3) *The council is to determine the procedures relating to meetings of a special committee.*

## 6 OFFICER'S COMMENTS/CONCLUSION

Representation on Special and Other Committees of Council has been an excellent mechanism in providing a link with the organisation and Council and is appreciated by other members.

6.1 That Council review the following appointment:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Campbell Town Area Community Services Group (CT MPS)	

6.2 That Council appoint the NRM North Association Group A Representative.

## 7 ATTACHMENTS

7.1 Campbell Town Area Community Services Board Inc – Constitution

## RECOMMENDATION

That

- a) the following appointment be made in respect of the membership of Committees of Council and Outside Bodies:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Campbell Town Area Community Services Group (CT MPS)	

- b) Council appoint **Mayor Knowles or Cr Adams** as the NRM North Association Group A Representative.

## DECISION

Cr Goninon/Cr Calvert

That

- a) the following appointment be made in respect of the membership of Committees of Council and Outside Bodies:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Campbell Town Area Community Services Group (CT MPS)	Councillor Janet Lambert

- b) Council appoint Mayor Knowles as the NRM North Association Group A Representative.

Carried unanimously

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 039/19 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Amanda Bond, Community & Development Manager

### 1 PURPOSE OF REPORT

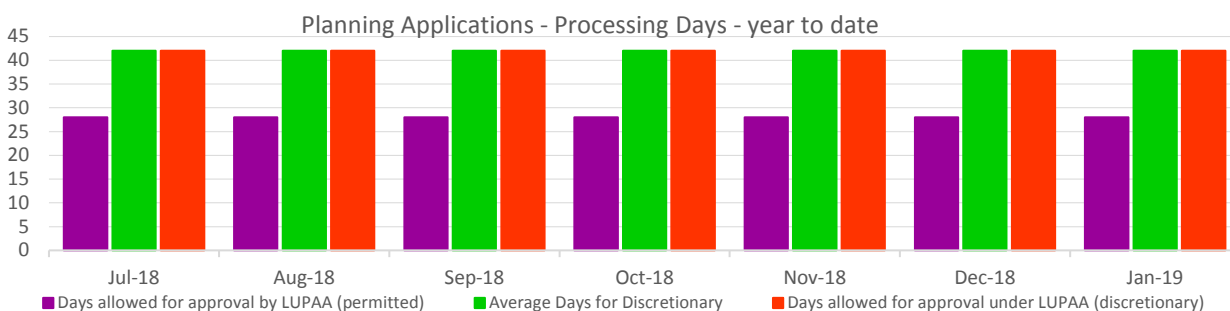
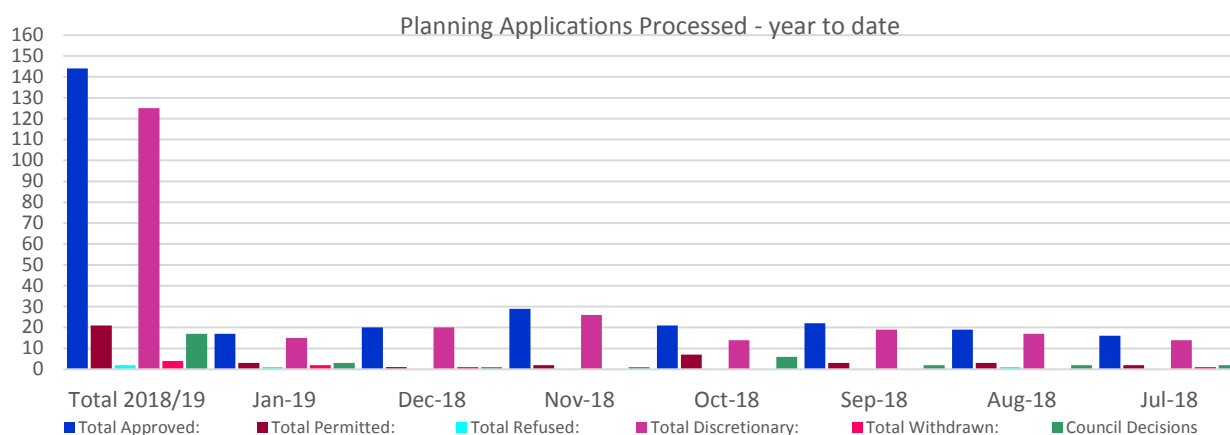
The purpose of this report is to present the Development Services activities as at the month end.

### 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	144						17	20	29	21	22	19	16
Total Permitted	21						3	1	2	7	3	3	2
Average Days for Permitted							28	28	28	28	28	28	28
Days allowed for approval by LUPAA							28	28	28	28	28	28	28
Total Exempt under IPS	5								5	0	0	0	0
Total Refused	2						1	0	0	0	0	1	0
Total Discretionary	125						15	20	26	14	19	17	14
Average Days for Discretionary							42	42	42	42	42	42	42
Days allowed for approval under LUPAA							42	42	42	42	42	42	42
Total Withdrawn	4						2	1	0	0	0	0	1
Council Decisions	17						3	1	1	6	2	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.





# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

January 2019					
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-18-0304	Partial change of use to dental clinic, relocation of mail sorting room & awning	7-7A Wellington Street, Longford TAS 7301	All Urban Planning Pty Ltd	28	P
PLN-18-0305	Replacement dwelling & garage (resource development) (vary setbacks, within 50m of watercourse)	150 West Street, Campbell Town TAS 7210	Mr Leigh Adams	42	D
PLN-18-0313	Minor Boundary Adjustment between 2 Lots	Midland Highway, Perth TAS 7300	GHD	28	P
PLN-18-0316	Shed (vary rear & side [S] setbacks)	33 Longford Close, Longford TAS 7301	Mrs Abby Stroja	42	D
PLN-18-0322	Shed (vary side [w] setback/building envelope)	27 Arthur Street, Perth TAS 7300	AJ Pearton & DE Arnold	42	D
PLN-18-0323	Home Based Business	5 Talbot Street, Longford TAS 7301	Ms Alexandra Cieciva	28	P
PLN-19-0004	small awning	U 9/172 Wellington Street, Longford TAS 7301	Optimo Awnings	42	D
PLN-18-0318	Alterations (heritage listed property)	561 Kingston Road, Deddington TAS 7212	Ms Theresa Hatton	42	D
PLN-18-0303	Pool house (heritage-listed place within heritage precinct)	4 High Street, Evandale TAS 7212	Mr Michael von Stieglitz	42	D
PLN-18-0293	Additions/alterations to dwelling (heritage precinct)	106 High Street, Campbell Town TAS 7210	Mr Tony Keegan	42	D
PLN-18-0250	Carport and shed (variation to side [NE] setback) (Resource Development Use)	38 Caledonia Drive, Relbia TAS 7258	Design to Live	42	D
PLN-18-0285	Dwelling & Shed (vary front and rear setbacks)	31A Pultney Street, Longford TAS 7301	Mr Jamie Goss	42	D
PLN-18-0317	Dwelling & shed additions (vary rear setback)	31 Cracroft Street, Longford TAS 7301	Mr Dale & Mrs Jan Dobson	42	D
PLN-18-0326	Dwelling (vary private open space & building envelope)	19 Muirton Way, Perth TAS 7300	Mr Sebastian Jak	42	D
PLN-18-0329	Pool & farm shed (vary southern setbacks in rural zone) (Water Quality Code)	226 Trafalgar Lane, Evandale TAS 7212	Wilkin Design and Drafting	42	D
<b>COUNCIL DECISIONS</b>					
PLN-18-0306	Demolition of shed, tree and vegetation removal (Road & Railway Assets Code, Flood Prone Areas Code)	32 Norfolk Street, Perth TAS 7300	Northern Midlands Council		C
PLN-18-0246	Multiple Dwellings x 8 (vary vehicle movements per day)	60-62 Frederick Street, Perth TAS 7300	Wilkin Design and Drafting		C
<b>COUNCIL DECISIONS - REFUSAL</b>					
PLN-18-0324	Shed (vary rear setback & building envelope)	68 Seccombe Street, Perth TAS 7300	Ms Theresa Hatton		R
<b>RMPAT DECISIONS</b>					
<b>TPC DECISIONS</b>					

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 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
Sep-18	0	17,000	3,627,400	60,000	3,704,400
Oct-18	345,000	15,000	718,500	204,000	1,282,500
Nov-18	346,000	370,000	2,340,000	23,000	3,079,000
Dec-18	1,500	0	919,000	3,579,000	4,499,500
Jan-19	0	0	2,764,400	201,000	2,965,400
YTD	812,800	404,000	14,101,800	6,445,000	21,763,600



## 2.3 Matters Awaiting Decision by TPC & RMPAT

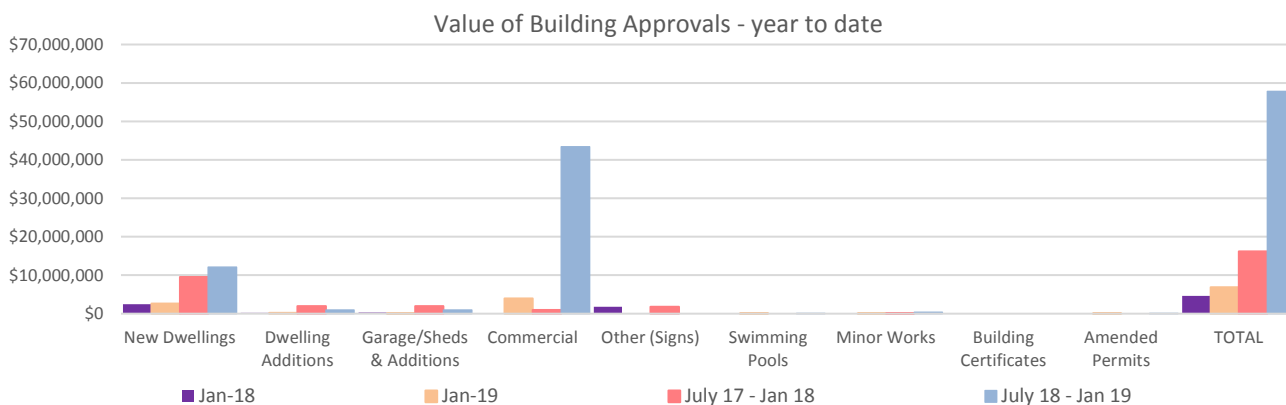
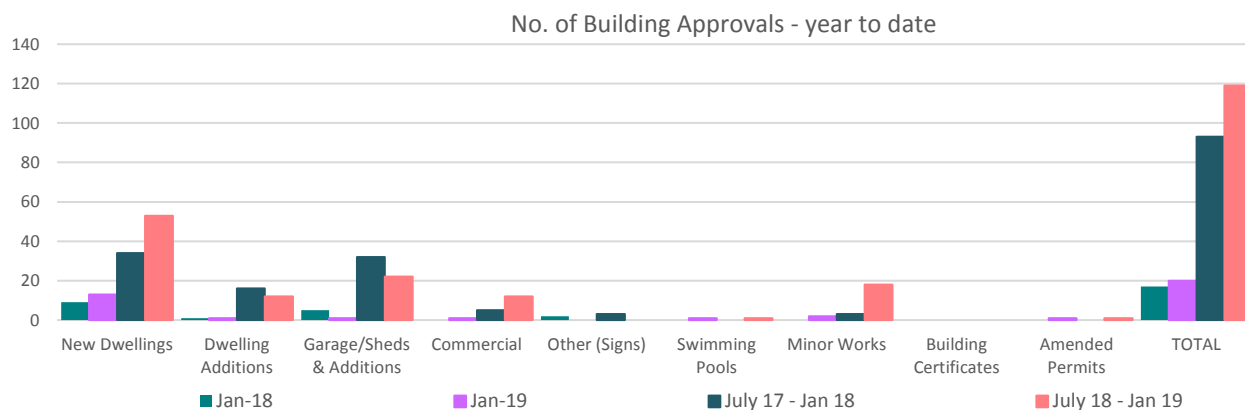
TPC	TASMANIAN PLANNING COMMISSION
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
05/2018 PLN18-0248	3960 Macquarie Road Cressy – Include St Mark’s Church in the Heritage Code. No representations received. TPC advised.
06/2018 PLN18-0249	110 Main Street Cressy – Include Holy Trinity Church in the Heritage Code – one representation received - considered at December meeting – TPC advised.
07/2018 PLN18-0253	6b Saundridge Road Cressy – Include Methodist Cemetery in the list of Archaeologically Significant Sites. No representations received. TPC advised.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
P18-037	10 Russell St, preliminary conference 15/5/2018. Hearing postponed. Hearing date to be set.
Decisions received	
TPC	
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. Decision received. Permit issued.
RMPAT	
22/17P (P16-077)	Tyre Storage & Shredding, 437 Woolmers Lane, Longford – Tyre Recycle Tasmania Pty Ltd vs Northern Midlands Council & EPA. Consent agreement sent to RMPAT. Decision received. Permit issued.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 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 - 2018/19			
	Jan-18		July 17 - Jan 18		Jan-19		July 18 - Jan 19	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	9	2,448,932	34	9,513,461	13	2,620,000	53	12,079,425
Dwelling Additions	1	180,000	16	1,934,638	1	200,000	12	936,166
Garage/Sheds & Additions	5	263,000	32	2,003,100	1	10,000	22	922,820
Commercial	0	0	5	972,500	1	4,000,000	12	43,452,414
Other (Signs)	2	1,770,000	3	1,778,000	0	0	0	0
Swimming Pools	0	0	0	0	1	18,000	1	18,000
Minor Works	0	0	3	27,950	2	16,250	18	393,864
Building Certificates	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	1	35,000	1	35,000
<b>TOTAL</b>	<b>17</b>	<b>4,661,932</b>	<b>93</b>	<b>16,229,649</b>	<b>20</b>	<b>6,899,250</b>	<b>119</b>	<b>57,837,689</b>
<b>Inspections</b>								
Building	<b>1</b>		<b>15</b>		<b>1</b>		<b>6</b>	
Plumbing	<b>18</b>		<b>150</b>		<b>30</b>		<b>178</b>	



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

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	4	18	41
Property owner not home or only recently started			
Complying with all conditions / signed off	2	7	5
Not complying with all conditions		1	1
Re-inspection required	2	4	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required		9	19

### Building permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	23	47
Property owner not home or only recently started			3
Complying with all conditions / signed off		3	
Not complying with all conditions			
Re-inspection required			7
Building Notices issued			
Building Orders issued			
No Further Action Required	4	19	27

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **Illegal works - Building**

	This Month	2018/2019	Total 2017/2018
Number of Inspections	2	9	42
Commitment provided to submit required documentation		3	7
Re-inspection required	1	4	14
Building Notices issued		1	5
Building Orders issued		1	1
Emergency Order			1
No Further Action Required	1	1	16

## **Illegal works - Planning**

	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	12	49
Commitment provided to submit required documentation		4	9
Re-inspection required	2	5	22
Enforcement Notices issued			1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			1
No Further Action Required	2	5	17

## **3 STRATEGIC PLAN 2017-2027**

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.





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **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.

## **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 12 commercial building approvals valued at \$43,452,414 (year to date) for 2018/2019, compared to 5 commercial building approvals valued at \$972,500 (year to date) for 2017/2018.

In total, there were 119 building approvals valued at \$57,837,689 (year to date) for 2018/2019, compared to 93 building approvals valued at \$16,229,649 (year to date) for 2017/2018.

## **RECOMMENDATION**

That the report be noted.

## **DECISION**

Cr Lambert/Cr Adams

That the report be noted.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 040/19 WHEELIE BINS AT UNIT DEVELOPMENTS

*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Amanda Bond, Community & Development Manager

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to consider supporting a motion by the West Tamar Council to lobby the Local Government Association of Tasmania regarding reform to better consider the provision of waste services to unit developments.

### 2 INTRODUCTION/BACKGROUND

Council is seeing more and more unit developments in our townships. Some of these are occurring on internal lots. The result of these developments is an increase in wheelie bins on nature strips on days of rubbish and recycling collection. The increased number of wheelie bins are causing the following issues:

- Blocking nature strips, footpaths and driveways;
- Creating obstruction to vehicles entering and exiting driveways.

This issue has been discussed by Council for some time with some suggestions alternative to wheelie bins being provided, including: skip bins for unit developments or having garbage and recycling collection on different days to halve the number of bins out on the street.

With regard to skip bins, the following comments are made:

- Needs to be financially viable
- Council would need to amend its policy as at present kerbside collection is the service on offer
- Work Health & Safety factors would need to be taken into consideration with reversing trucks
- Space within the development to allow for a reversing truck would need to be considered
- Smell and location of skip bins would need to be considered
- Some waste collection companies may require an agreement of the property owner or body corporate before entering private land.

### 3 STRATEGIC PLAN 2017-2027

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

- People –
    - Sense of Place – Sustain, Protect, Progress
- Core Strategies:
- ♦ Developments enhance existing cultural amenity

### 4 POLICY IMPLICATIONS

Council does not have in place a policy addressing wheelie bins in unit developments.

### 5 STATUTORY REQUIREMENTS

#### 5.1 Northern Midlands Council Interim Planning Scheme 2013

Below the relevant provision from the *Northern Midlands Council Interim Planning Scheme 2013* is shown.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

However, it is noted the provision is for storage of bins internally within the site during *non-collection times*. It does not apply to location of bins during collection.

## 10.4.8 Waste storage for multiple dwellings

Objective: To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>	<p>P1 A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <p>(a) capable of storing the number of bins required for the site; and</p> <p>(b) screened from the frontage and dwellings; and</p> <p>(c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</p>

## 6 FINANCIAL IMPLICATIONS

Council obtains fees for each wheelie bin issued in the municipality. Residents are required to pay an annual fee for their wheelie bin collection. This fee is set each year through the Council budget process. For 2018/19 the following fees apply: 240L - \$163 and 140L - \$110.

## 7 RISK ISSUES

Council has made a commitment to service urban residents with rubbish and recycling collection. There is a risk that removing this service to address street crowding by wheelie bins will disadvantage residents of unit developments.

## 8 CONSULTATION WITH STATE GOVERNMENT

Council has not consulted with the State Government on this issue.

## 9 COMMUNITY CONSULTATION

Community consultation has not occurred, however, Councillors have received complaints from the community with regard to increased wheelie bins crowding residential streets.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

A recommendation has been presented below, Council can support the recommendation, move an alternative recommendation, or not support the recommendation.

## 11 OFFICER'S COMMENTS/CONCLUSION

This is an issue that is presenting more and more frequently and with the increase in unit developments within the municipality is likely to be ongoing.

Council have considered addressing this issue by referring the issue to JMG Engineers & Planners (JMG) who are

## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

undertaking the completion of Council's Municipal Wide Land Use Strategy. It is suggested that through this process JMG incorporate the following into a specific area plan:

- Have multiple dwelling density greater than 325m2
- Limit the number of multiple dwellings
- Have a lot size greater than 450m2
- Prevent the creation of internal lots.

The West Tamar Council have also identified this issue within their municipality. At its meeting of 15 January 2019 the West Tamar Council moved the following motion, Minute Reference 06/19:

*That Council submit to the Local Government Association of Tasmania to lobby the Tasmanian Government for reform of multiple dwelling standards in the Tasmanian Planning Scheme to required consideration of:*

- *Waste management storage and collection impacts for multiple dwelling development; and*
- *Allowing for alternative waste storage and collection means such as site skip bins.*

It is noted that in 2020, most Northern Council's will be tendering jointly for waste collection services. Through that process the opportunity is available to incorporate into the tender application, submissions from tenderers on how they propose to address the number of wheelie bins in multi-unit developments.

### 12 ATTACHMENTS

Nil

### RECOMMENDATION

That Council

- i) supports the motion of the West Tamar Council, Minute Reference 06/19 and request the Local Government Association of Tasmania lobby the Tasmanian Government for reform of multiple dwelling standards in the Tasmanian Planning Scheme, giving consideration to waste management storage and collection impacts for multiple dwelling developments; and
- ii) communicate with the other northern Council's through the 2020 tender process for waste management requiring applicants to address waste management in multi-use developments.

### DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Adams

That Council

- i) supports the motion of the West Tamar Council, Minute Reference 06/19 and request the Local Government Association of Tasmania lobby the Tasmanian Government for reform of multiple dwelling standards in the Tasmanian Planning Scheme, giving consideration to waste management storage and collection impacts for multiple dwelling developments; and
- ii) communicate with the other northern Council's through the 2020 tender process for waste management requiring applicants to address waste management in multi-use developments.

Carried unanimously

*Mayor Knowles adjourned the meeting for the meal break at 6.01pm*

*Mayor Knowles reconvened the meeting after the meal break at 6.44pm*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 041/19 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

### *C&D 2 – Wheelie Bins at Unit Developments*

[Jason Matson, Longford](#)

In relation to wheelie bins at unit developments, it was suggested that Council provide set small skip bins for disposal of all waste (incl. recyclable and green waste) at unit developments. The skip bins could be collected individually thereby eliminating the issue.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 042/19 COUNCIL ACTING AS A PLANNING AUTHORITY

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

### DECISION

Cr Goss/Cr Goninon

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda items PLAN 1 to PLAN 3.

Carried unanimously

## 2 STATEMENTS

### PLAN 1 PLN-18-0274: 20 Longford Close and 123a Wellington Street, Longford

#### Mr Dent, PDA Surveyors – for the Applicant

Mr Dent referred to the reason for refusal being: *non-compliance the Rural Resource Zone*; and drew Council's attention to its requirement for an Agricultural Consultant's Report, which had been provided. He noted the report supported the subdivision.

Mr Dent challenged the accuracy of the officer's report and provided comment as follows:

- Conflict of use – any further agricultural use would only occur on the river flats due to the proliferation of housing
- House site capable of agricultural use – due to proximity of other houses, gardens, septic systems, etc., the house is no longer needed as an ancillary dwelling, the proceeds of sale of the house are intended to be used to provide irrigation
- Removal of the house would limit movement of stock in a flood event – there is sufficient space on the remaining property to cater for stock
- No productivity increase – contrary to the expert Agricultural Report.

#### Mr Butler, Longford – Representor

Mr Butler advised that his residence was adjacent to the block on which the driveway was proposed. He voiced his opinion that it would destroy the block and would alter the concept of the existing area layout. He noted that the land which is proposed to be subdivided is currently utilised for agricultural agistment, including for sheep and horses, and has been the case for many years.

#### Mr Thomas, Longford – Representor

Mr Thomas noted that

- he had been the author of a 'petition' signed by residents of the street.
- his concerns did not relate to the creation of an additional access and subdivision of land, but to the change of the subdivided block to a residential block of approximately 1.5ha, and that this could provide for future further subdivision with the proposed access to be used for that further subdivision. He commented that this was the concern of most of the residents.
- he is not concerned with the provision of access to a further single dwelling.
- the Longford Close roadway is narrow, which is suitable for its current purpose.
- property owners valued the privacy of the cul-de-sac.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

### Mrs Butler, Longford – Representor

Mrs Butler advised that the residents of the area had bought their properties due to the peace and quiet of the cul-de-sac.

She noted that

- if the land was subdivided and an access provided, it would eliminate the cul-de-sac and provide through road access
- the use of the cul-de-sac by the children for recreation would need to be terminated
- it would be preferable for a house to be built on the block which is proposed to be used for the access
- the block is currently used for farm access including trucks.

Mrs Butler commented that the proposed use is not acceptable.

### **PLAN 2      *PLN-18-0319: 105 Green Rises Road, Cressy***

### Mrs Casey, Cressy – Representor

Mrs Casey noted

- the proposed tower was too close to their dwelling;
- all aspects of their amenity would be affected, including visual and noise impacts;
- data relating to the hazards/safety of emissions relative to towers is not available;
- their concerns that their property would be devalued;
- the proposal does not provide for the tower to be built at the highest point;
- the property on which it is proposed to locate the tower is substantial and is of the belief that a more suitable location could be found.

Mrs Casey pointed out that she did not believe that anyone would support the installation of such a structure in their 'backyard'.

### David Hodgkinson, Optus – for the Applicant

Mr Hodgkinson noted:

- the target coverage area of the tower is Cressy and north of Cressy
- consideration had been given to a number of locations, this location is considered to be the preferred option
- the tower is to be located behind farm buildings and vegetation, a way off of Green Rises Road, with a back drop of power lines running north to south
- the proposal meets Optus' requirements, but not optimum requirements
- there are economic benefits to the proposed site.

Mr Hodgkinson requested Council's support of the project.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **043/19 PLANNING APPLICATION PLN-18-0274: 20 LONGFORD CLOSE AND 123A WELLINGTON STREET, LONGFORD**

*File Number:* 108301.1 & 113600.568; CT 152943/18 & 148509/1  
*Responsible Officer:* Amanda Bond, Community and Development Manager  
*Report prepared by:* Erin Boer, Urban & Regional Planner

### **1 INTRODUCTION**

This report assesses an application for 20 Longford Close and 123A Wellington Street, Longford for re-subdivision of 2 lots (general residential & rural resource zoned, bushfire-prone area, flood prone area).

### **2 BACKGROUND**

**Applicant:**

PDA Surveyors

**Owner:**

B&R Oliver & Northbury Park Pty Ltd

**Zone:**

General Residential Zone

Rural Resource Zone

**Codes:**

Bushfire Prone Area Code

Flood Prone Areas Code

Car Parking and Sustainable Transport Code

**Classification under the Scheme:**

Subdivision

**Existing Use:**

Residential/Resource Development

**Deemed Approval Date:**

Extension of time granted to 22-Feb-19

**Recommendation:**

Refusal

#### **Discretionary Aspects of the Application**

- Reliance on the performance criteria of the Rural Resource Zone.
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code.

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013*

#### **Preliminary Discussion**

Prior to the application being placed on public exhibition, further information was requested from the applicant, requiring the following:

- Details of stormwater management from dwelling on Lot 1.
- Agricultural Assessment Report

The application responded that Stormwater will be managed on-site. An Agricultural Assessment Report was provided.



*Subject site from Longford Close*



*Subject site from Wellington Street*



## 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

The following is proposed:

- Re-subdivision of 2 Lots. It is proposed to subdivide approximately 1.41ha of land from 123a Wellington Street and adhere this land to 20 Longford Close to form a lot with an area of approximately 1.51ha with the balance land comprising an area of 26.21ha.

#### Subdivision Plan





# the list

## FOLIO PLAN

### RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1990

Tasmanian  
Government

OWNER  
BOKELAND INVESTMENTS (TAS) PTY LTD

CADASTRIC REFERENCE  
142587 - 1

COFFEE  
PART OF 50.0 DEDICATED TO HENRY  
WILKINSON, whose estate comprises  
BOKELAND INVESTMENTS & PART OF  
50.0 DEDICATED TO ROBERT HIRSH

## PLAN OF SURVEY

BY SURVEYOR GARY J FISHER  
10/04/2018

## TOWN OF LONGFORD

SCALE 1:750 LENGTHS IN METRES

REGISTERED PLAN/NH  
**SP152943**

APPROVED  
EFFECTIVE FROM 2.8 MAR 2018

Office Name  
Name of Surveyor

NEAREST PLACING  
LOCALITY No. 533 (5559) - 50

LAST  
MPS No. 560 D2R2

LAST PLAN  
No. 7142587

ALL EXISTING SURVEY MONUMENTS TO BE  
EXPLICITLY REFERENCED ON THIS PLAN

N

S.P. 12750

### LEGEND

A	54° 19' - 3.87
B	41° 50' - 3.87
C	154° 38' - 3.87
D	357° 18' - 3.87
E	85° 49' - 3.93
F	102° 23' - 3.93
G	133° 05' - 3.93
H	164° 49' - 3.93
J	168° 17' - 4.25
K	135° 07' - 6.30
L	105° 50' - 6.00
M	75° 04' - 6.00
N	43° 55' 7.00
O	17° 59' 47' - 6.00
P	349° 04' - 4.00
Q	349° 04' - 2.40

(SP145508)

27  
ROAD  
3205m<sup>2</sup>

26  
884m<sup>2</sup>

25  
840m<sup>2</sup>

24  
836m<sup>2</sup>

23  
831m<sup>2</sup>

22  
826m<sup>2</sup>

21  
814m<sup>2</sup>

20  
717m<sup>2</sup>

19  
882m<sup>2</sup>

18  
989m<sup>2</sup>

17  
953m<sup>2</sup>

16  
888m<sup>2</sup>

15  
798m<sup>2</sup>

14  
729m<sup>2</sup>

13  
812m<sup>2</sup>

12  
827m<sup>2</sup>

11  
831m<sup>2</sup>

10  
812m<sup>2</sup>

9  
904m<sup>2</sup>

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-17  
812m<sup>2</sup>

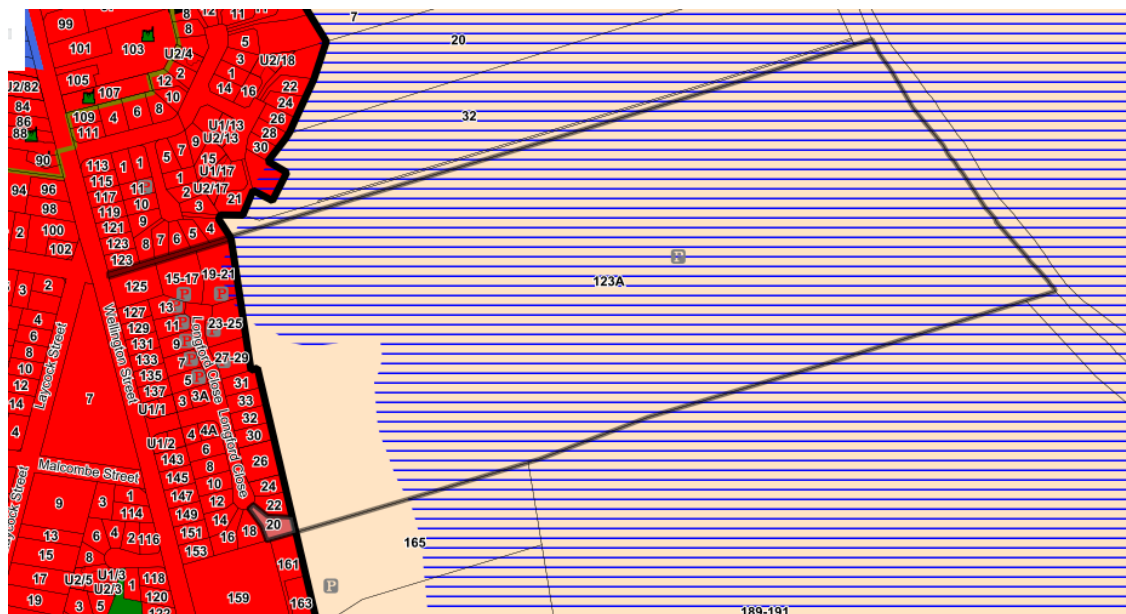
-18  
812m<sup>2</sup>

-19  
812m<sup>2</sup>

-20  
812m<sup>2</sup>

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Zone Map – General Residential Zone (red), Rural Resource Zone (beige). Blue lines indicate flood prone area. Bold black line indicates urban growth boundary.



The land is zoned General Residential Zone (20 Longford Cl) and Rural Resource Zone (123a Wellington St) and is subject to the Bushfire Prone Areas Code and the Flood Prone Areas Code.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

The relevant Planning Scheme definition is:

<i>subdivision</i>	<i>means the act of subdividing or the lot subject to an act of subdividing.</i>
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## 4.3 Subject site and locality

The author of this report carried out a site visit on the 21<sup>st</sup> December 2018. The subject site consists of two lots (989m<sup>2</sup> and 27.62ha). 20 Longford Close contains an existing garage with access from Longford Close and is a general residential zoned lot. 123a Wellington Street contains two dwellings and several outbuildings, as well as fencing, sheep yards and paddocks developed for grazing and cropping. Existing access is provided via an access strip off Wellington Street. Each lot therefore has existing access to a Council maintained road.

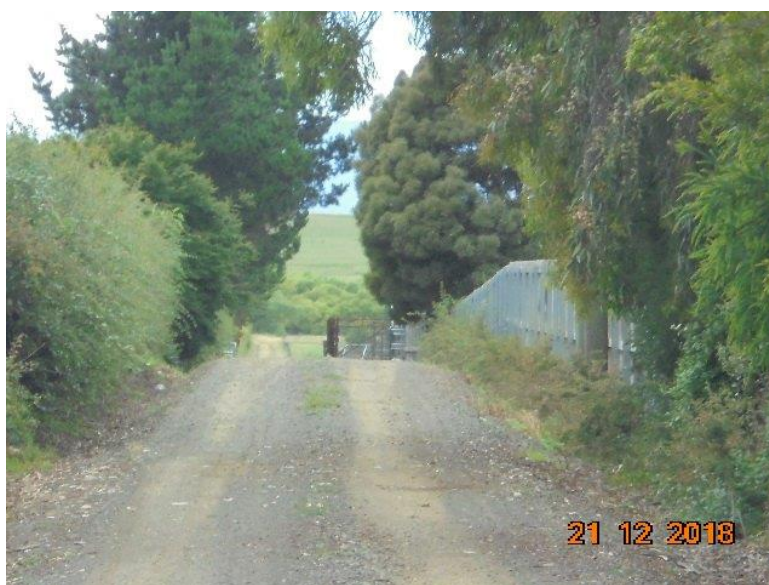
*Aerial photograph of area*



*Photographs of subject site*









#### 4.4 Permit/site history

Relevant permit history includes:

- 27/99 – Machinery Shed (123a Wellington St)
- 49/98 – Dwelling (123a Wellington St)
- BA12/97 – Machinery Shed (123a Wellington St)
- P03-358 – 29 Lot Subdivision – Longford Close (123a Wellington St)
- P04-164 – 2 Lot Subdivision (123a Wellington St)
- P04-293 – 18 Lot Subdivision (8 Lots in Stage One) – Longford CI (123a Wellington St)
- P05-005 – Dwelling (123a Wellington St)
- P06-023 – 2 Lot Subdivision (123a Wellington St)
- P06-250 – Granny Flat & Swimming Pool (123a Wellington St)
- P07-339 – Farm Machinery (next to granny flat) (123a Wellington St)
- P07-458 – 9 Lot Subdivision – Part 2 of Longford CI (123a Wellington St)
- P08-003 – Dwelling & Shed (20 Longford CI)



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

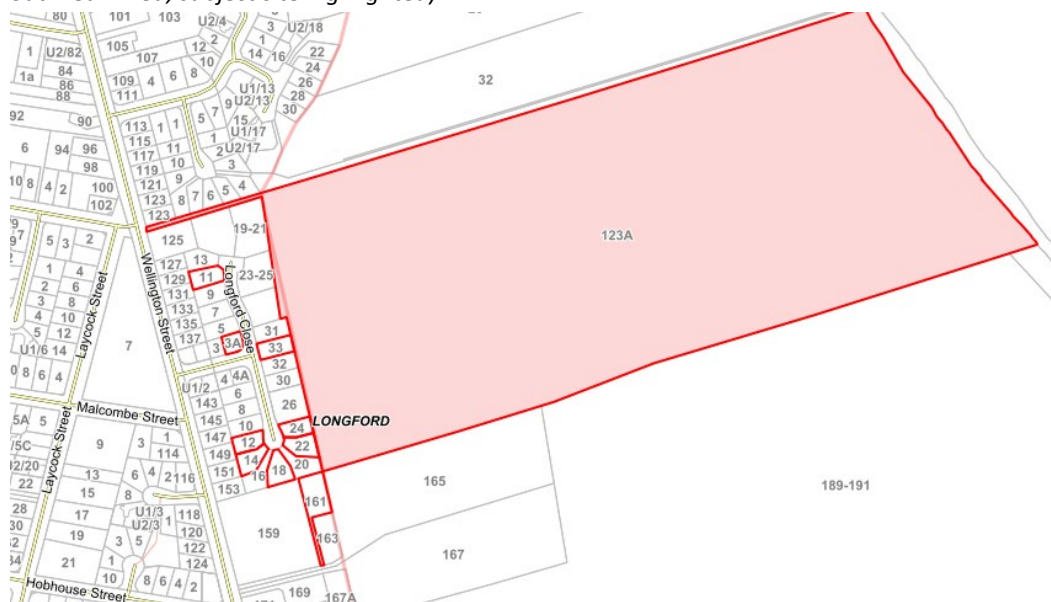
- P10-097 – Garage (20 Longford Cl)
- P10-188 – Withdrawn- Telecommunications Facility (123a Wellington St)
- P11-330 – Hay Shed (123a Wellington St)
- P12-024 – Extension & Carport (withdrawn) & Verandah (123a Wellington St)

## 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:

- 1) Colin and Jeannette Cocker, 24 Longford Close, Longford
- 2) Kristina Butler (obo GAR & WML Butler), 22 Longford Close, Longford
- 3) Erin and Jack Boyes, 14 Longford Close, Longford
- 4) Kathleen and Christopher Mulloy, 18 Longford Close, Longford
- 5) Glen and Bev Howard, 161 Wellington Street, Longford
- 6) Leonie Laycock, 3a Longford Close, Longford
- 7) Abby and Jason Stroja, 33 Longford Close, Longford
- 8) Chris Crawford, 11 Longford Close, Longford
- 9) Alan Milson, 12 Longford Close, Longford
- 10) Petition (14 Signatures). (Note: Petition does not conform to the requirements of S57 of the *Local Government Act 1993*)

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



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

### Issues

- 1) Amenity impacts (traffic noise, headlights, dust)

### Planner's comment:

The amenity impact of a single dwelling is unlikely to cause an unreasonable loss of amenity through traffic noise, headlights and dust. An existing tree line separates the dwelling from the rear of the properties in Longford Close and provides a buffer for light intrusion.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- 2) Change of road layout (cul-de-sac to through road)

Planner's comment:

If the application were approved, a private driveway access through #20 Longford Close will not turn the site into a through road. This would only be the case if proposed lot 1 were to be further developed.

- 3) Drainage/stormwater issues

Planner's comment:

The stormwater generated by a driveway through #20 Longford Close will need to be drained away from adjoining properties so as not to cause a stormwater nuisance.

- 4) Security

Planner's comment:

No significant changes to land use that may impact on security are proposed by this application. No changes to the security of existing dwellings are envisaged. In any case, this is a matter for Tas Police and is not dealt with by the relevant planning scheme provisions.

- 5) Property value

Planner's comment:

There are no provisions within the Planning Scheme that allow consideration of a developments impact on property value.

- 6) Tree lane on 123a Wellington Street.

Planner's comment:

No changes are proposed by this application to the tree lane on 123a Wellington Street; however, exemptions for tree removal to provide access are available under clause 6.3.1/2 of the planning scheme.

- 7) Lack of assurance regarding future use of proposed lot 1

Planner's comment:

The application does not propose any further development other than the re-subdivision shown on the proposal plans and change of use of existing dwelling from the 'resource development' use class to the 'residential' use class. Further development would be subject to additional planning approval.

- 8) Impact on Agricultural Land (compliance with Rural Resource zone)

Planner's comment:

A detailed assessment against the Rural Resource Zone is provided in part 4.7 of this report.

## 4.6 Referrals

The only referrals required were as follows:

### **Council's Works Department**

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the application and provided recommended conditions of approval for a permit, if issued.

### **TasWater**

Precis: A Taswater Submission to Planning Authority Notice was issued on 16/01/2019 (Taswater Ref: TWDA 2018/02098-NMC).



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

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#### 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>
Assessment: The proposal meets the local area objectives.

DEVELOPMENT STANDARDS FOR SUBDIVISIONS IN GENERAL RESIDENTIAL ZONE
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#### 10.4.4 SUBDIVISION

##### 10.4.4.1 Lot Area, Building Envelopes and Frontage

Objective: <i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.</i>	
Acceptable Solutions	Performance Criteria
<p>A1 Lots must:</p> <p>a) have a minimum area of at least 450m<sup>2</sup> which:</p> <p>i) is capable of containing a rectangle measuring 10m by 15m; and</p> <p>ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</p> <p>b) required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>c) for the provision of utilities; or</p> <p>d) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>e) to align existing titles with zone boundaries and no additional lots are created.</p>	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <p>a) a dwelling to be erected in a convenient and hazard-free location; and</p> <p>b) on-site parking and manoeuvrability; and</p> <p>c) adequate private open space.</p>
A2 Each lot must have a frontage of at least 3.6m.	P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.

# NORTHERN MIDLANDS COUNCIL

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Comment: Complies, the lot already exists.	N/a
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#### 10.4.4.2 Provision of Services

<i>Objective: To provide lots with appropriate levels of utility services.</i>	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	P1 Each lot created must be: a) in a locality for which reticulated services are not available or capable of being connected; and b) capable of accommodating an on-site wastewater management system.
A2 Each lot must be connected to a reticulated stormwater system.	P2 Each lot created must be capable of disposal of stormwater to a legal discharge point.
Comment: Complies, the lot already exists.	N/a

#### 10.4.4.3 Solar Orientation of Lots

<i>Objective: To provide for solar orientation of lots and solar access for future dwellings.</i>	
Acceptable Solutions	Performance Criteria
A1 At least 50% of lots must have a long axis within the range of: a) north 20 degrees west to north 30 degrees east; or b) east 20 degrees north to east 30 degrees south.	P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.
A2 The long axis of residential lots less than 500m <sup>2</sup> , must be within 30 degrees east and 20 degrees west of north.	P2 Lots less than 500 m <sup>2</sup> must provide adequate solar access to future dwellings, having regard to the: a) size and shape of the development of the subject site; and b) topography; and c) location of access way(s) and roads.
Comment: Complies, the lot already exists.	N/a

#### 10.4.4.5 Integrated Urban Landscape

<i>Objective: To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:</i> a) character and identity of new neighbourhoods and urban places; or b) to existing or preferred neighbourhood character, if any.	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, public open space or other reserves.	P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that: a) it has regard to existing, significant features; and b) accessibility and mobility through public spaces and roads are protected or enhanced; and c) connectivity through the urban environment is protected or enhanced; and d) the visual amenity and attractiveness of the urban environment is enhanced; and e) it furthers the local area objectives, if any.
Comment: Complies, the lot already exists.	N/a

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

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#### 10.4.4.6 Walking and Cycling Network

##### Objective:

- a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and
- b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.
- c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, footpath or public open space.	<p>P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:</p> <ul style="list-style-type: none"> <li>a) link to any existing pedestrian and cycling networks; and</li> <li>b) provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and</li> <li>c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and</li> <li>d) promote surveillance along roads and from abutting dwellings.</li> </ul>
Comment: Complies, the lot already exists.	N/a

#### 10.4.4.7 Neighbourhood Road Network

##### Objective:

- a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and
- b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.

Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road.	<p>P1 The neighbourhood road network must:</p> <ul style="list-style-type: none"> <li>a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and</li> <li>b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and</li> <li>c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and</li> <li>d) provide safe and efficient access to activity centres for commercial and freight vehicles; and</li> <li>e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and</li> <li>f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and</li> <li>g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</li> </ul>



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

	<i>h) take into account of any identified significant features.</i>
Comment: Complies, the lot already exists.	N/a

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1	<i>Zone Purpose Statements</i>
26.1.1.1	<i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i>
26.1.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i>
26.1.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i>
26.1.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i>
Assessment: The proposal is inconsistent with zone purpose 26.1.1.1 as converting a portion of flood free farm land to a residential use does not provide for the sustainable use of resources for agriculture.	
The proposal is inconsistent with zone purpose 26.1.1.2, as there is the potential for a conflict of use between residential and primary industry uses.	

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

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#### 26.1.3 DESIRED FUTURE CHARACTER STATEMENTS

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

Comment:

The proposed subdivision will not directly result in any changes to the rural landscape. Changes may result from intensification of agricultural uses, which is 'no permit required' in the zone.

#### USE STANDARDS IN THE RURAL RESOURCE ZONE

Due to the dwelling located on proposed Lot 1 being originally approved under Planning Permit P06-250 as an 'ancillary dwelling' within the Resource Development use class, assessment against the 'use standards' of the zone are also required, as the subdivision would cause this dwelling to no longer be able to be used ancillary to the dwelling on the balance lot. The use of this dwelling would also change to a 'Residential' use.

#### 26.3.2 Dwellings

Objective

To ensure that dwellings are:

- a) incidental to resource development; or
- b) located on land with limited rural potential where they do not constrain surrounding agricultural operations.

Acceptable Solutions	Performance Criteria
<p>A1.1 Development must be for the alteration, extension or replacement of existing dwellings; or</p> <p>A1.2 Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</p> <p>A1.3 New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</p>	<p>P1.1 A dwelling may be constructed where it is demonstrated that:</p> <ul style="list-style-type: none"> <li>a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to: <ul style="list-style-type: none"> <li>i) scale; and</li> <li>ii) complexity of operation; and</li> <li>iii) requirement for personal attendance by the occupier; and</li> <li>iv) proximity to the activity; and</li> <li>v) any other matters as relevant to the particular activity; or</li> </ul> </li> <li>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to: <ul style="list-style-type: none"> <li>i) limitations created by any existing use and/or development surrounding the site; and</li> <li>ii) topographical features; and</li> <li>iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</li> </ul> </li> </ul> <p>P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and</p> <p>P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</p>
N/a	<p>Relies on P1.1 (b). It must be demonstrated that the dwelling is located on a site that is <u>practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use</u>. Given that the application is to subdivide the land this dwelling is located on from the adjoining farming property, it is obviously capable of being included with this land for</p>

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	<p>agricultural use as this is the current situation. The performance criteria therefore cannot be met.</p> <p>P1.2 A waste water system already services the building.</p> <p>P1.3 The subdivision proposed would provide access over a General Residential zoned lot to provide frontage to Longford Close.</p>
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#### 26.3.3 Irrigation Districts

<b>Objective</b> To ensure that land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> is not converted to uses that will compromise the utilisation of water resources.	
Acceptable Solutions	Performance Criteria
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> .	P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to: <ul style="list-style-type: none"> <li>a) the location and amount of land to be used; and</li> <li>b) the operational practicalities of irrigation systems as they relate to the land; and</li> <li>c) any management or conservation plans for the land.</li> </ul>
Complies with A1 – the site is not located within an irrigation district.	N/a

#### DEVELOPMENT STANDARDS FOR SUBDIVISIONS IN THE RURAL RESOURCE ZONE

#### 26.4.2 Subdivision

<b>Objective</b> To ensure that subdivision is only to: <ul style="list-style-type: none"> <li>a) improve the productive capacity of land for resource development and extractive industries; or</li> <li>b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or</li> <li>c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.</li> </ul>	
Acceptable Solutions	Performance Criteria
A1 Lots must be: <ul style="list-style-type: none"> <li>a) for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</li> <li>b) for the consolidation of a lot with another lot with no additional titles created; or</li> <li>c) to align existing titles with zone boundaries and no additional lots are created.</li> </ul>	P1 The subdivision <ul style="list-style-type: none"> <li>a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</li> <li>b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</li> </ul>
N/a	Relies on performance criteria P1 (a) for compliance.  The application for subdivision has been made on the sole basis that the improvement to the productive capacity of the land will be via the capital made available from the sale of proposed lot 1 for irrigation infrastructure to be established on the balance land. The agricultural

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	<p>report submitted with the application notes that land improvements are proposed to be based on significant irrigation infrastructure such as an irrigator, upgraded irrigation mains and improved pumping capacity. No further information was provided regarding the timeline for installation or plan for how such irrigation would be utilised within the enterprise. Unfortunately, it cannot be guaranteed through assessment under the planning scheme that such improvements would take place, nor is there a mechanism in which to enforce the utilisation of such capital.</p> <p>Further, the application proposes to change the use of a dwelling that was constructed as an 'ancillary dwelling' integral and subservient to the agricultural use of the site (P06-250) to a residential use, which has the potential to constrain adjoining primary industry operations, particularly if intensification of this use is envisaged. In circumstances where the entity conducting the farming operation is the same as the entity occupying a dwelling, there is unlikely to be conflict due to the farming operations; residents will probably tolerate noise, dust and spray drift, and the farming operators are probably more careful to manage these potential impacts as they are directly impacted by them. By extending residential land uses beyond the urban growth boundary, the potential for conflict in land uses is increased and a precedent is set for residential uses occupying Rural Resource zoned land.</p> <p>Due to most of the block flooding during significant flood events, the removal of proposed lot 1 from the balance farming land would also limit flood free ground in which to move any stock to during a flood event, resulting in further constraints to the capacity of the land for primary industry uses. The site's flood risk also limits the options for permanent irrigation infrastructure.</p> <p>Accordingly, it is not considered that the proposed subdivision would result in a clear increase in productivity and therefore, the performance criteria of clause 26.4.2 is not met.</p>
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CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	Complies. An exemption under Clause E1.4a has been provided by Scott Livingston, BFP-105, dated 9/10/2018.
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a – each lot has an existing access. No intensification of use of each access is proposed beyond what has been previously approved.
E5.0 FLOOD PRONE AREAS CODE	Complies. See code assessment below.
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	No requirement set for Resource Development. Two parking spaces are currently available for the dwelling to be subdivided with no changes proposed. See code assessment below regarding assessment of access.
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a



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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 E5 Flood Prone Areas Code

#### E5.5 Use Standards

##### E5.5.1 Use and flooding

Objective To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.	
Acceptable Solutions	Performance Criteria
A1 The use must not include habitable rooms.	<del>P1 Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.</del>
Comment: Complies with A1, no new buildings are proposed.	
A2 Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	<del>P2 Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.</del>
Comment: Complies with A2.	

#### E5.6 Development Standards

##### E5.6.1 Flooding and Coastal Inundation

Objective To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.	
Acceptable Solutions	Performance Criteria
<del>A1 No acceptable solution.</del>	<p>P1.1 It must be demonstrated that development:</p> <p>a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or</p> <p>b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7.</p> <p>P1.2 Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.</p> <p>P1.3 Where mitigation of flood impacts is proposed or required, the application must demonstrate that:</p>



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	<p>a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and</p> <p>b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures;</p> <p>c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and</p> <p>d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.</p>
<p>Comment:</p> <p>Complies with P1.1 (a). P1.2 – N/a. P1.3 – N/a.</p>	

#### E5.7 Risk Assessment

- (a) Where an assessment of risk under the risk assessment table for a use or development is required, it is to be classified through the determination of consequence contained in the criteria in b) together with the likelihood of flood occurrence contained in c).

**Table E5.1 AS/NZS 4360:2004 Risk Consequence and Likelihood Matrix Table**

Likelihood	Consequences				
	Catastrophic	Major	Moderate	Minor	Insignificant
Moderate	High	High	High	Medium	Low
Unlikely	High	Medium	Medium	Low	Low
Rare	High	Medium	Medium	Low	Low

#### b) Consequence Criteria

**Catastrophic** Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future.

**Major** Extensive injuries, complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time.

**Moderate** Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, public park shelters and the like. Replacement of significant property components such as cladding, flooring, linings, hard paved surfaces. Moderate environmental damage with a short-term natural or remedial recovery time.

**Minor** Medium loss – seepage, replacement of floor/window coverings, some furniture, repair of building components of outbuildings and repair and minor replacement of building components of buildings where direct access to the water is required. Minor environmental damage easily remediated.

**Insignificant** No injury, low loss – cleaning but no replacement of habitable building components, some repair of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation.

Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.

#### c) Likelihood – Annual Exceedance Probability

1:25 (4%) Moderate

1:50 (2%) Unlikely

1:100 (1%) Rare

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#### Assessment against E6 Car Parking and 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 – 2 spaces available for proposed residential use. No requirement set for resource development use of balance land.

**Table E6.1: Parking Space Requirements**

Use	Parking Requirement	
	Vehicle	Bicycle
<b>Residential:</b>		
<i>If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>1 space per dwelling</i>	<i>1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.</i>
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>	

##### 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
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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
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	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 – 1 spaces available for proposed residential use. No requirement set for resource development use of balance land.			

#### 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:			
A condition would be required on a permit if issued, to ensure that A1 is met.			

##### 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
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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:
A1.2	Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	a)	the layout of the site and the location of existing buildings; and
		b)	views into the site from the road and adjoining public spaces; and
		c)	the ability to access the site and the rear of buildings; and
		d)	the layout of car parking in the vicinity; and
		e)	the level of landscaping proposed for the car parking.

Comment:

A1.1 – N/a

A1.2 – N/a

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. No formed vehicle access is shown on the proposal plan; therefore, it is not clear if access widths and passing bays are met. Sufficient space is available to comply 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
A1	P1
a)	a)
b)	b)

Comment:

N/a

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#### E6.7.4 Parking for Persons with a Disability

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

Acceptable Solutions	Performance Criteria
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: <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the location and type of relevant facilities on the site or in the vicinity;</li> <li>c) the suitability of access pathways from parking spaces, and</li> <li>d) applicable Australian Standards.</li> </ul>
A2 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.	P2 No performance criteria.

Comment:

N/a – 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: <ul style="list-style-type: none"> <li>a) at least one loading bay must be provided in accordance with Table E6.4; and</li> <li>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.</li> </ul>	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.

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: <ul style="list-style-type: none"> <li>a) be accessible from a road, footpath or cycle track; and</li> <li>b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and</li> </ul>	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.

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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: Residential dwelling is able to comply with A1.2 & a2.		

## 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.	

**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



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## 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 *Land Use Planning & Approvals Act 1993*.

## STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

**Strategic Plan 2017-2027**

*Statutory Planning*

## 5 SERVICES

### Sewer & Water

The application was referred to TasWater regarding water/sewer infrastructure. Their certificate of consent is included as to this report and will be included as an attachment to the permit. The boundaries of Lot 1 are designed to ensure that the septic tank drains are contained within Lot 1.

### Stormwater & Access

The application was referred internally to the Council's Works Department who completed a referral and provided conditions of approval for a permit, if issued.

### Public Open Space Contribution

A public open space contribution is not required as no additional lots are being created.

*Council's policy states:*

- 1 *The Public Open Space Rate shall be \$1200 per additional lot created (ie. A subdivision that turns one lot into four has created three additional lots and will attract a public open space contribution/fee of \$3,600.)*

## 6 LOCAL GOVERNMENT (BUILDINGS AND MISCELLANEOUS PROVISIONS) ACT 1993

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some specified kind of effluent from the block?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on site sewerage treatment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <a href="#">Water and Sewerage Industry Act 2008</a> , that the entity cannot or will not –	<input type="checkbox"/>	<input type="checkbox"/>

# NORTHERN MIDLANDS COUNCIL

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83(7)(a)	provide a supply of water to the block?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Section 84</b>	<b>Council not to approve subdivision</b>	<b>Yes</b>	<b>No</b>
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the the Minister administering the <u>Roads and Jetties Act 1935</u> has first not approved so much of the application as affects the drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>If 'yes', refuse the subdivision.</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Section 85</b>	<b>Refusal of application for subdivision</b>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Council may refuse the application for subdivision if it is of the opinion:</b>	<input type="checkbox"/>	<input type="checkbox"/>
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(ii)	alleys or rights of way to give access to the rear of lots;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(iii)	public open space;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(v)	private roads, ways or open spaces;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(vii)	licences to embank highways under the <u>Highways Act 1951</u> ;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(d)(ix)	provision for the preservation of trees and shrubs;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(g)(ii)	party-wall easements;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85(g)(iii)	the state of a party-wall on its boundary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

Section 86	Security for payment	Yes	No
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public stormwater system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public stormwater system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of stormwater connections from a place on the boundary of each lot to the public stormwater system in accordance with the by-laws of the council and to the satisfaction of its engineer;		✓
86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the Local Government (Highways) Act 1982</u> in respect of the highways opened or to be opened on the subdivision;		✓
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		✓
86(2)(f)	the filling in of ponds and gullies;		✓
86(2)(g)	the piping of watercourses.		✓
	<b>If 'yes':</b>		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		
Section 107	Access orders	Yes	No
107 (2)	Is work of a substantial nature needed to provide access for vehicles from a highway onto the block?		✓
	If 'yes', council may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called upon by it to do so.		
Section 108	Road widening	Yes	No
108 (1) (a)	Does council, in respect of an existing highway, require to obtain a dedication of land for widening or diverting? (compensation is not payable for the dedication of land which lies within 9 metres of the middle line of the highway of a parcel into which the land is subdivided and on which no building stands)		✓
108 (1) (b)	Does council, in respect of an existing highway, require to obtain a licence to embank?		✓

## 7 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

## 8 OPTIONS

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

## 9 DISCUSSION

The application is recommended for refusal due to non-compliance with the clauses 26.3.2 P1.1 (b) & 26.4.2 P1 (b). Subdivision for a new residential dwelling is unlikely to be supported in this location and an existing ancillary dwelling must be considered under the same requirements for change of use from 'resource development' to the 'residential' use class. Creating a lot for a residential use on rural land has the potential to constrain this land,

which is not compliant with the requirement for a subdivision to improve the productive capacity of the land as a result of the subdivision.

9 representations and petition were received in objection to the application, citing concerns such as amenity impacts (traffic noise, headlights, dust), change of road layout (cul-de-sac to through road), drainage/stormwater issues, reduced security, reduced property value, potential loss of trees in tree lane on 123a Wellington St, lack of assurance regarding future use of proposed lot 1 and impact on agricultural land (compliance with rural resource zone).

## 10 ATTACHMENTS

- A) Application & plans
- B) Responses from referral agencies
- C) Representations & applicant's response

## RECOMMENDATION

That application PLN-18-0274 for re-subdivision of 2 lots (residential & rural resource zoned, bushfire-prone area, flood prone area) at 20 Longford Close and 123A Wellington Street, Longford be refused on the following grounds:

- 1) Non-compliance with the clauses 26.3.2 P1.1 (b) & 26.4.2 P1 (b) of the Rural Resource Zone in the *Northern Midlands Interim Planning Scheme 2013*.

The land the dwelling is located on is capable of being included with other land for Resource Development use as this is the current situation pre-subdivision. It is not considered that the proposed subdivision would result in a clear increase in productivity due to the constraints of a residential use located within Rural zoned land and the reduction of available land that is not flood prone. Reliance on capital from the sale of lot 1 for improved productive capacity of the balance lot cannot be guaranteed.

## DECISION

Cr Adams/Cr Goninon

That the matter discussed.

Carried unanimously

Cr Adams/Cr Goss

That application PLN-18-0274 for re-subdivision of 2 lots (residential & rural resource zoned, bushfire-prone area, flood prone area) at 20 Longford Close and 123A Wellington Street, Longford be refused on the following grounds:

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Carried

### Voting for the motion:

Mayor Knowles, Cr Adams, Cr Brooks, Cr Calvert, Cr Goss, Cr Lambert, Cr Polley

### Voting against the motion:

Cr Davis, Cr Goninon



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **044/19 PLANNING APPLICATION PLN-18-0319 FAIRBANKS, 105 GREEN RISES ROAD, CRESSY**

*File Number:* 106100.03; CT112478/1  
*Responsible Officer:* Amanda Bond, Community and Development Manager  
*Report prepared by:* Erin Boer, Urban & Regional Planner

### **1 INTRODUCTION**

This report assesses an application for Fairbanks, 105 Green Rises Road, Cressy to construct a Telecommunications facility (irrigation district; vary height & setbacks).

### **2 BACKGROUND**

**Applicant:**

Metasite Pty Ltd (obo Optus Mobile Pty Ltd)

**Zone:**

Rural Resource

**Classification under the Scheme:**

Utilities

**Deemed Approval Date:**

Extension of time granted to 22-Feb-19

**Owner:**

Fairbanks Pty Ltd & C/- P Skirving

**Codes:**

Car Parking and Sustainable Transport Code

**Existing Use:**

Resource development

**Recommendation:**

Approve

#### **Discretionary Aspects of the Application**

- Reliance on the performance criteria of the Rural Resource Zone (vary height, setback & non-agricultural use within an irrigation district).

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013*

#### **Preliminary Discussion**

Prior to submission of this application, the applicant held discussions with Council Officers regarding suitable locations for the proposed tower that met coverage objectives. Two previous applications for a tower in the Cressy Road/Green Rises Road Area have also been lodged. The first application for a tower along Cressy Road was lodged and subsequently withdrawn due to a change in landowner. A second application for a Telecommunications Tower adjacent to Cressy Road received representations and was recommended for refusal. The second application was placed on hold prior to a decision being made to investigate alternative suitable locations.

*Subject site from Green Rises Road*



### **3 STATUTORY REQUIREMENTS**

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

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

### **4 ASSESSMENT**

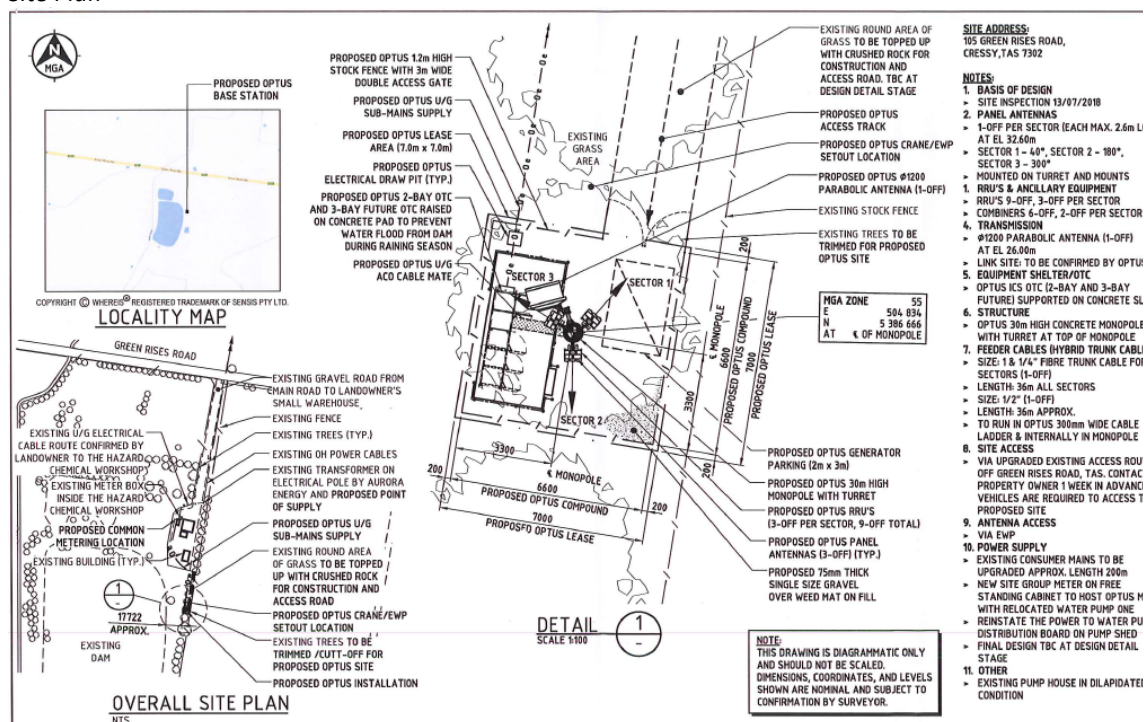
#### **4.1 Proposal**

It is proposed to:

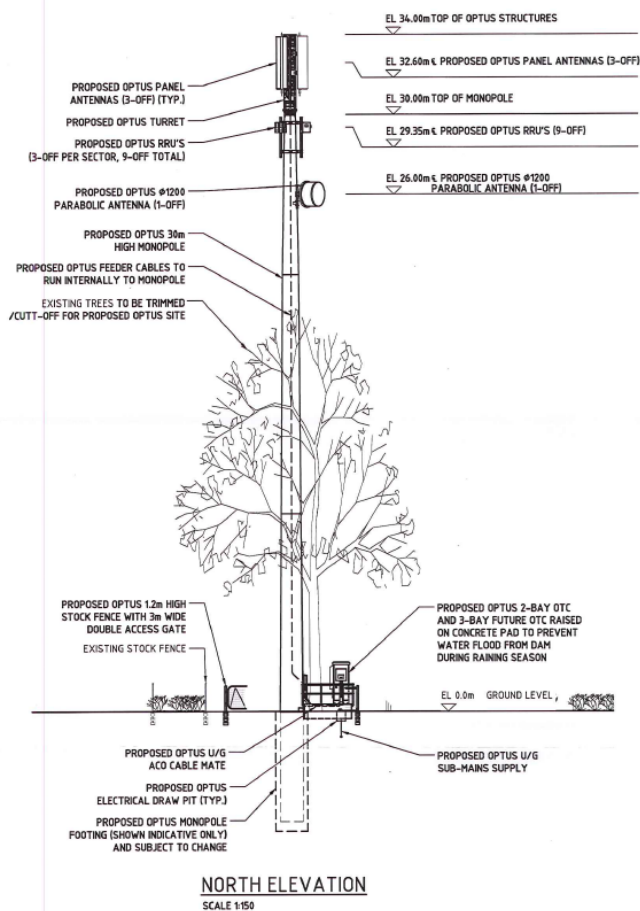
- Construct a Telecommunications Facility (including 34m high monopole, antennas & ancillary equipment).

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## Site Plan

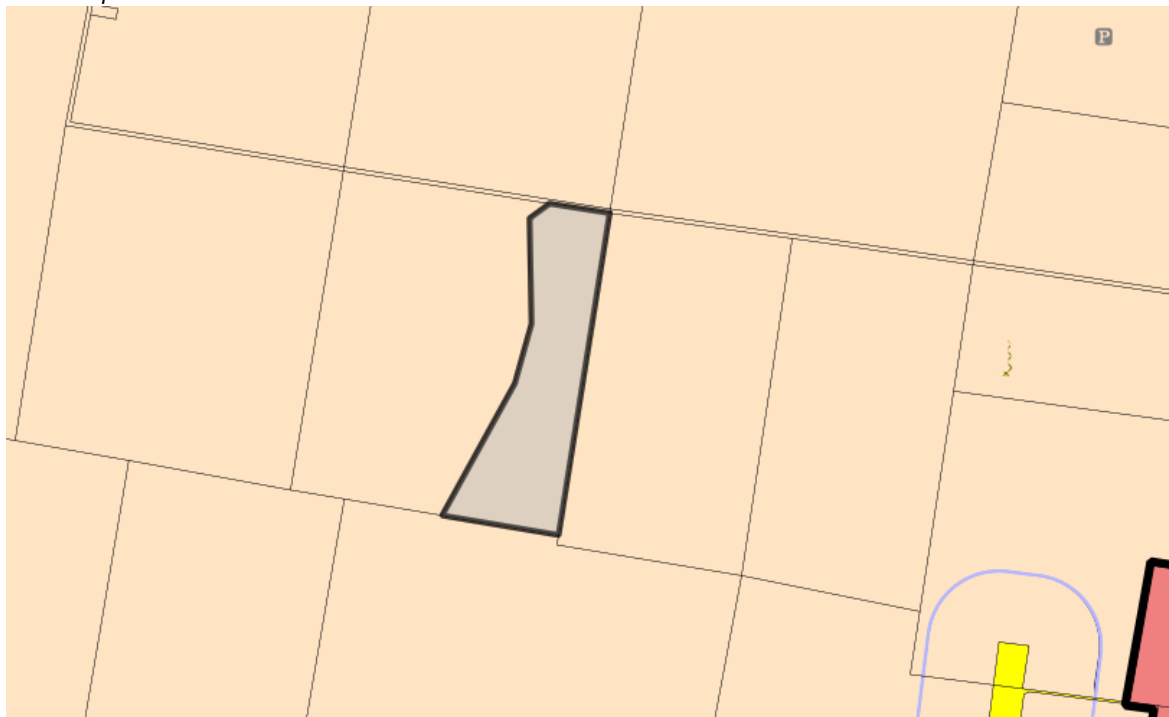


### Elevations



## 4.2 Zone and land use

### Zone Map – Rural Resource Zone



The land is zoned *Rural Resource*, and is not within any special areas.

The relevant Planning Scheme definition is:

<b>Utilities</b>	<p><i>use of land for utilities and infrastructure including:</i></p> <ul style="list-style-type: none"> <li><i>(a) telecommunications;</i></li> <li><i>(b) electricity generation;</i></li> <li><i>(c) transmitting or distributing gas, oil, or power;</i></li> <li><i>(d) transport networks;</i></li> <li><i>(e) collecting, treating, transmitting, storing or distributing water; or</i></li> <li><i>(f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.</i> <p><i>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</i></p> </li></ul>
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Utilities, if not for an existing use, is Discretionary in the zone.

## 4.3 Subject site and locality

The author of this report carried out a site visit on the 2<sup>nd</sup> January 2019. The subject site is a 18.62ha lot, situated on the southern side of Green Rises Road. The site is gently undulating and is surrounded by other farms. Adjacent to the proposed tower is a Taswater dam, shed and a number of established trees. The proposed tower is located over 200m from Green Rises Road and approximately 530m from the closest dwelling which is located to north west of the subject site. The dam, Back Creek and a paddock separate the dwelling and proposed tower.



*Aerial photograph of area*



*Photographs of site*



*^Subject site from Green Rises Road*



*^Closest dwelling with Transmission lines in the background (looking east toward subject site)*



*^Subject site near trees from in front of nearest dwelling*





*^Looking west toward subject site from Green Rises Road*

#### 4.4 Permit/site history

Relevant permit history includes:

- P17-307 – Telecommunications Facility (on hold)

#### 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 representation (attached) was received from:

- Edward Casey, 265 Green Rises Road, Cressy

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

##### Issue 1

- Visual impact from adjacent dwelling, noting impact from kitchen, laundry and family area

##### Planner's comment:

It is inevitable that Telecommunications Towers will have a degree of visual impact; however, the proposed site is afforded some screening around the base of the facility by way of existing established vegetation. The impact of the facility is also softened by existing Tas Network's high voltage lattice style transmission lines which are of a similar height to the proposed monopole. Physical separation of approximately 530 metres is available between the dwelling and proposed facility, and the windows of the dwelling's dining room and kitchen are orientated to the south toward the mountain, not to the southeast toward facility (ie. not in direct line of window angle). The neutral finish of the tower will not be in contrast to the natural environment and the monopole design has less bulk than the nearby four-sided lattice transmission towers which are located approximately 240m from the proposed tower at the closest point.

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## Issue 2

- Noise from several air conditioning units and disturbance to the peaceful serenity

### Planner's comment:

The concern regarding noise generation is noted. The units generate a similar level of noise to a domestic air conditioner. Given the rural context with a range of noise generating activities such as pumps/irrigators and the setback of 500+m to the nearest dwelling, the noise level is unlikely to be detrimental to residential amenity; however, this is unable to be confirmed without specific noise data.

## Issue 3

- Health risk and recent research regarding electromagnetic energy (EME) emissions and the long-term health effects

### Planner's comment:

The concerns have been responded to by the applicant, including a fact sheet prepared by the Australian Radiation Protection and Nuclear Safety Agency which formed part of the application (Appendix C to the Planning Assessment Report). There are no provisions within the planning scheme which allow consideration of this matter.

## Issue 4

- Property devaluation

### Planner's comment:

This matter is noted as a legitimate concern for adjoining property owners; however, there are no provisions within the planning scheme which allow consideration of this matter.

## 4.6 Referrals

The only referrals required were as follows:

### **TasWater**

Precis: TasWater advised Council on 9<sup>th</sup> January 2019 that *"pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater has assessed the application for the above mentioned permit and has determined that the proposed development does not require a submission from TasWater."*

### **Launceston Airport**

Precis: Launceston Airport has advised Council on 11<sup>th</sup> January 2019 the following:

*"- The site does not lie within the ANEF contours mapped and laid out in the Launceston Airport Masterplan 2015,  
- The proposed development will not infringe the Launceston Airport Obstacle Limitation Surfaces; and  
- The proposed use will not unduly attract wildlife which would have an effect on the safety of airport operations."*

## 4.7 Planning Scheme Assessment

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1.1	To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
26.1.1.2	To provide for other use or development that does not constrain or conflict with resource development uses.



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

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

**Assessment:** The proposal is consistent with zone purpose, noting that the potential impact on landscape values must be balanced with achieving current mobile coverage expectations and allowing for advancements in technology within the primary industry space.

#### LOCAL AREA OBJECTIVES

**a) Primary Industries:**

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

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

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

**b) Tourism**

*Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.*

*The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.*

**c) Rural Communities**

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

**Assessment:** Telecommunications facilities serve to further the local area objectives by improving coverage across a range of service providers; however, they must be appropriately located.

#### DESIRED FUTURE CHARACTER STATEMENTS

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

**Assessment:** Concerns have been raised by adjoining property owners that the establishment of a tower in this location will be an obtrusive visual impact. These concerns relate more so to the impact on the residential amenity of the closest dwelling, rather than specifically on the rural landscape.

#### DEVELOPMENT STANDARDS

**26.3 Use Standards**

**26.3.1 Discretionary Uses if not a single dwelling**

**Objective**

**a)** To provide for an appropriate mix of uses that support the Local Area Objectives and the location of

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discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose-built precincts.	
b)	To protect the long-term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
c)	To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
d)	Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
e)	Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
f)	The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</p> <p>P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m<sup>2</sup> over the site.</p>
N/a (discretionary use).	<p>P1.1 The use provides services to the industries outlined in the Local Area Objectives.</p> <p>P1.2 – N/a</p>
A2 If for permitted or no permit required uses.	<p>P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</p> <ul style="list-style-type: none"> <li>i) amount of land alienated/converted is minimised; and</li> <li>ii) location is reasonably required for operational efficiency; and</li> </ul> <p>P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</p>
N/a (discretionary use).	<p>P2.1 –</p> <ul style="list-style-type: none"> <li>i) The site is situated adjacent to existing dams and due to the shape of the lot and adjacent infrastructure, is unlikely to be irrigated under a centre pivot. The development would not restrict the remainder of the lot from being used for a mixture of agricultural uses and being irrigated under hard or soft hose irrigators. The site is class 3 land (Classes 1-3 are considered Prime Agricultural Land).</li> <li>ii) The site is the 3<sup>rd</sup> choice of the applicant (the first choice could not obtain agreement with the land owner, and the 2<sup>nd</sup> choice was not supported by Council). A fourth site and two alternative properties were also looked at as potential sites.</li> </ul> <p>P2.2 – N/a</p>
A3 If for permitted or no permit required uses.	<p>P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</p> <ul style="list-style-type: none"> <li>a) the amount of land converted is minimised having regard to: <ul style="list-style-type: none"> <li>i) existing use and development on the land; and</li> <li>ii) surrounding use and development; and</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>iii) topographical constraints; or</li> <li>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: <ul style="list-style-type: none"> <li>i) limitations created by any existing use and/or development surrounding the site; and</li> <li>ii) topographical features; and</li> <li>iii) poor capability of the land for primary industry; or</li> </ul> </li> <li>c) the location of the use on the site is reasonably required for operational efficiency.</li> </ul>
N/a (discretionary use).	N/a – the site is considered Prime Ag Land (class 3) – see assessment against P2.1.
A4 If for permitted or no permit required uses.	<p>P4 It must demonstrated that:</p> <ul style="list-style-type: none"> <li>a) emissions are not likely to cause an environmental nuisance; and</li> <li>b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</li> <li>c) the capacity of the local road network can accommodate the traffic generated by the use.</li> </ul>
N/a (discretionary use).	<p>P4</p> <ul style="list-style-type: none"> <li>(a) The representation received raised concerns regarding potential health concerns related to EME exposure, however, the emissions are unlikely to cause an environmental nuisance.</li> <li>(b) The location of the development is unlikely to cause a significant change to the existing primary industry operations of the site.</li> <li>(c) Post construction, the site will not generate traffic, other than the occasional service vehicle. This can be accommodated by the existing access.</li> </ul>
<p>A5 The use must:</p> <ul style="list-style-type: none"> <li>a) be permitted or no permit required; or</li> <li>b) be located in an existing building.</li> </ul>	<p>P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</p> <ul style="list-style-type: none"> <li>a) the impacts on skylines and ridgelines; and</li> <li>b) visibility from public roads; and</li> <li>c) the visual impacts of storage of materials or equipment; and</li> <li>d) the visual impacts of vegetation clearance or retention; and</li> <li>e) the desired future character statements.</li> </ul>
N/a (discretionary use).	<p>The proposed development is considered to comply with P5 on the following grounds:</p> <ul style="list-style-type: none"> <li>a) N/a – the development is not proposed to be located on a skyline or ridgeline.</li> <li>b) The telecommunications facility will be visible from Green Rises Road but has a 200m+ setback and established vegetation surrounding the site. Nearby High Voltage Transmission Lines already compromise the view in the immediate area.</li> <li>c) N/a - the development does not require the storage of materials and equipment, other than the ancillary equipment which is low level and similar to pump sheds and the like in the rural environment.</li> <li>d) No vegetation is proposed to be removed or established, other than some trimming to allow for installation.</li> <li>e) The desired future character statement looks at the visual impacts of use and development within the rural landscape and requires the</li> </ul>

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	<p>impact of the development to be minimised so as not to be 'obtrusive'. The site is set well back from the road and benefits from partial screening by trees/hedging and sheds. The monopole design minimises the bulk of the structure that is located in an area already compromised by transmission lines.</p>
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#### 26.3.2 Dwellings – N/a

#### 26.3.3 Irrigation Districts

<p><b>Objective:</b> To ensure that land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> is not converted to uses that will compromise the utilisation of water resources.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i>.</p>	<p>P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to:</p> <ul style="list-style-type: none"> <li>a) the location and amount of land to be used; and</li> <li>b) the operational practicalities of irrigation systems as they relate to the land; and</li> <li>c) any management or conservation plans for the land.</li> </ul>
<p>Does not comply – the site is within the Cressy/Longford Irrigation Scheme District.</p>	<p>The proposal adequately complies with P1 as follows:</p> <ul style="list-style-type: none"> <li>a) The development footprint is approximately 49m<sup>2</sup>, which is reasonably small in the rural context.</li> <li>b) The development will not inhibit existing irrigation systems on the property.</li> <li>c) N/a.</li> </ul>

#### 26.4 Development Standards

##### 26.4.1 Building Location and Appearance

<p><b>Objective:</b> To ensure that the:</p> <ul style="list-style-type: none"> <li>a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and</li> <li>b) development of buildings is unobtrusive and complements the character of the landscape.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 Building height must not exceed:</p> <ul style="list-style-type: none"> <li>a) 8m for dwellings; or</li> <li>b) 12m for other purposes.</li> </ul>	<p>P1 Building height must:</p> <ul style="list-style-type: none"> <li>a) be unobtrusive and complement the character of the surrounding landscape; and</li> <li>b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.</li> </ul>
<p>Does not comply – the tower height is 30m with the antennas located on the top of the tower (34m in total).</p>	<p>The proposal relies on Performance criteria P1 as follows: The site is set well back from the road and benefits from partial screening by trees/hedging and sheds. The monopole design minimises the bulk of the structure and it is proposed to be located in an area already compromised by transmission lines.</p>
<p>A2 Buildings must be set back a minimum of:</p>	<p>P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the land; and</li> </ul>

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<p>a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or</p> <p>b) 200m where a sensitive use is proposed; or</p> <p>c) the same as existing for replacement of an existing dwelling.</p>	<p>b) buffers created by natural or other features; and</p> <p>c) the location of development on adjoining lots; and</p> <p>d) the nature of existing and potential adjoining uses; and</p> <p>e) the ability to accommodate a lesser setback to the road having regard to:</p> <p>i) the design of the development and landscaping; and</p> <p>ii) the potential for future upgrading of the road; and</p> <p>iii) potential traffic safety hazards; and</p> <p>iv) appropriate noise attenuation.</p>
<p>Does not comply – the tower location and compound are proposed to be located adjacent to the eastern boundary. The adjoining property to the east is under the same ownership as the subject site.</p>	<p>The development is unlikely to constrain adjoining primary industry operations due to the variation to the setback and complies with P2 as follows:</p> <p>a) The topography of the land is relatively flat and does not impact on the proposal in relation to the impact on adjoining primary industry operations.</p> <p>b) Some existing vegetation provides screening of the lower section of the development.</p> <p>c &amp; d) The primary industry operations on adjoining lots are unlikely to be impacted by the proposed tower, particularly given the adjoining property to the east is under the same ownership as the subject site. The adjoining site is already established with irrigation and grazing operations can continue unimpeded.</p> <p>e) The development is located 250m+ from Green Rises Road and will not impact on road upgrades or cause a safety hazard for motorists.</p>

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a – existing access.
E.5.0 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 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:

Table E6.1 does not require parking to be provided for Utilities, and no formal parking is proposed.

**Table E6.1: Parking Space Requirements**

Use	Parking Requirement	
	Vehicle	Bicycle
Utilities	No requirement set	No requirement set

##### 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
<p>A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in</p>	<p>P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</p>

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<p>accordance with the requirements of Table E6.1; or</p> <p>A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.</p>	<p>a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and</p> <p>b) location of the site and the distance a cyclist would need to travel to reach the site; and</p> <p>c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.</p>
<p>Comment:</p> <p>Table E6.1 does not require bicycle parking to be provided for Utilities, and no formal bicycle parking is proposed.</p>	

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 &amp; Approvals Act 1993</i> .	

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

## 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 the reliance on the performance criteria of the use standards of the zone, height and setback variations and the development being a non-agricultural use located within an irrigation district. The subject site is located within a productive farming area of class 3 land, although the area immediately adjacent to the site consists of a dam, sheds and fencing.

One representation was received to the development, raising concerns about visual amenity, noise (air conditioner units), health/environmental concerns (EME exposure) and property devaluation. The visual impact of developments in the Rural Resource zone is considered by the planning scheme provisions, particularly in terms of height variations. It is the only consideration in the desired future character statement. There is physical separation of over 0.5km from the subject site and the representors dwelling. The site is setback approximately

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250m from the road and benefits from partial screening by trees/hedging and sheds. The monopole design minimises the bulk of the structure that is located in an area already compromised by transmission lines. It is unlikely the development will have any negative impact on adjoining primary industry operations.

### 8 ATTACHMENTS

- A) Application & plans, correspondence with applicant
- B) Responses from referral agencies
- C) Representations & applicant's response

### RECOMMENDATION

That land at Fairbanks, 105 Green Rises Road, Cressy be approved to be developed and used for a Telecommunications facility (irrigation district; vary height & setbacks) in accordance with application PLN-18-0319, and subject to the following conditions:

#### 1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P2** (*Drawing No: H0093F, Sheet No's: P1 & P2, Dated: 28.08.2018 (rev 3)) & D1 Planning Submission Report prepared by Metasite, Project No: H0093, Dated: November 2018.*

### DECISION

Cr Goss/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Goninon

That application PLN-18-0319 to develop and use the land at Fairbanks, 105 Green Rises Road, Cressy for a Telecommunications facility (irrigation district; vary height & setbacks) be refused on the following grounds:

The proposal does not comply with clause 26.3.1 P5 a), b) and e) as the visual appearance of the use is not consistent with the local area having regard to the impacts on skylines, visibility from public roads (Green Rises Road) and the desired future character statement at clause 26.1.3 which requires the visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Carried unanimously

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## 045/19 PLANNING APPLICATION PLN-19-0007 25 POWER STREET, CAMPBELL TOWN

*File Number:* 305000.066; CT142197/1  
*Responsible Officer:* Amanda Bond, Community and Development Manager  
*Report prepared by:* Erin Boer, Urban & Regional Planner

### 1 INTRODUCTION

This report assesses an application for 25 Power Street, Campbell Town to construct dwelling, garage & access (vary garage height).

### 2 BACKGROUND

**Applicant:**

Ms Marina Tantemsapya and Mr Jason Matson

**Owner:**

Jason Andrew Matson & Marina Tantemsapya

**Zone:**

Low Density 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:**

Extension of time received till 22.02.2019

**Recommendation:**

Approve

**Discretionary Aspects of the Application**

- Variation to development standards (garage height)

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013*

*Subject site*



### 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

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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.

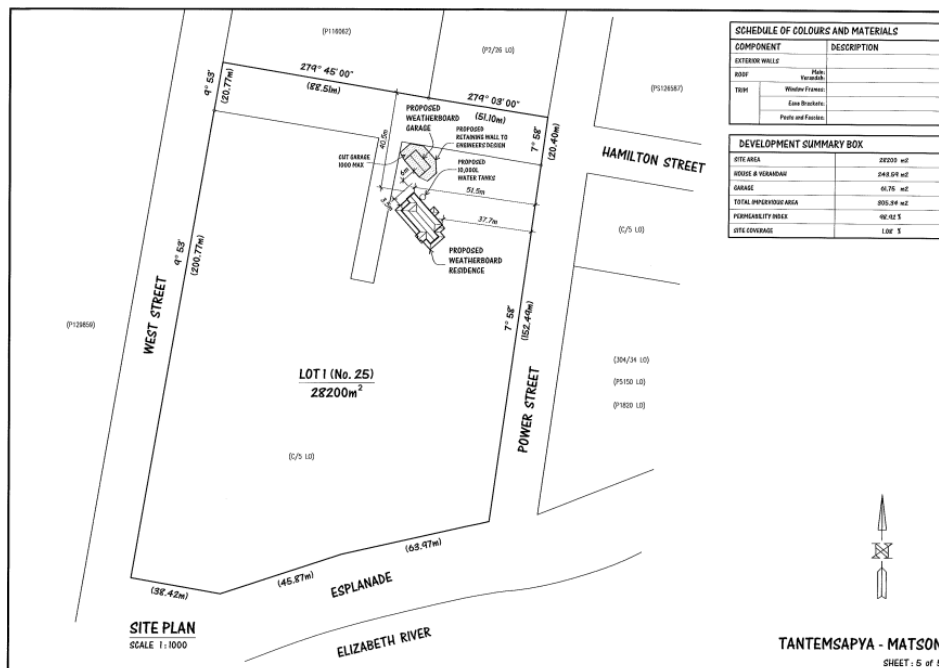
## 4 ASSESSMENT

### 4.1 Proposal

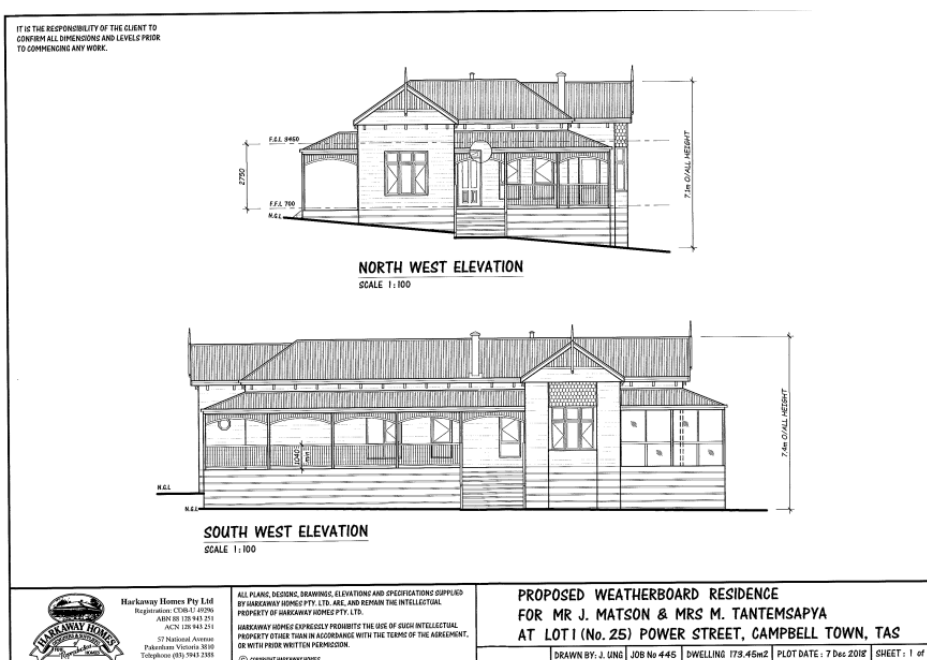
It is proposed to:

- Construct a dwelling, garage & access (vary garage height).

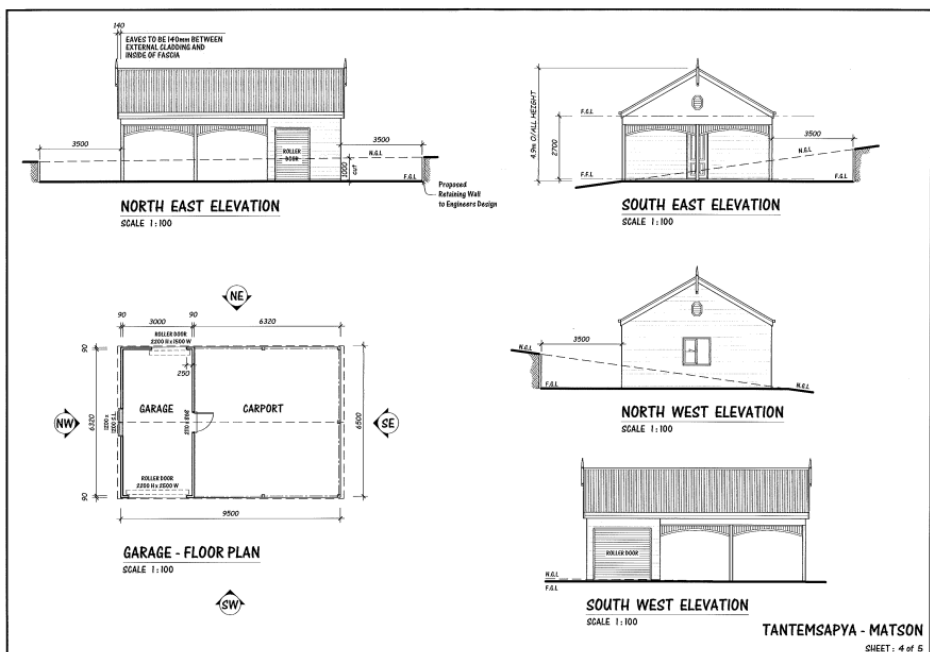
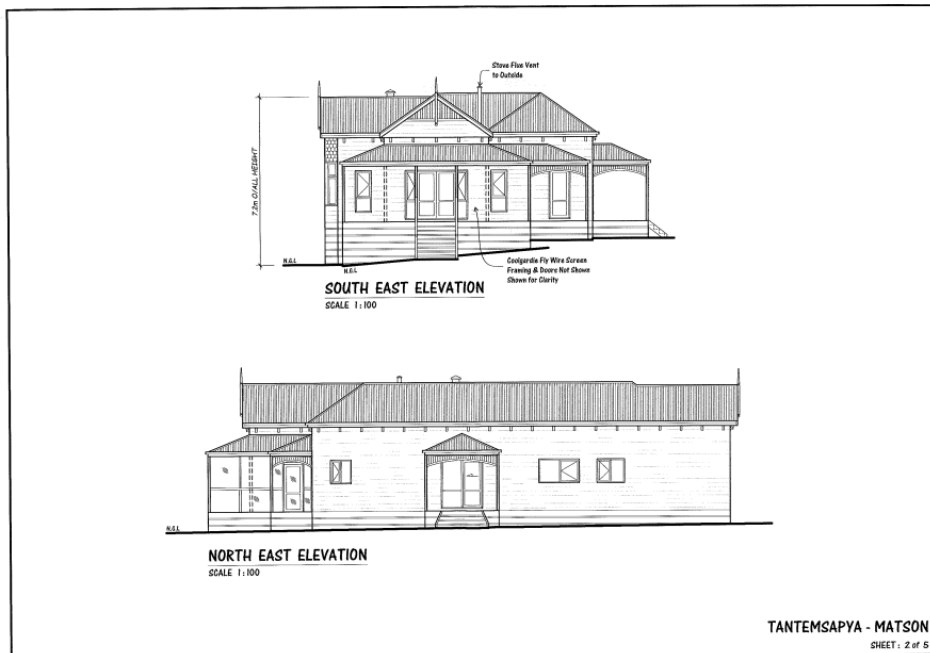
#### Site Plan



#### Elevations

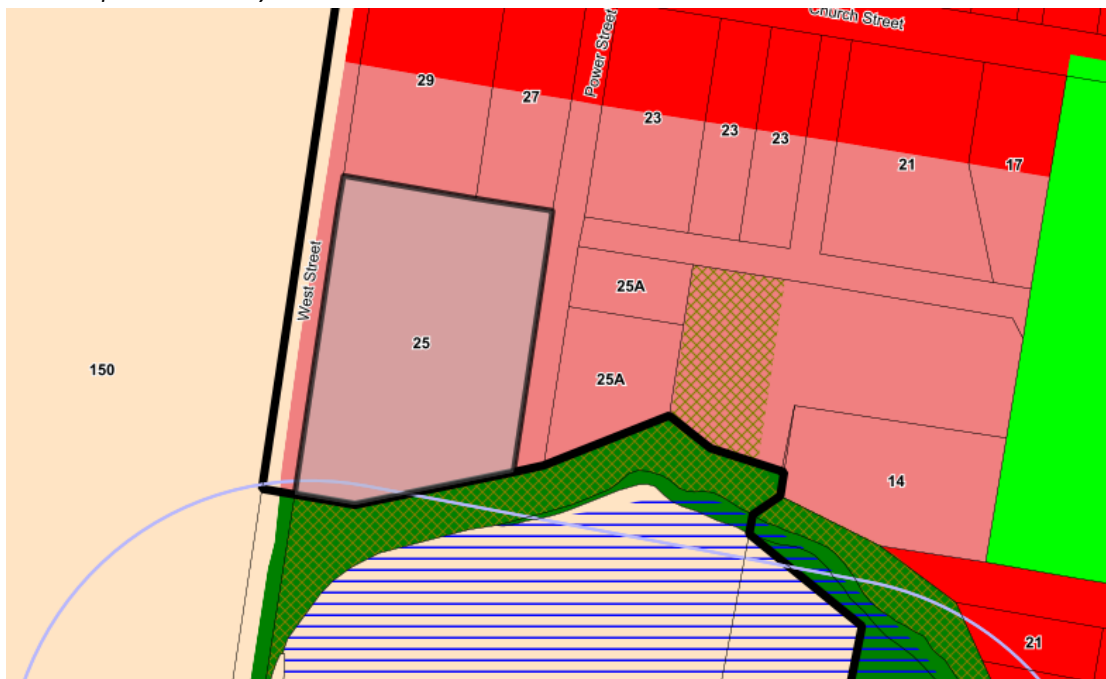


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#### 4.2 Zone and land use

##### Zone Map – Low Density Residential Zone



The land is zoned Low Density Residential Zone, and is subject to the Road and Railway Assets Code and Car Parking and Sustainable Code.

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</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 is permitted in the zone. A variation to development standards (garage height) caused the application to become discretionary.

#### 4.3 Subject site and locality

The author of this report carried out a site visit on the 18<sup>th</sup> January 2019. The subject site is a 2.820ha lot which slopes to the south. The site is currently vacant except for established trees in the south western corner. Existing residential uses are located to the north and east of the subject site, while farm land is located to the west beyond West Street. The Elizabeth River borders the site to the south.



*Aerial photograph of area*



*Photographs of subject site*



*^Subject site from West Street*



*^Subject Site from Power Street*



#### 4.4 Permit/site history

Relevant permit history includes:

- N/a

#### 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 a representation (attached) was received from:

- Fairlie Smith, 25a Church Street, Campbell Town

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



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

#### Issue 1

- Property being accessed over private road reserve known as Power Street (not Council maintained road) and potential for heavy vehicles associated with construction damaging the road, which is maintained by the representor.

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#### Planner's comment:

The application proposes an access off West Street on the western side of the property. West Street is a Council maintained road. A permit condition requiring that the new crossover and apron to West Street be installed prior to construction the buildings commencing should ensure the representors concerns are mitigated. All future access to the property (except in the case of emergency) can also be conditioned to be from West Street. Re-addressing of the property from Power Street to West Street will also be progressed by Council Officers.

#### 4.6 Referrals

The only referral required was as follows:

##### **Council's Works Department**

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the proposed access and their recommended conditions are included in the conditions of approval.

##### **General Manager**

Precis: Application signed by the General Manager for works within Council Road Reserve.

#### 4.7 Planning Scheme Assessment

LOW DENSITY RESIDENTIAL ZONE	
ZONE PURPOSE	
<i>12.1.1 Zone Purpose Statements</i>	
<i>12.1.1.1</i>	<i>To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.</i>
<i>12.1.1.2</i>	<i>To provide for non-residential uses that are compatible with residential amenity.</i>
<i>12.1.1.3</i>	<i>To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.</i>
<b>Assessment:</b> The proposal meets the zone purpose.	
LOCAL AREA OBJECTIVES	
<i>To make provision for any additional future needs in low-density residential development at Avoca, Campbell Town, Cressy, Devon Hills and Longford by the incremental expansion of those areas already established for the purpose.</i>	
<b>Assessment:</b> The proposal meets the local area objectives.	
USE AND DEVELOPMENT STANDARDS	

#### 12.3 Use Standards

##### 12.3.1 Amenity

Objective To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.
Complies with A1.	N/a





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A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.
N/a	N/a
A3 If for permitted or no permit required uses.	P3 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
Complies with A3.	N/a

#### 12.3.2 Low Density Residential Character

Objective To ensure that discretionary uses support the: a) visual character of the area; and b) local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P1 No performance criteria.
N/a	N/a
A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P2 No performance criteria.
N/a	N/a
A3 Waste material storage for discretionary uses must: a) not be visible from the road to which the lot has frontage ; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.	P3 No performance criteria.
N/a	N/a

#### 12.4 Development Standards

##### 12.4.1 Clauses 12.4.1.1 – 12.4.1.6 only apply to development within the Residential Use Class.

##### 12.4.1.1 Site Coverage

Objective a) To ensure that the site coverage respects the existing or preferred neighbourhood character; and b) To reduce the impact of increased stormwater runoff on the drainage system; and c) To ensure sufficient area for landscaping and private open space.	
Acceptable Solutions	Performance Criteria
A1 The site coverage must not exceed 10% of the site.	P1 The site coverage must have regard to the: a) size and shape of the site; and b) existing buildings and any constraints imposed by existing development or the features of the site; and c) site coverage of adjacent properties; and d) effect of the visual bulk of the building and whether it respects the neighbourhood character; and e) capacity of the site to absorb runoff; and

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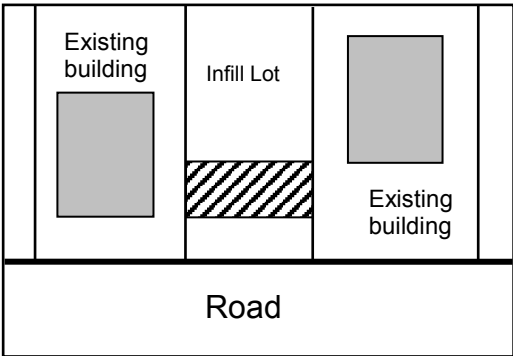
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	f) landscape character of the area and the need to remove vegetation to accommodate development.
Complies with A1.	N/a

#### 12.4.1.2 Building Height

<b>Objective</b> To ensure that the height of dwellings respects the existing or desired future character statements.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Building height must not exceed 8 metres.	P1 Building height must be appropriate to the site and the streetscape having regard to the: <ul style="list-style-type: none"> <li>a) effect of the slope of the site on the height of the building; and</li> <li>b) relationship between the proposed building height and the height of existing adjacent buildings; and</li> <li>c) visual impact of the building when viewed from a road.</li> </ul>
Complies with A1.	N/a

#### 12.4.1.3 Frontage Setbacks

<b>Objective</b> To ensure that the setbacks of dwellings from the road respect the existing or preferred neighbourhood character and make efficient use of the site.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1.1 Primary frontage setbacks must be a minimum: <ul style="list-style-type: none"> <li>a) of 15m; and</li> <li>b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 12.4.1.3 below; and</li> </ul>	P1 Buildings are set back from the primary frontage an appropriate distance having regard to: <ul style="list-style-type: none"> <li>a) the efficient use of the site; and</li> <li>b) the safety of road users; and</li> <li>c) the prevailing setbacks of existing buildings on nearby lots; and</li> <li>d) the visual impact of the building when viewed from the road; and</li> <li>e) retention of vegetation within the front setback.</li> </ul>
	
<b>Figure 12.4.1.3 – Primary Frontage Setback for Infill Lots</b> A1.2 Buildings must be set back a minimum of 15m from any other frontage.	
Complies with A1.1.	N/a

#### 12.4.1.4 Rear and Side Setbacks

<b>Objective</b> To ensure that the: <ul style="list-style-type: none"> <li>a) height and setback of dwellings from a boundary respects the existing neighbourhood character and limits adverse impact on the amenity and solar access of adjoining dwellings; and</li> <li>b) separation of buildings is consistent with the preferred low density character and local area objectives, if any.</li> </ul>	
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Acceptable Solutions	Performance Criteria
A1 Buildings must be set back 5m from the rear boundary.	<p>P1 Building setback to the rear boundary must be appropriate to the location, having regard to the:</p> <p>a) ability to provide adequate private open space for the dwelling; and</p> <p>b) character of the area and location of dwellings on lots in the surrounding area; and</p> <p>c) impact on the amenity and privacy of habitable room windows and private open space of existing and adjoining dwellings; and</p> <p>d) impact on the solar access of habitable room windows and private open space of adjoining dwellings; and</p> <p>e) locations of existing buildings and private open space areas; and</p> <p>f) size and proportions of the lot.</p>
Complies with A1.	N/a
A2 Buildings must be set back 7.5m from side boundaries.	<p>P2 Building setback to the side boundary must be appropriate to the location, having regard to the:</p> <p>a) ability to provide adequate private open space for the dwelling; and</p> <p>b) character of the area and location of dwellings on lots in the surrounding area; and</p> <p>c) impact on the amenity and privacy of habitable room windows and private open space of existing and adjoining dwellings; and</p> <p>d) impact on the solar access of habitable room windows and private open space of adjoining dwellings; and</p> <p>e) locations of existing buildings and private open space areas; and</p> <p>f) size and proportions of the lot; and</p> <p>g) extent to which the slope and retaining walls or fences reduce or increase the impact of the proposed variation.</p>
Complies with A2.	N/a

#### 12.4.1.5 Location of Car Parking

Objective	
a) To provide convenient parking for resident and visitor vehicles; and	
b) To minimise the impacts of garage doors to the neighbourhood.	
Acceptable Solutions	Performance Criteria
<p>A1 A garage or carport must be located:</p> <p>a) within 10 metres of the dwelling it serves; and</p> <p>b) with a setback equal to or greater than the setback of the dwelling from the primary road frontage.</p>	<p>P1 Car parking facilities must be:</p> <p>a) close and convenient to dwellings and residential buildings; and</p> <p>b) located to minimise visual impact to the streetscape; and</p> <p>c) provided in a form that is appropriate to the area and development.</p>
Complies with A1.	N/a
<p>A2 The total width of the door or doors on a garage facing a road frontage must:</p> <p>a) be not more than 6m; or</p>	<p>P2 The width of garage doors should not be a visually dominant element in the streetscape and must be designed having regard to the:</p> <p>a) existing streetscape and the design and locations of garages in the area; and</p>

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b) the garage must be located within the rear half of the lot when measured from the front boundary.	b) location of existing buildings on the site.
Complies with A2.	N/a

#### 12.4.1.6 Outbuildings and Ancillary Structures

##### Objective

To ensure that:

- a) outbuildings do not detract from the amenity or established neighbourhood character; and
- b) dwellings remain the dominant built form within an area.

Acceptable Solutions	Performance Criteria
<p>A1 Outbuildings must not have a:</p> <ul style="list-style-type: none"> <li>a) combined gross floor area of greater than 80m<sup>2</sup>; and</li> <li>b) maximum wall height of greater than 3.5m; and</li> <li>c) maximum building height greater than 4.5m.</li> </ul>	<p>P1 Outbuildings must be designed and located having regard to:</p> <ul style="list-style-type: none"> <li>a) visual impact on the streetscape; and</li> <li>b) any adverse impacts on native vegetation; and</li> <li>c) overshadow adjoining properties; and</li> <li>d) compatibility with the size and location of outbuildings in the neighbourhood.</li> </ul>
Relies on performance criteria P1 due to non-compliance with A1 (c). The proposed ridge height of the garage/carport is 4.9m due to the 30-degree roof pitch. The eave height is 2.7m.	<p>The proposal complies with P1 as follows:</p> <ul style="list-style-type: none"> <li>a) The garage has been designed in a style compatible with the dwelling, which will be complementary to the streetscape.</li> <li>b) The development does not propose removal of native vegetation.</li> <li>c) The location of proposed garage/carport will not result in overshadowing of any adjoining properties.</li> <li>d) The semi-rural location of the site means neighbouring properties contain a mixture of farm sheds and large residential outbuildings. The proposed outbuilding is compatible with other garages in the area.</li> </ul>
<p>A2 A swimming pool or tennis court for private use must be located:</p> <ul style="list-style-type: none"> <li>a) behind the primary frontage setback; or</li> <li>b) in the rear yard.</li> </ul>	<p>P2 A swimming pool or tennis court for private use must designed and located to:</p> <ul style="list-style-type: none"> <li>a) minimise any visual impact on the streetscape; and</li> <li>b) not unreasonably overlook or overshadow adjoining properties; and</li> <li>c) be compatible with the size and location of approved outbuildings in the neighbourhood.</li> </ul>
N/a	N/a

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.
E.5.0 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



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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
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 with A2.	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

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#### E4.7 Development Standards

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

<b>Objective</b> 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
<b>A1</b> 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	<b>P1</b> 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 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

<b>Objective</b> 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
<b>A1</b> 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.	<b>P1</b> 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.
Complies with A1 – 1 access to Council Road proposed.	N/a
<b>A2</b> For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	<b>P2</b> 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

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	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.

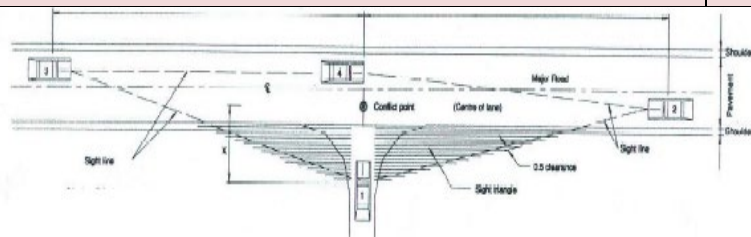
Acceptable Solutions	Performance Criteria
A1 Where land has access across a railway: a) development does not include a level crossing; or b) development does not result in a material change onto an existing level crossing.	P1 Where land has access across a railway: a) the number, location, layout and 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

## 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	Performance Criteria
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 <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i> , Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	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.
Complies with A1 (a).	N/a



**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.

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**Table E4.7.4 Safe Intersection Sight Distance (SISD)**

<b>Vehicle Speed</b>	<b>Safe Intersection Sight Distance (SISD)</b> <b>metres, for speed limit of:</b>	
<b>km/h</b>	<b>60 km/h or less</b>	<b>Greater than 60 km/h</b>
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.
- (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.

<b>Acceptable Solutions</b>		<b>Performance Criteria</b>	
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

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	<ul style="list-style-type: none"> <li>i) the recommendations of a traffic impact assessment prepared for the proposal; and</li> <li>j) any heritage values of the site; and</li> <li>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: <ul style="list-style-type: none"> <li>i) the size of the dwelling and the number of bedrooms; and</li> <li>ii) the pattern of parking in the locality; and</li> <li>iii) any existing structure on the land.</li> </ul> </li> </ul>
--	--

Comment:

Complies with A1. Two spaces provided within carport.

**Table E6.1: Parking Space Requirements**

Use	Parking Requirement	
	Vehicle	Bicycle
<b>Residential:</b>		
<i>If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>1 space per dwelling</i>	<i>1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.</i>
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>	

#### 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
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	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 with A1.1 – available within garage.

#### 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.

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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:

Complies – condition required to ensure compliance.

##### 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:

N/a

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:



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Complies with A2.1.

**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:</p> <p>a) secured and lit so that unauthorised persons cannot enter or;</p> <p>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:</p> <p>a) levels of activity within the vicinity; and</p> <p>b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.</p>

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
<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:</p> <p>e) the topography of the site;</p> <p>f) the location and type of relevant facilities on the site or in the vicinity;</p> <p>g) the suitability of access pathways from parking spaces, and</p> <p>h) applicable Australian Standards.</p>
<p>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/NZS 2890.6 2009</i>.</p>	<p>P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to:</p> <p>a) characteristics of the populations to be served;</p> <p>b) their means of transport to and from the site; and</p> <p>c) applicable Australian Standards.</p>

Comment:

N/a – private dwelling.

## **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
<p>A1 For retail, commercial, industrial, service industry or warehouse or storage uses:</p> <p>a) at least one loading bay must be provided in accordance with Table E6.4; and</p> <p>b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard</i></p>	<p>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</p>

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AS/NZS 2890.3 2002 for the type of vehicles that will use the site.	collecting people and goods where these are expected on a regular basis.
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
<p>A1.1 Bicycle parking spaces for customers and visitors must:</p> <p>a) be accessible from a road, footpath or cycle track; and</p> <p>b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and</p> <p>c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and</p> <p>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</p> <p>A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.</p>	<p>P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.</p>
<p>A2 Bicycle parking spaces must have:</p> <p>a) minimum dimensions of:</p> <p>i) 1.7m in length; and</p> <p>ii) 1.2m in height; and</p> <p>iii) 0.7m in width at the handlebars; and</p> <p>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.</p>	<p>P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.</p>
Comment: Complies with A1.2 & A2.	

##### 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.	

**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].

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## 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 &amp; 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:

- Variation to development standards (clause 12.4.1.6) for the ridge height of the garage/carport. The proposal meets the performance criteria of this clause.

A representation was received noting concerns regarding the property being accessed over the private road reserve known as Power Street (not Council maintained road) and the potential for heavy vehicles associated with construction damaging the road.

The application proposes an access off West Street on the western side of the property. West Street is a Council maintained road. A permit condition requiring that the new crossover and apron to West Street be installed prior to construction commencing should ensure the representors concerns are mitigated. All future access to the property (except in the case of emergency) can also be conditioned to be from West Street. Re-addressing of the property from Power Street to West Street will also be progressed by Council Officers.

## 8 ATTACHMENTS

- A) Application & plans
- B) Responses from referral agencies
- C) Representations & applicant's response

## RECOMMENDATION

That land at 25 Power Street, Campbell Town be approved to be developed and used for a dwelling, garage & access (vary garage height) in accordance with application PLN-19-0007, and subject to the following conditions:

### 1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P6** (*Drawing No: 445, Sheet No's: 1-5, Dated: 7-Dec-2018 & hand drawn landscape plan*).

### 2 Council's Works Department conditions (access)

2.1 Prior to the commencement of any building works approved by this permit, a driveway access constructed from suitable road building gravel shall be provided from the edge of West St to the property boundary, in accordance with Council Standard TSD R03. Once constructed, all vehicle movements to and from the site must occur via the West Street access.

2.2 A driveway crossover application must be submitted to Council and approved prior to the commencement of any works in the Council road reserve.

## DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Polley

That land at 25 Power Street, Campbell Town be approved to be developed and used for a dwelling, garage & access (vary garage height) in accordance with application PLN-19-0007, and subject to the following conditions:

### 1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P6** (*Drawing No: 445, Sheet No's: 1-5, Dated: 7-Dec-2018 & hand drawn landscape plan*).

### 2 Council's Works Department conditions (access)

2.1 Prior to the commencement of any building works approved by this permit, a driveway access constructed from suitable road building gravel shall be provided from the edge of West St to the property boundary, in accordance with Council Standard TSD R03. Once constructed, all vehicle movements to and from the site must occur via the West Street access.

2.2 A driveway crossover application must be submitted to Council and approved prior to the commencement of any works in the Council road reserve.

Carried unanimously



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

### 046/19 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

#### RECOMMENDATION

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

#### DECISION

Cr Goss/Cr Lambert

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

Carried unanimously

*Mr Godier left the meeting at 7.10pm*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 047/19 PROPOSED MURAL INSTALLATION: PERTH

*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Amanda Bond, Community & Development Manager

### 1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval to pursue planning and installation of a mural project in Perth.

### 2 INTRODUCTION/BACKGROUND

Late in 2018 Cr Janet Lambert and General Manager, Des Jennings met with Rosalie Wrigley, a Perth resident, with a proposal for a mural installation for Perth. The proposal is to paint a series of murals depicting Perth and its history and locate them throughout the town. With the impending by-pass of the town, the idea behind the proposal is to create attractions to draw visitors to the town.

Council received a presentation at its February Workshop regarding the proposal and has requested a formal report for consideration.

### 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
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ Towns are enviable places to visit, live & work
  - Tourism Marketing & Communication
    - ♦ Tourism thrives under a recognised regional brand
    - ♦ Tourism partnerships build sense of place identity
- 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
- Place –
  - History – Preserve & Protect our Built Heritage for Tomorrow
  - Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

### 4 POLICY IMPLICATIONS

It is recommended that a strategy be developed for the project, identifying locations for the proposed murals and an implementation plan.

## **5 STATUTORY REQUIREMENTS**

### **5.1 Northern Midlands Interim Planning Scheme 2013**

Dependant on the location the murals may require planning approval prior to installation.

## **6 FINANCIAL IMPLICATIONS**

Costs of the project have not been identified at this stage. An option available to Council is to set an annual budget for the project with staged implementation over a number of years.

## **7 RISK ISSUES**

There is a risk the community would not be supportive of the proposal. To overcome this risk, community consultation will occur.

## **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable at this time. Consultation with the State Government may need to occur if proposed mural sites are located on Crown land.

## **9 COMMUNITY CONSULTATION**

It is recommended this proposal be referred back to the Perth Local District Committee and to the wider Perth community for comment.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

A recommendation has been provided below. Council can support the recommendation, make an alternative decision, or not pursue the recommendation.

## **11 OFFICER'S COMMENTS/CONCLUSION**

It is suggested in the first instance, Council officers work with Ms Wrigley to develop an implementation strategy for the project, which once complete can be referred to the Perth Local District Committee the Perth community for their suggestions and input.

## **12 ATTACHMENTS**

Nil

## **RECOMMENDATION**

That Council supports the proposed mural installation in Perth and the following steps now be taken:

- a) Council officers, in conjunction with Ms Wrigley develop a draft implementation strategy for the project including:
  - i) A series of suitable locations for the murals;
  - ii) Suggested images for the murals;
  - iii) An implementation plan for the project.
- b) The draft implementation strategy be referred to the Perth Local District Committee for comment;





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- c) The draft implementation strategy be advertised in the Northern Midlands Courier and on Council's Facebook page, inviting public comment.
- d) Upon receipt of feedback from the Perth Local District Committee and the community a final implementation strategy be presented to Council for approval.

### DECISION

Cr Lambert/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Lambert/Cr Goninon

That Council supports the proposed mural installation in Perth and the following steps now be taken:

- a) Council officers, in conjunction with Ms Wrigley develop a draft implementation strategy for the project including:
  - i) A series of suitable locations for the murals;
  - ii) Suggested images for the murals;
  - iii) An implementation plan for the project.
  - iv) A suggested budget allocation
- b) The draft implementation strategy be referred to the Perth Local District Committee for comment;
- c) The draft implementation strategy be advertised in the Northern Midlands Courier and on Council's Facebook page, inviting public comment.
- d) Upon receipt of feedback from the Perth Local District Committee and the community a final implementation strategy be presented to Council for approval.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **048/19 NORTHERN MIDLANDS VOLUNTEER AND BUSINESS COMMUNITY EXPO**

*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Fiona Dewar, Tourism Officer

### **1 PURPOSE OF REPORT**

To seek Council approval to host a Northern Midlands Community Expo in 2019 or 2020, with the view to it becoming an annual event.

### **2 INTRODUCTION/BACKGROUND**

With the visit of Her Excellency, Professor the Honourable Kate Warner AC, Governor of Tasmania in late 2018, a small Community Expo was held at the Longford Sports Centre, with 17 local community organisations taking part. Coordinated at very short notice, this was considered a good take up of participants who proudly showcased the services they provide to the Northern Midlands community.

Feedback was received from participants indicating they considered the event worthwhile and would attend again. Suggestions were received on how to improve the event.

Her Excellency, Professor the Honourable Kate Warner AC, Governor of Tasmania acknowledged the success of the event during her visit.

Given the success of the event and feedback received, Council officers developed a business case for a future event. The business case is attached to this report.

With sufficient lead in time, and promotion, a business and volunteer expo could have huge benefit to our community, facilitating a range of connections within our community.

The objective is to connect the local community with businesses, organisations, clubs, charities, schools, events and groups via an annual expo event that promotes the vast array of services, products, and activities available in the Northern Midlands to the local community.

The event will target the whole of the Northern Midlands, with businesses, clubs, organisations etc. from the entire Northern Midlands region invited to participate, and every resident of the Northern Midlands is welcome to attend. Much like a trade show, businesses and organisations might choose to have things for sale, take orders, conduct demonstrations, fund raise, or recruit.

The event will be free for both exhibitors and patrons. It is envisaged the event will move around the municipality each year, with the proposed location to be Longford in Year 1.

Council Officers will coordinate the event with input from local business and organisations. The Community Expo will be marketed via a variety of platforms including: Council's website and social media, Council page in Northern Midlands Courier, a facebook 'event' page, a facebook 'exhibitors' group, flyers, posters, writing to local businesses, clubs, groups etc.

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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:
    - ♦ Communicate – Connect with the community
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Proactive engagement drives new enterprise
    - ♦ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
  - Tourism Marketing & Communication
    - ♦ Tourism thrives under a recognised regional brand
    - ♦ Tourism partnerships build sense of place identity
- People –
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Connect – Improve sense of community ownership
- Place –
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

## 4 POLICY IMPLICATIONS

No policy implications have been identified.

## 5 STATUTORY REQUIREMENTS

N/a.

## 6 FINANCIAL IMPLICATIONS

Activity	Budget estimate	
Planning, executing	Staff time	
Venue	Northern Midlands Council in kind support	
Marketing:		
Printing signs for the municipality, banners etc.	\$1,750.00	
Printing flyers, correspondence		Northern Midlands Council in kind
Refreshments for exhibitors	\$125.00	
Porta-loo hire & delivery	\$860.00	
St Johns First Aid	\$300.00	
Staff time, postage, administration, contingencies	\$2,000.00	
	<b>\$5,035.00</b>	

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## 7 RISK ISSUES

Risk	Mitigation Actions
Poor uptake of exhibitors	<ul style="list-style-type: none"> <li>Have a long lead-time to engage with potential exhibitors.</li> <li>Create initial interest by writing to potential exhibitors.</li> <li>Articles in the local paper.</li> <li>Create ways for exhibitors to engage and have ongoing dialogue via social media – a facebook group, and possibly a monthly update newsletter.</li> </ul>
Poor marketing results in low attendance by patrons	<ul style="list-style-type: none"> <li>Build awareness and continued anticipation of the upcoming event with a long lead-time.</li> <li>Regular marketing/promotion activities as mentioned above.</li> </ul>

## 8 CONSULTATION WITH STATE GOVERNMENT

N/a.

## 9 COMMUNITY CONSULTATION

Conversations were had with the participating community groups who attended the small Community Expo in 2018 for the Governor's visit to seek their feedback. The feedback received overwhelmingly supported holding another event of that nature.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

A recommendation is presented below, Council can adopt the recommendation, make an alternative decision or not pursue the recommendation

## 11 OFFICER'S COMMENTS/CONCLUSION

Officers have identified there would be a number of benefits to both Council and the community should the event go ahead:

### The benefits to Council:

- Demonstrates how Council is actively supporting the community.
- Show the community that Northern Midlands Council is a can-do council.
- Show the wider community and other councils that Northern Midlands Council is a can-do council.
- Building the community's trust, faith, and confidence in their council.
- Strengthening relationships between the community and council.

### Benefits to the community:

- Encourage 'shop local', 'be local', 'consider local' 'community pride' attitudes.
- Promoting keeping money moving around the local community.
- Businesses can showcase products and services, employment opportunities.
- People looking for things to do within their local community can find out what's available.
- Organisations looking to recruit volunteers can showcase.
- Clubs and groups looking for members can promote.
- Charities and causes can raise awareness.

- From a volunteering/sporting/group participation perspective, being involved in their local community helps people connect with others, improves lives and strengthens communities. People involved with their local community are more likely to take action to protect it, resulting in less crime, less litter. It can provide pathways to employment, increase skills and social networks. The psychological benefits include helping to decrease stress, reduce depression, lessen loneliness, general improvement in wellbeing and in overall life satisfaction. A healthier community.

## 12 ATTACHMENTS

### 12.1 Business Case

#### RECOMMENDATION

That Council allocate in its 2019/2020 budget \$5,000 for a Business and Volunteer Community Expo to be held in Longford in 2019 or 2020, and that Council officers commence organisation of the Expo.

#### DECISION

Cr Calvert/Cr Polley

That Council allocate in its 2019/2020 budget \$5,000 for a Business and Volunteer Community Expo to be held in Longford in 2019 or 2020, and that Council officers commence organisation of the Expo.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 049/19 AUSTRALIAN TOURISM COUNCILS ADVOCACY GROUP (ATCAG)

Responsible Officer: Amanda Bond, Community & Development Manager  
Report prepared by: Fiona Dewar, Tourism Officer

### 1 PURPOSE OF REPORT

To provide Council with information about an opportunity to join the Australian Tourism Councils Advocacy Group (ATCAG).

### 2 INTRODUCTION/BACKGROUND

Council received correspondence from Gail Fuller, of Byron Shire Council, and co-ordinator of the ATCAG, addressed to CEO's/General Managers/Mayors of councils around Australia, inviting all them to join ATCAG.

The purpose of the group is to support and advocate the needs of Australian councils in the tourism sector.

Gail Fuller wrote:

*... In December 2017 more than 70 councils attended an initial meeting of the ATCAG. What was evident from the meeting was that there was significant interest in an advocacy group to assist when it comes to managing issues around tourism that are impacted by other levels of government. LGA's across Australia share many of the same challenges including growth in holiday letting, peak season traffic and congestion, and impacts on our infrastructure. These challenges impact on achieving manageable visitor numbers across destinations, by way of declining visitor numbers or over popularity.*

*We know that we can be more effective at engaging State and Federal Government and receiving support by working together and advocating with one voice. When Mayors and General Managers/CEOs from councils band together, we speak with a louder voice and our proposed solutions can be easier to hear and harder to ignore. This is exactly what the Australian Tourism Councils Advocacy Group is designed to achieve.*

*We are encouraging your council to join ATCAG if any of the following issues resonate with you:*

- *Your LGA would benefit from learning how to manage tourism more sustainably, or you would be willing to share your insights and thinking on sustainable tourism practices.*
- *You have high growth (or peaks) in visitor numbers and lack of resources and funding to maintain basic infrastructure.*
- *You are looking to attract and retain visitor numbers.*
- *You see inequities in the Financial Assistance Grants criteria.*
- *Your LGA is being 'loved to death' and you are looking for ways to balance the needs of tourism with the needs of the local community, and*
- *Agritourism is now an area you wish to expand and explore within your region.*

...

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Leaders with Impact
- Core Strategies:
  - ♦ Manage – Management is efficient and responsive
- Money Matters

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## Core Strategies:

- ♦ Budgets are responsible yet innovative
- ♦ Efficiency in resource sharing and Council reform
- Best Business Practice & Compliance
- Core Strategies:
  - ♦ Council complies with all Government legislation
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
  - Core Strategies:
    - ♦ Proactive engagement drives new enterprise
    - ♦ Collaborative partnerships attract key industries
  - Tourism Marketing & Communication
    - ♦ Tourism partnerships build sense of place identity
- People –
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities
  - Core Strategies:
    - ♦ Participate – Communities engage in future planning
- Place –
  - Environment – Cherish & Sustain our Landscapes
  - Core Strategies:
    - ♦ Eco-tourism strongly showcases our natural beauties

## 4 POLICY IMPLICATIONS

None identified.

## 5 STATUTORY REQUIREMENTS

Not applicable.

## 6 FINANCIAL IMPLICATIONS

Annual investment: \$1,100.00 (inc. GST) initial membership charge per council per year with ongoing amount to be determined by the group.

Further costs covered by working group member councils if the group commissions research or undertakes a communications campaign.

## 7 RISK ISSUES

None identified.

## 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

## 9 COMMUNITY CONSULTATION

Not applicable.





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can consider joining the group.

## 11 OFFICER'S COMMENTS/CONCLUSION

Of the issues mentioned above, there are two that appear quite relevant to Northern Midlands region, these are: Looking to attract and retain visitor numbers; and Agritourism could be worthwhile considering, due to we are located within an agricultural region.

## 12 ATTACHMENTS

12.1 Australian Tourism Council's Advocacy Group Fact Sheet

## RECOMMENDATION

That Council does/does not join the Tourism Council Advocacy Group.

## DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Calvert/Cr Goninon

That Council does not join the Tourism Council Advocacy Group.

## AMENDMENT

Cr Polley/Cr Adams

That the matter be deferred pending further information from TNT and consultation with neighbouring councils.

Lost

### Voting for the amendment:

Mayor Knowles, Cr Adams, Cr Lambert, Cr Polley

### Voting against the amendment:

Cr Brooks, Cr Calvert, Cr Davis, Cr Goss, Cr Goninon

The motion was Put and  
Carried

### Voting for the motion:

Cr Brooks, Cr Calvert, Cr Davis, Cr Goss, Cr Goninon, Cr Lambert

### Voting against the motion:

Mayor Knowles, Cr Adams, Cr Polley

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 050/19 EVANDALE MARKET AND DOG PARKING (FALLS PARK)

*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report Prepared by:* Lorraine Green, Project Officer & Tammi Axton, Animal Control Officer

### 1 PURPOSE OF REPORT

To provide Council with information on the issues associated with dogs being 'parked' whilst their owners are exploring the Sunday Market at Evandale; and to seek Council's advice on the resolution of the issues raised.

### 2 INTRODUCTION/BACKGROUND

Councillor Goninon requested the preparation of this agenda item. He was recently manning a stall at the Evandale market and reports a number of dog owners attached their dog's leash to the fence adjacent to the entrance into Falls Park whilst they explored the market. The dogs were left for considerable periods of time and had no access to water.

Three possible options for creating a dog parking area in Falls Park have been identified to date.

The first option is to create a hoop around the tree shown in the adjacent photo just inside the entrance to Falls Park. Rings attached to the hoop at reasonable distances apart (to prevent dogs interacting) would serve as 'pooch parking' points. Water saucers would be provided for owners to fill.



The second option is to develop a 'pooch parking' area between the rear of the sign and the hedge directly inside Falls Park entrance. This could be a rail with rings attached at reasonable distances apart. Water saucers would be provided for owners to fill.



The third option may not technically be inside the boundary of Falls Park.

It is the area beside the new footpath entrance to the park and near the coin collection booth.

The area is currently used to store backpacks and strollers.





### 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
  - Money Matters  
Core Strategies:
    - ♦ Improve community assets responsibly and sustainably
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ Towns are enviable places to visit, live & work
  - Tourism Marketing & Communication
    - ♦ Tourism partnerships build sense of place identity
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Developments enhance existing cultural amenity
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

### 4 POLICY IMPLICATIONS

N/A

### 5 STATUTORY REQUIREMENTS

Falls Park is a declared area (Dogs on lead Monday to Friday and No Dogs Allowed Saturday and Sunday). As dogs would be entering Falls Park to be tied up at the Pooch parking spot (possibly not with regard to option 3), Council would need to place a public notice advising that Council are inviting submissions for the proposed changes to Falls Park Declared area.

Changes would be – Dogs on lead Monday to Friday and No Dogs Allowed Saturday and Sunday, with the exception of accessing the Pooch Parking Point.

Section 4 of the *Dog Control Act 2000*  
*Dog under effective control*



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(1) A dog, other than a greyhound, a dangerous dog or a restricted breed dog, is under the effective control of a person in a public place if the dog is

1(b) tethered to a fixed object by a lead not more than 2 metres long for a period not more than 30 minutes.

## 6 FINANCIAL IMPLICATIONS

The cost of option one is estimated as \$1,250, and option two: \$400. Option three is yet to be costed.

## 7 RISK ISSUES

The parking of dogs at the entrance to the market creates a safety hazard for the humans negotiating a path around the animals, and a safety hazard for the dogs as they are left in full sunlight without water.

There is a risk that dogs could fight or bite a passer by/child if provoked or startled.

There is a risk dogs will be left tethered for longer than the 30 minutes allowed in the *Dog Control Act 2000*.

## 8 CONSULTATION WITH STATE GOVERNMENT

N/A

## 9 COMMUNITY CONSULTATION

There has been no community consultation to date. Council's Animal Control Officer has spoken with the Licensee of Falls Park and Manager of the Evandale Market, he is not supportive of dog parking within the market site. He specifically requested that Council implemented the restriction of no dogs on the market site. The Licensee has also expressed concern regarding who would be liable if a dog attack was to occur.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either support or not support the development of a 'pooch parking' area at Falls Park, Evandale.

## 11 OFFICER'S COMMENTS/CONCLUSION

Australia's health system is collapsing under the growing demand for treatment of disease and injury associated with poor lifestyle factors eg. obesity, lack of exercise, poor nutrition. All tiers of government must work together to address this growing health crisis. Local governments role includes providing opportunities for people to recreate and exercise by the creation of walkways, parks, sport facilities and infrastructure to support more active lifestyles eg. bike racks and in this case, 'pooch parking' points so that people can walk rather than drive to Evandale Market.

## RECOMMENDATION

That Council does/does not support the establishment of a pooch parking area at Falls Park, Evandale.

## DECISION

Cr Goninon/Cr Goss

That the matter be discussed.

Carried unanimously



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Cr Polley/Cr Brooks

That Council does not support the establishment of a pooch parking area at Falls Park, Evandale.

Carried

Voting for the motion:

Cr Adams, Cr Brooks, Cr Calvert, Cr Davis, Cr Goss, Cr Polley

Voting against the motion:

Mayor Knowles, Cr Goninon, Cr Lambert

Cr Davis/Cr Goninon

That Council investigate the situation regarding establishment of pooch parking areas and consider the report.

Lost

Voting for the motion:

Mayor Knowles, Cr Davis, Cr Goninon, Cr Lambert

Voting against the motion:

Cr Adams, Cr Brooks, Cr Calvert, Cr Goss, Cr Polley



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 051/19 PUBLIC NOTIFICATION TO ADJOINING PROPERTY OWNERS

*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Erin Boer, Urban & Regional Planner

### 1 PURPOSE OF REPORT

The purpose of this report is to address the notification requirements of discretionary planning applications under S57 of the *Land Use Planning and Approvals Act 1993*, as Councillors have asked whether we can give notice of applications beyond the requirements of S. 9 of the *Land Use Planning & Approvals Regulations*.

### 2 INTRODUCTION/BACKGROUND

This matter has previously discussed at July 2017 and November 2018 Council Workshops.

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
    - Best Business Practice & Compliance
- Core Strategies:
- ♦ Council complies with all Government legislation
  - ♦ Continuous improvement is embedded in staff culture
  - ♦ Effective and efficient marketing, communications & IT
  - ♦ Excellent standards of customer service

### 4 POLICY IMPLICATIONS

Nil.

### 5 STATUTORY REQUIREMENTS

S. 9 of the Land Use Planning & Approvals Regulations requires that notice by a planning authority of an application for a permit is to be –

- (a) advertised in a daily newspaper circulating generally in the area relevant to the application; and*
- (b) displayed at the planning authority's office; and*
- (c) given to the owners and occupiers of all properties adjoining the land that is the subject of the application; and*
- (d) displayed on the land that is the subject of the application in a size not less than A4 and as near as possible to each public boundary.*

Further explanation of the notification process is detailed below:

- a) All discretionary applications are advertised in the Examiner Newspaper. Advertising in the daily newspaper gives people in the community the opportunity to be alerted to applications that may not be in their immediate area.
- b) All discretionary applications are advertised at the Smith Street Council Offices. In addition to this, applications are also available for viewing on Council's website. This gives members of the public the opportunity to view the plans and documentation, both electronically and in hard copy.
- c) All property owners who have a title boundary shared with the subject site are notified directly with a

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neighbour notification card. This ensures all adjoining properties that may be directly affected by a development are notified (even if they have a different street frontage).

- d) The subject site has an A3 site notice displayed on or as near as possible to each public boundary (ie. a corner lot would have a site notice placed on each street frontage). The purpose of the site notice is to alert all nearby residents to the application, particularly those across the road.

## 6 FINANCIAL IMPLICATIONS

Council sends approximately 100-110 neighbour notifications a month. For major projects that cover multiple properties (such as irrigations pipelines), this amount increases significantly. Neighbour notifications are sent as priority mail at a cost of \$1.50 each (\$1.00 for letter, 50c for priority; \$900-\$1,350 per annum). Notifying additional properties would likely increase this amount by 1/3-1/2 again. Administration costs are approximately \$7,500-\$11,250 per annum for this task. Additional notification would result in increased administration time (planning administration and mail allocation/delivery) and stationery costs (administration/overhead costs).

## 7 RISK ISSUES

Council's Senior Planner, Paul Godier, has previously discussed this matter with Marc Edwards of Page Seager Lawyers.

## 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

## 9 COMMUNITY/LOCAL GOVERNMENT CONSULTATION

The following Northern Councils were contacted for comment on what extent they directly advertise discretionary applications to property owners. See table below:

<i>Council</i>	<i>Notify as per section 9 (1) (c) of Land Use Planning &amp; Approvals Regulations 2014? (Yes/No)</i>	<i>Comments from Council</i>
Meander Valley Council	Yes + over road	Extend to those properties with frontage directly opposite the subject site.
West Tamar Council	Yes	Only notify as per regulations.
Launceston City Council	Yes + more	Notify as a general rule two properties on either side, 3 properties opposite and three properties to the rear for standard lots. However, it is often more than this.
Break O'Day Council	Yes	Only advise adjoining property owners, as in those who share a boundary with the subject site, not those over the road. Sometimes use discretion if it's an unmade road as generally those will be using that land as their own and there's no physical barrier between the properties.
Dorset Council	Yes	Where an application involves works in a road reserve (i.e. new or upgraded access or crossover), we also take that immediate portion of the road as being part of 'the land' and notify properties that adjoin that immediate portion of the road in the same way. The reasoning here is that those properties are adjacent to, and likely affected by, any proposed works in the road reserve.

Northern Midlands Council Officers use similar discretion to other Councils in terms of notification across unmade road reserves.



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## 10 OPTIONS FOR COUNCIL TO CONSIDER

- A) Council Officers continue to notify discretionary planning applications S57 of the *Land Use Planning and Approvals Act 1993*, as per the requirements of S. 9 of the *Land Use Planning & Approvals Regulations*.
- B) Council set consistent parameters for public notification in addition to the requirements of S. 9 of the *Land Use Planning & Approvals Regulations*.

## 11 OFFICER'S COMMENTS/CONCLUSION

If Council opted to directly advertise to additional properties, it would have to be consistent in its approach and should not notify some applications more widely than others.

Determining which properties might be affected is a highly subjective matter and difficult to justify. Notifying as per the legislative requirements takes the 'guess work' out of determining which properties should be notified, particularly given that each property arrangement is different and varies greatly between residential, low density, commercial and rural properties. Notification outside of the statutory requirements may also be perceived as Council being selective in who is notified and who is not.

Further, there is a RMPAT decision – extract copied below, which advises clearly that Council's are not required to place notices on properties opposite and separated by a road, for very practical reasons as outlined below:

*J O'Brien, P Ibbott, G and A Graham v. Devonport City Council and Jaws Architects, J O'Brien, P Ibbott, G and A Graham v. Devonport City Council [2011] TASRMPAT 49 (13 April 2011)*

*25. The Regulation requires the copy of notice to be given to owners and occupiers of all properties adjoining the land. The idea that a property could be said to adjoin the subject land when it is separated from it by a road must be rejected. Adjoining means just that, "next to and joined with". There is no reason to qualify the word by reading in the word "immediately" or indeed any other word. To the extent that Graves v. Hobart City Council [2002] RMPAT 107 seems to be authority for the proposition that service of the notice extends to owners and occupiers of land separated by a public street or some other property from the subject site then this Tribunal respectfully takes the view that that decision cannot be correct. In Break O'Day Council v. RMPAT [2009] TASSC 59 Porter J was dealing with a provision in a planning scheme and accordingly determined the meaning of the word 'adjoining' in the context of that particular scheme. But importantly and helpfully His Honour analysed at par 18 and following a series of judgments in which the meaning of the word had been considered and concluded that there were occasions where the word enjoyed a 'loose' meaning and others when its meaning was more strict. Here the Tribunal takes the view that the narrower or stricter meaning of 'adjoining' is to be preferred since if the broader meaning were to be applied in practice it would be almost impossible to comply with the requirement on a day-to-day basis. It would be almost impossible to determine with precision upon which areas and which owners or occupiers of properties the notice would need to be served. It would be impossible to determine whether and to what extent, for example, service would need to be affected upon properties situated across a wide, major highway such as the Brooker Highway in Hobart. It cannot be that the obligation to serve a notice varies on a case-by-case basis depending on the nature and extent of a proposed development. The construction that the Tribunal prefers is that the word in the context of the Regulations must mean immediately adjoins, in actual contact with, shares a boundary with or is next to.*

## RECOMMENDATION

That

- A) Council Officers continue to notify discretionary planning applications S57 of the *Land Use Planning and Approvals Act 1993*, as per the requirements of S. 9 of the *Land Use Planning & Approvals Regulations*.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## DECISION

Cr Goninon/Cr Adams

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

That the matter be deferred to the next meeting, with the planning officer to formulate a proposal to notify neighbours more widely.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 052/19 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 January 2019.

### 2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 31 January 2019.

### 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-Jan-19

7

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,748,672	-\$10,748,672	-\$10,571,442	-\$177	98.4%	
Recurrent Grant Revenue	-\$4,131,618	-\$2,410,111	-\$1,475,521	-\$935	61.2%	
Fees and Charges Revenue	-\$1,743,731	-\$1,017,176	-\$1,239,759	\$223	121.9%	
Interest Revenue	-\$865,292	-\$504,755	-\$382,839	-\$122	75.8%	
Reimbursements Revenue	-\$51,609	-\$30,105	-\$74,745	\$45	248.3%	Accrued revenue adjustment included
Other Revenue	-\$1,414,805	-\$825,303	-\$667,822	-\$157	80.9%	
	-\$18,955,727	-\$15,536,122	-\$14,412,128	-\$1,124	92.8%	
Employee costs	\$5,258,745	\$3,067,601	\$2,788,428	\$279	90.9%	
Material & Services Expenditure	\$4,805,979	\$2,803,488	\$2,594,527	\$209	92.5%	
Depreciation Expenditure	\$5,400,473	\$3,150,276	\$3,150,592	\$0	100.0%	
Government Levies & Charges	\$773,062	\$450,953	\$556,427	-\$105	123.4%	
Councillors Expenditure	\$197,640	\$115,290	\$64,156	\$51	55.6%	
Interest on Borrowings	\$235,992	\$137,662	\$137,816	\$0	100.1%	
Other Expenditure	\$1,252,385	\$730,558	\$743,866	-\$13	101.8%	Pension rebates for full year
Plant Expenditure Paid	\$505,520	\$294,887	\$301,013	-\$6	102.1%	
	\$18,429,796	\$10,750,714	\$10,336,825	\$414	96.2%	
	-\$525,931	-\$4,785,407	-\$4,075,303			
Gain on sale of Fixed Assets	\$0	\$0	-\$1,113	\$1	0.0%	
Loss on Sale of Fixed Assets	\$520,505	\$303,628	\$5,359	\$298	1.8%	
Underlying (Surplus) / Deficit	-\$5,426	-\$4,481,780	-\$4,071,057			1*
	-		-			
Capital Grant Revenue	-\$1,399,186	-\$816,192	-\$1,596,591	\$780	195.6%	
Subdivider Contributions	-\$523,827	-\$305,566	0	-\$306	0.0%	
Capital Revenue	-\$1,923,013	-\$1,121,758	-\$1,596,591			
	-		-			

#### Budget Alteration Requests

- For Council authorisation by absolute majority

Budget

Budget

Actuals



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

	Operating	Capital	
<i>Capital works budget variances above 10% or \$10,000 are highlighted</i>			
Jan			
Original Budget Surplus / (Deficit)	-\$5,426		1* see above
- Interest on Investments 1	-\$117,541		1
- Interest on Investments 2	-\$34,650		2
- Audit Committee	\$500		3
- Local Government Election	\$28,859		4
- Council presentations and receptions	\$1,800		5
- Rate Income	-\$77,000		6 Supplementary rates prior to reval
- Base Grant Income	\$14,949		7
- Borrowing cost reimbursements	-\$36,015		8
- Interest expense on borrowings	\$36,015		9
- Rate Certificate Income	-\$15,000		10
- Insurance brokerage	\$470		11
- Photocopying fee income	\$1,400		12
- Perth Child Care services grant income increase	-\$10,776		13
- Cressy/Avoca Child Care services grant income increase	-\$32,318		14
- Cressy/Avoca Childcare fee income decrease	\$32,318		15
- Cressy/Avoca Childcare fleet running expenses	-\$3,210		16
- Cressy After School Child Care service income	-\$14,680		17
- Cressy After School Child Care service expenditure	\$27,900		18
- Longford After School Child Care service income	-\$22,900		19
- Longford After School Child Care service expenditure	\$22,900		20
- Child Care Services parental grant income/expenditure	-\$8,868		21
- Fire Levy increase in rate income	-\$8,000		22
- Training Guarantee Levy	-\$50,000		23
- Building Administration fee income	-\$20,000		24
- Training Guarantee Levy payments	\$50,000		25
- Building Administration payments	\$20,000		26
- Property sale reimbursements	-\$15,500		27
- Rental of properties	-\$6,500		28
- Commonwealth Parental Leave	-\$6,525		29
- Youth Officer (later commencement)	-\$14,000		30
- Ben Lomond contributions	\$10,000		31
- Plumbing Assessment fees	-\$4,000		32
- Building Plan Assessment fees	-\$1,200		33
- Planning Fees for Footpath Trading	-\$1,000		34
- Planning Appeal expenditure	\$20,000		35
- Planning consultancy	\$10,000		36
- Building Permit Authority fee income	-\$7,000		37
- Building Permit Authority notification fees	-\$5,000		38
- Building Fees	\$6,000		39
- Plumbing Permit fees income	-\$15,000		40
- Plumbing services	\$12,000		41
- Engineering subdivision fees	-\$3,000		42
- Road Grants	-\$42,309		43
- Bridge Grants	-\$41,043		43
- Emergency Management additional allocation	\$50,000		44
- Grant Income Peace garden	-\$11,980		45
- Contributions Peace garden	-\$3,228		46
- High Street Stormwater Grant Income		-\$110,000	47
- Lake River Riverworks	-\$4,243		48
- Rural litter collections	\$5,000		49
- Campbell Town Public toilet maintenance	\$20,000		50
- Ross Public toilet maintenance	\$7,500		51
- Avoca Public toilet maintenance	\$7,500		52
- Grant Income Cressy Pool Playground		-\$33,946	53
- Grant Income Morven Park Gym equipment		-\$5,550	54
- Grant Income Ctown Tennis Courts		-\$55,000	55
- Grant Income Morven Park improvements		-\$158,000	56
- Grant Income Campbell Town Rec complex		-\$750,000	57
- Evandale reserves other expenditure	\$3,250		58



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

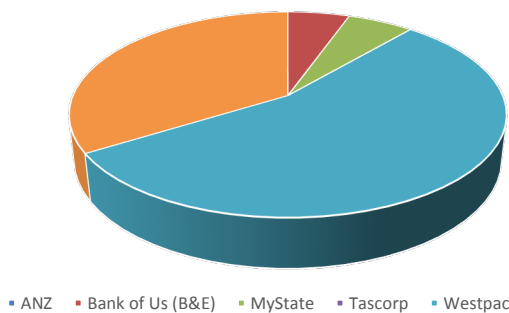
### 18 FEBRUARY 2019

- Avoca area waste removal	\$5,937				59
- Bishopsbourne waste management	-\$5,700				60
- Caravan Park lease income	-\$5,249				61
- Lake Leake licences	-\$2,632				62
- Ross Clinic lease forgone	\$6,600				63
- Grant Income Avoca Solar		\$15,000			64
- Peace garden expenditure	\$15,208				45
- Public Building Improvements	\$42,909	-\$42,909			65
- Public Building Improvements Ev Hall Internal painting	\$25,000				New
- Care a Car fleet purchase reimbursement		-\$25,509			67
- New items					
- Grant Income Ross Revealed Augmented Reality	-\$32,000				New
- Ross Revealed Augmented Reality expenditure	\$32,000				New
- Translink Lead Generation Project	\$15,500				New
New Operating Surplus	-\$151,978				
- Child Care Shade Sail		\$3,182			66
- Care a car fleet purchase		\$25,509			67
- Asbestos removal		\$10,000			68
- Painting Longford Library		-\$7,000			69
- Barton Road reconstruction		-\$20,000			70
- Cracroft Street kerb construction		\$20,000			70
- Arther St Clarence St Intersection		-\$69,347			71
- Grant Income Arthur Clarence St refund		\$46,617			71
- Bridge 4000 Storys Creek		-\$120,000	Defer		72
- Bridge 5241 Bridge Street		\$26,000			72
New items					
- Sheepwash Creek land acquisition & relocation of services		\$680,000			73 Water sewer stormwater
- Clarence Street land acquisition		\$250,000			New
Movement in Capital Budget		-\$320,953			
Dec					
Nov					
Lfd - High Street kerb and channel	750559	-\$95,000			Defer project until 2019/20
Lfd - High Street Stormwater diversion from Paton Street	788616	\$80,000			Additional allocation
Oct					
Cry - Recreation Ground Building Redevelopment	707923	-\$110,000			Defer part budget to 2019/20
Lfd - Council Chamber roof replacement		\$110,000			New project Min. 332/18
Sept					
B1469 Storys Creek Road Bridge replacement	741469	-\$100,000			Defer replacement until 2019/20
deferred to fund tender prices of other bridge replacements during 2018-19					
Ctown - Barton Road reconstruction	750100	-\$70,000			Savings from gravel cartage transfer
Lfd - Cracroft Street kerb and channel	New	\$70,000			New project Min. 263/18
Lfd - Caravan Park Improvements	New	\$100,000			New project Min. 274/18
August					
No budget alterations for August 2018.					
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		\$144,137	\$0	\$0	New Capital Project
July					
Council Chamber Carpark	720114	\$130,000	\$211,107		Works substantially complete
Council Chamber Access	759352	\$70,000	\$200,000	\$167,437	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	\$15,000	\$50,000		Additional Budget allocation
			\$250,000	\$246,562	Net cost of project expected
July					
Visitor Accommodation Permit Fee		\$250			Adjust Fees & Charges Schedule from \$251

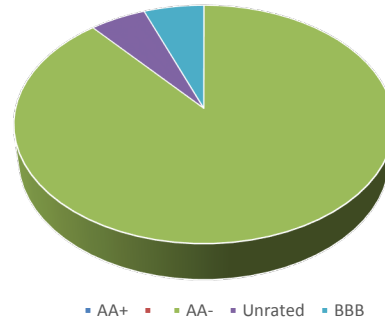
# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

B. Balance Sheet Items					
	Year to Date Actual		Monthly Change	Same time last year	Comments
<b>Cash &amp; Cash Equivalents Balance</b>					
- Opening Cash balance	\$20,475,543		\$21,893,649		
- Cash Inflow	\$13,701,334		\$822,543		
- Cash Payments	-\$13,357,431		-\$1,896,746		
- Closing Cash balance	\$20,819,446		\$20,819,446		
	-		-		
Account Breakdown					
- Trading Accounts	\$598,484				
- Investments	\$20,220,962				
	\$20,819,446				
	-				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/01/2019	31/01/2019	1.50	\$5,313	\$5,320
CBA Call Account	1/01/2019	31/01/2019	1.40	\$241,986	\$242,264
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
CBA	21/12/2018	21/03/2019	2.50	\$1,000,000	\$1,006,164
CBA	18/12/2018	18/04/2019	2.48	\$1,000,000	\$1,008,221
CBA	22/11/2018	22/05/2019	2.48	\$1,000,000	\$1,012,298
Bank of Us (B&E)	30/01/2019	30/07/2019	2.80	\$509,229	\$516,300
Westpac	7/11/2018	7/11/2019	2.75	\$2,500,000	\$2,568,750
My State Financial	25/12/2018	25/12/2019	2.90	\$1,256,237	\$1,292,668
Westpac	15/01/2019	15/01/2020	2.80	\$2,500,000	\$2,570,000
Bank of Us (B&E)	24/01/2019	24/01/2020	2.85	\$658,197	\$676,956
Westpac	4/10/2018	4/07/2022	3.37	\$5,500,000	\$6,195,189
Westpac	31/12/2018	29/06/2023	3.30	\$1,050,000	\$1,205,783
Total Investments				\$20,220,962	\$21,337,907

Investments by Institution

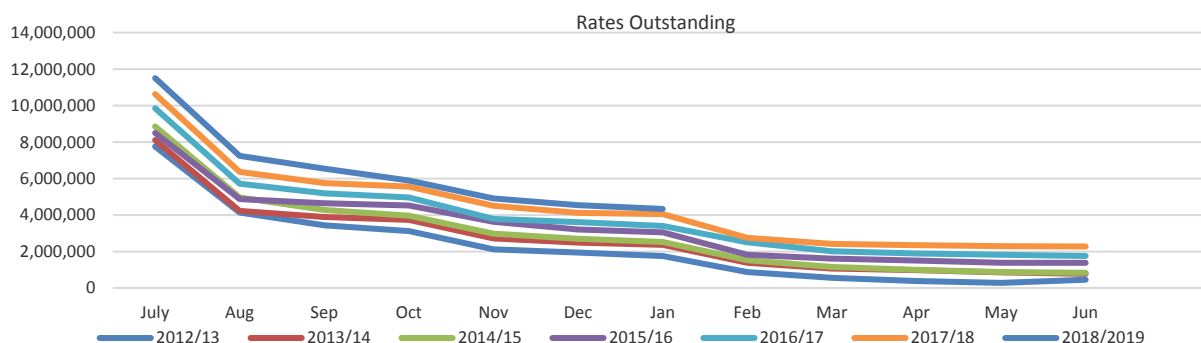


Total Investments by Rating (Standard & Poor's)



Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$2,245,313		\$1,742,445		
Rates Raised	\$10,669,432		\$10,157,467		
	\$12,914,745		\$11,899,912		
Rates collected	\$8,220,487	77.0%	\$7,516,235	75.7%	
Pension Rebates	\$450,050	4.2%	\$443,704	4.4%	
Discount & Remissions	\$101,563	1.0%	\$47,636	0.4%	
	\$8,772,099		\$8,007,575		
Rates Outstanding	\$4,331,172	40.6%	\$4,047,734	34.9%	
Advance Payments received	-\$188,526	1.8%	-\$155,397	1.3%	

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019



## Trade Debtors

Current balance	\$1,237,215		
- 30 Days	\$841,037		
- 60 Days	\$89,592		
- 90 Days	\$223,816		
- More than 90 days	\$82,770		
Summary of Accounts more than 90 days:	-		
- Norfolk Plains Book sales	711		Paid by outlet as sold
- Hire/lease of facilities	1,388		
- Removal of fire hazards	7,805		
- Dog Registrations & Fines	34,664		Sent to Fines Enforcement
- Private Works	3,873		
- Regulatory Fees	3,549		
- Govt Reimbursements	30,780		

## C. Capital Program

	Budget	Actual (\$,000)	Target 58%	Comments
Renewal	\$12,038,982	\$4,256,000	35%	
New assets	\$8,297,660	\$4,623,055	56%	
Total	\$20,336,642	\$8,879,055	44%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$2,655,080 incl c/fwd	94%	Bridge structure substantially complete
- Campbell Town Rec Ground Building	\$2,575,237	\$666,115	26%	Commencement of works Aug 18
- Campbell Town Rec Ground Site Works	\$484,933	\$37,488	8%	
- Campbell Town Rec Ground Tennis Centre	\$315,000	\$2,192	1%	
- Campbell Town Rec Ground Cenotaph	\$170,000	\$990	1%	
- Longford Rec Ground Redevelopment	\$1,340,000	\$873,256 incl c/fwd	65%	In progress
- Longford Sports Centre Extension	\$1,000,000	\$634,288 incl c/fwd	63%	Slab / Shed stage
- Council Chamber toilet/kitchen/roof	\$335,000	\$9,330	3%	DA stage
- Recreation Lighting Upgrade	\$1,365,379	\$1,351,063 incl c/fwd	99%	Substantially complete
- Barton Road Reconstruction	\$450,000	\$430,231	96%	Substantially complete
- Bishopsbourne Road Reconstruction	\$379,000	\$54,576	14%	Commenced Jan 19
- Campbell Town Main Street Improvements	\$900,000	\$108,414 incl c/fwd	12%	Design
- Bridge Replacements				
Tooms Lake Road B4619	\$265,000	\$45,680	17%	Commenced
Royal George Road B2380	\$196,000	\$7,700	4%	Tender accepted
Brambletyre Road B1820	\$124,000	\$40,434	33%	Tender accepted

\* 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	56.7%	73.4%	-16.6%	↘
- Own Source Revenue / Total Revenue	78%	90%	-11.6%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	0.0%	28.2%	-28.2%	↘
- Debt / Own Source Revenue	50.1%	57.4%	-7.3%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	37.6%	31.3%	6.3%	↘



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- Employee costs / Revenue	27.7%	19.3%	8.4%	↗
- Renewal / Depreciation	222.9%	135.1%	87.8%	↗
Unit Costs				
- Waste Collection per bin	\$10.43	\$11.47		↔
- Employee costs per hour	\$43.82	\$36.13		↗
- Rate Revenue per property	\$1,520.54	\$1,495.46		↔
- IT per employee hour	\$3.17	\$2.68		↘

## E. Employee & WHS scorecard

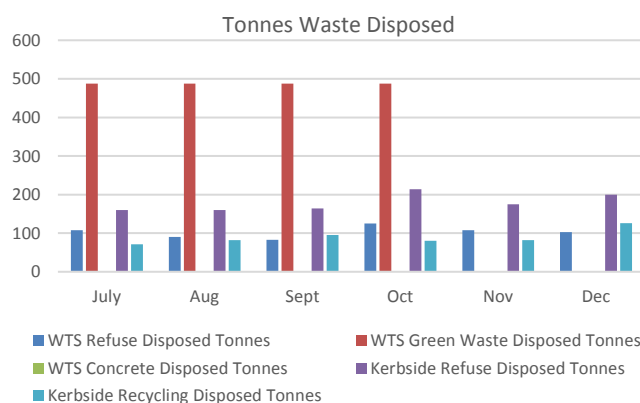
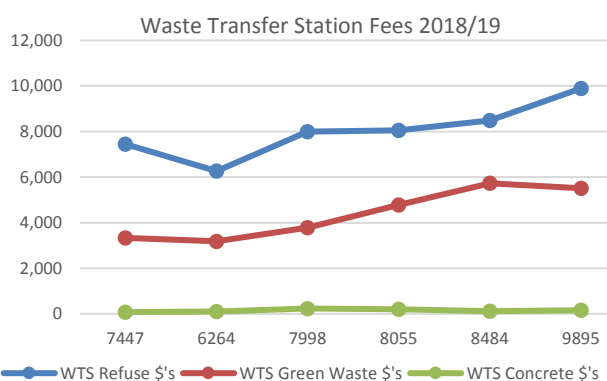
	YTD	This Month
Number of Employees	90	90
New Employees	15	3
Resignations	5	1
Total hours worked	77171	15465.83
Lost Time Injuries	1	0
Lost Time Days	0	0
Safety Incidents Reported	29	13
Hazards Reported	20	8
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	1	1
Insurance claims - Motor Vehicle	2	0
IT - Unplanned lost time	0	0
Open W/Comp claims	7	1

## F. Waste Management

Waste Transfer Station	2016/17	2017/18	2018/19 Budget	2018/19 Year to Date
<b>Takings</b>				
- Refuse		\$96,262	\$91,682	\$48,143
- Green Waste		\$55,282	\$49,600	\$26,328
- Concrete		\$1,333	\$1,500	\$895
<b>Total Takings</b>	<b>\$143,942</b>	<b>\$152,877</b>	<b>\$83,290</b>	<b>\$75,366</b>

### Tonnes Disposed

WTS Refuse Disposed Tonnes	1787	1510	1717	617
WTS Green Waste Disposed Tonnes	2500	4123	3631	1950
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2201	2299	1073
Kerbside Recycling Disposed Tonnes	1101	1037	1164	536
<b>Total Waste Tonnes Disposed</b>	<b>7728</b>	<b>8871</b>	<b>8811</b>	<b>4176</b>



## 4 OFFICERS COMMENTS

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending January 2019.
- 5.2 Capital Works Report to end January 2019.

## RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 31 January 2019.
- ii) authorise budget alterations as detailed in section 3A above.

## DECISION

Cr Adams/Cr Davis

That Council

- i) receive and note the Monthly Financial Report for the period ending 31 January 2019.
- ii) authorise budget alterations as detailed in section 3A above.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 053/19 2019/2020 MUNICIPAL BUDGET

*File:* Subject 24/029  
*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 for Council to set the parameters for the 2019-2020 Municipal Budget.

### 2 INTRODUCTION/BACKGROUND

The 2019-2020 Budget process is conducted mostly in accordance with Council's previously adopted procedure in an endeavour to finalise the process during June 2019:

- Issue a memo in February to Councillors and staff to list projects/ capital works for consideration and costing
- Place the Budget on Local District Committee agendas
- Conduct a Councillor Bus Tour during March (scheduled on Wednesday 27<sup>th</sup> March)
- List all major or new works/projects that have been considered by Council for consideration in the Budget process
- Set Budget parameters prior to drafting Budget
- Draft Budget having regard to:
  - i) Strategic Plan
  - ii) Budget parameters
  - iii) Local District Committee requests
  - iv) Long Term Capital Works programs
  - v) Departmental management and operational requirements
- Hold Council workshop/s to consider and review draft budget and review rating methodology
- Present a revised draft Budget to Council meeting for adoption
- Levy rates and charges in July.

With the Audit legislation requiring Annual Financial Statements to be completed by 15<sup>th</sup> August, it is suggested that Council move through the budget process with an aim to finalise/ adopt at the June meeting, this will allow financial staff to prepare and meet timelines for the end of year financial statements.

It is common practice each year for Council to undertake a Municipal Bus Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with Local District Committee representatives to discuss their issues of priority. It was resolved that the Bus Tour be held on Wednesday 27<sup>th</sup> March 2019, and for Councillors that cannot attend photos of capital works items listed be provided. An itinerary for the proposed Council Bus Tour will be prepared and circulated prior to the tour.

Proposed budget timetable is as follows:

18 February 2019	Council Meeting	Set budget parameters
27 March 2019	Bus Tour	
01 April 2019	Workshop	Capital Works Budget
6 May 2019	Workshop	Draft Budget 1
27 May 2019	Workshop (optional)	Draft Budget 2

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

3 June 2019	Workshop	Draft Budget 3
24 June 2018	Council Meeting	Adopt Budget
Mid-July 2019		Issue Annual Plan
Mid-July 2019		Issue Rates

## 3 STRATEGIC PLAN 2017/2027

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

- Lead –
  - Money Matters
- Core Strategies:
  - ♦ Budgets are responsible yet innovative
  - ♦ Efficiency in resource sharing and Council reform
  - ♦ Improve community assets responsibly and sustainably

## 4 POLICY IMPLICATIONS

Rating methods and financial policies will be considered during the Budget deliberations.

## 5 STATUTORY REQUIREMENTS

Council must adopt a Budget by absolute majority in accordance with section 82 of the *Local Government Act 1993*, prior to 31 August and not more than one month before the start of the financial year.

## 6 FINANCIAL IMPLICATIONS

Careful consideration must be taken to enable Council to have sufficient funds to maintain assets and meet commitments for the 2019-2020 financial period.

Some outside influences this year that need to also be considered include:

- Federal election/budget opportunities for external funding
- Continuation of Roads to Recovery grant funding program
- TasWater forecasted distributions level
- Bank Interest rates
- New EBA wage negotiations from 1 July
- Resource Sharing arrangements
- Development trends in area (incl Perth Road Bypass implications)
- Stimulus Projects in progress
- Debtors ability to pay.

## 7 RISK ISSUES

Council must adopt its budget to enable annual planning to commence and rates and charges to be levied for the 2019-2020 financial period.

## 8 CONSULTATION WITH STATE GOVERNMENT

A submission to the State Grants Commission papers was put forward for consideration during the Government Grant funding distribution process.

## 9 COMMUNITY CONSULTATION

Council meet with Local District Committees to discuss priority budget projects listed by the committees. There

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 18 FEBRUARY 2019

is also direct input into the formation of the Budget from ratepayers, and indirect input via councillors and departmental managers.

#### 10 OPTIONS FOR COUNCIL TO CONSIDER

The following budget parameters are suggested for the 2019-20 Budget for Council consideration, review and endorsement - note Hobart's December 2018 annual movement of CPI was 3.0 percent (National 1.8 percent).

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
- c) New services to be funded from new rates raised.
- d) User pays principle to be used where possible.
- e) Cash reserves to be quarantined or committed to specific planned projects. Stimulus loan repayments to be allocated on an annual basis.
- f) Wages to be indexed with Enterprise Bargaining Agreement, and other General Operating expenses be indexed by the LGAT calculated Local Government cost index for 2019 of *estimated 3.0%* or CPI (2.0% last year).
- g) Contract payments increased as per agreement provisions.
- h) Interest on investments calculated at 2.5 percent.
- i) 2% percent increase in financial assistance grant funding.
- j) State stimulus loan funding, at nil interest rate, being only borrowings from external sources for capital or operating expenditure, unless funded from new rates raised for new assets.
- k) Minimise any Annual Asset Renewal shortfall.
- l) General rate increases be modelled on a relationship to the LGAT calculated Local Government cost index of *estimated 3.0%* (was 2.0% last year) for the Budget period, plus any percentage determined in the LTFP for long term sustainability and for Asset Management renewal funding if required.

#### RECOMMENDATION

That Council adhere to its previously adopted Budget process as detailed above, and endorse the following 2019-20 Draft Budget parameters

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
- c) New services to be funded from new rates raised.
- d) User pays principle to be used where possible.
- e) Cash reserves to be quarantined or committed to specific planned projects. Stimulus loan repayments to be allocated on an annual basis.
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- g) Contract payments increased as per agreement provisions.
- h) Interest on investments calculated at 2.5 percent.
- i) 2% percent increase in financial assistance grant funding.
- j) State stimulus loan funding, at nil interest rate, being only borrowings from external sources for capital or operating expenditure, unless funded from new rates raised for new assets.
- k) Minimise any Annual Asset Renewal shortfall.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

- l) General rate increases be modelled on a relationship to the LGAT calculated Local Government cost index of *estimated 3.0%* (was 2.0% last year) for the Budget period, plus
- any percentage determined in the LTFP for long term sustainability, and
  - for Asset Management renewal funding if required.

## DECISION

### Cr Goninon/Cr Calvert

That Council adhere to its previously adopted Budget process as detailed above, and endorse the following 2019-20 Draft Budget parameters

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
- c) New services to be funded from new rates raised.
- d) User pays principle to be used where possible.
- e) Cash reserves to be quarantined or committed to specific planned projects. Stimulus loan repayments to be allocated on an annual basis.
- f) Wages to be indexed with Enterprise Bargaining Agreement, and other General Operating expenses be indexed by the LGAT calculated Local Government cost index for 2019 of *estimated 3.0%* or CPI (2.0% last year).
- g) Contract payments increased as per agreement provisions.
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- i) 2% percent increase in financial assistance grant funding.
- j) State stimulus loan funding, at nil interest rate, being only borrowings from external sources for capital or operating expenditure, unless funded from new rates raised for new assets.
- k) Minimise any Annual Asset Renewal shortfall.
- l) General rate increases be modelled on a relationship to the LGAT calculated Local Government cost index of *estimated 3.0%* (was 2.0% last year) for the Budget period, plus
  - any percentage determined in the LTFP for long term sustainability, and
  - for Asset Management renewal funding if required.
- m) Budget operating surplus of at least 5% of rate revenue.
- n) Emergency Management allocation equal to 10 year average actual expenditure (excluding grant reimbursements).

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **054/19 NOMENCLATURE - NAMING OF NEW ROAD: HAGGERSTON FARM ROAD AT PERTH**

*Responsible Officer:* Maree Bricknell, Manager Corporate Services

*Report Prepared by:* Natalie Horne, Administration Officer

### **1 PURPOSE OF REPORT**

This report considers the naming of a new road off Haggerston Road at Perth.

### **2 INTRODUCTION/BACKGROUND**

This name refers to a small section of road off the slip lane, coming from the new Midland Highway towards Haggerston Road. The road services two properties and is at a T junction with Haggerston Road. The nomenclature board has advised that this section of road requires a separate name.

Discussion was held with the Nomenclature Board with suggestion of Haggerston Farm Road being the preferred name.

### **3 STATUTORY REQUIREMENTS**

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

### **4 FINANCIAL IMPLICATIONS**

It is accepted that Council is responsible for installing road name signage associated with this road.

### **5 RISK ISSUES**

The Nomenclature Board's guiding principles for the assignment of place names state:

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

### **6 OFFICER'S COMMENTS/CONCLUSION**

The properties 'Haggerston' and 'Haggerston Vale' are accessed from the proposed Haggerston Farm Road. Naming of the road will allow rural addressing to be issued for the properties.

### **7 ATTACHMENTS**

7.1 Location Plan.





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

### **RECOMMENDATION**

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

### **DECISION**

Cr Goninon/Cr Lambert

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

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **055/19 APPLICATION TO RECREATIONAL BOATING FUND TO INSTALL FLOATING PONTOON AT LAKE LEAKE**

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

### **1 PURPOSE OF REPORT**

The purpose of this report is to seek Council support for the submission of an application to install a floating pontoon at the Lake Leake boat ramp.

### **2 INTRODUCTION/BACKGROUND**

In 2015 Council successfully applied for funding through the Marine and Safety Tasmania (MAST) Recreational Boating Fund to construct a new concrete boat ramp at Lake Leake. The original proposal was costed by the Department of Inland Fisheries and included a floating pontoon. Unfortunately, the floating pontoon could not be constructed as the budget was insufficient for these works.

Council again applied for funding in 2016 and 2017 to complete the project and construct the pontoon but were unsuccessful.

Users of the facility have continued to lobby MAST and Inland fisheries and have requested that Council again submit an application for the 2019/2020 year.

### **3 STRATEGIC PLAN 2017-2027**

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

- Lead –
  - Money MattersCore 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 FutureCore Strategies:
  - ♦ Strategic, sustainable, infrastructure is progressive

### **4 POLICY IMPLICATIONS**

N/A

### **5 STATUTORY REQUIREMENTS**

N/A

### **6 FINANCIAL IMPLICATIONS**

The estimated cost of this project is \$50,000.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## **7 RISK ISSUES**

The floating pontoon will improve safety for boat ramp users. Council's caretaker recently reported on an injury that occurred to a user of the ramp and stated that he believed that the floating pontoon may reduce the risk of such injuries occurring again in the future.

## **8 CONSULTATION WITH STATE GOVERNMENT**

Council has met with MAST on a number of occasions regarding this application and has made representations at Recreation Boating Fund Community Meetings.

## **9 COMMUNITY CONSULTATION**

Council has worked with users of the facility in the preparation of previous applications and will again seek letters of support from users prior to submitting a new application.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

To submit an application to the Recreational Boating Fund for the construction of a floating pontoon at Lake Leake or not.

## **11 OFFICER'S COMMENTS/CONCLUSION**

This project has strong support amongst users of the existing boat ramp and will allow for more convenient and safer use of the facility.

## **12 ATTACHMENTS**

12.1 MAST – Lake Leake Boat Ramp Upgrade – Boat Launching Facilities Plan

## **RECOMMENDATION**

That Council:

- a) provide in-principle support for the application to the Recreational Boating Fund for the construction of a floating pontoon at Lake Leake; and
- b) provide a financial contribution of \$.... toward the project or commit to paying a percentage of the cost.

## **DECISION**

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Lambert

That Council support the application in-principle, subject to receiving further information in relation to funding.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 056/19 ITEMS FOR THE CLOSED MEETING

### DECISION

Cr Goninon/Cr Lambert

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

Carried by absolute majority

## 057/19 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*.

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## 058/19 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*.

## 059/19 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

## 060/19 (1) PERSONNEL MATTERS

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

## 060/19 (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*

## 060/19 (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*

## 060/19 (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*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 FEBRUARY 2019

## 051/19 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*.  
*Legal Advice in relation to item 051/19*

## 061/19 LOCAL DISTRICT COMMITTEE MEMBERSHIP

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

### DECISION

Cr Calvert/Cr Polley

That Council

A) accept:

- Christine Robinson; and
- Marcus Rodrigues

as members of the Ross Local District Committee until the conclusion of the 2018-2020 term.

B) in relation to this matter:

- i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
- ii) determined to release the decision to the public

Carried unanimously

### DECISION

Cr Goninon/Cr Polley

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Knowles closed the meeting at 8.19pm.

MAYOR \_\_\_\_\_

DATE \_\_\_\_\_