



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 20 MAY 2019



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD AT 5.00PM ON MONDAY, 20 MAY 2019

125/19 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 (to 8.25pm), Mr Paul Godier – Senior Planner (from 5.04pm to 7.02pm), Ms Erin Boer – Urban & Regional Planner (6.45pm to 7.02pm), Mrs Gail Eachar – Executive Officer (to 8.25pm)

2 APOLOGIES

Nil

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127/19 ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay our respects 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.

128/19 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.

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

Cr Ian Goninon

C&D2 and PLN-19-0039 (C&D 1)

129/19 CONFIRMATION OF MINUTES

1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES 15 APRIL 2019

DECISION

Cr Adams/Cr Calvert

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 15 April 2019 be confirmed as a true record of proceedings.

Carried unanimously



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2 CONFIRMATION OF MINUTES OF COMMITTEES

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

	Date	Committee	Meeting
i)	10/04/2018	Cressy Hall Committee	AGM
ii)	10/04/2018	Cressy Hall Committee	Ordinary
iii)	30/07/2018	Cressy Hall Committee	Ordinary
iv)	28/01/2019	Epping Forest Hall Committee	Special
v)	05/02/2019	Perth Community Centre Management Committee	Ordinary
vi)	09/03/2019	Epping Forest Hall Committee	Ordinary
vii)	12/03/2019	Avoca Museum and Information Centre	Ordinary
viii)	02/04/2019	Perth Local District Committee	Ordinary
ix)	02/04/2019	Evandale Advisory Committee	Ordinary
x)	09/04/2019	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
xi)	11/04/2019	Evandale Advisory Committee	Special
xii)	14/09/2019	Devon Hills Neighbourhood Watch & Residents Committee	Ordinary
xiii)	01/05/2019	Longford Local District Committee	Ordinary
xiv)	07/05/2019	Campbell Town District Forum	Ordinary
xv)	07/05/2019	Evandale Advisory Committee	Ordinary

DECISION

Cr Lambert/Cr Adams

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

Carried unanimously

3 RECOMMENDATIONS OF SUB COMMITTEES

In the attached minutes of sub committees, no new recommendations have been noted as being for Council's consideration.

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 1 May 2019 the following motion/s were recorded for Council's consideration:

Mr Godier attended the meeting at 5.04pm

Heritage Overlay

The Longford Local District Committee requests that the heritage overlay is extended to cover Wellington, Marlborough, Pakenham to High Street and along Marlborough to Lewis Street and along Wellington to Bulwer Street. The LLDC request that Council include these suggestions into the Planning Scheme and Land Use Strategy.

Officers Comments

The Longford Local District Committee has requested the heritage overlay is extended to ensure the heritage feel of the town is kept.

Officer's Recommendation:

That Council consider the request when presented with the Local Provisions Schedules for approval.

DECISION

Cr Adams/Cr Polley

That Council consider the request when presented with the Local Provisions Schedules for approval.

Motion withdrawn



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Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Brooks

That the matter be deferred subject to a future report to Council providing further information.

Carried unanimously

Fred Davies Grandstand

The Longford Local District Committee requests that the historical Fred Davies Grandstand is retained and relocated to the original location.

Officers Comments

The Longford Local District Committee has requested that the grandstand is retained due to its historical and community value.

Officer's Recommendation:

That Council consider the request.

DECISION

Cr Adams/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

That the matter be deferred for a report to a future council meeting, the report to include: costs associated, how services/works would be carried out and how the grandstand would be brought to current standards, who would undertake the cost of refurbishment/relocation.

Carried unanimously

Mr Godier left the meeting at 5.19pm

Campbell Town District Forum

At the ordinary meeting of the Campbell Town District Forum held on 7 May 2019 the following motion was recorded for Council's consideration:

Opening Hours: Commonwealth Bank and Service Tasmania

The NMC request the Commonwealth Bank of Australia and Service Tasmania to extend their opening hours in Campbell Town.

Officers Comments

Both businesses already run on reduced contact hours.

Officer's Recommendation:

That Council support the request.

DECISION

Cr Calvert/Cr Adams

That Council support the request.

Carried unanimously

Perth Local District Committee

Developer Payments in respect of street tree plantings

DECISION

Cr Davis/Cr Lambert

That Council receive a report on payments made by developers to fund the planting of trees in new developments.

Carried unanimously



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130/19 SPECIAL COUNCIL MEETING: 27 MAY 2019

Mayor Knowles advised that in accordance with the unanimous decision (min. ref. 104/19) of 15 April 2019:

- i) a Special Meeting of Council is to be held at 5.00pm on 27 May 2019 to discuss and seek endorsement of the Northern Midlands Local Provisions Schedules to the Tasmanian Planning Scheme;
- ii) a notice of the special meeting was published in the Examiner Newspaper on Saturday, 18 May 2019; and
- iii) an agenda for the meeting is to be made available at least 2 days before the meeting.

DECISION

Cr Goninon/Cr Goss

That the special council meeting scheduled to be held on 27 May 2019 be cancelled.

Carried unanimously

131/19 DATE OF NEXT COUNCIL MEETING: 24 JUNE 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, 24 June 2019.



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132/19 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
06/05/2019	Council Workshop Discussion: <ul style="list-style-type: none"> Tourism Northern Tasmania: Future Funding Model Development Proposal Australian Regional Tourism (ART) & Convention Property matters Northern Midlands Council Tourism Projects 2019/2020 Budget Animal Control matters Load Limits
20/05/2019	Council Workshop Discussion: <ul style="list-style-type: none"> Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 16 April to 20 May 2019 are as follows:

Date	Activity
18 April 2019	Attended meeting with Jane Howlett, Longford
25 April 2019	Attended Ross ANZAC Day Dawn Service, Ross
25 April 2019	Attended Avoca ANZAC Day Service, Avoca
26 April 2019	Attended teleconference with Australian Local Government Women's Association, Gipps Creek
27 April 2019	Attended Official Opening of Scoreboard, Lighting and Cricket Pitch, Morven Park
1 May 2019	Attended meeting with Traders In Purple, Longford
1 May 2019	Attended meeting with TQM Meatworks, Cressy
1 May 2019	Attended meeting with Longford Primary School, Longford
1 May 2019	Attended meeting with ratepayer RE Anglican Church, Longford
2 May 2019	Attended AGFEST Official Opening, Carrick
6 May 2019	Attended meeting with John Tucker, Longford
6 May 2019	Attended Council Workshop, Longford
7 May 2019	Attended Campbell Town District Forum meeting, Campbell Town
7 May 2019	Attended Ross Local District Committee meeting, Ross
7 May 2019	Attended Avoca Royal George and Rossarden Local District Committee meeting, Avoca
7 May 2019	Attended Evandale Advisory Committee meeting, Evandale
8 May 2019	Attended TasWater AGM, Riverside
8 May 2019	Attended meeting with NTDC, Riverside
8 May 2019	Attended Morven Park Committee AGM, Morven Park
9 May 2019	Attended meeting with TQM Meatworks, Cressy
9 May 2019	Attended meeting with Heart FM, Longford
10 May 2019	Attended 2019 Australia Day Honours event, Government House, Hobart
15 May 2019	Met with resident re Perth cemetery
17 May 2019	Attended meeting with Avoca Museum and information Centre regarding Avoca Anglican Church, Avoca
20 May 2019	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

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
- (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.



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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	66	96	84			819	884
337	58	53	31	42	58	24	19	31	38	45			399	429

6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for APRIL		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	17	213	4,123	100,074
Dogs Impounded	84	5,556	5	235	62	3,758
Euthanized	-	-	-	-	4	-
Re-claimed	71	-	3	-	46	-
Re-homed/To RSPCA	10	-	2	-	12	-
New Kennel Licences	12	840	-	-	8	576
Renewed Kennel Licences	64	2,752	-	-	70	3,080
Infringement Notices (paid in full)	76	12,458	18	1,275	48	9,169
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
TOTAL		127,771		1,723		116,657

Registration Audit of the Municipality:

Audit being conducted 1 day per week

Kennel Licence Inspections:

Kennel licence inspections and dangerous dog inspections are underway.

Microchips:

1 dog was microchipped.

Infringements:

0 infringements issued for April.

Attacks:

1 attack on sheep and 2 attacks on dogs (vet bills paid and dog owners asked for no further action to be taken).

Impounded Dogs:

5 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.



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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	TBA	TBA
April-June	16	45	39	37		

Northern Midlands Medical Services provide the in school immunisation program for the Northern Midlands Council.

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	3
Inspection of Food Premises	154	75	77	123

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	2	2	-		
Building & Planning	1	-	1	1	3	3	5	4	4	1		
Community Services	-	-	-	-	-	-	-	1	-	-		
Corporate Services	-	1	-	-	1	-	-	-	1	1		
Governance	-	-	-	-	-	2	2	-	-	1		
Waste	-	-	1	-	-	-	-	-	-			
Works (North)	10	26	30	2	14	21	25	28	29	9		
Works (South)	-	-	2	-	1	-	-	-	-	-		

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

Date	Recipient	Purpose	Amount \$
	Council wages and plant	Assistance to Campbell Town SES	839
	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 Defibrillator case fundraising	100
Planning/Building Applications Remitted			
16-Jul-18	Parks & Wildlife Department	Ben Lomond Temporary Facilities	340



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Date	Recipient	Purpose	Amount \$
School & Bursary Programs			
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
13-Feb-19	Kiarna Stonehouse	Bursary Program 2019 - instalment 1	1,000
13-Feb-19	Eden Arrieta Shadbolt	Bursary Program 2019 - instalment 1	1,000
13-Feb-19	Lia Eacher	Bursary Program 2019 - instalment 1	1,000
26-Feb-19	Aladdin Addicoat	Bursary Program 2019 - instalment 1	1,000
13-Mar-19	Bella Smith	Bursary Program 2019 - instalment 2	1,000
Sporting Achievements			
17-Jul-18	Ms Sophie Fletcher	2018 Tas Senior Bowls Team	62
17-Jul-18	Ms Judy Gurr	2018 Tas Senior Bowls Team	62
18-Jul-18	Mr Jack Jarman	2018 Tas Senior Bowls Team	62
31-Jul-18	Ms Denise Middap	2018 Tas Senior Bowls Team	62
22-Aug-18	Ms N Cawthen	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Mr Simon Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Shenaye Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Julie Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
21-Aug-18	Miss Ava Walker	Interschool Championships Equestrian Competition	62
21-Aug-18	Miss Lucy Johnston	Interschool Championships Equestrian Competition	62
21-Aug-18	Mr Archie Clayton	Karl Prosselt Cup U12 Soccer Team	62
26-Mar-19	Miss Taylah Quillam	Aust Little Athletics Championships	62
30-Apr-19	Mr Joel Strickland	Royal Perth Show 2019 Young Poultry Judges Championships	66
TOTAL DONATIONS			\$ 34,522

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/03/2019	077/19	Management of The Campbell Town War Memorial Oval Multi-Function Centre	That Council: a) adopts the proposed management model; and b) sets an allocation in the 2019/20 municipal budget for a part-time booking officer to manage the Campbell Town War Memorial Oval, Campbell Town Hall and Campbell Town Guide Hall, equating to 24 hours per week; and c) sets an allocation in the 2019/20 municipal budget for an online booking system; d) authorises officers to commence meeting with relevant stakeholders to discuss the management model; and e) further investigate the model for other facilities across the municipality.	Community & Development Manager	Meetings with stakeholders commenced. Draft agreement with Campbell Town Oval stakeholders. Agreements being drafted for Longford Recreation Ground stakeholders.	
18/02/2019	047/19	Proposed Mural Installation: Perth	That Council supports the proposed mural installation in Perth and the following steps	Community & Development	Implementation strategy drafted. Presented to PLDC	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			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.	Manager	on 2/4 for comment, awaiting feedback.	
18/03/2019	075/19	Public Notification to Adjoining Property Owners	That the matter be deferred to a future workshop	Community & Development Manager	Listed for future Council Workshop.	
15/04/2019	101/19	Recommendations Of Sub Committees - Ross Local District Committee - 7.3 Suspension of Australia Post Mail Deliveries	That the recommendation be noted and the matter be discussed in closed council	Community & Development Manager	Response to Ross Local District Committee sent.	
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	Concept plan received. For future Council workshop discussion.	
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	Meeting scheduled for early June with Bendigo Bank to progress arrangements for community meeting.	
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. Five councils agreed to participate	



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
					in 12 month trial for a share legal service. Contract prepared and being reviewed.	
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.	
15/04/2019	106/19	Northern Tasmania Development Corporation Ltd (NTDC): Federal Election Advocacy Regional Projects	That Council support the following five (5) Regional Priority Projects identified by NTDC for advocacy during the forthcoming Federal Election: 1) Population Program 2) TRANSLink Launceston Gateway 3) FermentTasmania Centre 4) Bioenergy Plant Westbury 5) Hydrogen Energy	General Manager	Advice provided to NTDC. Formal response prepared.	
18/03/2019	078/19	Odour Issues, Longford	That 1) the Mayor write to the Minister responsible for the Environmental Protection Authority, TasWater and JBS Swift detailing the ongoing complaints being received regarding odour in Longford and request a formal response identifying the action being taken to eliminate the odour nuisance. ...	General Manager	INFO update.	
15/04/2019	101/19	Recommendations Of Sub Committees - Longford Local District Committee - 6.11 Cycling in Longford	That Council consider the request of the Committee.	General Manager	Funding allocation to be made in 2019/2020 budget to review the plan.	
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; seeking support for the expanded Perth Early Learning Centre.	General Manager	Both federal political parties have provided a \$2.6M financial commitment to the project.	
15/04/2019	108/19	Request to Vary Covenant Requirements: Cambock Lane AB Line	That Council consent to vary the covenant requirements of CT47879/8 as detailed in the schedule of easements and marked on the folio plan, to allow the construction of an outbuilding north of the AB line on 17 Cambock Lane, Evandale in accordance with the attached documents.	Urban & Regional Planner	Matter noted and associated planning permit issued.	
18/03/2019	070/19	Australian Local Government Association (ALGA): 2019 National General Assembly Of Local Government Call For Motions & Conference Attendance	That Council authorise the attendance of Mayor Knowles and Cr Goss (subject to availability) at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019; and	Exec Assistant	Mayor Knowles registration complete. Report to Council May 2019.	
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 updated 7/3/2019.	
15/04/2019	104/19	Special Council Meeting	ii) a notice of the special meeting is to be placed in the Examiner Newspaper on	Exec Assistant	Advertised 18 May. Agenda being prepared.	



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			Saturday, 18 May 2019; and iii) the agenda for the meeting be made available at least 2 days before the meeting.			
18/03/2019	080/19	Application To Recreational Boating Fund To Install Floating Pontoon At Lake Leake	That Council provide a financial contribution of 50% of the cost up to a Council contribution of \$50,000 for the construction of a floating pontoon at Lake Leake.	Engineering Officer	Application submitted, awaiting response from MAST.	
15/04/2019	112/19	Northern Tasmanian Waste Management Group: Landfill Levy Amendment	That Council support an increase in the Waste Management Levy from \$5.00 to \$7.50 for the 2019-2022 period.	Engineering Officer	NTWMG advised of Council's support.	
18/02/2019	040/19	Wheelie Bins at Unit Developments	That Council ... 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.	Engineering Officer	To be considered when preparing tender documents. Launceston City Council have advised that they no longer wish to participate in a combined tender process with the northern councils.	
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 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. Listed for future workshop presentation.	
15/05/2017	149/17	Council's Social Recovery Plan	That Council adopt the Northern Midlands Social Recovery Plan and undertake a community education campaign to get the message about the Plan and its operation out widely across the Northern Midlands.	Project Officer	Community education campaign commenced with article in media.	
15/04/2019	110/19	Heart FM Community Radio Station Support	That Council agree to facilitate a Community Meeting, most likely in May subject to the support of City Park Radio and WayFM community radio stations.	Project Officer	Working with NMBA to organise and promote the community meeting.	
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.	
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	Discussed at 4 February 2019 Council workshop. Building Better Regions Fund grant offer for the project March 2019. Work ongoing.	
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	Project Officer	Being progressed after mid-year budget review.	



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			consider funding these items in the mid-year budget review process.			
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	Ongoing.	
18/03/2019	067/19	Recommendations Of Sub Committees - Ross Local District Committee - 7.6 Giveaway Signs	The Ross Local District Committee expresses its concerns regarding the lack of traffic control measures on four dangerous intersections in Ross, namely: Bond St and Bridge St, Bond St and Badajos St, Waterloo St and Badajos St and; Park St and Bridge St. The Ross Local District Committee respectfully requests that the Northern Midlands Council install either Give Way Signs or mini roundabouts at these four intersections. That Council officers investigate the recommendation of the Committee.	Engineering Officer	Traffic management engineer engaged to assess.	
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.	
15/04/2019	111/19	Nomenclature: Changes to Street Names – Esplanade, Ross & Esplanade, Campbell Town	That Council not agree to the Nomenclature Board's recommendation to include the locality in the street name and that the status quo remain.	Corporate Services Manager	Nomenclature board notified of Council decision.	
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	Listed for discussion at future Council Workshop.	30/07/2019
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, once Sheepwash Creek works finalised.	TBA
15/04/2019	104/19	Special Council Meeting	That i) a Special Meeting of Council be held at 5.00pm on 27 May 2019 to discuss and seek endorsement of the Northern Midlands Local Provisions Schedules to the Tasmanian Planning Scheme;	Senior Planner		

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	Community sessions planned in June 2019 in Longford and Campbell Town as an element of the development of Council's Economic Development Strategy.	

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration	General Manager	All approvals in place for Evandale entrance statement construction. Construction to commence May 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	Quote to be sought.	
18/09/2017	293/17	Nomenclature – Naming of New Street: Effra Court, Perth (Off Edward Street)	That Council ii) develop guidelines for the naming of streets, with links to indigenous and old family names favoured.	Corporate Services Manager	Tas Place Naming Guidelines introduced list of local suggested names to be workshopped.	
19/02/2018	34/18	Recommendations of Sub Committees - Perth Local District Committee - Perth Bicentenary 2021	That the appointment of a Special Committee to coordinate the 2021 Perth Bicentenary celebrations be discussed at a future Council workshop, prior to a Council report being prepared.	Exec Assistant	Sub committee established. Meeting held with Council's Tourism & Events Officer.	
18/02/2019	048/19	Northern Midlands Volunteer and Business Community Expo	Council officers commence organisation of the Expo.	Tourism Officer	Commenced.	31/12/2020

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

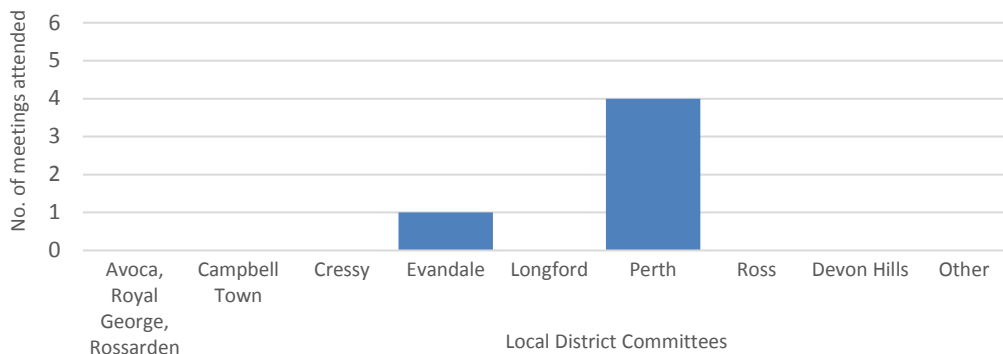
11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Meetings/Conferences

- Council meetings:
 - Ordinary Meeting 15 April March
- Council Workshops:
 - 1 April
 - 8 April – Regional Land Use Strategy
- Executive Management Team:
 - 9 April
- Staff Meeting
 - 2 April
 - 16 April
- Community meetings:

**2018/19 Meetings Attended
year to date**



- Attended fortnightly site meetings with contractors – Campbell Town Recreation Ground Redevelopment
- Attended weekly Longford Recreation Ground – Contractor meetings
- Met with developer re potential subdivision at Perth



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

- Attended LGAT GM's Workshop
- Met with Department of State Growth re screening tree plantings at Perth
- Met with representatives of Longford Cricket Club
- Met with Longford Local District Committee Chair
- Met with Evandale Advisory Committee Chair
- Met with John Perry, Coordinator General, re development proposal
- Attended Longford Railway Bridge Committee Meeting
- Attended outdoor staff toolbox meeting
- Met with developer re subdivision at Longford
- Attended Avoca Primary School AGM
- Attended Northern Tasmania Waste Management Group Event
- Met with Department of State Growth and landowners re Perth Links Road screening trees
- 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
- Citizenship ceremonies
- Newsletters
- General correspondence.

c. Human Resources

- Recruitment
 - Works Supervisor – appointed and commenced 8 May 2019
 - Early Childhood Educators (Casuals) – applications extended, now closing on 10 May 2019
- Employer of Choice nomination was successful in getting through to the final stage of judging. The Awards dinner will be held in Hobart on 27 June 2019, where we will find out if our nomination has been successful
- Corporate Services Department review complete and with the GM for his consideration. Summary document has been prepared for the Corporate Services Manager
- EBA negotiations – First meeting held on 1 May 2019, where ASU presented their log of claims. NMC to present their log of claims at the next meeting to be held on 14 May 2019
- 2019 Performance Appraisals have been distributed to Management. Completion of these is due by 21 June 2019
- 2019 Management Challenge (composite team of 6 – NMC, MVC, WTC) – management pre-task submitted at the end of April 2019. Management Challenge will take place on 9 May 2019
- 5 Outdoor employees confirmed to attend Weed Inspection training on 22 May 2019 in Campbell Town
- HR Workplace Behaviour Policy Suite – currently under review, approximately half way through



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

- Reviewing Youth Policy – almost complete
- 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. 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

e. 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

f. 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
- Response and investigation of reported dog attacks
- Conduct routine dog patrols within the municipality
- Review and renew kennel licenses within the municipality
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Chairing Cat Management Working Group meetings (NRM North, surrounding Councils and other relevant groups)
- 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
- Meeting with developers to discuss requirements, as required
- Attendance at Consumer, Building & Occupation Services Permit authority forums
- Participation in Planning & Building Portal
- Ongoing review of Building for Bushfire Bulletins

c. Planning

- Preparation of Local Provisions Schedules for incorporation into statewide Planning Scheme
- Participation in the Launceston Gateway Precinct Master Plan project working group
- Participation in Regional Planning Scheme issues
- Attendance at forum regarding amendment to Northern Tasmania Regional Land Use Strategy
- 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



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

- Preparation of Perth Recreation Strategy brief
- Northern Midlands Land Use Strategy
- Response to enquiries and development opportunities
- Amendments to interim scheme
- Assessment of development proposals
- Liaison with appellants and RMPAT regarding Planning Appeals

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, review of existing by-law, issuing reminders and notices where licences have not been applied for
- 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
- 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 – review and update as required
- *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. 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

h. 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

i. 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



NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 MAY 2019

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
- Commence planning for Northern Midlands Business and Volunteer Expo

3. CORPORATE SERVICES

a. Customer Service

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

b. Finance

- Issue and collection of Rates and Animal registration and sundry fees and charges.
- Municipal revaluation 2019 tender process, valuation maintenance and adjustments, and supplementary valuations.
- Street numbering, address allocation and road and street naming.
- Cash, electronic receipting, and direct debit system administration.
- Rate interest and penalty calculations and administration.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of Centrelink data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries. ABN administration. Electronic Ordering and committals.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Debt Collection and issue Debt summons. Manage Agency Debt Collection contracted services.
- Municipal Budget and adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report. Related Party Disclosures.
- Grants Commission administration, sundry grant reporting and auditing. Committee financial management support and auditing.
- Stimulus loan funding applications, administration and repayment procedures.
- Property ownership, licences and leases, and aged care unit tenancy.
- Unclaimed monies register and Public Land Register.
- Records Management, archives, scanning and disposal process, new resident's information, council information policies and procedures.
- Banking & Investments, borrowings administration. Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2018/19 Rating, coding and maintenance.
- General Finance issues, Grant Funding issues, Tax issues including GST, PAYG, FBT, Fuel & Land Tax, ATO Creditor information.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, quarterly and annual reports.
- General accounting, correspondence and reports.
- Audit & Audit committee procedures, processes and support.
- Waste Transfer Station Management issues, kerbside waste collection contract issues and special clean-up service.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.
- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support/funding.
- Light Fleet Management.
- 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.
- Livepro System setup to replace old Infonet system.
- Support new Open Office Town Planning replacement implementation process.
- Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.
- Sundry database creation and maintenance – incl Outgoing Mail Register.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation and training.
- WiFi network and hotspots & CCTV camera setup and maintenance.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software maintenance.
- Audio system improvements in community facilities
- Sundry IT reports, audits 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.
- Cressy School After School Care service.
- Longford After School Care service.
- 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.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

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

- 3 Lot Dixon Subdivision, Anstey Street, Longford has reached 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 practically complete.
- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for construction of new building at Longford Sports Centre – practically complete
- Tender for Sportsground Lighting – Light towers have been installed at Campbell Town, Longford and Perth, Evandale, some site clean-up works still to be completed.
- Tenders awarded for three bridges:
 - Tooms Lake Road – practically complete
 - Brambletye Road – completed
 - Royal George Road – completed.

f. Flood levee

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

g. Engineering

- Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.
- Development of stormwater plans for all towns as required by the Urban Drainage Act 2013 – ongoing.
- Input into heavy vehicles and bridge working group with Department of State Growth and other Councils – ongoing.

h. Capital works

- High Street, Evandale – stormwater practically complete, kerb works completed except for seal.
- Union Street, Longford, stormwater main upgrade works commenced.

12 RESOURCE SHARING SUMMARY: 01 JULY 2018 TO 30 JUNE 2019

Resource Sharing Summary 1/7/18 to 30/6/19 As at 30/4/19	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	188.00	10,389.36
Street Sweeper - Plant Hire Hours	164.00	13,707.92
Total Services Provided by NMC to Meander Valley Council		24,097.28
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	622.10	42,589.20
Total Service Provided by MVC to NMC		42,589.20
Net Income Flow		- 18,491.92
Total Net		- 18,491.92
Private Works and Council Funded Works for External Organisations		
Economic & Community Development Department		
Northern Midlands Business Association		
Promotion Centre Expenditure		
- Tourism Officer	68.00	Not Charged to Association, funded from Council Budget A/c 519035



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Works Department Private Works Carried Out	125.50
	193.50

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		April 2019	Total 2018/19	April 2018
Damage to locks and toilet roll holders, Valentines Park toilets	Campbell Town	\$ 500		
TOTAL COST VANDALISM		\$ 500	\$ 14,050	\$ 300

14 YOUTH PROGRAM UPDATE

Prepared by: Billie-Jo Lowe, Youth Officer

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

PCYC sessions were held in Evandale, Perth and Longford during Match with the following attendance:

Session Venue	Date of Session	Attendees	Total Sessions	Total Attendance
Perth	4 April	6	1	8
	11 April	2 (cancelled on the night due to low numbers)		
Evandale	5 April	13	1	13
	12 April	not held – student free day		
	19 April	not held due to school holidays		
	26 April	not held due to school holidays		
Longford	3 April	2	2	16
	10 April	14		
	17 April	not held due to school holidays		
	24 April	not held due to school holidays		

Free2B girls program

The Free2B girls program (an after school well-being program for girls aged 10-12) commenced on 8th May with 13 participants. The group is facilitated by Megan Denne and volunteer Emily Maloney, also supported by Chaplain Bec Cameron from Longford Primary School will be held each Wednesday 3.00 - 4.30pm at the Longford Town Hall. The Longford Commonwealth Bank is kindly sponsoring \$500 for the purchase of food for the group.

Cressy District High School Drop-In Zone Project

Billie-Jo is liaising with the school support team at Cressy District High School regarding Council support for a Drop-in Zone. The Drop In Zone will be opened during lunchtime and will enable students to access support from the support staff who will be present to talk to students who may be in need of additional support. The Zone will be a place of safety if students are experiencing bullying or social isolation in the school-yard. The Drop-In Zone project will serve to improve student mental health through provision of a safe and supportive place to go within the school grounds. The Zone will include physical and social activities including visits from the YMCA Launceston once per term who will provide specialised activities (active team game sessions and 'bubble balls').

Avoca Primary School

Billie-Jo is liaising with the principal and staff at the school to support students and families with the school closure and transition of students to Campbell Town. Billie-Jo will liaise with YMCA and other agencies to hold activities for the students at Avoca involving "peer" students from Campbell Town who will attend to socialise with the transitioning students.

Billie-Jo will also assist the school committee to plan an end of year event.

YMCA

Billie-Jo is in discussion with YMCA Launceston who are interested in facilitating programs in schools throughout the municipality. There will be a need to identify sources of funding to enable YMCA to provide regular programs in the region. There is also potential for youth camps and other events to be facilitated in partnership with YMCA.



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Youth Mental Health Project

Billie-Jo is continuing to liaise with mental health service providers to determine their capacity to service the region. There is potential for services to provide from the Longford Community Health Centre and the Campbell Town Health Service. Billie-Jo is meeting with a key group of service providers in Campbell Town to determine the youth mental health needs and improve the service delivery.

Discussions are also being held regarding preventative and early intervention initiatives for youth mental health across the municipality.

15 STRATEGIC PLANS UPDATE

Prepared by:

Lorraine Green, Project Officer

CURRENT AS OF 6 MAY 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
Blessington			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15	Nov-15	<ul style="list-style-type: none"> • Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations. • Potential private investor showing interest in late 2016 • Ben Lomond Committee received \$60,000 election commitment to assist with improving the water supply of the ski fields • State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder • Jan 2019: Application submitted nominating Ben Lomond as the state's next iconic walk.
Campbell Town			
War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	<ul style="list-style-type: none"> • Development Plan submitted to Council Sept 2014. • Council requested assessment of the viability of the Multi-Function Centre
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	<ul style="list-style-type: none"> • Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional Centre' discussed at Feb 2016 Council Workshop. • National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre. • Election commitment by federal Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Funding agreement signed February 2017. • Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 2016. Reviewed by Stakeholder Group and presented at February Council workshop. • Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding for the redevelopment. • Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful. • Nov 2016: Council contracted JMG to design and document the new oval lighting. 17 Jan 2017: Northern Economic Stimulus package funding secured to upgrade oval lighting. Work commenced May 2018. • Dec 2016: Request to Philp Lighton Architects for a layout plan & concept sketches for improvements around the cenotaph & a display area in entrance to the Multi-Function Centre. Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade. • Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM • Development Application P17-126 received on 8 May 2017. • September 2017: Funding application submitted to TCF for \$55,000 towards the development of a tennis court and a multi-purpose court at the Oval precinct.
c) Management of Redevelopment (Philp Lighton Architects)			



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d) Multi-Functional Centre (Vos Group)	Feb-18		<p>Notified 28 November that application was successful. Grant deed executed and funds received. Final report due 31 August 2019.</p> <ul style="list-style-type: none"> • AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Tax invoice submitted March 2019. • November 2017: Funding application submitted to Sport & Recreation Tas for \$80,000 to assist with the courts development. Notified January 2018 the funding has been secured. Grant deed executed. • Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Grant deed signed. • Expression of interest submitted to Levelling the Playing Field Grant Program – not successful. • Tennis court tenders closed 10 October 2018. • First and second progress reports to Australian Govt Community Development program submitted. • Feb 2019: Ground lighting complete, tennis court development underway. • May 2019: detailed project plans for cenotaph project received. • Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Vos Group tender accepted at February 2018 Council Meeting. • Feb 2018: variation to Community Development Programme Funding Agreement signed – extending completion date from June 2018 to June 2019. • 18 April 2018: work on oval lighting upgrade underway. • 27 April 2018: Phil Lighton provided planning drawings for centre and courts ready to be lodged for planning approval and advertising by Council. Completed. • Works commenced on multi-function centre Sept 2018 and 90% completed to date.
CBD Urban Design and Traffic Management Strategy (GHD) (Lange Design and Rare Innovations)	May-16	Nov-17	<ul style="list-style-type: none"> • GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6 April 2017 • Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy • Strategy adopted for consultation purposes at May 2017 meeting. Public consultation session held 13 September 2017 • Final report accepted at November 2017 Council Meeting. • Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy. • 20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. • Stage 1 concept plan received April 2018. • State Liberal 2018 election commitment of \$1.9million for Midland Highway underpass near War Memorial Oval precinct. • Main Street Tree Planting Report received Feb 2018.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15	Oct 17	<ul style="list-style-type: none"> • Draft Master Plan received May 2016: structural assessment approved Aug 2016 • Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure. • Liberal election commitment of \$100,000 to upgrade the kiosk, install a shade structure and a playground. Grant deed signed. • Funding applications to Tasmanian Community Fund and Stronger Communities Program for the children's playground submitted. Funding secured from both sources. Playground installation completed May 2019. Final reports to funding bodies due 30 June 2019. • Nationals in Government funding commitment of \$400,000 made March 2019. Grant deed awaited.
Recreational Ground Master Plan (Lange Design)	Feb-17	April 18	<ul style="list-style-type: none"> • Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council. • 17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package. • Feb 2017: Lange Design and Loop Architecture contracted to develop the master



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			<ul style="list-style-type: none"> plan. Draft Master Plan accepted at October 2017 Council Meeting – released for public comment. Council accepted the 2030 Master Plan at April 2018 Council Meeting. April 2018: option study for changerooms and club facilities being undertaken by D Denman & Associates. May 2019: Expression of Interest to Levelling the Playing Field grant program for inclusive changerooms submitted.
Evandale			
Honeysuckle Banks			
a) Master Plan (Jeff McClintock)	Oct-15	-	<ul style="list-style-type: none"> Draft master plan released for community consultation Jan 16: discussed at council workshop & need for the plan to be reviewed in light of frequent flooding of the reserve.
b) Review of Master Plan (Lange Design)	Oct-16	May-17	<ul style="list-style-type: none"> Draft plan received: presented at Feb 2017 Council Workshop: Lange Design requested to revise the plan. Revised plan received 9 March 2017. At May 2017 Council meeting, Council <ul style="list-style-type: none"> i) accepted in principle the Honeysuckle Banks Plan; ii) consider funding the minor works components of the plan in future Council budgets, and iii) request Council Officers to seek to secure external grants to assist with the implementation of the full plan.
Morven Park Master Plan (Lange Design)	Nov-16	Oct-17	<ul style="list-style-type: none"> Work underway 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Work underway June 2018. March 2017 assisted with application for solar panels on clubrooms Draft Master plan accepted at October 2017 Council Meeting – released for public comment. State Liberal election commitment of \$33,000 for cricket pitch upgrade; \$158,000 towards grounds upgrade and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment. Council accepted 2030 Master Plan at April 2018 Council Meeting. June 2018: oval lighting and scoreboard upgrades underway. Expression of Interest submitted for Levelling the Playing Field Grant – notified successful and stage 2 of the application process submitted. 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. Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome unsuccessful. Feb 2019: funding (\$430,300) secured under Levelling the Playing Field State Government Grant Program. Grant deed signed and tax invoice submitted. Final report due 30 June 2020. April 2019: Labor Party election commitment of \$2m to the project.
Longford			
Community Sports Centre Master Plan (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> June 2016: application requesting \$504,722 GST excl. lodged with State Government Regional Revival Program including a business plan. Advised Sept 2016 application was unsuccessful. 17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package Planning permit issued 22 December 2017. March 2018: Tender for new gym and amenities shed awarded to RT & NJ Construction Services. Work underway. Funding application to TCF for funds towards the fitness room, meeting rooms, entrance, amenities and external services upgrade submitted August 2018. Outcome unsuccessful. May 2019: work approaching lock-up stage.



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Visitor Appeal Study (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> Recommendations implemented include the establishment of a local business & tourism group, development of a destination playground, upgrading of lighting & displays at Visitor Information Centre at JJs, and development of a Place Activation Plan
Place Activation Plan (Village Well) (Accompanying Traffic Issues report by MR Cagney)	Sep-15	Jan-16	<ul style="list-style-type: none"> Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Longford tourist tear-off map and street beautification
CBD Urban Design Strategy (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> Site Investigation Report completed October 2016. Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy received. Parklet design & plans approved June 2017. Draft Urban Design Strategy adopted May, for further consultation. Draft urban design guidelines developed. Community consultation session held 6 September 2017 Strategy and Guidelines manual accepted at the October 2017 Council Meeting. Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout. Nationals in Government funding commitment of \$4 million made in March 2019. Grant deed awaited.
Recreation Ground Master Plan (Lange Design)	Dec-15	Nov-16	<ul style="list-style-type: none"> Nov 16: Council contracted JMG to design and document new oval lighting. 17 Jan 2017 Northern Economic Stimulus Package funding secured to fund the oval lighting upgrade. 17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package. May 2017: Artas Architects contracted to prepare specification for amenities redevelopment. Council resolved at June 2017 Council meeting to make application under the SGALGCP for upfront loan funding of an additional \$550,000 to complete Stage 1 of the Recreation Ground redevelopment. Council accepted Recreation Ground 2030 Master Plan at August 2017 Council meeting. Application submitted November 2017 to Sport and Recreation Tas for \$80,000 towards the redevelopment. Advised January 2018 that the funding has been secured. Planning permit issued 17 November 2017. State Liberal election commitment of \$10,000 for Cricket Club storage shed, \$30,000 for cricket nets, \$30,000 for new electronic scoreboard and \$20,000 for Little Athletics equipment. Letter of permission provided for Football and Cricket Clubs Full application submitted for Levelling the Playing Field Grant in Sept 2018. Grant Application successful (\$233,409). Grant deed signed and tax invoice submitted. Final report due 30 June 2019.
Village Green			<ul style="list-style-type: none"> Jan 2017: costings & plans developed for Village Green Upgrade including new BBQ shelter, picnic furniture & stage 2 of play space. March 2017: application submitted to the state govt Community Infrastructure Fund for 50% of the cost of the Village Green Upgrade. Application not successful. At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground: <ol style="list-style-type: none"> Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.

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			<ul style="list-style-type: none"> Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground. Stage 2 new play units installation completed and launched 8 December 2017. Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018. Final report due 30 June 2019. Funding application for \$10,000 to Variety Tas submitted April 2018: advised June 2018 application unsuccessful. Council approved variance to stage 3 at the July 2018 Council meeting: Ultimate Play preparing new stage 3 concept plan & request lodged with TCF for variance to the funding approval. Request approved. Request submitted August 2018 to Variety for funding towards the revised stage 3. Funding secured. Final report due 30 June 2019. Play units ordered Sept 2018. LGAT video of the playground in use filmed 2 October. Presentation on the success of the playground made at LGAT Playground forum Oct 30th. Stage 3 installation completed March 2019.
Woolmers Bridge (VEC Civil)			<ul style="list-style-type: none"> Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents. Application submitted for the Bridge Renewal Program for \$1,415,000. Advised October 2017 application was successful. 12 tonne load limit placed on structure on 6 June. Funding agreement with Bridge Renewal Program finalised October 2017. Design and construct tenders closed 8 November 2017. Council accepted the tender of VEC Civil at the November 2017 Council Meeting. Work commencing 24 January 2018: due for completion Sept -Oct 2018 – weather permitting. Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted. Feb 2019: Interpretation panel installed. Works completed.
Facilities Assessment Study (Philp Lighton Architects)	Sept-17		<ul style="list-style-type: none"> Sept 17: Philp Lighton Architects contracted to undertake the study of the Council Offices, Memorial Hall, Town Hall and Library facilities. Study underway October 2017 and presentation made to November 2017 Council Workshop. Community engagement process closed 18 July 2018. Only 1 written response received from Helping Hand Association, requesting that showers be incorporated for the use of homeless people.
Perth			
Recreation Ground Master Plan (Lange Design)	Jul-15	Oct-16	<ul style="list-style-type: none"> External funding sources being pursued. 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Kitchen upgraded funded by a State Government Election commitment completed.
Community Centre Development Plan, (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		<ul style="list-style-type: none"> Briefing notes from key stakeholder sessions received 25 Feb 2016 Draft concept plans submitted to Council and draft concepts directed to future workshop May 2018: costings being reviewed. Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome unsuccessful. March 2019: Nationals in Government funding commitment of \$2.6million for the redevelopment of the Early Learning Centre. Grant deed awaited. April 2019: Labor party election commitment of \$2.6m to the project.
Town Structure Plan (GHD)			<ul style="list-style-type: none"> Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted. Perth Structure Plan adopted by Council on 10 April 2017. Session for Perth business owners/managers held 15 August 2017. Council endorsed the Plan at the 10 April 2017 Council Meeting. Final report to November 2017 Council meeting. Perth Prospectus prepared January 2018. April 2018: Awaiting finalisation of the Perth Bypass prior to progressing the



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			structure plan.
Sheepwash Creek Open Space Plan (Lange Design, GHD)			<ul style="list-style-type: none"> Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan Dec 2016: West Perth Flood Mitigation Working Group established Draft concept plans received from GHD Woodhead Lange Design requested to prepare Water Sensitive Urban Design (WSUD) for the open space on eastern side of subdivision. Stage 1 work completed and interpretation signage installed. July 2018: WSUD Open Space Corridor Concept Plan and costings – Phillip to Drummond Street – received.
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> Draft Master Plan received May 2016: structural assessment approved August 2016 Final plan received June 2017 Final report to be presented to workshop September 2017 Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season. Pool usage data received May 2018.
Village Green Master Plan (Lange Design, Loop Architecture)	Jun-16	Dec-16	<ul style="list-style-type: none"> Master Plan accepted in principle at Council 12 December 2016 Meeting. Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG. 17 Jan 2017: Council advised State Government has approved \$300,000 loan through the Northern Economic Stimulus Package for the implementation of the Master Plan. Feb 2017: Application lodged with Building Better Regions Fund for \$237,660 to enable the Master Plan to be implemented in its entirety. Application unsuccessful. Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan Concept design presented to Council workshop on 8 May. Planning application advertised: closed 28 November 2017. Planning approval with conditions to be met passed at January 2018 Council Meeting. March 2018: Lange Design submitted full project package for Village Green, ready for planning application to be prepared by Council officers. June 2018: quotes received for new switchboard and mains July 2018: costings being reviewed. Feb 2019: Work now underway, currently working on front fence and footpath.
Western Junction			
Launceston Gateway Precinct Master Plan Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	<ul style="list-style-type: none"> Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting. Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale. March 2018: Council seeking meeting with Dept of State Growth to discuss planning for the Evandale Main Road upgrade, Breadalbane roundabout to Airport roundabout. State Government budget papers state this planning is to commence in the first quarter 2019. Project committee met Sept 2018.
Translink Stormwater Upgrade Project			<ul style="list-style-type: none"> Applications lodged with National Stronger Regions Fund 2015 & 2016: unsuccessful. Application submitted Feb 2017 to the Building Better Regions Fund for \$2,741,402 (total project cost is \$5,482,805: council's contribution is \$1,525,623 and the Woolstons \$1,215,780). Application unsuccessful. Application submitted December 2017 for Round Two Building Better Regions Fund: notified July 2018 unsuccessful. Continuing with purchase of parcel for stormwater detention purpose.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

16 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 7 MAY 2019

Election Commitment	Estimated Completion Date	Current Status
Avoca		
Museum and Information Centre solar panels (\$15,000) and heat pump (\$8,000)	30/06/2019	18 May 2018: signed grant deed returned with tax invoice for the funds. Council investigating solar panel options.
Ben Lomond		
Assisting to improve water supply to Ben Lomond Village and ski fields (\$60,000 commitment to Ben Lomond Committee)		Informal report May 2019 that the stakeholders are working to reach agreement with the way forward for this project.
Campbell Town		
Redevelopment of Cenotaph (\$70,000)	31/12/2019	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress report submitted Dec 2018. Works to commence once the multi-function centre is complete. Detailed project plans received May 2019.
Midlands Highway pedestrian underpass (\$1.9million)		Project not listed in the State Government First Year Agenda document.
Cressy		
Infrastructure upgrade at Cressy Swimming Pool (\$100,000)	30/06/2019	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. Sept 2018: \$5,000 of funds committed to the playground project Dec 2018: progress report submitted March 2019: Nationals in Government funding commitment of \$400,000 towards the facility upgrade. Grant deed awaited.
Evandale		
Morven Park Electronic Scoreboard (\$30,000)	30/06/2019 Project completed 03/2019	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 in-kind) June 2018: planning application approved and scoreboard purchased. March 2019: scoreboard installed. Acquittal report being prepared.
Morven Park Cricket Pitch Upgrade (\$33,000)	Project completed 02/2019	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)	31/12/2019	Recipient information form submitted 16 July 2018. Grant deed signed Sept 2018. Election commitment progress report submitted March 2019: expenditure to date \$33,662 towards slab and construction materials for new maintenance/storage facility April 2019: Labor Party election commitment of \$2m to the project. May 2019: commitment of \$5,755 towards the electronic scoreboard May 2019: grant deed signed for the Levelling the Playing Field grant towards the development of inclusive changerooms.
Longford		
Recreation Ground cricket club storage shed (\$10,000) and cricket nets (\$30,000)	Project completed 02/2019	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)	Project completed 03/2019	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.



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Election Commitment	Estimated Completion Date	Current Status
Western Junction		
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.

17 STRATEGIC PROJECTS OUTCOMES AND DELIVERY 2017-2027

Prepared by: Departmental Managers

Progress Report:

Not Started (obstacles)
On Hold
On Track
Completed

Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
GOVERNANCE					
Local Government Reform	✓	Review	Review	✓	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services tender submissions being considered. NOA workshops on 5 priority Council functions: IT, Regulatory Services (Planning/Building Compliance), Payroll/Rates, Risk Management/WH&S. Completed, report being reviewed by GMs. Legal Services project considered by GMs, contract in progress. The GMs Group at its next meeting has listed on the agenda the matter of establishing a Weed Management Strategy and Action Plan, particularly as to whether this is a resource sharing opportunity for the group.
Elected Members Development and Annual Plans		✓	Review	✓	Policy and Annual Plan to be prepared.
People and Culture Plan	✓	✓	Update	✓	Framework utilised for recruitment is best practice Works Supervisor appointed – commenced 8 May 2019. Early Childhood Educator – had to extend application period, as no applications were received. Now closing on 10 May 2019. Corporate Services Department Review – report complete and with GM for his consideration. Summary document has been prepared for the Corporate Services Manager and the same will go to the Corporate Services team in the near future. Employer of Choice nomination – NMC through to the final stages of judging Awards dinner in Hobart on 27 June 2019, where we will find out if our nomination has been successful. Enterprise Agreement – First meeting held with bargaining representatives, including ASU Union. ASU presented their log of claims. Meeting scheduled agreed each fortnight through till the end of June. NMC to present their log of claims at next meeting on 14 May 2019. Weed Inspector training confirmed for 22 May 2019 for five Works employees to attend a full days training in Campbell Town. HR Workplace Behaviour Policy Suite currently being reviewed – approximately half way through these. Youth Policy being reviewed. General human resource matters – ongoing. Employee relations are professional, fair and consistent – ongoing (as required). Performance management and disciplinary matters – ongoing (as required). Employee learning and development – ongoing.

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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Best Business Practice, Governance and Compliance	✓	Update	Update	✓		Legislative Audit, Delegations Review and Policy Manual update ongoing.
Media and Marketing		Update	Update	✓		Communications Strategy and Framework to be developed. Expanding Council's communications through social media and other publications. Marketing Plan to be prepared by mid-2018.
CORPORATE SERVICES						
Asset Management Plan Annual Review	✓	✓	Review	2017 - 2027		Building Asset Management Plan updated for building componentisation, adopted by Council at May 2017 meeting. Road and Building revaluation currently being undertaken, review of Asset Plans to be completed upon receipt of review.
Annual Budget and Quarterly Review	✓	✓	Review	2017 - 2027		Long Term Financial Plan updated, and annual budget adopted by Council at June 2018 meeting.
Information Technology Upgrade Program	✓	✓	Review	2017 - 2027		Planning/Building software upgrade implemented July 2018. Security review Sept 2018. Livepro implemented December 2018. Security penetration testing report Feb 2019 and recommendations implemented by end of May 2019.
Emergency Management	✓	✓	Review	2017 - 2027		Next municipal emergency meeting scheduled in Oct 2019, updated Emergency Recovery Plan adopted May 2017 by Council, revision of Emergency Management Plan approved by State Govt April 2018.
Workplace Health and Safety Action Plan Annual Review	✓	✓	Review	2017 - 2027		Risk Register reviewed. WHS audit assessment complete Nov 2018. Asbestos – individual registers for all properties completed. 1 WorkSafe Tasmania notifiable incident Feb 2019.
Customer Service Standards	✓	Review	Review	Review		LGAT state-wide community satisfaction annual survey scheduled early 2019. Attending the National Local Government Customer Service Network state meetings on regular basis. Implemented Live-Pro customer service system early 2019.
COMMUNITY & DEVELOPMENT						
Land Use and Development Strategy		✓	Review	2017 - 2019		JMG Engineers & Planners appointed 18 September 2017. In progress. Will be finalised following submission of Local Provision Schedules.
Tasmanian Planning Scheme Integration	✓	✓	Review	2017 - 2020		JMG Engineers & Planners appointed on 18 September 2017. Submission to Special Council meeting in May for Council consideration.
Strategic Projects Team						
Economic Development Master Plan - Prepare, Prioritise, Implement	✓	✓	Review	✓		Council and NMBA are collaborating on a small-scale project to identify opportunities to grow the number of businesses in the TRANSlink precinct. Council accepted in principle the TRANSlink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the TRANSlink Business Precinct in Northern Tasmania Report, August 2018. NMBA contracted April 2019 to implement the TRANSlink Engagement Project.
Strategic Infrastructure Projects						
Launceston Gateway Precinct Master Planning	✓			2017 - 2020		Listed as a component of the Municipal Land Use & Development Strategy. Options for southern expansion prepared.
Northern Midlands Rural Processing Centre	✓	✓	✓	2017 - 2020		Combined with Launceston Gateway Precinct component of the Municipal Land Use & Development Strategy.
Perth Town Structure Plan	✓			2017 - 2018		Council has endorsed the plan and draft amendments to planning scheme to be prepared.
Perth Community & Recreation Centre & Primary School Integrated Master Plan	✓			2017 - 2018		Included in NMC Priority Projects 2019 document.
Sense of Place Planning - all villages and towns	✓	✓	✓	✓		Master planning for townships underway.
Longford CBD Urban Design Strategy	✓	✓				Parklet nearing completion. Commitment of \$4million from National Party prior to federal election being called. Pursuing funding commitment.
Longford Place Activation Plan	✓	✓				Complete.
Campbell Town CBD Urban Design and Traffic Management Strategy	✓	✓	✓	✓		Awaiting detailed design. Allocation in 2018/2019 budget to commence works. State Liberal election commitment of \$1.9 million for underpass between War Memorial Oval and School/Multipurpose Centre

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Planning approval received. Stormwater and footpath works commenced.
Ross Swimming Pool Master Plan	✓			2017 - 2020		Included in NMC Priority Projects 2019 document.
Cressy Recreation Ground Master Plan		✓		2017 - 2020		Council accepted Cressy Recreation Ground 2030 Master Plan at April 2018 Council meeting. Levelling the Playing Field grant application submitted May 2019.
Cressy Swimming Pool Master Plan		✓		2017 - 2020		State election funding grant of \$100,000 received. \$400,000 commitment from National Party prior to federal election being called. Playground equipment installed.
Evandale Morven Park Master Plan		✓		2017 - 2020		Council accepted Morven Recreation Ground 2030 Master Plan at April 2018 Council meeting. Scoreboard and oval lighting upgrade completed April 2019. Federal election funding commitment made by the Labor Party of \$2 million.
Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania	✓	✓		✓		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2019 document.
Sheepwash Creek WSUD Open Space Corridor						July 2018: WSUD space corridor concept plan and concepts – Phillip to Drummond streets – received from consultants. Land acquisition has commenced.
Economic Development						
Economic Development Master Plan Strategy Delivery		✓	✓	✓		NMBA contracted to undertake community consultations.
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓		
Tourism Strategy Implementation		✓	✓	✓		Beacon Project - For the northern part of the Heritage Highway, Ross is the first town to come on board. Northern Midlands Business and Volunteer Expo – planning underway
Community Development						
Youth and Ageing Strategy		✓	Review	✓		Youth officer appointed, commenced February 2019.
Discrimination Strategy		✓	Review	✓		Officers investigating development of strategy
Family Violence Strategy		✓	Review	✓		Council continues to support <i>End Men's Violence Against Women</i> campaign. Officers investigating development of strategy
Supporting Health and Education Programs	✓	✓	Review	✓		Participating in the Northern Health Providers Networks meetings. Further Education Bursary Program.
Supporting Employment Programs	✓	✓	Review	✓		Participate in LGAT special interest groups on a quarterly basis. Support Work for the Dole program. Participate in work experience and University placements.
Supporting Sport and Recreation Programs	✓	✓	Review	✓		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level.
Social Recovery Plan	✓			✓		Review complete
Disability Action Plan	✓			✓		Review complete
Cohesive Communities and Communities at Risk		✓	Review	✓		Not yet commenced.
Regulatory						
Legislative Audit	✓			✓		Review of legislation ongoing.
Delegations Reviews	✓			✓		Review as new staff commence and legislation changes. Regulatory software purchased to assist.
Council Policy Manual Review	✓			✓		Policies due for review, relevant managers and officers notified, schedule for review in place. Ongoing.
WORKS & INFRASTRUCTURE						
TRANSlink Precinct Renewal - Stormwater	✓	✓		2017 - 2020		Process of land acquisition underway. Seeking grant assistance to fund planned works. Included in NMC Priority Projects 2019 document.
Campbell Town War Memorial Oval	✓			2017 - 2020		Oval lighting upgrade works complete. Multi-function centre works 90% complete.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		Approaching lock-up stage.
Evandale Honeysuckle Banks				2017 - 2020		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects 2019 document. Table and bench seating replaced.
Nile Road Upgrade		✓	✓			Included in Roads 5-year Capital Works program. Included in NMC Priority Projects 2019 document.
Stormwater Management Plans	✓	✓	Review	2017 - 2027		Initial data collection survey complete. Model build for all Towns in progress. Funding application to be made to fund modelling work for Campbell Town.
Waste Management 2017 - 2020		✓	Review	2017 - 2027		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services. Concrete material being collected, to be crushed at a later date.
NRM Program Collaboration	✓	✓	Review	✓		Collaborating with NRM North on the WSUD Master Plan for Sheepwash Creek.
Longford Recreation Ground Master Plan	✓	✓				Funding components of the Master Plan to be considered in forthcoming Council budgets, Council Officers to seek to secure external grant funding to assist with implementation. Included in NMC Priority Projects 2019 document. Oval lighting upgrade completed. Storage shed construction practically complete. Clubrooms and grandstand works well advanced.
Sheepwash Creek	✓	✓				Stage 1 complete. Stage 2 planning commenced.

18 LONGFORD ODOURS UPDATE

Prepared by: *Des Jennings, General Manager*

Council officers continue to liaise with both TasWater and JBS Swift to seek a favourable outcome in relation the odour issues experienced recently.

JBS Swift has sought to attend a Council workshop to update Councillors on the JBS Swift aspect of the issue. A date is yet to be finalised for Councillors to receive this briefing.

TasWater have advised that the Board has endorsed the full capacity upgrade of the Longford Sewerage Treatment Plant.

19 COUNCIL'S ECONOMIC DEVELOPMENT STRATEGY: PROGRESS REPORT

Prepared by: *Lorraine Green, Project Officer*

Council has contracted the Northern Midlands Business Association's Executive Officer, Gordon Williams, to conduct business consultation sessions relating to Council's draft Economic Development Strategy Framework.

The consultation sessions will be held in Longford and Campbell Town. The first sessions in June 2019 will serve to provide an overview of the framework and to seek feedback on the framework. Follow-up sessions will be held in each town in July/August 2019 to present the proposed revisions to the framework and to seek any final input.

The scope of the activity to be undertaken by the consultant follows:

- Overall coordination and management of the consultation sessions and ensuring effective outcomes;
- Supply of communication material to Council officers to promote the sessions;
- Sending invitations regarding the consultation sessions to businesses via the NMBA business database;
- Making available an online method for businesses to read the draft framework and an online form to submit feedback for those unable to attend the consultation sessions;
- Managing the logistics relating to RSVPs, venue setup and conducting the sessions;
- Email communications to all businesses with updates on the consultation sessions;
- Concise report to Council on the feedback (prioritised) received via the sessions and online.

The first consultation sessions have been scheduled for Tuesday 11 June in Longford and Tuesday 18 June in Campbell Town. The sessions will start at 5.30pm and venues are to be advised.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

20 NTDC LTD QUARTERLY ORGANISATION PROGRESS REPORT TO COUNCIL MEMBERS: JANUARY TO MARCH 2019

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*.

NTDC has requested that the update be tabled for the quarter together with the appendix to the document which provides detail on the Top 5 Priority Projects.

Attachment:

NTDC Quarterly Report

Appendix: Top Five Priority Projects to Boost our Regional Economy

DECISION

Cr Goninon/Cr Adams

That the information items be discussed.

Carried unanimously

Cr Brooks/Cr Goninon

That the General Manager follow-up with the site manager of Shaw Contracting on Illawarra Road in relation to the suggestion that there may be an opportunity to develop a mountain bike trail.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Davis

Cr Goss/Cr Goninon

That the information items be received.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

133/19 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): 2019 LOCAL GOVERNMENT CONFERENCE

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

1 PURPOSE OF REPORT

This report considers the attendance of Councillors at the Local Government Association of Tasmania (LGAT) Annual General Meeting, General Meeting and 2019 Local Government Conference to be held at Wrest Point in Hobart from 3 to 5 July 2019.

2 INTRODUCTION/BACKGROUND

This year, the theme of the LGAT Conference is “Finding Your Voice”

In accordance with the Rules of the Association, the Annual General Meeting is to be followed by the General Meeting.

The meetings are to be held at Wrest Point in Hobart from Wednesday, 3 July, commencing at 11.00 am. The Local Government Conference is to follow on 4 and 5 July.

The full program and registration papers are included in the attachments to the Agenda.

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
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Place –
 - Environment – Cherish & Sustain our Landscapes

4 POLICY IMPLICATIONS

Attendance at the conference is in accordance with Council’s *Councillors Allowances, Travelling & Other Expenses* Policy, as follows:

6. CONFERENCES & SEMINARS

The budget will be allocated to the following conferences

- LGAT & LGMA conference to be attended by up to 6 councillors
- ALGA conference attended by Mayor & Deputy Mayor
- Australian Roads conference attended by 1 councillor
- ‘Other’ conferences and seminar sessions as approved.

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



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

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

5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

Council each year allocates a budget for elected members to attend conferences and professional development, the 2018/2019 budget allocation is \$17,830. An amount of \$12,930 has been expended to 8 May, with \$4,900 still available of the allocation.

Conference costs are as follows:

- Full registration is \$905;
- Accommodation at Wrest Point is priced at between \$125 and \$304 per night.

Councillors Allowances, Travelling & Other Expenses Policy provides for the LGAT Conference to be attended by up to 6 councillors.

7 RISK ISSUES

N/a.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider the attendance of Councillors at the conference.

11 OFFICER'S COMMENTS/CONCLUSION

The report provides the necessary background to the conference.

12 ATTACHMENTS

12.1 LGAT Annual Conference Program and Registration

RECOMMENDATION

That Council

- i) note the report; and
- ii) authorise the attendance of
 - Mayor Mary Knowles;
 - ...



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

- ...

at the Local Government Association of Tasmania's Annual General Meeting, General Meeting and Annual Conference to be held in Hobart from 3 to 5 July 2019.

DECISION

Cr Goninon/Cr Calvert

That Council

- i) note the report; and
- ii) authorise the attendance of
 - Mayor Mary Knowles;
 - Cr Polley;
 - Cr Lambert; and
 - Cr Adams

at the Local Government Association of Tasmania's Annual General Meeting, General Meeting and Annual Conference to be held in Hobart from 3 to 5 July 2019.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

134/19 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA): 2019 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT CONFERENCE ATTENDANCE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eachus, Executive Assistant

1 PURPOSE OF REPORT

This report serves to determine attendance of Councillors at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019, following the decision of Council on 18 March 2019 (min. ref. 070/19).

2 INTRODUCTION/BACKGROUND

At the 18 March Council meeting, the following was the decision of Council:

DECISION

Cr Goninon/Cr Adams

That Council

i) *note the report; and authorise the attendance of*

- Mayor Knowles*
- Cr Goss (subject to availability)*

*at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019;
and*

...

Carried unanimously

Cr Goss has subsequently advised that he is not available to attend the 2019 National General Assembly of Local Government. Interest is therefore sought from Councillors who wish to attend.

Convened annually by the Australian Local Government Association (ALGA), the National General Assembly (NGA) of Local Government is the peak annual event for Local Government, the event provides a unique opportunity for Local Government to engage directly with the Federal Government, to develop national policy and to influence the future direction of councils and our communities.

The 2019 National General Assembly of Local Government is to be held at the National Convention Centre in Canberra from 16 to 19 June.

ALGA President, Mayor David O'Loughlin advises:

delegates can look forward to hearing from leading politicians; receiving deep insights from nation-leading experts; being inspired by keynote speakers at the forefront of community engagement and crowdpowered communities; and concurrent sessions exploring housing affordability

and density pressures; community harm and waste. Together we will ignite thought-provoking discussions about what can be expected as we look to the future.

Previous NGAs have provided participants with experiences, inspiration, information and an abundance of tools and techniques to take back and apply in their councils.

This year will be no exception. This year's NGA will also be held just after the next federal election. Before the dust settles, join us to make sure the incoming government is focussed on the future of our sector, and the future prosperity and wellbeing of our communities. When we come together, the power of our collective voices working to sustain vital funding and programs for local government cannot be denied - it is an unmissable opportunity for your council's voice to be heard.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

The NGA is the only event on the local government calendar that truly brings councils, staff and industry together nationwide to advocate, network, celebrate, learn and build strategic relationships that, collectively, will position participants at the forefront of local governance in Australia.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with ImpactCore Strategies:
 - ♦ Lead – Councillors represent honestly with integrity
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Place –
 - Environment – Cherish & Sustain our Landscapes

4 POLICY IMPLICATIONS

Attendance at the conference is in accordance with Council's *Councillors Allowances, Travelling & Other Expenses* Policy, as follows:

6. CONFERENCES & SEMINARS

The budget will be allocated to the following conferences

LGAT & LGMA conference to be attended by up to 6 councillors

ALGA conference attended by Mayor & Deputy Mayor

Australian Roads conference attended by 1 councillor

'Other' conferences and seminar sessions as approved.

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

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

5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

Council each year allocates a budget for elected members to attend conferences and professional development, the 2018/2019 budget allocation is \$17,830. An amount of \$12,930 has been expended to 8 May, with \$4,900 still available of the allocation.

Conference costs are as follows:

- Standard registration and payment (before 7 June) \$1,099 per attendee, \$1,199 for registrations after 7 June;
- Return flights to Canberra are approximately \$500 to \$1,200;
- Accommodation prices at approximately \$300 per night.

Historically, Council has sent two elected members and the General Manager to the NGA Conference.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

7 RISK ISSUES

N/a.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider the attendance of an additional Councillor to attend the conference.

11 OFFICER'S COMMENTS/CONCLUSION

The report provides the necessary background to the conference.

Mayor Knowles and Council's General Manager have been registered to attend the 2019 National General Assembly of Local Government conference; Cr Polley has indicated an interest in attending.

12 ATTACHMENTS

12.1 ALGA Program and Registration

RECOMMENDATION

That Council

- i) note the report; and
- ii) in addition to the attendance of Mayor Knowles, authorises the attendance of Cr Michael Polley at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019.

DECISION

Cr Lambert/Cr Goss

That Council

- i) note the report; and
- ii) in addition to the attendance of Mayor Knowles, authorises the attendance of Cr Michael Polley at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

135/19 INVITATION TO NOMINATE A COUNCIL REPRESENTATIVE TO THE NORTH ESK RIVER CATCHMENT REFERENCE GROUP

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's position regarding an invitation to nominate a Council representative to serve on the North Esk River Catchment Reference Group.

2 INTRODUCTION/BACKGROUND

The following correspondence has been received from the General Manager of the Water and Marine Resources Division of the Department of Primary Industries, Parks, Water and Environment dated 1 May 2019 inviting Council to nominate a representative to the North Esk River Catchment Reference Group.

The Department of Primary Industries, Parks, Water and Environment is commencing water management planning in the North Esk River catchment. The first step in this process is to undertake preliminary discussions with a representative reference group of key stakeholders with economic, social and environmental interests in water management in the catchment.

We would like to invite you to nominate a Northern Midlands Council representative to join the reference group. In this role the nominee will be responsible for representing the views of your organization by providing preliminary information and feedback to the Department. If you accept, we would like to arrange a one-to-one meeting with your nominated representative to occur in May 2019.

Preliminary discussions will focus on seeking feedback and gaining understanding from key interest groups concerning current water management arrangements; what is working and if there are any issues and concerns regarding water management now or into the future. To aid our discussions, the attached North Esk River Catchment Water Management Overview summarises some information about the water resources in the catchment and how they are currently managed.

The Department then intends to bring stakeholders together for a reference group meeting in June to share information and insights on key issues and identify any necessary steps and the appropriate planning processes required to make improvements.

The publication, North Esk River Catchment Water Management Overview dated March 2019 is attached for information. The following information is an extract from the overview:

The North Esk River catchment has an approximate area of 1,065 km². The two main rivers in the catchment are the North Esk River (91 km long) and the St Patricks River (68 km long). Both rivers originate on the western slopes of Ben Nevis. The St Patricks River joins the North Esk River west of Ballroom before flowing into the Tamar Estuary at Launceston.

The North Esk and St Patricks rivers form a part of the water supply for the City of Launceston. They are also popular rivers for recreational fishing, swimming and kayaking, and related events.

There is significant urban development in the lower catchment while the rest of the catchment is used for grape growing for wine, vegetable seed, small-seed cereal and fodder production, livestock grazing and plantation forestry.

The river system provides habitat for a range of flow-dependent flora and fauna, including aquatic and riparian vegetation, macroinvertebrate communities, frogs, fish, waterbirds, platypus and some threatened species.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Core Strategies:

- ♦ Lead – Councillors represent honestly with integrity
- ♦ Manage – Management is efficient and responsive
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
 - ♦ 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

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

There are no identified costs involved in participating in the working group.

7 RISK ISSUES

There is a risk if Council does not elect a representative, it will lose the opportunity to have the voice of the Northern Midlands heard in matters affecting the Northern Midlands community.

8 CONSULTATION WITH STATE GOVERNMENT

The General Manager of the Water and Marine Resources Division of the Department of Primary Industries, Parks, Water and Environment has invited Council to nominate a representative to the North Esk River Catchment Reference Group.

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to determine whether or not to appoint a representative to serve on the North Esk River Catchment Reference Group.

11 OFFICER'S COMMENTS/CONCLUSION

In correspondence received from the General Manager of the Water and Marine Resources Division of the Department of Primary Industries, Parks, Water and Environment Council has been invited to nominate a representative to the North Esk River Catchment Reference Group.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

If Council nominates a representative it is proposed that a one-to-one meeting with the nominated representative is to be scheduled. Preliminary discussions will focus on seeking feedback and gaining understanding from key interest groups concerning current water management arrangements; what is working and if there are any issues and concerns regarding water management now or into the future.

The Department then intends to bring stakeholders together for a reference group meeting in June to share information and insights on key issues and identify any necessary steps and the appropriate planning processes required to make improvements.

12 ATTACHMENTS

North Esk River Catchment Water Management Overview dated March 2019

RECOMMENDATION

That Council nominate as Council's representative on the North Esk River Catchment Reference Group and the General Manager, Water and Marine Resources Division of the Department of Primary Industries, Parks, Water and Environment be notified accordingly.

DECISION

Cr Goninon/Cr Polley

That Council nominate Cr Jan Davis as Council's representative on the North Esk River Catchment Reference Group and the General Manager, Water and Marine Resources Division of the Department of Primary Industries, Parks, Water and Environment be notified accordingly.

Carried unanimously

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

136/19 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Amanda Bond, Community & Development Manager; and
Trent Atkinson, Community & Development Supervisor

1 PURPOSE OF REPORT

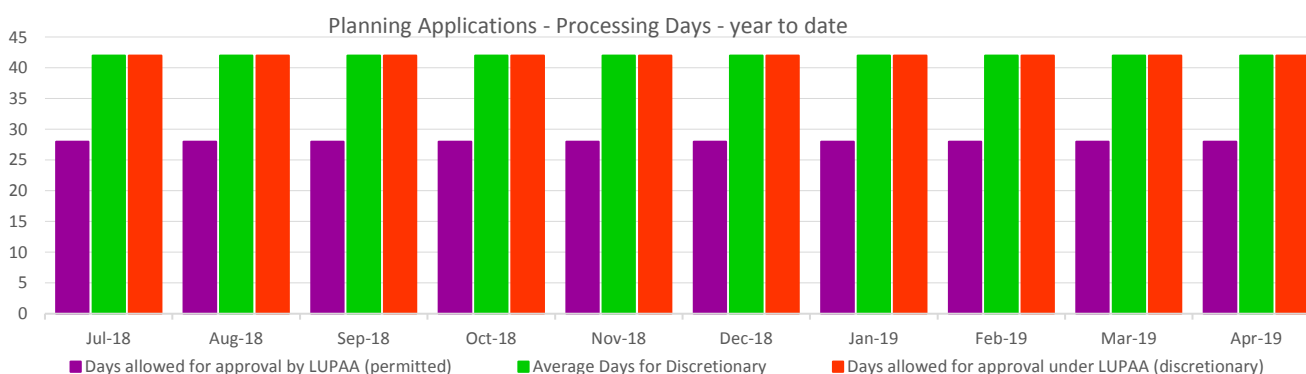
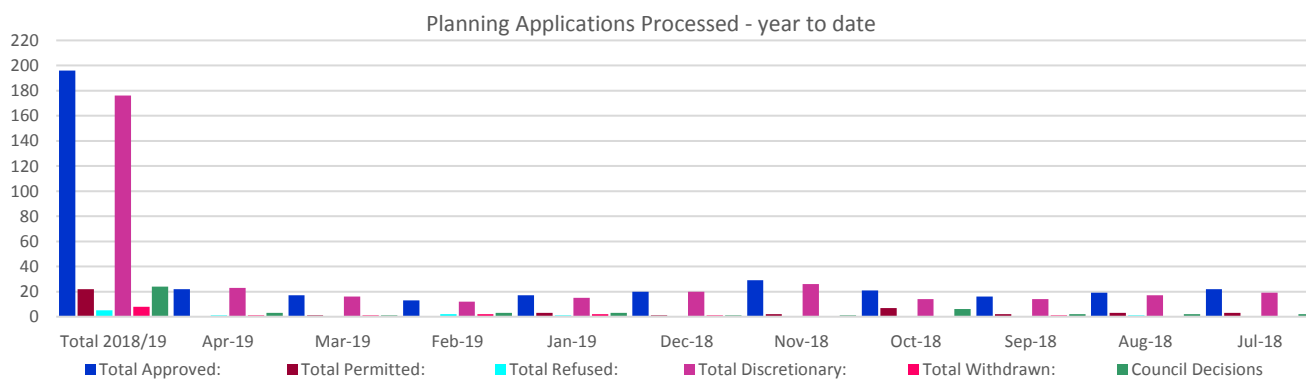
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	Total YTD	Jun- 19	May- 19	Apr- 19	Mar- 19	Feb- 19	Jan- 19	Dec- 18	Nov- 18	Oct- 18	Sep- 18	Aug- 18	Jul- 18
Total Approved	196			22	17	13	17	20	29	21	22	19	16
Total Permitted	22			0	1	0	3	1	2	7	3	3	2
Average Days for Permitted				0	28	0	28	28	28	28	28	28	28
Days allowed for approval by LUPAA				28	28	28	28	28	28	28	28	28	28
Total Exempt under IPS	17			0	3	4			5	0	0	0	0
Total Refused	5			1	0	2	1	0	0	0	0	1	0
Total Discretionary	176			23	16	12	15	20	26	14	19	17	14
Average Days for Discretionary				42	42	42	42	42	42	42	42	42	42
Days allowed for approval under LUPAA				42	42	42	42	42	42	42	42	42	42
Total Withdrawn	8			1	1	2	2	1	0	0	0	0	1
Council Decisions	24			3	1	3	3	1	1	6	2	2	2

Please note that the statutory days are not counting correctly in the Open Office software the default has therefore been set to those allowed under LUPAA. Officers manually review each application to ensure statutory timeframes are met.





NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 MAY 2019

April 2019

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-18-0325	Town Entry Sign (Scenic Management Area)	Road reserve Opposite, 41-43 High Street, Evandale TAS 7212	Northern Midlands Council	42	D
PLN-19-0010	2-lot subdivision (creation of lot for visitor accommodation)	165 Wellington Street, Longford TAS 7301	6tyÂ° Pty Ltd	42	D
PLN-19-0026	Dwelling additions & alterations (vary height, heritage-listed property)	360 Pateena Road, Longford TAS 7301	Gayle Plunkett	42	D
PLN-19-0039	Shed (service industry) within 100m of existing residential use	3 George Street, Longford TAS 7301	Mr Todd Wilkin	42	D
PLN-19-0043	Re-subdivision of 2 lots (vary lot size, bushfire-prone area, un-serviced area - sewer)	Cressy Road, Longford TAS 7301	Jaffa International	42	D
PLN-19-0048	Removal of 2 dangerous/diseased trees (native vegetation)	31 Devon Hills Road, Devon Hills TAS 7300	Mrs Di Hamilton	42	D
PLN-19-0059	Removal of dead trees (Native Vegetation)	14 Summit Drive, Devon Hills TAS 7300	GP & SC Luttrell	42	D
PLN-19-0063	3 domestic garages, carports and 3 farm sheds	1014 Glen Esk Road, CONARA TAS 7211	Building Surveying Services	42	D
PLN-19-0018	Removal of existing plantings (excluding cabbage trees) between boundary and hedge, and replacement with rhododendron, magnolia and camellia species (heritage-listed place in heritage precinct).	71 Clarence Street, Perth TAS 7300	Roelie Huizing	42	D
PLN-18-0308	Change of use to Food Services & signage (heritage precinct)	6-8 Bridge Street, Ross TAS 7209	Ms Barbara Stansbie	42	D
PLN-19-0020	Single dwelling and crossover (variation to roof pitch and wall cladding provisions) (Heritage Precinct)	32-34 Church Street, Ross TAS 7209	Laura Trimmer	42	D
PLN-19-0058	Change of use to Business & Professional Services & signage (Heritage Precinct)	75 Wellington Street, Longford TAS 7301	Northern Tasmania Property	42	D
PLN-19-0022	Partial change of use to distillery, bond store & cellar door & signage (heritage listed place in heritage precinct, within 100m of residential use)	10 Union Street, Longford TAS 7301	Rebecca Green & Associates	42	D
PLN-19-0015	Single Dwelling (within 50m of rail corridor)	7 Effra Court, Perth TAS 7300	Wilson Homes	42	D
PLN-17-292	Shed workshop & BBQ area (344m2) ancillary to dwelling (vary internal front setback to 1.5m)	19 Anstey Street, Longford TAS 7301	Dimitte Anne Smart	42	D
PLN-19-0032	Shed - 6x6m (vary rear & side setbacks; within landslip low hazard band)	138 Caledonia Drive, Relbia TAS 7258	Ms Linda Corbould	42	D
PLN-19-0041	Shed (vary side [W] setback & rear building envelope)	27 Muirton Way, Perth TAS 7300	Mr Nathan Lees	42	D
PLN-19-0046	Carport (outbuildings - combined gross floor area greater than 80m2)	50 Devon Hills Road, Devon Hills TAS 7300	Wilkin Design & Drafting	42	D
PLN-19-0056	20' Shipping container (reduced setbacks in rural zone)	12884 Midland Highway, Cleveland TAS 7211	Mr Trevor Munday	42	D
PLN-19-0057	Garage (vary height and combined outbuilding floor area - greater than 80m2) & tree removal	17 Devon Hills Road, Devon Hills TAS 7300	D & J Headlam	42	D

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

COUNCIL DECISIONS

PLN-19-0040	Footpath works & tree removal (partially within Heritage Precinct)	Old Punt Road, Perth TAS 7300	Northern Midlands Council	42	C
PLN-19-0034	Concrete Batch Plant (Vary setbacks, Irrigation District, Car Parking & Sustainable Transport Code, Airport Impacts Management Code)	59 Raeburn Road & access over 827,831 & 833 Hobart Road, Breadalbane TAS 7258	Woolcott Surveys	42	C

COUNCIL DECISIONS - REFUSAL

PLN-19-0049	2-lot subdivision (vary setback of existing building & access (right of way)) & 2 x multiple dwellings on lot 2 & vacant strata lot	3 Tabernacle Place, Perth TAS 7300	Mr David & Mrs Michelle Egan	42	C
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RMPAT DECISIONS

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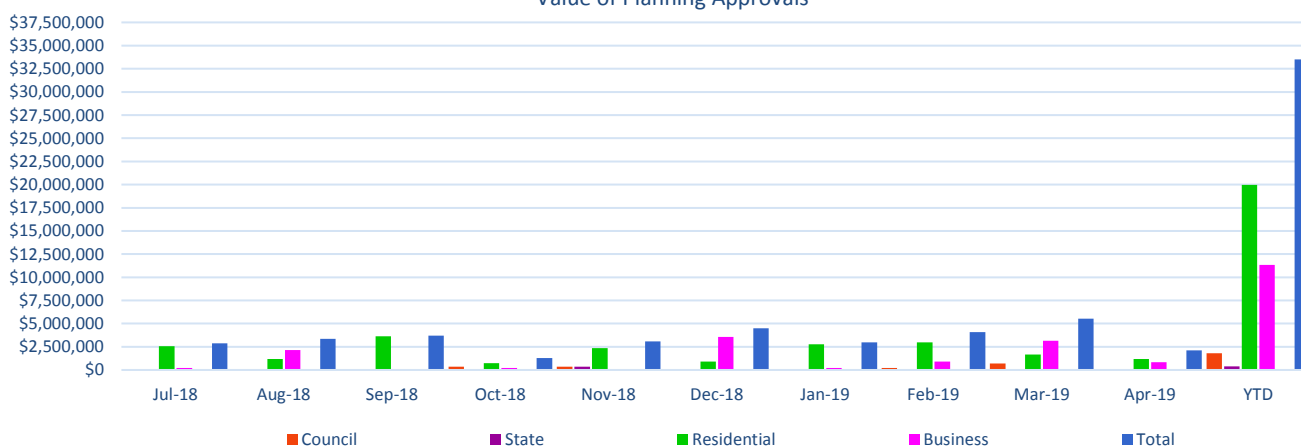
TPC DECISIONS

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2.2 Value of Planning Approvals

	Council	State	Residential	Business	Total
Jul-18	87,500	0	2,550,000	226,000	2,863,500
Aug-18	32,800	2,000	1,182,500	2,152,000	3,369,300
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
Feb-19	200,000	0	2,990,500	900,000	4,090,500
Mar-19	715,000	0	1,668,000	3,154,000	5,537,000
Apr-19	90,000	0	1,196,350	824,000	2,110,350
YTD	1,817,800	404,000	19,956,650	11,323,000	33,501,450

Value of Planning Approvals



2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
01/2019, PLN19-0005	Municipality Wide – Bushfire Prone Areas Overlay – Advertising finished, no reps, s39 report sent to TPC

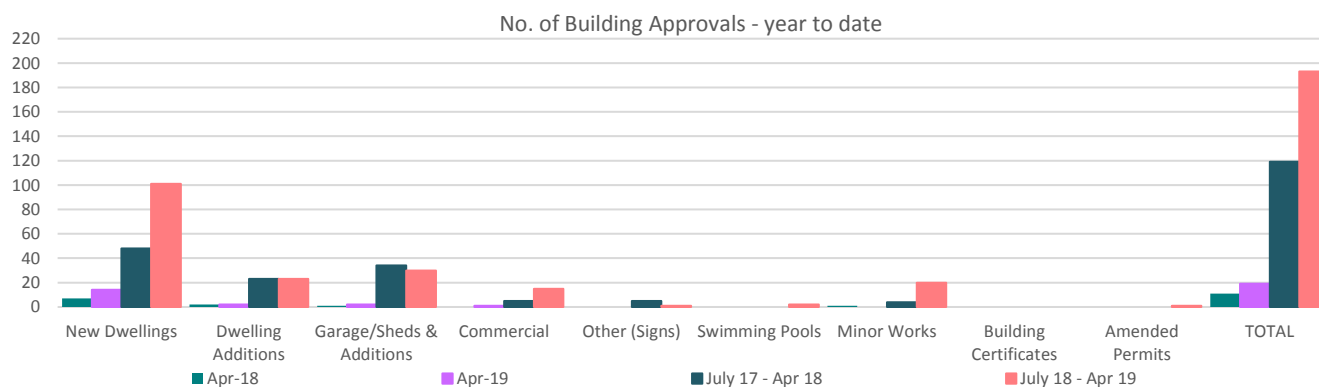
NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
P18-037	Appeal 60/18P 10 Russell St Evandale. Hearing held April. Awaiting decision.
PLN18-0319	Appeal 19/19P 105 Green Rises Rd Cressy – Metasite - Communications facility. Hearing set for 4 July 2019
PLN19-0010	Appeal 29/19P 165 Wellington St Longford – 2 Lot subdivision, additional lot for visitor accommodation – 6ty° - prelim conference 13 May 2019
PLN19-0034	Appeal 28/19P 59 Raeburn Rd Breadalbane – Woolcott Surveys – Concrete Batch Plant – Prelim Conference 10 May
PLN19-0049	Appeal 27/19P 3 Tabernacle Place – Egan – 2 Lot subdivision & multiple dwellings (2) & vacant strata lot on lot 2 – Prelim conference 10 May
Decisions received	
TPC	
RMPAT	

2.4 Building Approvals

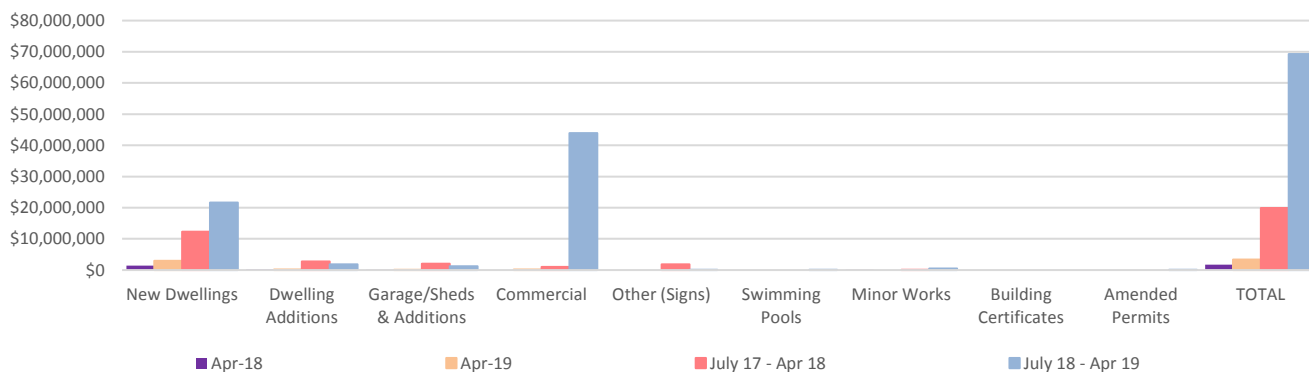
The following table provides a comparison of the number and total value of building works for 2017/2018 - 2018/2019:

	YEAR - 2017/2018				YEAR - 2018/19			
	Apr-18		July 17 - Apr 18		Apr-19		July 18 - Apr 19	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	7	1,427,754	48	12,263,184	14	3,016,000	101	21,656,806
Dwelling Additions	2	205,000	23	2,738,318	2	200,000	23	1,846,538
Garage/Sheds & Additions	1	45,000	34	2,060,250	2	43,000	30	1,264,820
Commercial	0	0	5	972,500	1	150,000	15	43,932,414
Other (Signs)	0	0	5	1,803,890	0	0	1	10,000
Swimming Pools	0	0	0	0	0	0	2	98,000
Minor Works	1	8,500	4	36,450	0	0	20	474,864
Building Certificates	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	1	35,000
TOTAL	11	1,686,254	119	19,874,592	19	3,409,000	193	69,318,442
Inspections								
Building	2		24		0		7	
Plumbing	12		189		18		259	



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Value of Building Approvals - year to date



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.

Below are tables of inspections and action taken for the financial year.

Planning Permit Reviews	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	25	41
Property owner not home or only recently started			
Complying with all conditions / signed off		7	5
Not complying with all conditions		1	1
Re-inspection required	1	5	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required		15	19



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Building Permit Reviews	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	33	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	29	27

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

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



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

4 STATUTORY REQUIREMENTS

4.1 *Land Use Planning & Approvals Act 1993*

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

4.2 *Building Act 2016*

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

5 RISK ISSUES

Overall Council currently has a good reputation throughout the development community and people are aware of the need for planning and building approvals. Council can continue to advertise and promote building and planning requirements to ensure the community is acting in accordance with these requirements.

Issues arising over the summer months include the installation of swimming pools in backyards without relevant permits. This is a difficult matter to monitor as pools are readily available for purchase and people are not aware of the permits that may be required to erect them. Council officers will continue to run information in the Northern Midlands Courier and Facebook in spring each year, to bring this information to the attention of the community. Handouts/flyers are also available at council office for staying safe around pools and spas.

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

The *Land Use Planning and Approvals Act 1993* allows 42 days for the processing of discretionary planning applications and 28 days for permitted applications. Council's planning software Open Office should automatically track the timelines of the applications, however, this is not currently working correctly. Council officers are awaiting a solution from the Open Office technical staff. Officers continue to manually ensure that statutory timeframes are not exceeded.

There were 15 commercial building approvals valued at \$43,932,414 (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 193 building approvals valued at \$69,318,442 (year to date) for 2018/2019, compared to 119 building approvals valued at \$19,874,592 (year to date) for 2017/2018.

RECOMMENDATION

That the report be noted.

DECISION

Cr Adams/Cr Lambert

That the report be noted.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

137/19 POLICY REVIEW: PUBLIC OPEN SPACE POLICY

File: 44/001/001
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 present to Council its Public Open Space Contribution Policy for review and update.

2 INTRODUCTION/BACKGROUND

Council adopted the Public Open Space Contribution Policy on 13 December 2004 (Minute Reference 406/06). The Policy has been reviewed from time to time since its adoption. In 2009 the policy was amended to include the option of using a standard cash contribution in lieu of land of \$1,200, rather than the developer obtaining a land valuation. This was based on an average contribution at the time of \$1,500 minus the valuation fee of \$300.

There are three significant amendments proposed.

1. An increase in the amount of cash taken in lieu of land for Public Open Space;
2. Inclusion for provision of subdivisions where no additional lots are created; and
3. Removal of clause 4 under the title Application of Policy.

The amount of cash Council accepts in lieu of land for Public Open Space (\$1,200) has not been increased since its introduction in 2009. Council officers have reviewed the Consumer Price Index (Tasmania) (CPI) percentage increases since 2009, which was when the Policy was last reviewed by Council. Officers suggest an increase in the contribution from \$1,200 to \$1,400 in line with the CPI increase over this time.

From time to time, Council receives an application for re-subdivision, where new lots are created by movement of title boundaries, however, additional lots are not created. The policy as it is presently drafted does not allow for Council to seek a contribution in these circumstances. This has been addressed in the amended policy presented for Council approval with the inclusion of the paragraphs titled **No Additional Lots Created**.

Clause 4 is not considered necessary as ultimately the developer proposes the area and Council needs to agree to it, provision of which is provided for in the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Money MattersCore Strategies:
 - ♦ Improve community assets responsibly and sustainably
- People –
 - Sense of Place – Sustain, Protect, ProgressCore Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
- Place –
 - Environment – Cherish & Sustain our Landscapes



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Core Strategies:

- ♦ Cherish & sustain our landscapes

4 POLICY IMPLICATIONS

The policy sets clear guidelines as to how much cash Council can accept in lieu of Public Open Space and the circumstances in which the cash contributions will be accepted.

5 STATUTORY REQUIREMENTS

- 5.1 *Local Government (Building & Miscellaneous Provisions) Act 1993* – section 117
- 5.2 *Local Government Act 1993* – section 205

6 FINANCIAL IMPLICATIONS

Developers are required pursuant to the *Local Government (Building & Miscellaneous Provisions) Act 1993* to make a public open space contribution when subdividing land. Council, at its discretion may accept cash in lieu of a Public Open Space contribution (section 117 *Local Government (Building & Miscellaneous Provisions) Act 1993*). Council's policy currently sets the cash payment at \$1,200 per additional lot created. This figure has not been increased since amendment of the policy in 2009. Upon review of the Consumer Price Index increases since 2009 it is proposed Council increase the cash payment it will accept to \$1,400 in reflection of those increases since 2009.

7 RISK ISSUES

There is a risk that the increased figure of \$1,400 is not competitive with the requirements of surrounding Council's and therefore, may deter development in the Northern Midlands. However, there remains the option of the developer paying 5% of the value of the land in accordance with the provisions of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

Officers conducted a search on the websites of the following Council's:

- Meander Valley Council
- West Tamar Council
- Break O'Day Council
- Southern Midlands Council
- Kentish Council
- City of Launceston

Only Meander Valley Council and Break O'Day Council have Public Open Space Contribution (or equivalent) policies displayed on their websites.

Break O'Day Council seek \$1,200 per additional lot created (the same as the Northern Midlands Council current policy).

Meander Valley Council seek a cash contribution calculated in accordance with the provisions of section 117(2) of the *Local Government (Building & Miscellaneous Provisions) Act 1993*:

The amount required to be paid is an amount not exceeding an amount which bears the same ratio to the value of the whole area comprised in the plan as one-twentieth of that area less any area provided for public open space in the final plan and any area created by the final plan of the littoral or riparian reserve bears to that whole area.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

A calculation of an increase of \$1,200 by Consumer Price index increases since 2009 resulted in a figure of \$1,477. On this basis, it is recommended Council increase its contribution figure to \$1,400.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

To adopt the amended policy, or not.

11 OFFICER'S COMMENTS/CONCLUSION

It has been fifteen years since the policy was first adopted by Council, the cash contribution has not been increased since its introduction 2009. It is timely to increase the contribution. Officers have been careful to ensure the increase is not unreasonable and have suggested the increase reflect the CPI increase over the 10 year period.

Council officers have identified situations where subdivisions occur however do not trigger the requirement to make the cash contribution in accordance with the policy as presently drafted. On this basis, the new section of the policy **No Additional Lots Created** has been drafted to address these developments not being required to make a contribution.

12 ATTACHMENTS

- 12.1 Public Open Space Contribution Policy (current)
- 12.2 Public Open Space Contribution Policy (amended)

RECOMMENDATION

That Council adopt the Public Open Space Contribution Policy as drafted.

Cr Gonion declared an interest in item C&D 2, signed the register and left the meeting at 5.55pm

DECISION

Cr Davis/Cr Goss

That Council adopt the Public Open Space Contribution Policy as drafted.

Motion Withdrawn

Cr Goss/Cr Polley

That the policy be amended to provide for the developer to pay 5% of the value of the land in accordance with the provisions of the *Local Government (Building & Miscellaneous Provisions) Act 1993* with no reference to a cash amount.

Carried

Voting for the motion:

Cr Calvert, Cr Davis, Cr Goss, Cr Lambert, Cr Polley

Voting against the motion:

Mayor Knowles, Cr Adams, Cr Brooks

Mayor Knowles adjourned the meeting for the meal break at 6.07pm



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Mayor Knowles reconvened the meeting after the meal break at 6.46pm at which time Cr Goninon and Mr Godier returned to the meeting; and Ms Boer attended the meeting at this time.

138/19 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

No questions were forthcoming from the gallery.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

139/19 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 Goninon/Cr Lambert

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 2 PLANNING APPLICATION PLN-19-0017: SMITH STREET (BETWEEN WELLINGTON STREET AND GEORGE STREET), LONGFORD

John Denne, Longford

Mr Denne provided the following statement from which he read:

"My name is John Denne, I live in Longford. In regard to the Northern Midlands Council proposal to install up to 32 Acer Rubrum trees (which can grow to a height of 30 metres or more), along the entire length of Smith Street in Longford, not just 14 trees between George Street and Wellington Street, I would firstly like to know how many residents of Smith Street from Latour Street to the recreation ground entrance, have actually been notified of the proposal, and what were their responses?"

"I was of the understanding that the plan that has been put on the Northern Midlands Council website was the actual final plan but it is only a concept plan. According to the Planner's comment, (Agenda, Ordinary Meeting, page 101) on the Traffic Impact Assessment the Planner confirms that this design, or concept plan, is to be further detailed and considered by both the Council and the designers, so how much longer will this proposal be drawn out?"

"To have five responses to this planning application in a town which has just under 4,000 residents is fairly ordinary I think."

Mr Jennings responded and advised Mr Denne that all property owners directly affected by the application had been notified.

Mr Denne was advised that should the Development Application be approved works would be commenced as soon as practicable and would take approximately 2 weeks to complete.

John Izzard, Longford

Mr Izzard made the following comments in support of the proposal:

- trees planted would beautify the town and suppress vehicle noise
- from discussions with residents of Smith Street there does not appear to be any serious objections to the proposal
- the width of the street is more than adequate for a single row of trees
- trees had previously been planted in Smith Street, which had been removed to provide underground services
- the proposal is in keeping with the Longford theme of *Gardens and History entwined*.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

140/19 PLANNING APPLICATION PLN-18-0171: 78 DRUMMOND STREET AND ROAD RESERVE BETWEEN DRUMMOND STREET & NORFOLK STREET, PERTH

File Number: CT 128769/3
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Rebecca Green, Planning Consultant

1 INTRODUCTION

This report assesses an application for 78 Drummond Street and Road Reserve Between Drummond Street & Norfolk Street, Perth to construct Remove trees, picnic shelter and redundant culvert, and realign waterway.

2 BACKGROUND

Applicant:

Northern Midlands Council

Owner:

Northern Midlands Council
Chastity Counsel, Brendon Ayers & Joan Hodgetts

Zone:

Open Space Zone
General Residential Zone

Codes:

Flood Prone Areas Code
Biodiversity Code
Water Quality Code

Classification under the Scheme:

Utilities

Existing Use:

Utilities

Deemed Approval Date:

25-Jan-19 (extension of time granted until 20-May-19)

Recommendation:

Approve

Discretionary Aspects of the Application

- Discretionary Use
- Reliance upon performance criteria in the General Residential Zone and Open Space Zone
- Works within a flood hazard area
- Works within 50m of a watercourse

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Subject site from Norfolk 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

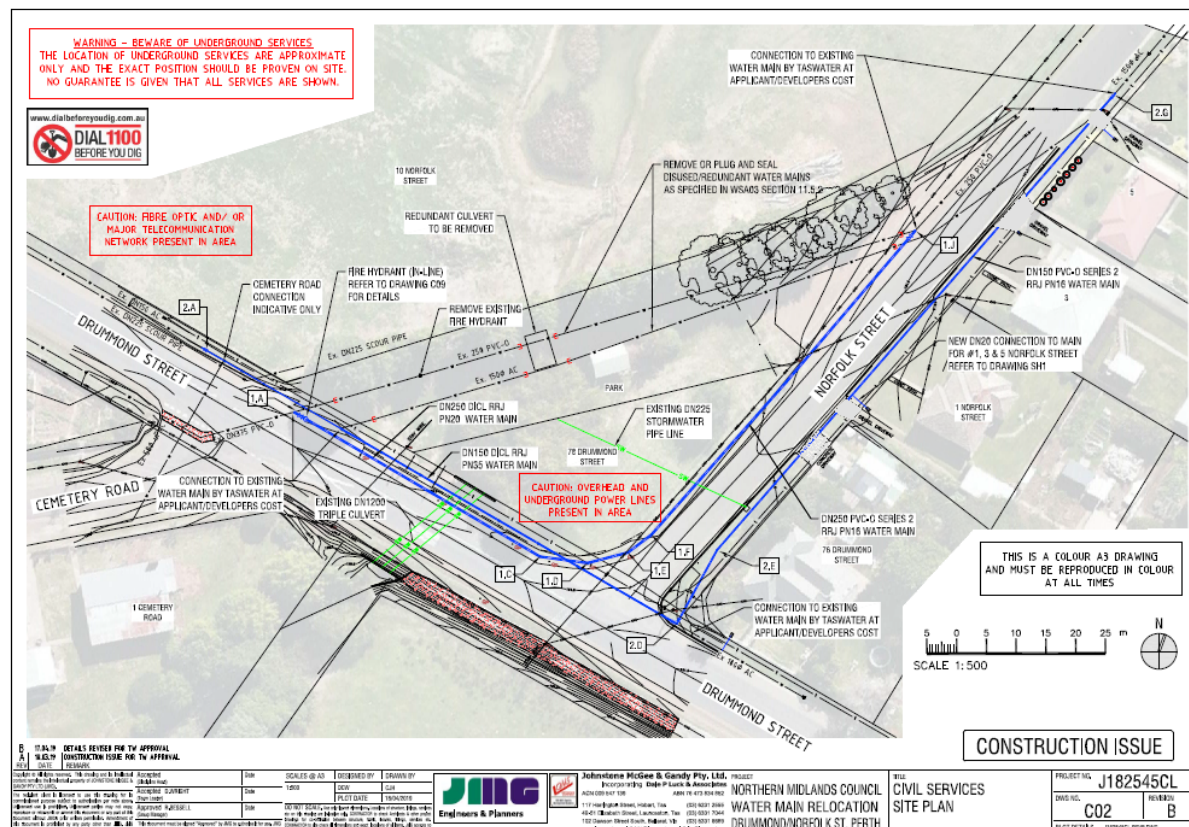
It is proposed to:

- Remove all trees, picnic shelter and redundant culvert, and realign waterway. In order to remove the redundant culvert the disused / redundant water mains are to be relocated along Norfolk and Drummond Streets.

Site Plan



Civil Services Site Plan



4.2 Zone and land use

Zone Map – OPEN SPACE ZONE, GENERAL RESIDENTIAL ZONE



The land is zoned Open Space and General Residential.

The relevant Planning Scheme definition is:

<p>utilities</p>	<p>Use of land for utilities and infrastructure including:</p> <ul style="list-style-type: none"> (a) Telecommunications; (b) Electricity generation; (c) Transmitting or distributing gas, oil, or power; (d) Transport networks (e) Collecting, treating, transmitting, storing or distributing water; or (f) Collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <p>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.</p>
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Utilities is Discretionary in the General Residential zone and the Open Space Code.

4.3 Subject site and locality

A site inspection was undertaken on 14 December 2018. The site is the location of Lions Park on the corner of Norfolk Street and Drummond Street.

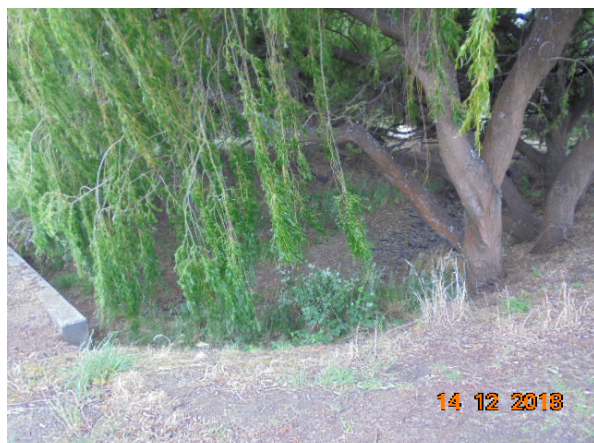
Aerial photograph of area



Photographs of subject site









4.4 Permit/site history

Relevant permit history includes:

- No relevant permit history available.

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:

- Lions Club of Perth (withdrawn January 10, 2019).
- Michael McWilliams, 21 Norfolk Street, Perth

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

Issue 1

- The Lions Club are concerned that as the Club erected the shelter identified for removal, using funds that had been raised and utilisation of voluntary labour, that removal altogether from the town would be a travesty.

Planner's comment:

Council's General Manager has advised that Council would like to liaise with the Lions Club to identify a new site within the Sheepwash Creek redevelopment, but looking at ways to reduce maintenance and are looking at steel construction for any new shelter. Council are also happy to dismantle the current shelter and deliver or store it until a suitable option becomes available. This advice was emailed to the representor's contact on 8 January 2019, and subsequent to this the representation was withdrawn.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Issue 2

- Concerns in relation to maintenance of the Sheepwash Creek development.

Planner's comment:

This matters is noted but is not a relevant consideration of the Planning Scheme provisions.

Issue 3

- Concerns raised that surely the picnic shelter and all of the trees do not need to be removed.

Planner's comment:

As detailed in a memo prepared by Hydrodynamica, further information in relation to offset of vegetation plantings as well as flood modelling demonstrate the reasons behind the necessity to all vegetation on the site to be removed as well as the picnic shelter. Council is committed to liaising with the Lions Club of Perth for relocation/re-build of a picnic shelter in the township of Perth.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 14/12/18 that the Department has no comment to make on this application.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 26/04/2019 (Taswater Ref: TWDA 2018/02059-NMC).

General Manager

Precis: Application signed by the General Manager.

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.	

10.3 Use Standards

10.3.1 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.



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Comment:

Complies with Performance Criteria P1. The use of the site for recreation purposes will remain. The Utilities works proposed are required in association with extensive hydraulic and hydrological modelling work undertaken on Sheepwash Creek. The works are unlikely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.

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.
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Comment:

Not applicable.

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.
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Comment:

No changes to external lighting are proposed.

10.3.2 Residential Character – Discretionary Uses

Objective: To ensure that discretionary uses support:

- a) the visual character of the area; and
- b) the 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.
Comment: No changes proposed.	
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.
Comment: No changes proposed.	
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.
Comment: Complies with A3 (b). The site has access to waste removal services and wheelie bins are provided for this.	

10.4 Development Standards

10.4.14 Non Residential Development

Objective: To ensure that all non-residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.

Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to: a) the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and private open space of adjoining dwellings; and b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and c) the height of development having regard to: i) the effect of the slope of the site on the height of the building; and

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	<ul style="list-style-type: none"> ii) the relationship between the proposed building height and the height of existing adjacent and buildings; and iii) the visual impact of the building when viewed from the road and from adjoining properties; and iv) the degree of overshadowing and overlooking of adjoining properties; and d) the level and effectiveness of physical screening by fences or vegetation; and e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and f) the location and impacts of illumination of the site; and g) passive surveillance of the site; and h) landscaping to integrate development with the streetscape.
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Comment: The provisions of Performance Criteria P1 (a-c and e) are not applicable. The works are required as Sheepwash Creek is of importance in terms of flood plain management due to its proximity to dwellings and roads in west Perth. All trees are proposed to be removed to ensure that debris accumulation at the culverts is mitigated. The willows are a declared invasive species and they have been the target of removal campaigns in rivers throughout Australia. Passive surveillance of the site will improve due to vegetation removal and visual sighting throughout the site will be enhanced. The landscaping will be low level grasslands that do not pose a risk to the watercourse and flooding implications and will blend with similar other open spaces around Sheepwash Creek in west Perth. Complies with Performance Criteria P1.

OPEN SPACE ZONE
ZONE PURPOSE
<i>To provide land for open space purposes including for passive recreation and natural or landscape amenity.</i>
Assessment: The proposal meets the zone purpose.

19.3 Use Standards

19.3.1 Amenity

Objective: To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby uses.	
Acceptable Solutions	Performance Criteria
<p>A1 Operating hours must be between:</p> <p>a) 8.00 am and 10.00 pm where adjoining residential use; and</p> <p>b) 6.00 am and 12.00 am midnight where not adjoining residential use.</p>	<p>P1 The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.</p>
<p>Comment:</p> <p>Not applicable, no changes proposed.</p>	
<p>A2.1 The proposal must not include flood lighting where it adjoins the General residential, Low density residential, Rural living or Village zone; and</p> <p>A2.2 External security lighting must be contained within the boundaries of the site.</p>	<p>P2 External lighting must demonstrate that:</p> <p>a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and</p> <p>b) all direct light will be contained within the boundaries of the site.</p>
<p>Comment:</p> <p>Not applicable.</p>	
<p>A3 If for permitted or no permit required uses.</p>	<p>P3 Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.</p>
<p>Comment:</p> <p>Complies with Performance Criteria P3. The use of the site for recreation purposes will remain. The Utilities works proposed are required in associated with extensive hydraulic and hydrological modelling work undertaken on Sheepwash Creek. The works are unlikely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.</p>	

19.3.2 Open Space Character

Objective: To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
<p>A1 The use must:</p>	<p>P1.1 The size and appearance of the use must:</p>



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a) be for natural and cultural values management or passive recreation; or b) not exceed a combined gross floor area of 250m² over the site.	a) not dominate the character of the area; and b) be consistent with the local area objectives for visual character, if any; and P1.2 The use is not within the classes of General retail and hire or Tourist operation.
Comment: The size and appearance of the utilities use of the site will not dominate the character of the area, as the water main relocation will be underground. The recreational use of the site as a public place will continue. The proposal complies with P1.1 and P1.2.	
A2 Commercial vehicles for discretionary uses must be: a) parked within the boundary of the property; and b) in locations that are not visible from the road or public land.	P2 No performance criteria.
Comment: Not applicable.	
A3 Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	P3 Storage of materials or equipment must be consistent with the local area objectives for visual character, if any.
Comment: Complies with A3. The proposal does not involve goods or materials storage.	

19.4 Development Standards

19.4.2 Landscaping

Objective To ensure that the open space and natural values of the site are retained in a manner that contributes to the broader landscape of the area.	
Acceptable Solutions	Performance Criteria
A1 If for natural and cultural values management or passive recreation.	P1 Applications must demonstrate how the open space, natural and landscape values of the site and area will be managed by a landscape and site management plan that sets out: a) any retaining walls; and b) retaining any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and d) any fencing; and e) vegetation plantings to be used and where; and f) any pedestrian movement paths; and g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.
Comment: Complies with P3. The subject site provides a significant risk of blockage to the culverts in the section of Sheepwash creek next to Drummond Street. The dense stand of willows is within the creek channel and there are limbs and branches overhanging the culverts. Clearing of the trees, removing the blockage risk, and widening of the swale within Lions Park will provide for a significant improvement at relatively low cost and is predicted to eliminate flooding of the Drummond Street carriageway. Recent plantings such as those at the water sensitive urban design area near the intersection of Edward Street and Youl Road and proposed future planting of additional trees in the vicinity (although not within the creek line of Sheepwash Creek) will offset the loss of trees at the subject site. The existing shelter is to be removed to reduce maintenance and to clear the site of obstacles. Council is now focussed on steel construction for reduced maintenance purposes and any future construction of a shelter will take into account consultation with the Lions Club.	

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
E.5.0 FLOOD PRONE AREAS CODE	Complies – See code assessment below



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E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no changes proposed.
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	Complies – See code assessment below
E9.0	WATER QUALITY CODE	Complies – See code assessment below
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.	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.
Comment: Complies with A1.	
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.	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.
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
A1 No acceptable solution.	<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> <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>

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.

Comment:

Complies with P1.1 (b). P1.2 – N/a. P1.3 – Complies with a-d (see development application supporting report for further details). Hydronamica provides flood modelling demonstrating the change to flood footprints incorporating the improvements to Sheepwash Creek. The extent of flooding can be seen to be greatly reduced compared to the original 100 year and climate change maps.

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

Assessment against E8 Biodiversity Code

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

- a) vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values; and
- b) the representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development.

Acceptable Solutions

Performance Criteria



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<p>A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;</p> <p>A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.</p>	<p>P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of Primary Industries, Parks, Water and Environment.
<p>Comment: Not applicable. The study area is not shown as containing Priority Habitat on the overlay maps.</p>	

<p>A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.</p>	<p>P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of Primary Industries, Parks, Water and Environment.
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Comment:

The proposal complies with P2. A dense stand of willows within the creek channel is proposed to be removed, as well as pine trees slightly upstream of the willows which overhang the creek. Limbs and branches from this vegetation cause debris accumulation at the culverts and contribute to the trapping of debris carried from upstream. Willows are a declared invasive species and are targeted for removal campaigns throughout Australia. There is the additional risk of falling large branches or even a tree fall during a flood which would cause an immediate barrier to flows and allow additional debris to be trapped, and for these reasons all trees from the subject site are to be removed. The loss of trees will be more than offset by recent plantings in the area and proposed future planting of additional trees in the vicinity of Sheepwash Creek will be implemented.

Assessment against E9 Water Quality Code

E9.6 Development Standards

E9.6.1 Development and Construction Practices and Riparian Vegetation

<p>Objective</p> <p>To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Native vegetation is retained within:</p> <ul style="list-style-type: none"> a) 40m of a wetland, watercourse or mean high water mark; and b) a Ben Lomond Water catchment area inner buffer. 	<p>P1 Native vegetation removal must submit a soil and water management plan to demonstrate:</p> <ul style="list-style-type: none"> a) revegetation and weed control of areas of bare soil; and b) the management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and c) that disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.
<p>Comment:</p> <p>Complies with performance criteria P1. It is recommended that a plan (CEMP) is prepared to consider water quality protection from erosion and sediment planning during the works. Hydrodynamica have submitted a memo outlining the importance of this works to</p>	



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manage flood events and infrastructure into the future.	
A2 A wetland must not be filled, drained, piped or channelled.	P2 No performance criteria.
Comment: Complies with A2.	
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	P3 A watercourse may be filled, piped, or channelled: a) within an urban environment for the extension of an existing reticulated stormwater network; or b) for the construction of a new road where retention of the watercourse is not feasible.
Comment: Complies with A3.	

E9.6.2 Water Quality Management

Objective To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.	
Acceptable Solutions	Performance Criteria
A1 All stormwater must be: a) connected to a reticulated stormwater system; or b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or c) diverted to an on-site system that contains stormwater within the site.	P1 No performance criteria.
Comment: N/a – Ground surface runoff is not collected, therefore, no diversions through a sediment or grease trap is required.	
A2.1 No new point source discharge directly into a wetland or watercourse. A2.2 For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.	P2.1 New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge: a) do not give rise to pollution as defined under the <i>Environmental Management and Pollution Control Act 1994</i>; and b) are reduced to the maximum extent that is reasonable and practical having regard to: i) best practice environmental management; and ii) accepted modern technology; and c) meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the <i>State Policy for Water Quality Management 1997</i>. P2.2 Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.
Comment: Complies with A2.1.	
A3 No acceptable solution.	P3 Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.
Comment: N/a	

E9.6.3 Construction of Roads

Objective To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the



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Objective To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.	
Acceptable Solutions	Performance Criteria
	<i>Wetlands and Waterways Works Manual</i> , particularly the guidelines for siting and designing stream crossings.
Comments: Not applicable.	

E9.6.4 Access

Objective To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.	
Acceptable Solutions	Performance Criteria
A1 – No acceptable solution.	P1 – New access points to wetlands and watercourses are provided in a way that minimises: a) their occurrence; and b) the disturbance to vegetation and hydrological features from use or development.
Comment: Not applicable.	
A2 – No acceptable solution.	P2 – Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.
Comment: Not applicable.	

E9.6.5 Sediment and Erosion Control

Objective To minimise the environmental effects of erosion and sedimentation associated with the subdivision of land.	
Acceptable Solutions	Performance Criteria
A1 – The subdivision does not involve any works.	P1 – For subdivision involving works, a soil and water management plan must demonstrate the: a) minimisation of dust generation from susceptible areas on site; and b) management of areas of exposed earth to reduce erosion and sediment loss from the site.
Comment: N/a – no subdivision proposed.	

E9.6.6 Ben Lomond Water Catchment Areas

Comment: N/a – not used in this planning scheme.

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	Complies, removal of the picnic shelter is subservient to the other works proposed.

STATE POLICIES
The proposal is consistent with all State Policies.

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



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STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Discretionary Use
- Reliance upon performance criteria in the General Residential Zone and Open Space Zone
- Works within a flood hazard area
- Works within 50m of a watercourse

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

The proposal will be conditioned to be used and developed in accordance with the proposal plans.

8 ATTACHMENTS

- Application & plans
- Responses from referral agencies
- Representations
- Norfolk Street Park concept plan

RECOMMENDATION

That land at 78 Drummond Street and Road Reserve Between Drummond Street & Norfolk Street, Perth be approved to be developed and used for a Remove trees, picnic shelter and redundant culvert, and realign waterway in accordance with application PLN-18-0171, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Site Plan, Dated: 26/06/2018*), **P2** (*Photograph of Picnic Shelter*), **P3-P15** (*Water Main Relocation, JMG Engineers & Planners, Drawing No's: Cover & C01-C11, Rev B, dated: 18/04/2019 and Sheet: SH1. Drawing No: TW-SD-W-20, Rev A*) and **D1** (*Memo, Hydrodynamica, dated: 9 April 2019*).

2 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/02059-NMC) – Attachment A.

3 Contractor's Plans

The applicant shall provide Council with approved copies of the SWMP, CEMP, Rehabilitation Plan and Weed Management Plan. The CEMP must be prepared to consider water quality protection from erosion and sediment planning.



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4 Works adjacent to wetlands and Waterways

All works within 50m of a wetland or watercourse must comply with the requirements of the *Wetlands and Waterways Works Manual*, particularly the guidelines for siting and designing stream crossings.

5 Copy of permits on-site

A copy of the Planning Permit and endorsed documents shall be made available on-site during the period of construction and associated works. All contractors and employees working on the site shall be made aware of the requirements of this permit, prior to the commencement of on-site work.

DECISION

Cr Goss/Cr Polley

That land at 78 Drummond Street and Road Reserve Between Drummond Street & Norfolk Street, Perth be approved to be developed and used for a Remove trees, picnic shelter and redundant culvert, and realign waterway in accordance with application PLN-18-0171, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Site Plan, Dated: 26/06/2018*), **P2** (*Photograph of Picnic Shelter*), **P3-P15** (*Water Main Relocation, JMG Engineers & Planners, Drawing No's: Cover & C01-C11, Rev B, dated: 18/04/2019 and Sheet: SH1. Drawing No: TW-SD-W-20, Rev A*) and **D1** (*Memo, Hydrodynamica, dated: 9 April 2019*).

2 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/02059-NMC) – Attachment A.

3 Contractor's Plans

The applicant shall provide Council with approved copies of the SWMP, CEMP, Rehabilitation Plan and Weed Management Plan. The CEMP must be prepared to consider water quality protection from erosion and sediment planning.

4 Works adjacent to wetlands and Waterways

All works within 50m of a wetland or watercourse must comply with the requirements of the *Wetlands and Waterways Works Manual*, particularly the guidelines for siting and designing stream crossings.

5 Copy of permits on-site

A copy of the Planning Permit and endorsed documents shall be made available on-site during the period of construction and associated works. All contractors and employees working on the site shall be made aware of the requirements of this permit, prior to the commencement of on-site work.

6 Removal of trees

Remove the minimum number of trees necessary to achieve the desired outcome for the waterway works.

Carried unanimously



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141/19 PLANNING APPLICATION PLN-19-0017: SMITH STREET (BETWEEN WELLINGTON STREET AND GEORGE STREET), LONGFORD

File Number: PLN-19-0017
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application to plant street trees within the centreline of Smith Street, including kerb surrounds, and two traffic islands between Wellington Street and George Street), Longford.

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

General Residential and Community Purpose

Classification under the Scheme:

Utilities

Deemed Approval Date:

24 May 2019

Owner:

Northern Midlands Council

Codes:

Heritage Code, Heritage Precincts Specific Area Plan

Existing Use:

Utilities

Recommendation:

Approve

Discretionary Aspects of the Application

- Discretionary use

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

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

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 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

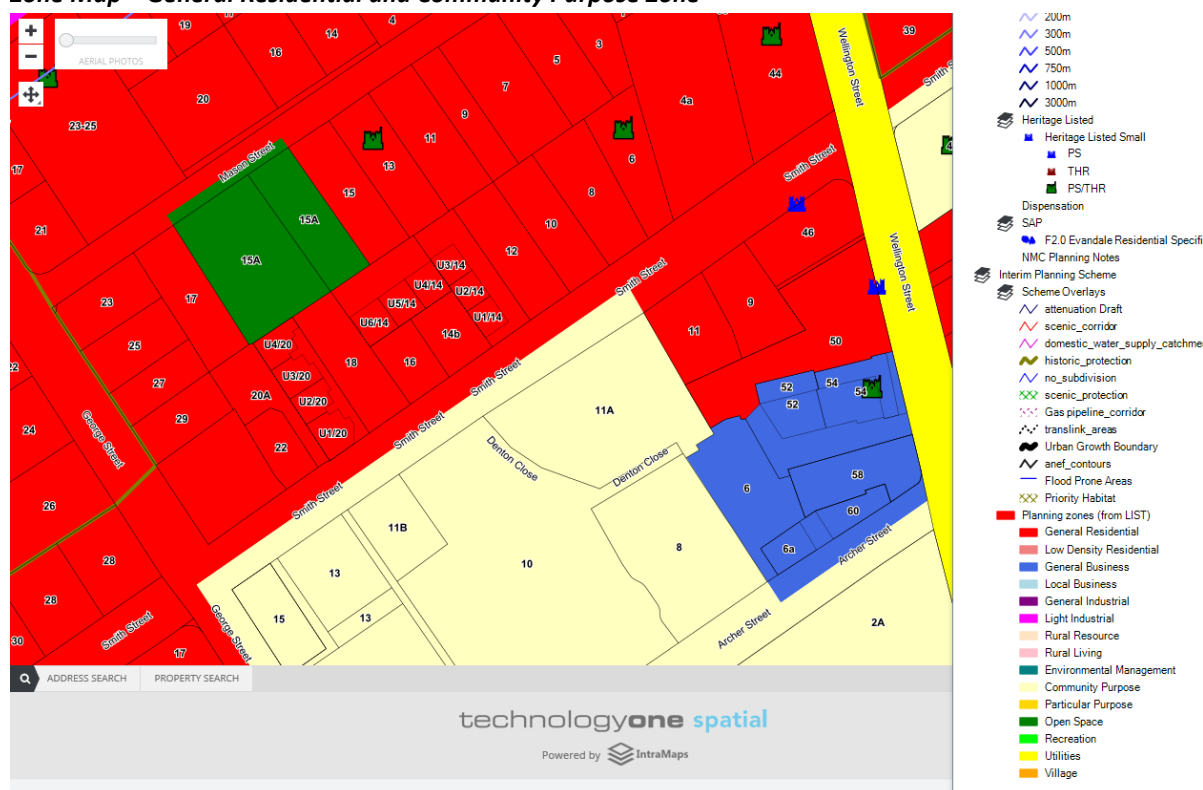
It is proposed to plant street trees within the centreline of Smith Street, including kerb surrounds, and two traffic islands between Wellington Street and George Street), Longford.

Site Plan



4.2 Zone and land use

Zone Map – General Residential and Community Purpose Zone



The land is zoned General Residential and Community Purpose and is within the Heritage Precinct.

The relevant Planning Scheme definition is:

Utilities	<p>use of land for utilities and infrastructure including:</p> <ul style="list-style-type: none"> (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <p>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.</p>
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Utilities is Discretionary in both the General Residential and Community Purpose zones.

4.3 Subject site and locality

The author of this report carried out a site visit on 13 May 2019. The site is located in Smith Street, Longford, between Wellington Street and George Street. Adjacent to the site are predominantly single and multiple dwellings as well as Toosey Aged & Community Care, the Council offices and an Ambulance Tasmania building.

Aerial photograph of area – 2019



4.4 Permit/site history

Relevant permit history includes:

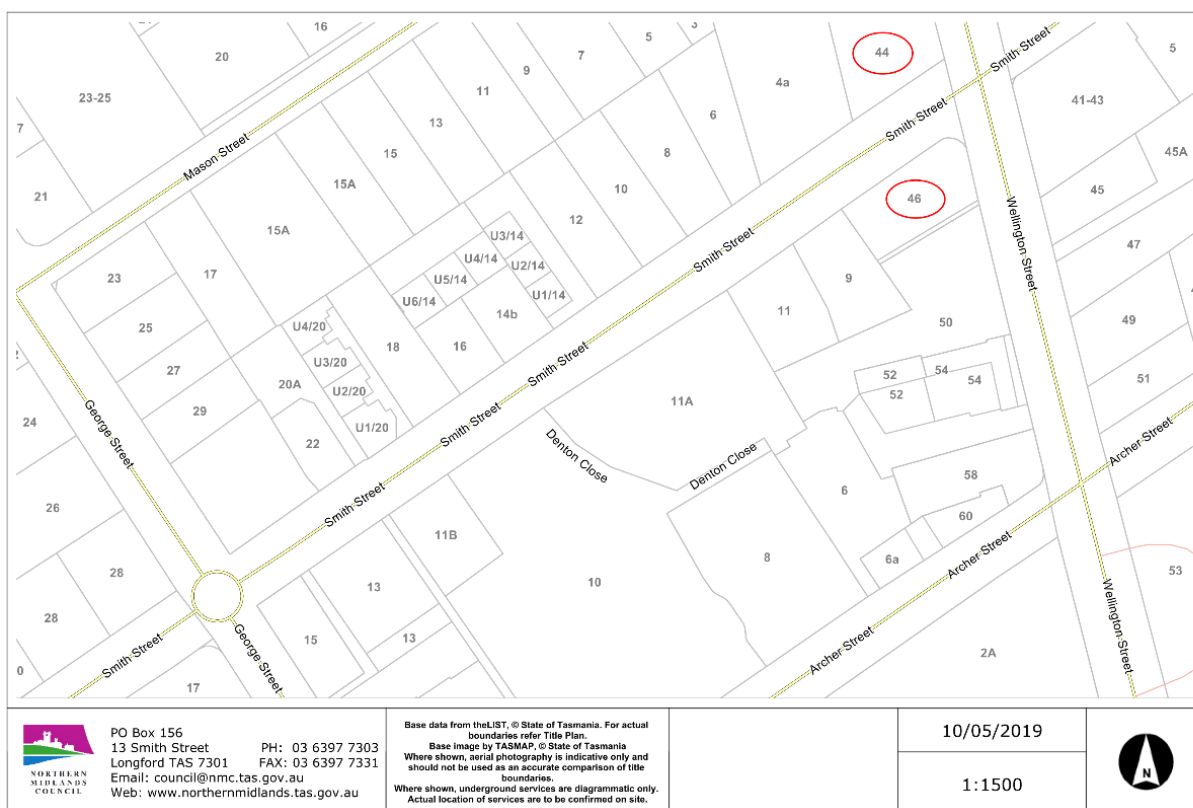
- P10-279 – Smith Street between Wellington and George Street - approval for replacement of kerb & gutter on northern side, planting of street trees on southern side and retrospective removal of trees on northern side.

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:

- J Denne, 16 Lewis Street, Longford
- G Green, 1 Archer Street, Longford
- T Johnson, 46 Wellington Street, Longford
- J Izzard, 44 Wellington Street, Longford

Map showing location of adjacent representor properties in relation to subject site



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

J Denne

- Height of trees at 15 m will block out early morning sun for those on the northern side of Smith Street.
- Questions whether there will be enough room for rubbish and recycling collection trucks to drive along Smith Street if vehicles are parked on the street.
- Loss of on-street parking.
- All residents will be unable to do a right hand turn when leaving their driveway – they will only be able to turn left into Smith street because it will be unsafe and there will not be enough room. E.g. there is a car parked on the street, that will take up just over 2m of the 6m available on that side. If a resident comes out to turn right, their car will on average be just over 4m long – even allowing for the 1m centre tree strip it will leave a gap of about 1m for any car driving up or down Smith Street.

G Green

- Concerned that the development will reduce the effective street width to dangerous proportions.
- Maximum vehicle width is 2.5m plus wing mirrors.

- Most vehicles average about 0.3m out from the kerb.
- This leaves an effective minimum road width of less than 3m.
- Maximum standard truck height is 4.3m. Questions how high the trees are going to be pruned.
- Vehicles exiting the driveways. If vision is obscured by a parked car or truck they must drive far enough forward to see around the vehicle – the nose of their vehicle could be 2m onto the roadway forcing any approaching vehicles to stop.

Planner's Comment - Parking and Traffic

The Traffic Impact Assessment states:

- Parking can likely be maintained as currently available with some opportunity for line marking /delineation if desired as part of detailed design to ensure parking zones comply with Australian Standard requirements. Note turning paths for cross-lane vehicles should be considered at detailed design for nominating parking exclusion zones. This may require increasing no parking zones in some localized areas, or providing fewer crossing opportunities/more raised medians. Detailed design layout will confirm this and provide options.
- Tree location, raised medians and other kerb lines should be checked against typical vehicle movements and turning paths at time of detailed design to ensure that typical vehicles can efficiently access each property, and manoeuvre appropriately in the street. In general, at concept plan stage, this appears generally achievable, but should be checked specifically, particularly at accesses and junctions.
- Consideration be given to planting trees that have an elevated canopy so that visibility of crossing pedestrians and vehicles using designated turning points can be maximized, with clearance of foliage above trunk up to the height of around 2m plus where possible, or at juvenile stages are suitably narrow/constrained.
- General review of pedestrian crossing points shows that pedestrian crossings via median/pedestrian refuge sites is likely appropriate to service this section of Smith Street however a specific crossing for the possible desire-line directly outside the Council Chambers entry could still be further considered by designers/Council.
- General review of the plan shows some locations of trees as proposed which may provide some potential issues for vehicle turning movements in some cases, depending on final tree and kerb/tree surround placement. This should be reviewed further by Council either during detailed design with turning template overlays on the drawing file and in consultation with landowners to confirm specific suitability. It is likely that suitable site locations for tree centres can be established similar to that shown, but this should be confirmed prior to final set out on site.
- Sight distance for each access and junction should be confirmed at each location during detailed design. Note that broken visibility due to tree trunks, power poles or parked cars (as currently exists in the street) is acceptable under these circumstances, and provided tree canopy for larger/mature trees is kept approx. above 2m or trees are narrow, the new trees should provide no significant sight distance issues if appropriately spaced and sensible species used.

Planner's Comment - Loss of Sunlight

Mature Elm trees along the northern side of Smith Street were removed in 2010 for stormwater works. Approval was also given for replacement trees to be planted on the southern side. The proposed maple trees in the centre of the street are considered to have a similar impact in terms of loss of sunlight as the previous trees on the northern side, or the approved trees on the southern side. In summer the trees will have a positive effect in terms of shading.

J Izzard,

Reiterates his support for the proposed plantings



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T Johnson

Advises that he approves of the proposal

4.6 Referrals

Council's Works Department

Precis: Council's Works Department (Jonathan Galbraith) advised that he had no comment to make.

TasWater

Precis: TasWater advised that pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater has assessed the application for the permit and has determined that the proposed development did not require a referral and therefore does not require a submission from TasWater as the planting of trees will not; Increase the demand for water supplied by TasWater; or

Increase the amount of sewage or toxins that is to be removed by, or discharged into, TasWater sewerage infrastructure; or

Adversely affect TasWater operations.

We do however insist on due care when planting these trees near or around TasWater infrastructure and the trees should have root barriers around the roots to avoid damage, as any damage cause by the trees, TasWater may seek cost for repairs.

Heritage Adviser

Council's Heritage Advisor, David Denman, advised that he supports the proposal commenting:

Smith Street previously had a row of mature street trees that were removed about 10 years ago, resulting in a negative impact on the historic character of the street. This proposal to replace those trees with a central tree planting belt will make a positive contribution to the aesthetic and historic ambience of the streetscape.

4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE

ZONE PURPOSE

- To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
- To provide for compatible non-residential uses that primarily serve the local community.
- Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off-site impacts.
- To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

Assessment: The proposal does not conflict with the zone purpose.

LOCAL AREA OBJECTIVES

- To consolidate growth within the existing urban land use framework of the towns and villages.
- To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.
- To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.

Assessment: The proposal satisfies the local area objectives.

10.3 Use Standards

10.3.1 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



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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.
Does not comply – Discretionary use.	The use is not likely to cause an environmental nuisance in relation to these matters.
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.
Complies – there are no commercial vehicles associated with the use.	N/a – complies with the acceptable solution.
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.
Does not comply – Discretionary use.	Complies – will not have external lighting.

10.3.2 Residential Character – Discretionary Uses

Objective To ensure that discretionary uses support: a) the visual character of the area; and b) the 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.
Complies – there are no commercial vehicles associated with the use.	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.
Complies – the proposal does not involve waste material storage.	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.
Complies – the proposal does not involve waste material storage.	N/a

10.4 Development Standards

10.4.1 – 10.4.13 N/a – these clauses only relate to residential uses

10.4.14 Non Residential Development

Objective To ensure that all non-residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to: a) the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and private open space of adjoining dwellings; and b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and c) the height of development having regard to: i) the effect of the slope of the site on the height of the building; and ii) the relationship between the proposed building height and the height of existing adjacent and buildings; and



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	<ul style="list-style-type: none"> iii) the visual impact of the building when viewed from the road and from adjoining properties; and iv) the degree of overshadowing and overlooking of adjoining properties; and d) the level and effectiveness of physical screening by fences or vegetation; and e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and f) the location and impacts of illumination of the site; and g) passive surveillance of the site; and h) landscaping to integrate development with the streetscape.
Does not comply – Discretionary use.	<p>The applicable performance criteria -c) iv) and e) are satisfied as follows:</p> <p>Mature Elm trees along the northern side of Smith Street were removed in 2010 for stormwater works. Approval was also given for replacement trees to be planted on the southern side. The proposed deciduous maple trees in the centre of the street are considered to have a similar impact in terms of loss of sunlight as the previous trees on the northern side, or the approved trees on the southern side. In summer the trees will have a positive effect in terms of shading.</p> <p>The Traffic Impact Assessment has found that</p> <ul style="list-style-type: none"> • Parking can likely be maintained as currently available with some opportunity for line marking /delineation if desired as part of detailed design to ensure parking zones comply with Australian Standard requirements. Note turning paths for cross-lane vehicles should be considered at detailed design for nominating parking exclusion zones. This may require increasing no parking zones in some localized areas, or providing fewer crossing opportunities/more raised medians. Detailed design layout will confirm this and provide options. • General review of the plan shows some locations of trees as proposed which may provide some potential issues for vehicle turning movements in some cases, depending on final tree and kerb/tree surround placement. This should be reviewed further by Council either during detailed design with turning template overlays on the drawing file and in consultation with landowners to confirm specific suitability. It is likely that suitable site locations for tree centres can be established similar to that shown, but this should be confirmed prior to final set out on site. • Sight distance for each access and junction should be confirmed at each location during detailed design. Note that broken visibility due to tree trunks, power poles or parked cars (as currently exists in the street) is acceptable under these circumstances, and provided tree canopy for larger/mature trees is kept approx. above 2m or trees are narrow, the new trees should provide no significant sight distance issues if appropriately spaced and sensible species used.

10.4.15 – N/a – only relates to subdivision.

COMMUNITY PURPOSE ZONE
ZONE PURPOSE
<ul style="list-style-type: none"> ▪ To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone. ▪ To provide for a range of health, educational, government, cultural and social facilities to serve the function of settlements and local communities.
Assessment: The proposal does not conflict with the zone purpose.
LOCAL AREA OBJECTIVES
<ul style="list-style-type: none"> ▪ To manage development in the Community purpose zone as part of or context to the Heritage Precincts in the towns and villages. ▪ To ensure developments within street reservations contribute positively to the context of the Heritage Precincts in each settlement.
Assessment: The proposal satisfies the local area objectives.



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17.3 Use Standards

17.3.1 Zone Character

Objective To ensure that all uses accord with the objectives for the zone or a community facility.	
Acceptable Solutions	Performance Criteria
A1 Storage of materials or equipment external to a building must not be visible from the road to which the lot has frontage.	P1 Storage of materials or equipment does not visually detract from the character of the area.
Complies – the proposal does not involve the storage of materials or equipment.	N/a
A2 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P2 No performance criteria.
Complies – the proposal does not involve the parking of commercial vehicles.	N/a

17.3.2 Amenity

Objective To ensure that the use of land is not detrimental to the amenity of surrounding residential areas in terms of noise, emissions, operating hours or transport/traffic.	
Acceptable Solutions	Performance Criteria
A1 For development within 20m of a residential zone, the operating hours of the use must be between 7.00am and 7.00pm Monday to Friday and 8.00am to 6pm Saturday and Sunday.	P1 The operating hours must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement and illumination.
Must address the performance criteria.	The proposal for tree plantings complies with the performance criteria.

17.4 Development Standards

17.4.1 Building Design and Siting

N/a- the proposal does not involve buildings.

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
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	Complies – See Heritage Adviser's assessment
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.	
Acceptable Solutions	Performance Criteria
A1 The number of car parking spaces must not be less than the requirements of:	P1 The number of car parking spaces provided must have regard to: a) the provisions of any relevant location specific car parking plan; and b) the availability of public car parking spaces within reasonable walking distance; and

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a)	Table E6.1; or	c)	any reduction in demand due to sharing of spaces by multiple uses either because of
b)	a parking precinct plan	d)	variations in peak demand or by efficiencies gained by consolidation; and
	contained in Table E6.6:	e)	the availability and frequency of public transport within reasonable walking distance
	Precinct Parking Plans (except	f)	of the site; and
	for dwellings in the General	g)	site constraints such as existing buildings, slope, drainage, vegetation and
	Residential Zone).	h)	landscaping; and
		i)	the availability, accessibility and safety of on-road parking, having regard to the
		j)	nature of the roads, traffic management and other uses in the vicinity; and
		k)	an empirical assessment of the car parking demand; and
		i)	the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and
		ii)	convenience; and
		iii)	the recommendations of a traffic impact assessment prepared for the proposal; and
			any heritage values of the site; and
			for residential buildings and multiple dwellings, whether parking is adequate to
			meet the needs of the residents having regard to:
			the size of the dwelling and the number of bedrooms; and
			the pattern of parking in the locality; and
			any existing structure on the land.

Comment: Complies – there is no requirement set by Table E6.1.

Table E6.1: Parking Space Requirements

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

Comment: Complies – there is no requirement set by Table E6.1.

SPECIFIC AREA PLANS

F1.0	TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0	HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Heritage Adviser's assessment

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 *Land Use Planning & Approvals Act 1993*.



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STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

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

Discretion to refuse the application is limited to:

Discretionary use in the zone;

Reliance on Performance Criteria 10.3.1 – Amenity, 10.3.2 – Residential Character, 10.4.14 – Non-Residential Development, 17.3.2 – Amenity.

With regard to 10.4.14 P1 c) iv) *the degree of overshadowing of adjoining properties:*

Mature Elm trees along the northern side of Smith Street were removed in 2010 for stormwater works. Approval was also given for replacement trees to be planted on the southern side. The proposed deciduous maple trees in the centre of the street are considered to have a similar impact in terms of loss of sunlight as the previous trees on the northern side, or the approved trees on the southern side. In summer the trees will have a positive effect in terms of shading.

With regard to 10.4.14 e) - the height of development having regard to the degree of overshadowing and overlooking of adjoining properties:

The Traffic Impact Assessment has found that

- Parking can likely be maintained as currently available with some opportunity for line marking /delineation if desired as part of detailed design to ensure parking zones comply with Australian Standard requirements. Note turning paths for cross-lane vehicles should be considered at detailed design for nominating parking exclusion zones. This may require increasing no parking zones in some localized areas, or providing fewer crossing opportunities/more raised medians. Detailed design layout will confirm this and provide options.
- General review of the plan shows some locations of trees as proposed which may provide some potential issues for vehicle turning movements in some cases, depending on final tree and kerb/tree surround placement. This should be reviewed further by Council either during detailed design with turning template overlays on the drawing file and in consultation with landowners to confirm specific suitability. It is likely that suitable site locations for tree centres can be established similar to that shown, but this should be confirmed prior to final set out on site.
- Sight distance for each access and junction should be confirmed at each location during detailed design. Note that broken visibility due to tree trunks, power poles or parked cars (as currently exists in the street) is acceptable under these circumstances, and provided tree canopy for larger/mature trees is kept approx. above 2m or trees are narrow, the new trees should provide no significant sight distance issues if appropriately spaced and sensible species used.



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It is considered that the proposal satisfies the performance criteria.

The proposal will be conditioned to be used and developed in accordance with the proposal plans.

8 ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representations

RECOMMENDATION

That land at Smith Street (between Wellington Street and George Street), Longford be approved to be developed and used for tree planting within centreline of street, including kerb surrounds, and two traffic islands, Smith Street, Longford in accordance with application PLN-19-0017, and subject to the following condition:

1 Layout not altered

The use and development must be in accordance with the endorsed plan numbered **P1** (Smith Street Project, Street Tree Concept Plan, Lange Design, 16 April 2019, Issue F).

DECISION

Cr Polley/Cr Calvert

That land at Smith Street (between Wellington Street and George Street), Longford be approved to be developed and used for tree planting within centreline of street, including kerb surrounds, and two traffic islands, Smith Street, Longford in accordance with application PLN-19-0017, and subject to the following condition:

1 Layout not altered

The use and development must be in accordance with the endorsed plan numbered **P1** (Smith Street Project, Street Tree Concept Plan, Lange Design, 16 April 2019, Issue F).

Carried

Voting for the motion:

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

Voting against the motion:

Cr Brooks



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142/19 PLANNING APPLICATION PLN-19-0033: 6A COLLINS STREET, EVANDALE

File Number: 201000.04; CT 56290/2
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 6a Collins Street, Evandale to construct a dwelling addition & replacement shed (6m x 12m) within the Heritage Precinct.

2 BACKGROUND

Applicant:

Urban Design Solutions

Owner:

John Graham Allwood

Zone:

General Residential Zone

Codes:

Car Parking and Sustainable Transport Code
Heritage Code

Classification under the Scheme:

Discretionary

Existing Use:

Residential

Deemed Approval Date:

Extension of time till 24.05.2019

Recommendation:

Approve

Discretionary Aspects of the Application

- Reliance on the performance criteria of the General Residential Zone (rear [north] setback).
- Reliance on the performance criteria of the Heritage Code/Heritage Precinct Specific Area Plan.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013, Version 28, Effective from 9th April 2019.*

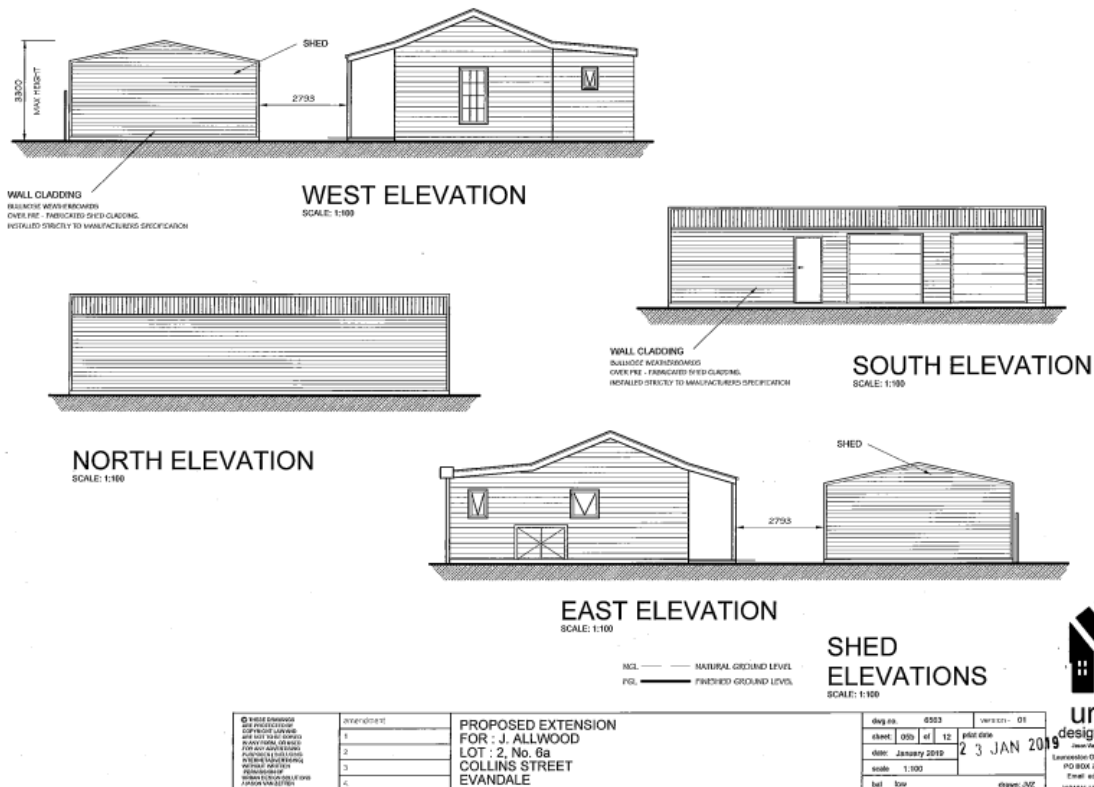
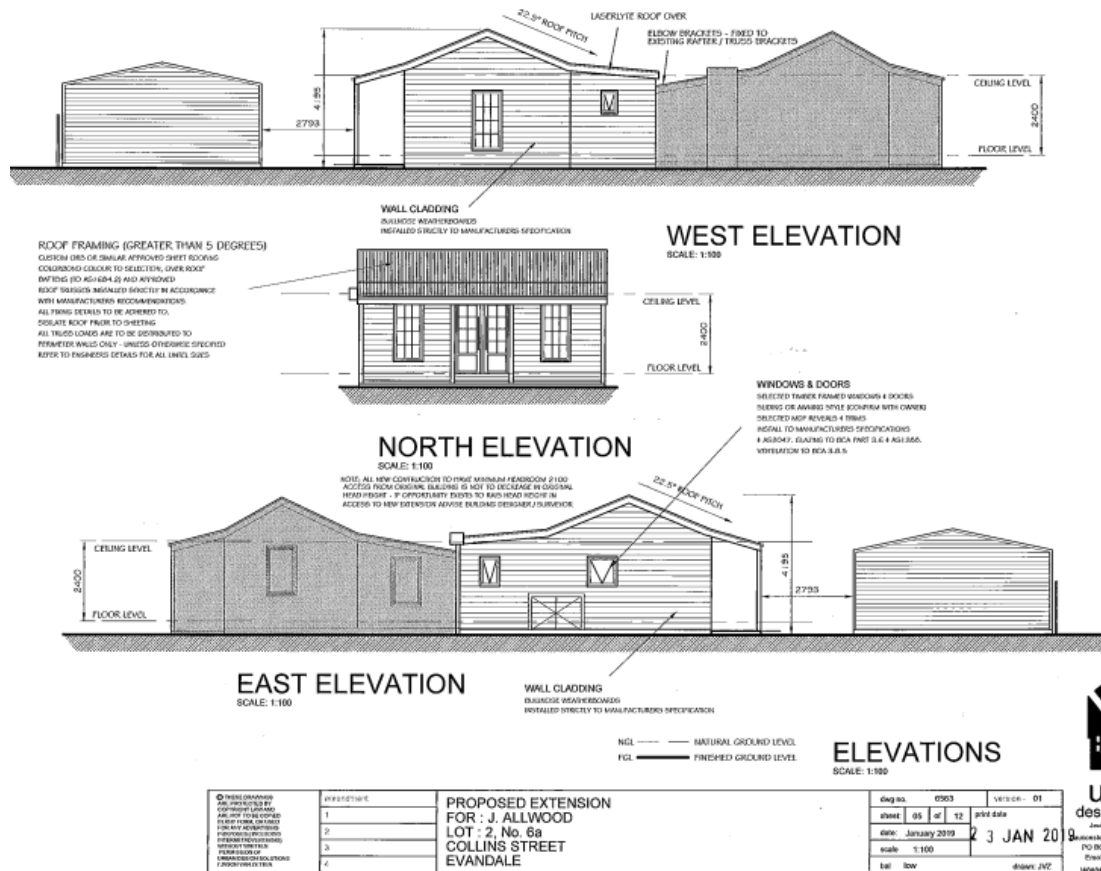
Preliminary Discussion

Prior to the application becoming valid / being placed on public exhibition, further information was requested from the applicant for revised plans to clarify inclusion of the shed in the proposal, and submission addressing the Heritage Precinct Specific Area Plan.

Subject site



Elevations



4.2 Zone and land use

Zone Map – General Residential Zone



The land is zoned General Residential Zone and is subject to the Car Parking and Sustainable Transport Code, Heritage Code and Heritage Precinct Specific Area Plan.

The relevant Planning Scheme definition is:

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

10.2 Use Table

No Permit Required	
Use Class	Qualification
Residential	If a single dwelling
Permitted	
Use Class	Qualification
Residential	If a caretakers dwelling or home-based business If for multiple dwellings, except on CT 152543/1

4.3 Subject site and locality

The author of this report carried out a site visit on the 29th March 2019. The subject site is located in a residential area on the southern side of the township of Evandale. The existing dwelling is situated on a strata lot with a total area of 699m². An existing shed is also located at the rear of the lot, which is proposed to be replaced as part of the development. The adjoining lot to the west forms part of the proposal, and the existing dwelling on this lot is separated from the proposed development by a driveway which is approximately 3.5m wide.

Aerial photograph of area



Photographs of subject site





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4.4 Permit/site history

Relevant permit history includes:

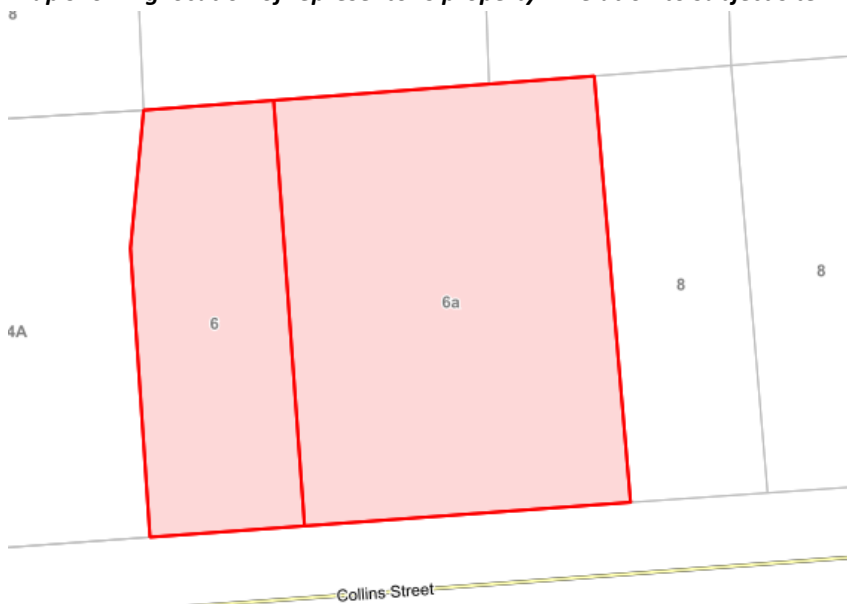
- P12-091 – Minor boundary adjustment between 4-4A and 6 & 6A Collins St, Evandale

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:

- Kathy Nolan and John Pedder, 6 Collins Street, Perth.

Map showing location of representor's property in relation to subject site





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

Issue 1

- Roof height and associated overshadowing.

Planner's comment:

The roof height and setback of the proposed dwelling addition is compliant with the zone provisions. Assessment against the corresponding performance criteria and associated overshadowing is relevant to the rear (northern) setback variation of the proposed shed only.

Nevertheless, any overshadowing caused by the single-story addition will be mostly over the existing carport and driveway of the adjoining property to the west, with no overshadowing of the dwelling beyond 11am on the 21st June (as indicated by overlaying the ShadowDraw template). The proposed design utilises a variety of roof forms (skillion and gable), which will cause significantly less shadow than if a full-length hip or gable roof were proposed. There will be a separation distance of approximately 4.5m-5m between the proposed dwelling addition and adjoining property to the west.

Issue 2

- Non-compliance with Planning Principles: Criteria of assessing impact on neighbouring properties.

Planner's comment:

These criteria relate to NSW planning requirements and are not relevant in the assessment of this application.

Issue 3

- Impact on the streetscape

Planner's comment:

The proposed extension and shed are located behind the building line of the existing cottage and established landscaping to the front of the lot will reduce the visibility of the development from the street. The design of the extension continues the existing form of the cottage and will utilise similar materials. The existing cottage has a floor area less than 80m² and the extension will allow for improved solar access to the habitable spaces in the dwelling and create functional utility spaces.

Issue 4

- Works to existing shed

Planner's comment:

The existing shed is proposed to be demolished as part of this proposal and replaced with a new shed.

Issue 5

- Consent of Body Corporate

Planner's comment:

Disputes within the Body Corporate (two lot owners) are handled separately to the planning application process by the Recorder of Titles. All notification requirements of the *Land Use Planning and Approvals Act 1993* have been met. No works are proposed within an area of Common Ground.

Issue 6

- Mediation/on-site visit

Planner's comment:

The applicant advised that they had consulted with adjoining property owners prior to lodgement of the application and revised the design in response to concerns raised by this process. An on-site inspection of the site by the author of this report occurred at the end of March. As the development is compliant with all setback requirements other than to the rear northern boundary, an on-site meeting with the property owner to the west was not considered necessary.

4.6 Referrals

The only referral required was as follows:

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 13.05.2019. Mr Denman noted that he had no objections to the proposal and made the following comments:

"The existing house is not heritage listed. Therefore, the relevant issue with this proposal is what impact the additions and new garage will have on the streetscape.

The additions are at the rear of the existing house and will not be prominent from the street.

The proposed garage outbuilding is located at the rear of the site and will not be prominent from the street.

The scale, forms, materials and architectural detailing are contextual within the precinct.

I have no objections to the proposal."

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.

PRECIS OF DEVELOPMENT STANDARDS FOR SINGLE DWELLINGS		
10.4.2 Setback and building envelopes for dwellings		
	A1	Unless within a building area, then
✓	(a)	4.5m from primary frontage; or not less than existing dwelling on site; OR
N/a	(b)	3m to secondary frontage; or not less than existing dwelling on site; OR
N/a	(b)	if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
N/a	(c)	not less than the existing dwelling setback if less than 4.5m; OR
N/a	(d)	as per road setback specified in Planning Scheme
	A2	Garage or carport to be set back:
✓	(a)	5.5m from primary frontage or 1m behind the façade, OR
N/a	(b)	The same as the dwelling façade if under dwelling
N/a	(c)	1m if gradient > 1:5 for 10m from frontage
	A3	Dwellings (excluding minor protrusions extending to 1.5m)
X	(a)	to be within building envelope (i) frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot (ii) 45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND
✓	(b)	1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or ⅓ of the side boundary, whichever is lesser)
10.4.3 Site coverage and private open space for dwellings		



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✓	A1	(a)	max. site coverage of 50% (excluding eaves)
✓		(c)	at least 25% free from impervious surfaces
✓	A2	(a)	POS of 24m ² in one location
✓		(b)	horizontal dimension of 4m; AND
✓		(c)	directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
✓		(d)	not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
N/a		(e)	between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
✓		(f)	not steeper than 1:10, AND
✓		(g)	not used for vehicle parking
10.4.4 Sunlight and overshadowing			
✓	A1		1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
10.4.5 Width of openings for garages and carports			
N/a	A1		Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).
10.4.6 Privacy			
N/a	A1		Balconies, decks, carports etc. OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:
		(a)	side boundary – 3m
		(b)	rear boundary – 4m
	A2		Window or glazed door to be offset 1.5m from neighbour's window, OR sill height 1.7m above floor level, OR obscure glazing to 1.7m OR external screen to 1.7m
10.4.7 Frontage fences for single dwellings			
N/a	A1		Applies to maximum building height of fences on and within 4.5m of a frontage
N/a	(a)		1.2m if solid; OR
N/a	(b)		1.8m if above 1.2m has openings which provide a minimum 50% transparency
Easements			
✓			No construction over an easement

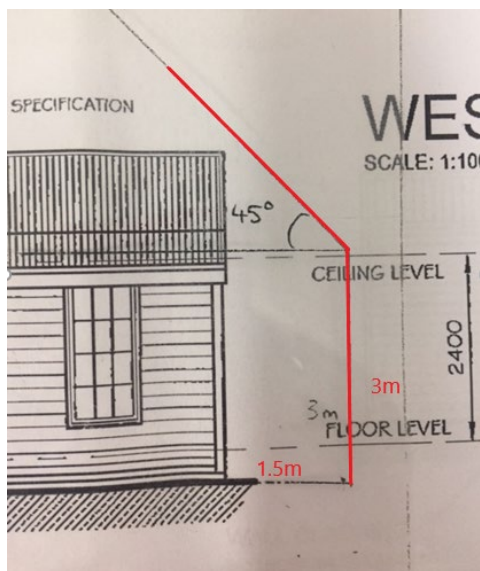
The application meets the acceptable solutions of the General Residential zone, except for the variation to the rear (northern) setback for the proposed shed.

Accordingly, the development relies on the following performance criteria:

P3	<p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none">(a) not cause unreasonable loss of amenity by:<ul style="list-style-type: none">(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or(ii) overshadowing the private open space of a dwelling on an adjoining lot; or(iii) overshadowing of an adjoining vacant lot; or(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.
Comment:	
The proposal complies with P3 as follows:	
A)	<ul style="list-style-type: none">i-iii) The proposed shed will not result in any overshadowing to adjoining habitable rooms, private open space or vacant land, as the setback variation is to the northern boundary.iv) The proposed shed is a replacement of an existing open fronted shed, to provide secure storage. The proposed shed has a maximum apex height of 3.3m (approximate wall height of 2.5m) and the visual impact on the property to the north will be quite similar to the existing situation.

- B) The proposed variation to the rear setback will not result in any changes to the separation between dwellings when viewed from the street.

The side setback of the proposed dwelling addition is compliant with the acceptable solution, as per the building envelope and setback (1.5m) detailed below:



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
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no change to existing compliant parking arrangement.
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	Complies – See code assessment below
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

**ASSESSMENT AGAINST E13.0
LOCAL HISTORIC HERITAGE CODE**

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings – N/a

E13.6 Development Standards

E13.6.1 Demolition

Objective

To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Removal of non-original cladding to expose original cladding.	P1.1 Existing buildings, parts of buildings and structures must be retained except: a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or



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	<p>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</p> <p>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</p> <p>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</p> <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
N/a	Complies with P1.1 (b) & (d). The demolition of a small section of the existing cottage to allow for a new extension will ensure the dwelling meets current building standards and ensure its ongoing use and restoration. The cottage is not heritage listed and no changes are proposed to the façade of the building. The steel shed to be demolished is non-contributory to the precinct and its replacement will be in keeping with the existing streetscape.

E13.6.2 Subdivision and development density – N/a

E13.6.3 Site Cover

Objective To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.	
Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1 The site coverage must:</p> <p>a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
N/a	Complies with P1. The site coverage is in keeping with the character and appearance of the subject site, and the appearance of adjacent buildings within the precinct.

E13.6.4 Height and Bulk of Buildings

Objective To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	Performance Criteria
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
N/a	<p>Complies with P1.1 – the addition and shed will be located behind the building line of the existing building and will be of similar height, form and appearance of the site. The closest adjoining building to the west is two-story and will not be dominated by the proposed works.</p> <p>Complies with P1.2 – the extension is to the rear and the existing building is not listed as having heritage significance.</p> <p>Complies with P1.3 – the height and bulk of the proposed buildings will not detract from meeting the management objectives of the precinct.</p>

E13.6.5 Fences -N/a

E13.6.6 Roof Form and Materials

Objective

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To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: <ul style="list-style-type: none"> a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
N/a	Complies with P1 – the proposed roof form and orientation of pitch is in keeping with that of the existing dwelling.

E13.6.7 Wall materials

Objective

To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: <ul style="list-style-type: none"> a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
N/a	Complies with P1 – the proposed wall materials are complementary to wall materials of the dominant buildings on the site.

E13.6.8 Siting of Buildings and Structures

Objective

To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: <ul style="list-style-type: none"> a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
N/a	Complies with P1 – no changes are proposed to the front setback.

E13.6.9 Outbuildings and Structures

Objective

To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Outbuildings and structures must be: <ul style="list-style-type: none"> a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any. 	P1 New outbuildings and structures must be designed and located ; <ul style="list-style-type: none"> a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
N/a	Complies with P1 – the outbuilding is located behind the building line, but convenient to the dwelling. The dwelling will remain the dominant form on the site.

E13.6.10 Access Strips and Parking – N/a – residential use.

E13.6.11 Places of Archaeological Significance – N/a

E13.6.12 Tree and Vegetation Removal -N/a



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E13.6.13 Signage – N/a

E13.6.14 Maintenance and Repair – N/a

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Heritage Precincts –	
<ol style="list-style-type: none"> 1. Evandale Heritage Precinct 2. Ross Heritage Precinct 3. Perth Heritage Precinct 4. Longford Heritage Precinct 5. Campbell Town Heritage Precinct 	
Existing Character Statement - Description and Significance	
<p>1 EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>	
Management Objectives	
<p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p> <p>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>	

SPECIFIC AREA PLANS		
F1.0	TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0	HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Specific Area Plan assessment below

ASSESSMENT AGAINST F2 HERITAGE PRECINCT SPECIFIC AREA PLAN

F2.5 Standards for Development

F2.5.1 Setbacks

Objective	
To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.	
Acceptable Solutions	Performance Criteria
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).	<p>P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ol style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
Complies with A1 – no change to front setback.	N/a



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A2	New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).	P2	The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
Complies with A2.		N/a	
A3	Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	P3	Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
N/a – No side setback reduction required.		N/a	

F2.5.2 Orientation

Objective To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.			
Acceptable Solutions		Performance Criteria	
A1	All new buildings, extensions, alterations or additions must be orientated: <ul style="list-style-type: none"> a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5). 	P1	Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
Complies with A1 (a).		N/a	

F2.5.3 Scale

Objective To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.			
Acceptable Solutions		Performance Criteria	
A1	Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).	P1	No performance criteria
Complies with A1.		N/a	
A2	Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).	P2	No performance criteria.
N/a		N/a	
A3	Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.	P3	No performance criteria.
N/a – the addition is located to the rear of the existing dwelling.		N/a	

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F2.5.4 Roof Forms

Objective	
To ensure that the roof form and elements respect those of the existing main building and the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 The roof form ¹ for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and	P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.	
Complies with A1.1 for proposed dwelling addition – new sections of roof for the dwelling match the existing form and pitch of the existing dwelling.	The pitch of the shed relies on P1. The shed is located to the rear of the site and is partially screened from the street by existing vegetation. The site is not a listed place and the lower pitch reduces the visual bulk of the shed. Council's Heritage Advisor has commented that the scale, form, materials and architectural detailing are contextual within the precinct.
Complies with A1.2.	
A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).	P2 No performance criteria
N/a	N/a
A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.	P3 No performance criteria
N/a	N/a
A4 Metal cowls must not be used where they will be seen from the street.	P4 No performance criteria
N/a	N/a

F2.5.5 Plan Form

Objective
To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form ² , shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.

¹ Roofs are often the most crucial aspect of the design of new buildings in historic areas. Although many other elements of a new building can be disguised or screened by planting, roofs remain dominant. Roofscape is an important visual element of historic villages, where the roofs of some buildings may be seen as prominently as the front walls.

Massive roof forms are not acceptable. A multi-hipped roof was a traditional technique to reduce the height of hipped roofs and maintain a uniform ridge line, reducing roof mass. Traditional elements such as dormer windows and chimneys help to punctuate the expanse of a roof.

Most buildings constructed prior to 1900 have simple small roof forms, with hips or gables spanning about 6.5m. If the building was wider or longer, another hip, gable or skillion was added rather than raising the ridge line and trying to span a greater distance under one roof.

² Heritage houses normally present a simple front wall to the street. Where there is a variation it is usually filled in by a verandah, thereby producing basic rectangular or square plan forms. The main entry is usually located in the centre of the house with front rooms both sides.

The choice of plan form directly affects the roof shape. Complex plan forms usually result in multiple ridge lines of varying heights and are unsympathetic with the simple roof form common to most heritage buildings. Equal squares and rectangles in the plan can achieve this satisfactorily.



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Acceptable Solutions	Performance Criteria
A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or	P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.
A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.	
Complies with A1.2.	N/a
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	P2 No performance criteria
Complies with A2 for new shed.	N/a

F2.5.6 External Walls

Objective To ensure that wall materials used are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and A1.2 External walls must be clad in: a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including: <ul style="list-style-type: none"> • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style; or • if a heritage-listed building, second-hand traditional local bricks. Heavily-tumbled clinker bricks must not be used; or c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted; d) concrete blocks in natural concrete finish must not be used. A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used ³ .	P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant wall materials in the setting; and d) the streetscape.
Complies with A1.1, A1.2 (a) and A1.3. Cladding the front façade of the shed will meet the objective of the clause, as it is the only elevation which impacts on the streetscape.	N/a

F2.5.7 Entrances and Doors – N/a (existing)

F2.5.8 Windows

Objective To ensure that window form and details ⁴ are consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.	P1 No performance criteria.
Complies with A1 (matches existing).	N/a

Use of modern materials and construction methods can result in stress on the original fabric and finishes, and may contribute to accelerated deterioration.

The siting and orientation of additions will be influenced by the existing structure. The use of traditional proportions for walls and openings will produce the most successful results.

³ Acrylic paints reduce the period required for repainting weatherboards when applied properly. Second-hand bricks may be acceptable in some circumstances, although the use of early bricks in short supply should be restricted to alterations and additions to historic buildings.

⁴ Windows are an important design element and care must be taken in selection and design. Heritage buildings normally have windows with a strong vertical orientation which should be repeated in new buildings or extensions.



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Solid-void ratio			
A2	Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).	P2	For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.
N/a – no changes proposed to front façade.		N/a	
Window sashes			
A3	Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).	P3	No performance criteria
Complies with A3 – Condition required to ensure compliance.		N/a	
A4	Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.	P4	No performance criteria.
N/a – no windows of this style will be visible from the street.		N/a	
A5	Horizontally sliding sashes must not be used.	P5	No performance criteria.
Condition required to ensure compliance.		N/a	
A6	Corner windows to front facades must not be used.	P6	No performance criteria.
Complies.		N/a	
Window Construction Materials			
A7	Clear glass must be used.	P7	No performance criteria.
Complies.		N/a	
A8	Reflective and tinted glass and coatings must not be used where visible from public places.	P8	No performance criteria.
Complies.		N/a	
A9	Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	P9	No performance criteria.
N/a – not a listed building.		N/a	
A10	Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings	P10	Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.
Complies – refer drawings.		N/a	
A11	Glazing bars must be of a size and profile appropriate for the period of the building	P11	No performance criteria.
Complies – none visible from the street.		N/a	
A12	Stick-on aluminium glazing-bars must not be used	P12	No performance criteria.
N/a		N/a	
A13	All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing	P13	No performance criteria.
N/a		N/a	
French Doors, Bay Windows and Glass Panelling			
A14	French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.	P14	No performance criteria
N/a – not visible from streetscape.		N/a	
A15	Where two bay windows are required, they must be symmetrically placed.	P15	No performance criteria
N/a		N/a	
A16	Large areas of glass panelling must:	P16	No performance criteria
a)	Be divided by large vertical mullions to suggest a vertical orientation; and		



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b) Be necessary to enhance the utility of the property or protect the historic fabric; and	
c) Not detract from the historic values of the original building.	
N/a – none visible from street.	N/a

F2.5.9 Roof Covering

Objective To ensure that roof materials are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and	P1 No performance criteria
A1.2 Roof coverings must be:	
a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron or	
b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:	
• dark gray; or	
• light grey; or	
• brown tones; or	
• dark red;	
or	
c) traditional metal tray tiles where compatible with the style and period of the main building on the site	
d) for additions, alterations and extensions, match that of the existing building.	
Complies with A1.1 and A1.2.	N/a
A2 Must not be klip-lock steel deck and similar high rib tray sheeting.	P2 No performance criteria
Complies.	N/a

F2.5.10 Roof Plumbing

Objective To ensure that roof plumbing and fittings are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and	P1 No performance criteria
A1.2 Downpipes must be zincalume natural, colorbond round, or PVC round painted.	
Condition required to ensure compliance.	N/a
A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.	P2 No performance criteria
Complies – refer above.	N/a

F2.5.11 Verandahs – N/a – non-contributory to the streetscape.

F2.5.12 Architectural Details

Objective To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.	
Acceptable Solutions	Performance Criteria
Original Detailing	
A1 Original details ⁵ and ornaments, such as architraves, fascias and mouldings, are an essential part of the building's character and must	P1 No performance criteria

⁵ When restoring or altering buildings, original materials should be retained wherever possible. Repair is preferred to replacement. If it is necessary to replace missing or irretrievably deteriorated material, duplicate the size, shape, texture and finish of the original material as closely as possible.



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not be removed beyond the extent of any alteration, addition or extension.	
Complies – no changes to the building façade are proposed.	N/a
Non-original Detailing	
A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.	P2 No performance criteria
Complies with A2.1.	N/a

F2.5.13 Outbuildings

Objective To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.	
Acceptable Solutions	Performance Criteria
A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.	P1 The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
Relies on P1.	The shed is located to the rear of the site and is partially screened from the street by existing vegetation. The site is not a listed place and the lower pitch reduces the visual bulk of the shed. Council's Heritage Advisor has commented that the scale, form, materials and architectural detailing are contextual within the precinct.
A2 Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.	P2 No performance criteria
Complies with A2.	N/a
A3 Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).	P3 No performance criteria
Complies with A3.	N/a
A4 Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.	P4 No performance criteria
Complies with A4.	N/a
A5 Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.	P5 No performance criteria
N/a – the site is not a heritage listed place.	N/a
A6 Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.	P6 No performance criteria



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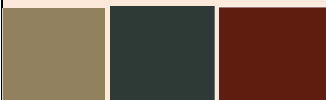
20 MAY 2019

Complies with A6 – wall height is less than 3m and pitch is consistent with the skillion sections of the existing dwelling.	N/a
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F2.5.14 Conservatories -N/a

F2.5.15 Fences and Gates – N/a

F2.5.16 Paint Colours

Objective To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.	
Acceptable Solutions	Performance Criteria
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or A1.2 Colour schemes must be drawn from the following: a) Walls – Off white, creams, beige, tans, fawn and ochre. b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green. c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green d) Roof & Gutters – deep Indian red, light and dark grey.	P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.
Complies with A1.2 – as per existing buildings. Walls: Haymes Gaucho Trim: Imperial Ivy (green) Roof: Manor Red 	N/a
A2 There must be a contrast between the wall colour and trim colours.	P2 No performance criteria
Complies.	N/a
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	P3 No performance criteria
N/a	N/a

F2.5.17 Lighting

Objective To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape	
Acceptable Solutions	Performance Criteria
A1 Wiring or conduit to new lighting is not located on the front face of a building.	P1 No performance criteria
Complies – no changes proposed to building façade.	N/a

F2.5.18 Maintenance and Repair – N/a

F2.6 Use Standards

F2.6.1 Alternative Use of heritage buildings – N/a

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

STATE POLICIES
The proposal is consistent with all State Policies.

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



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STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Reliance on the performance criteria of the General Residential Zone (rear [north] setback).
- Reliance on the performance criteria of the Heritage Code/Heritage Precinct Specific Area Plan.

The purpose of the planning scheme provisions is to set clear parameters for which development must comply with, and to protect the interests of adjoining property owners by ensuring inappropriate development does not occur. The proposed development complies with all relevant provisions of the planning scheme. One representation was received, however, assessment against the planning scheme provisions and concerns raised indicates that the development is unlikely to cause any unreasonable loss of amenity or negative impact on the heritage values of the precinct. The development will certainly provide the occupant with improved habitable spaces and secure storage facilities.

Conditions that relate to any aspect of the application can be placed on a permit. The proposal will be conditioned to be used and developed in accordance with the proposal plans.

8 ATTACHMENTS

- A. Application & plans
- B. Responses from referral agencies
- C. Representations

RECOMMENDATION

That land at 6a Collins Street, Evandale be approved to be developed and used for a dwelling addition & replacement shed (6m x 12m) - vary rear setback (Heritage Precinct) in accordance with application PLN-19-0033, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P7** (*Drawing No: 6563, Sheet No's: Sheets 1-5, 5b & 6, Dated: January 2019*).

2 Heritage

2.1 Windows

Window sashes must be double hung, casement, awning or fixed.

2.2 Colours

Colours must match the existing building or be drawn from the following:

Walls – Off white, creams, beige, tans, fawn and ochre.

Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.



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Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green
Roof & Gutters – deep Indian red, light and dark grey.

2.3 Plumbing

- a) Gutters must be OG, D mould, or Half Round profiles, or match the existing guttering.
- b) Downpipes must be zincalume natural, colorbond round, or PVC round painted.

DECISION

Cr Davis/Cr Goninon

That land at 6a Collins Street, Evandale be approved to be developed and used for a dwelling addition & replacement shed (6m x 12m) - vary rear setback (Heritage Precinct) in accordance with application PLN-19-0033, and subject to the following conditions:

1 Layout not altered

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Roof & Gutters – deep Indian red, light and dark grey.

2.3 Plumbing

- a) Gutters must be OG, D mould, or Half Round profiles, or match the existing guttering.
- b) Downpipes must be zincalume natural, colorbond round, or PVC round painted.

Carried unanimously



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143/19 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 Goninon/Cr Goss

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

Carried unanimously

Ms Boer and Mr Godier left the meeting at 7.02pm



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

144/19 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 March 2019.

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 April 2019.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 30 April 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: 30-Apr-19 10

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,756,672	-\$10,756,672	-\$10,589,929	-\$167	98.4%	
Recurrent Grant Revenue	-\$4,257,234	-\$3,547,695	-\$2,028,921	-\$1,519	57.2%	
Fees and Charges Revenue	-\$1,890,604	-\$1,575,503	-\$1,654,844	\$79	105.0%	
Interest Revenue	-\$1,130,498	-\$942,083	-\$693,309	-\$249	73.6%	
Reimbursements Revenue	-\$118,516	-\$98,763	-\$118,300	\$20	119.8%	Accrued revenue adjustment included
Other Revenue	-\$1,416,699	-\$1,180,583	-\$958,777	-\$222	81.2%	
	-\$19,570,223	-\$18,101,299	-\$16,044,080	-\$2,057	88.6%	
Employee costs	\$5,339,860	\$4,449,883	\$3,838,370	\$612	86.3%	
Material & Services Expenditure	\$5,041,269	\$4,201,058	\$3,555,765	\$645	84.6%	
Depreciation Expenditure	\$5,400,473	\$4,500,394	\$4,500,700	\$0	100.0%	
Government Levies & Charges	\$871,921	\$726,601	\$640,212	\$86	88.1%	
Councillors Expenditure	\$197,640	\$164,700	\$158,209	\$6	96.1%	
Interest on Borrowings	\$272,007	\$226,673	\$168,596	\$58	74.4%	
Other Expenditure	\$1,257,385	\$1,047,821	\$787,206	\$261	75.1%	Pension rebates for full year
Plant Expenditure Paid	\$502,310	\$418,592	\$393,318	\$25	94.0%	
	\$18,882,865	\$15,735,721	\$14,042,376	\$1,693	89.2%	
	-\$687,358	-\$2,365,578	-\$2,001,704			
Gain on sale of Fixed Assets	\$0	\$0	-\$1,113	\$1	0.0%	
Loss on Sale of Fixed Assets	\$520,505	\$433,754	\$44,792	\$389	10.3%	
Underlying (Surplus) / Deficit	-\$166,853	-\$1,931,824	-\$1,958,025			
	-		-			
Capital Grant Revenue	-\$2,461,546	-\$2,051,288	-\$2,843,312	\$792	138.6%	
Subdivider Contributions	-\$523,827	-\$436,523	0	-\$437	0.0%	
Capital Revenue	-\$2,985,373	-\$2,487,811	-\$2,843,312			
	-		-			

Budget Alteration Requests

- For Council authorisation by absolute majority

Budget	Budget	Actuals
Operating	Capital	

Capital works budget variances above 10% or \$10,000 are highlighted



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Apr					
Fleet 6 - Fleet Sedan Replacement	700006		\$15,000		Defer to 2019/20
Fleet 7 - Fleet Sedan Replacement	700007		\$15,000		Defer to 2019/20
Fleet 183 - Fleet Sedan Replacement	700183		\$20,000		Defer to 2019/20
Fleet F12 - Light Truck Litter Collection North	700012		\$15,000		Defer to 2019/20
Fleet F15 - Light Truck Replacement	700015		\$35,000		Defer to 2019/20
Fleet F188 - Ride On Mower Replacement	700188		\$19,000		Defer to 2019/20
Cressy Rec Ground Building Redevelopment	707923		\$180,000		Defer to 2019/20
Council Offices Building Improvements	720117		\$309,000		Defer to 2019/20
Evandale Rec Ground Amenities Improvements	720119		\$860,600		Defer to 2019/20
Mar					
<i>Dog Agility Equip Corination Park</i>	715254.1		\$12,500		\$3,500 Grant \$9,000 from Play Equip
<i>Cressy Pool Playground</i>	715254.2		\$33,946		\$16,973 Grant & Tas Community Fund
<i>Lfd Rec Ground Amenities</i>	707995		\$233,409		Grant Levelling the Playing Field
<i>Ev Rec Ground Amenities</i>	720119		\$430,300		Grant Levelling the Playing Field - Defer project to 2019/20
<i>Mary Street Perth - Kerb & road reconstruction</i>	750850		\$36,511		Reallocate budget from Hotmix Footpath Replacements
<i>Hotmix Footpath Replacements</i>	750000		-\$36,511		as above
<i>Old Punt Road / Main Street Intersection upgrade</i>	750971.6		-\$44,000		Grant application unsuccessful
Feb					
Jan					
After Mid Year Adjustments - new Operating Surplus					
			-\$151,978		
Mid Year Adjustment 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	New Capital Project

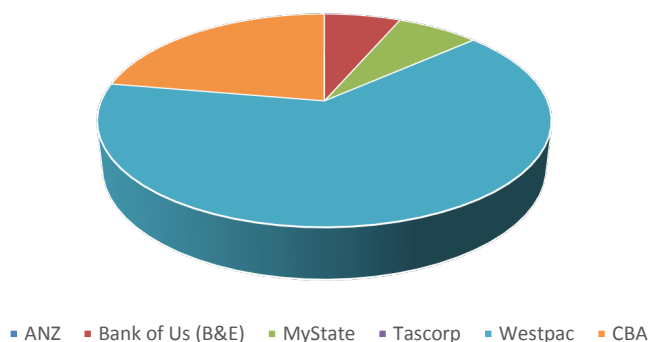


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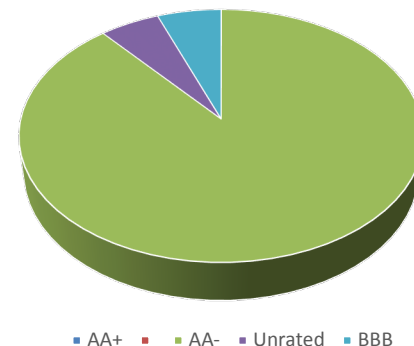
July						
Council Chamber Carpark	720114	\$130,000		\$211,107		Works substantially complete
Council Chamber Access	759352	<u>\$70,000</u>	\$200,000	<u>\$167,437</u>	\$378,543	Works substantially complete
July						
Less Council labour and plant hire				<u>-\$131,981</u>	#	Council labour & plant hire
Hobhouse St - Recon Catherine to Burghley	750579	<u>-\$50,000</u>				
Council Chamber Access	759352	\$35,000				
Council Chamber Carpark	720114	<u>\$15,000</u>	\$50,000			Additional Budget allocation
			<u>\$250,000</u>	<u>\$246,562</u>		Net cost of project expected
July						
Visitor Accommodation Permit Fee		\$250				Adjust Fees & Charges Schedule from \$251

B. Balance Sheet Items					
	Year to Date Actual		Monthly Change		Same time last year
Cash & Cash Equivalents Balance					
- Opening Cash balance	\$20,475,543		\$18,987,215		
- Cash Inflow	\$17,191,414		\$517,983		
- Cash Payments	<u>-\$20,324,013</u>		<u>-\$2,162,254</u>		
- Closing Cash balance	\$17,342,944		\$17,342,944		
	-		-		
Account Breakdown					
- Trading Accounts	\$351,271				
- Investments	<u>\$16,991,673</u>				
	\$17,342,944				
	-				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/04/2019	30/04/2019	1.50	\$5,333	\$5,339
CBA Call Account	29/04/2019	30/04/2019	1.40	\$2,012,676	\$2,012,754
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	7/02/2019	7/11/2019	2.75	\$2,500,000	\$2,551,421
My State Financial	25/12/2018	25/12/2019	2.90	\$1,256,237	\$1,292,668
Westpac	15/04/2019	15/01/2020	2.44	\$2,500,000	\$2,546,049
Bank of Us (B&E)	24/01/2019	24/01/2020	2.85	\$658,197	\$676,956
Westpac	4/04/2019	4/07/2022	3.37	\$5,500,000	\$6,102,768
Westpac	29/03/2019	28/06/2023	3.30	\$1,050,000	\$1,197,334
Total Investments				<u>\$16,991,673</u>	<u>\$17,913,887</u>

Investments by Institution



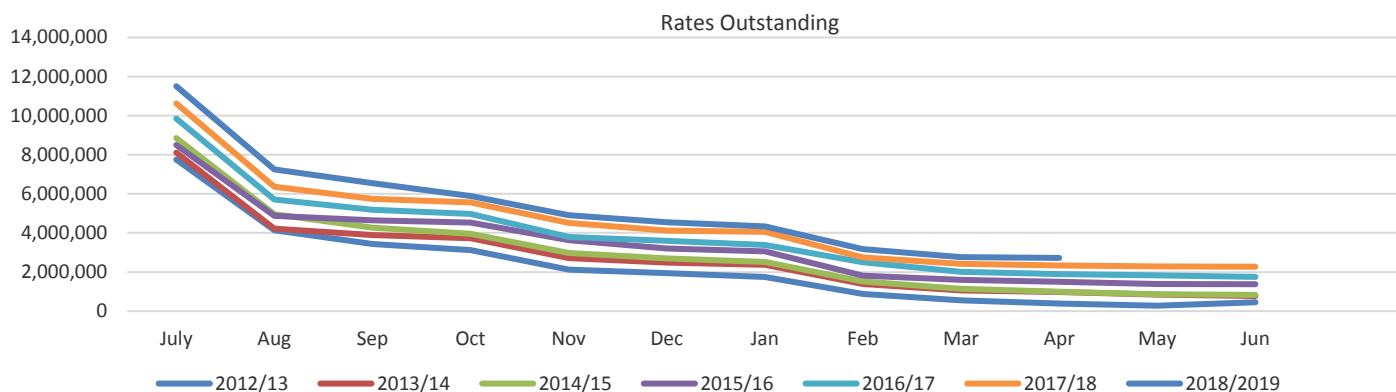
Total Investments by Rating (Standard & Poor's)





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Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$2,245,313		\$1,742,445		
Rates Raised	\$10,781,628		\$10,247,051		
	\$13,026,941		\$11,989,496		
Rates collected	\$10,034,272	93.1%	\$9,389,513	90.6%	
Pension Rebates	\$449,781	4.2%	\$445,605	4.4%	
Discount & Remissions	\$99,449	1.0%	\$46,319	0.4%	
	\$10,583,503		\$9,881,437		
Rates Outstanding	\$2,722,210	25.2%	\$2,341,234	23.8%	
Advance Payments received	-\$278,772	2.6%	-\$233,175	2.1%	



Trade Debtors				
Current balance	\$801,663			
- 30 Days	\$572,143			
- 60 Days	-\$502,608			
- 90 Days	\$683,328			
- More than 90 days	\$48,800			
Summary of Accounts more than 90 days:	-			
- Norfolk Plains Book sales	711			
- Hire/lease of facilities	2,716			
- Removal of fire hazards	7,510			
- Dog Registrations & Fines	35,516			
- Private Works	419			
- Regulatory Fees	1,928			
- Govt Reimbursements	-			

C. Capital Program				
	Budget	Actual (\$,000)	Target 83%	Comments
Renewal	\$12,590,881	\$6,968,821	55%	
New assets	\$9,187,810	\$6,385,031	69%	
Total	\$21,778,691	\$13,353,851	61%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$2,886,107incl c/fwd	102%	Complete
- Campbell Town Rec Ground Building	\$2,575,237	\$1,373,967	53%	Commencement of works Aug 18
- Campbell Town Rec Ground Site Works	\$484,933	\$37,311	8%	In progress
- Campbell Town Rec Ground Tennis Centre	\$315,000	\$40,799	13%	In progress
- Campbell Town Rec Ground Cenotaph	\$170,000	\$990	1%	In progress
- Longford Rec Ground Redevelopment	\$1,768,409	\$1,754,301incl c/fwd	99%	In progress
- Longford Sports Centre Extension	\$1,000,000	\$747,851incl c/fwd	75%	Slab / Shed stage
- Council Chamber toilet/kitchen/roof	\$335,000	\$26,456	8%	DA stage
- Recreation Lighting Upgrade	\$1,365,379	\$1,354,770incl c/fwd	99%	Complete
- Barton Road Reconstruction	\$450,000	\$430,231	96%	Complete
- Bishopsbourne Road Reconstruction	\$379,000	\$309,877	82%	Complete
- Campbell Town Main Street Improvements	\$900,000	\$108,414incl c/fwd	12%	Design
- Bridge Replacements				
Tooms Lake Road B4619	\$265,000	\$50,190	19%	Commenced
Royal George Road B2380	\$196,000	\$139,817	71%	Substantially complete
Brambletyre Road B1820	\$124,000	\$107,328	87%	Substantially complete

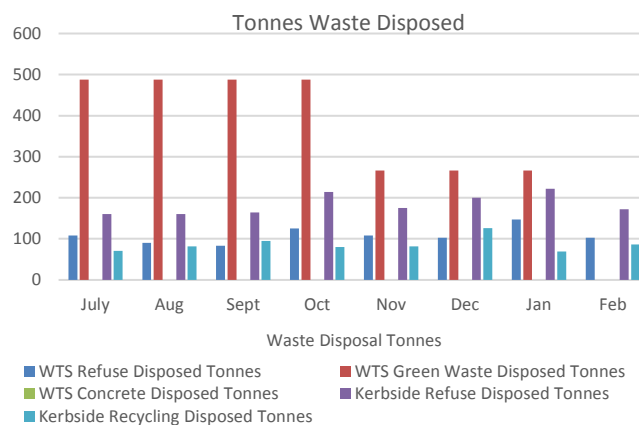
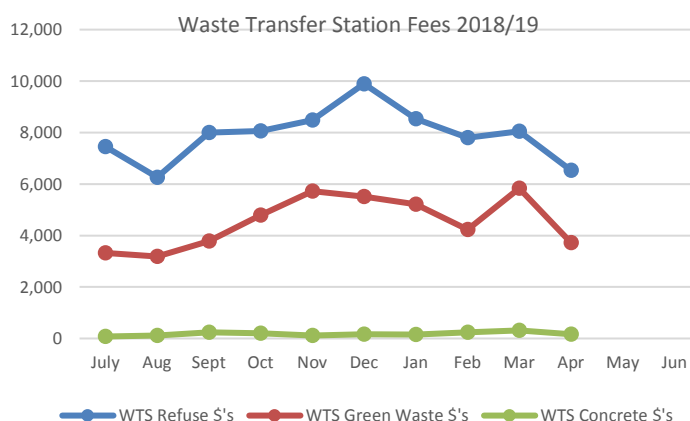
* Full year to date capital expenditure for 2017/18 provided as an attachment.

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

D. Financial Health Indicators					
	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	55.0%	66.0%	-11.0%	↘	■
- Own Source Revenue / Total Revenue	78%	87%	-9.1%	↘	■
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.9%	12.2%	-11.4%	↘	■
- Debt / Own Source Revenue	48.5%	52.9%	-4.5%	↔	■
Efficiency Ratios					
- Receivables / Own Source Revenue	23.0%	16.7%	6.3%	↘	■
- Employee costs / Revenue	27.3%	23.9%	3.4%	↗	■
- Renewal / Depreciation	233.1%	154.8%	78.3%	↗	■
Unit Costs					
- Waste Collection per bin	\$10.43	\$10.00		↔	■
- Employee costs per hour	\$44.50	\$35.34		↗	■
- Rate Revenue per property	\$1,521.67	\$1,498.08		↔	■
- IT per employee hour	\$3.17	\$2.14		↘	■

E. Employee & WHS scorecard			
	YTD	This Month	
Number of Employees	87	87	■
New Employees	18	2	■
Resignations	7	0	■
Total hours worked	108621	10146	■
Lost Time Injuries	1	0	■
Lost Time Days	0	0	■
Safety Incidents Reported	36	1	■
Hazards Reported	29	0	■
Risk Incidents Reported	1	1	■
Insurance claims - Public Liability	0	0	■
Insurance claims - Industrial	2	0	■
Insurance claims - Motor Vehicle	3	0	■
IT - Unplanned lost time	1	0	■
Open W/Comp claims	10	1	■

F. Waste Management					
	2016/17	2017/18	2018/19 Budget	2018/19	
Waste Transfer Station					
Takings			Year to Date		
- Refuse		\$96,262	\$91,682	\$79,048	■
- Green Waste		\$55,282	\$49,600	\$45,338	■
- Concrete		\$1,333	\$1,500	\$1,758	■
Total Takings	\$143,942	\$152,877	\$118,985	\$126,144	■
Tonnes Disposed					
WTS Refuse Disposed Tonnes	1787	1510	1717	867	■
WTS Green Waste Disposed Tonnes	2500	4123	3631	2750	■
WTS Concrete Disposed Tonnes	0	0	0	0	■
Kerbside Refuse Disposed Tonnes	2340	2201	2299	1467	■
Kerbside Recycling Disposed Tonnes	1101	1037	1164	691	■
Total Waste Tonnes Disposed	7728	8871	8811	5775	■





NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

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

RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 30 April 2019.
- ii) authorise budget alterations as detailed in section 3A above.

DECISION

Cr Adams/Cr Brooks

That Council

- i) receive and note the Monthly Financial Report for the period ending 30 April 2019.
- ii) authorise budget alterations as detailed in section 3A above.

Carried unanimously

Mayor Knowles vacated the Chair at 7.12pm at which time Deputy Mayor Goss took the Chair



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

145/19 POLICY REVIEW: DONATIONS POLICY

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report Prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

To seek approval for the proposed amendments to Council's Donations Policy.

2 INTRODUCTION/BACKGROUND

The review of this policy has been requested by Councillors and is in accordance with the requirements of the policy.

The policy is to provide guidelines to ensure consistency in granting of donations by Council.

3 STRATEGIC PLAN 2017-2027

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

- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 OFFICER'S COMMENTS/CONCLUSION

It is proposed that the policy be amended for the following:

- Value of dollar amounts; and
- Community groups listed for annual donations.

The proposed changes to this policy are estimated to cost an additional \$2,500 per annum.

Recommended amendments are as follows and highlighted in the attached policy document:

a) NON-PROFIT/WELFARE/COMMUNITY GROUPS

The Mayor or General Manager be authorised to grant donations of an amount not exceeding ~~\$125~~ \$150 in any one case for any recognised welfare, community service group or individual...

b) YOUTH, AGED AND DISABLED

The following groups are to be allocated annual donations:

Organisation	Current \$ amount	Amended \$ amount
Longford Care-a-car	\$ 1,040	\$ 1,500
Longford Volunteer Support Group/Senior Citizens	\$ 520	
Northern Midlands Helping Hand Association	\$ 1,040	\$ 1,500
Chaplaincy Service primary schools	\$ 780	\$ 800
Chaplaincy Service high/primary schools	\$ 1,560	\$ 1,600
Crime Stoppers	\$ 520	

c) EDUCATION

School leaver achievement award donations to schools within the Northern Midlands Council area upon request:



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	Current \$ amount	Amended \$ amount
Secondary Schools	\$ 67	\$ 100
Primary Schools	\$ 36	\$ 50

d) SPORT & RECREATION ACHIEVEMENTS

Individuals or teams of the Northern Midlands Council area who achieve representation for Tasmania in national or international events of amateur status be given a donation upon request as follows:

		Current \$ amount	Amended \$ amount
Individual	National	\$ 62	\$ 100
	International	\$ 125	\$ 200
Teams	National	\$ 125	\$ 200
	International	\$ 250	\$ 500

...

e) WASTE TRANSFER STATION FEES

Community groups can apply for reimbursement of tip fees where the work performed is to the benefit of the community to a maximum cost of ~~\$312~~ \$325. The rubbish must be sorted for recycling purposes where possible.

f) POLICY REVIEW

The Donations ~~amounts be reviewed in accordance with the Hobart Consumer Price Index every 3 years, and the policy be reviewed every 3 years.~~

5 ATTACHMENT

5.1 Donations Policy (changes marked up)

RECOMMENDATION

That Council endorse the amendments to the Donations Policy.

DECISION

Cr Knowles/Cr Adams

That the matter be discussed.

Carried unanimously

Cr Knowles/Cr Brooks

That Council endorse the amendments to the Donations Policy, and include the following amendment:

d) SPORT & RECREATION ACHIEVEMENTS

Individuals or teams of the Northern Midlands Council area who achieve representation for Tasmania in national or international events of amateur status be given a donation upon request as follows:

		Current \$ amount	Amended \$ amount
Individual	National	\$ 62	\$ 100 200
	International	\$ 125	\$ 200 500
Teams	National	\$ 125	\$ 200 500
	International	\$ 250	\$ 500 1,000

Motion withdrawn



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

Cr Goninon/Cr Polley

That the matter be deferred to the next meeting together with costings and included in the budget deliberations.

Carried unanimously

Mayor Knowles resumed the Chair at 7.21pm



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

146/19 BUSINESS CONTINUITY PLAN

File: 34/007
Responsible Officer: Maree Bricknell, Corporate Services Manager
Report Prepared by: Natalie Horne, Administration Officer

1 PURPOSE OF REPORT

The purpose of this report is to present the review of the Northern Midlands Council Business Continuity Plan for approval.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council Business Continuity Plan version 5 was adopted by Council at the 25th June 2018 (min. ref. 167/18) meeting.

The objective of the Business Continuity Plan is to provide guidance to Northern Midlands Council management for the restoration of Council services during and after an emergency disruption. Where appropriate, this Business Continuity Plan should be activated in conjunction with the organisation's Municipal Emergency Management Plan.

The major goals of this plan are the following:

- To minimize interruptions to the normal operations.
- To limit the extent of disruption and damage.
- To minimize the economic impact of the interruption.
- To establish alternative means of operation in advance.
- To train personnel with emergency procedures.
- To provide for rapid restoration of service.

3 STRATEGIC/OPERATIONAL PLAN

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Excellent standards of customer service
 - Workforce Standards
Core Strategies:
 - ♦ Workplace Health & Safety is fully compliant
 - ♦ Emergency Management & Safety Plans work well

4 POLICY IMPLICATIONS

At Municipal level council has a central role in coordinating and facilitating a range of emergency management activities for all hazards, as well as resourcing specific council responsibilities.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

5 STATUTORY REQUIREMENTS

In Tasmania powers and authorities for emergency management are provided in the *Emergency Management Act 2006*. Supporting responsibilities for council functions and powers are specified in the *Local Government Act 1993* and the accompanying *Local Government (Building and Miscellaneous Provisions) Act 1993* including:

- a) Providing for the health, safety and welfare of the community
- b) Representing and promoting the interests of the community
- c) Providing for the peace, order and good government of the municipal area.

6 FINANCIAL IMPLICATIONS

The initial setup financial costs associated with the Business Continuity Plan will be funded from normal departmental budgets.

7 RISK MANAGEMENT

Council has identified within the plan a number of disaster and or emergency scenarios where Councils services will be reduced, limited and in some cases ceased for a period of time.

8 CONSULTATION WITH STATE GOVERNMENT

A copy of the approved plan will be forwarded to the Regional State Emergency Management Committee.

9 COMMUNITY CONSULTATION

There has been no community consultation on the plan.

10 OFFICERS COMMENTS

The Business Continuity Plan and its attachments require regular review. Amendments made to the document have been highlighted.

11 ATTACHMENT

11.1 Business Continuity Plan (Version 6)

RECOMMENDATION

That Council adopt the reviewed Northern Midlands Business Continuity Plan version 6.

DECISION

Cr Goninon/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Adams

That Council adopt the reviewed Northern Midlands Business Continuity Plan version 6.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

147/19 WEED MANAGEMENT

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Leigh McCullagh, Works Manager

1 PURPOSE OF REPORT

The purpose of this report is to:

- Provide information regarding Council's current weed management actions.
- Affirm and investigate improvements to current weed management processes in response to customer requests.
- Seek Council's position regarding expanding weed management within the Municipal area to include spraying of naturestrips within town bounds.

2 INTRODUCTION/BACKGROUND

Weeds have a well-documented significant impact on the Tasmanian environment and economy. Council has in the past been supportive of capacity building, awareness raising and proactive weed management in the Municipal area. This support has been evidenced by the enactment of the Natural Resource Management – Special Committee of Council and the subsequent development and adoption of the *Northern Midlands Council Integrated Weed Action Plan 2009*.

Council has also been proactive in the development of web material to support rate payers' weed control activities, production of weed control print articles, responding to customer requests/ complaints.

Weed Officer appointments are made based on competency, and powers under the Act can be varied in their delegation by the Secretary e.g. geographical restrictions. Appointed inspectors are required to undertake basic training relating to their responsibilities under the Act.

In February 2017 (min ref. 46/17) Council received a report titled Weed Management and Biosecurity: Future Directions. At which time the following was the unanimous decision of Council:

That Council:

- Affirm and investigate improvements to current weed management processes in response to customer requests.*
- Investigate expanding engagement with weed management within the Municipal area by:*
 - *Cost benefit analysis,*
 - *Participating in the up-coming rounds of consultation for the Biosecurity Legislation.*
- Seek Council's approval to engage with DPIPW further with the Biosecurity: Future Directions consultation processes.*
- Prepare a motion to LGAT, asking LGAT to lobby the State Government for a more coordinated approach to weed management so that DPIPW does not need to duplicate work done by Councils, and that all relevant agencies collaborate to map weeds across Tasmania and develop an action plan that can be implemented whenever weed infestations are reported by the community.*

Following receipt of the report and in accordance with Council's decision, the following actions were taken:

2.1 Motions to ALGA and LGAT:

In April 2017 motions were submitted to both the Australian Local Government Association (ALGA) and the Local Government Association of Tasmania (LGAT), which read as follows:

- ALGA motion:*



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The motion read as follows:

That this National General Assembly lobby Federal Government for a centralised data system on weed management and additional funding for authorised weeds officers across the nation.

On 25 August 2017 ALGA President, Mayor David O'Loughlin, wrote to Council and advised:

This motion was considered by the ALGA Board at its meeting in July. The matter raised in your resolution is an important one and the Board agreed to refer your resolution to the Hon Josh Frydenberg MP Minister for the Environment and Energy for consideration and response. I have written to the Minister referring your resolution and will send you a copy of the Ministers response. All responses from the Government relating to NGA resolutions will be published on the ALGA website.

To date Council has not received any further correspondence in relation to the motion.

b) LGAT motion:

The motion read as follows:

LGAT to lobby the State Government for a more coordinated approach to weed management so that DPIPW does not need to duplicate work done by Councils, and that all relevant agencies collaborate to map weeds across Tasmania and develop an action plan that can be implemented whenever weed infestations are reported by the community.

At the July 2017 LGAT Meeting, the following update was provided in relation to the motion:

In the May 2017 budget the state government announced \$2million extra funding over 4 years to reduce the risks and impact of pests and diseases in the environment.

DPIPW will be employing 3 Invasive Species Officers (weeds and vertebrate pests)—one position in each region (Devonport, Launceston, Hobart). These officers will be working with councils, various industry groups and landowners. LGAT will provide input to DPIPW regarding collaboration with councils and action plans.

2.2 Council Workshop November 2018

The following information was provided to Council in late 2018:

Dept of Primary Industries have advised that they do not have any resources and nor is there any money available to assist Councils with the Weeds Officer role.

NMC are able to authorise an existing employee to act in this role, so long as they have completed the relevant training or are to attend the training that will come up in March/April 2019.

Training of Council's staff who undertake the slashing of the roadsides is being progressed, as these staff would be in a position to identify weeds in the roadsides.

Council's Animal Control Officer is a designated officer under the Weeds Management Act.

Council has arranged for identified staff to undertake the training which is to be conducted in late May.

3 CURRENT COUNCIL PROCESSES

In addition to the existing Works Department weed management program, Council currently receives an influx of weed complaints and/or requests between September and March each year. Whilst this is an ideal time to identify new infestations, incomplete treatment programs and reduce seed loads, it is not the appropriate time for the most effective control measures.

The diversity of species and intensity of infestations appears anecdotally at least to be increasing, whilst the available resources to manage these issues is decreasing.

Currently there is no formal process in place to address these complaints and requests, unless the infestation is

Declared under the *Weed Management Act 1999* and occurring on Council land.

Identified staff are to undertake weed identification training in late May.

4 STRATEGIC PLAN 2007/2017

The Strategic Plan 2017/2027 provides the guidelines within which Council operates. The following Strategic outcomes and strategies have relevance to this issue:

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Improve community assets responsibly and sustainably
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture
 - ♦ Excellent standards of customer service
 - Workforce Standards
Core Strategies:
 - ♦ Emergency Management & Safety Plans work well
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Meet environmental challenges

5 POLICY IMPLICATIONS

The *Weed Management Act 1999* puts weed management obligations on all landholders, whether public and private, to actively control or eradicate any declared weeds on their property. The Department of Primary Industries, Water and Environment (DPIPWE) is responsible for the administration of the Act.

Under the *Local Government (Highways) Act 1982* councils have some obligations under Section 39 to keep roadsides clear of vegetation that may obstruct sightlines or become dangerous, including weedy vegetation.

7 STATUTORY REQUIREMENTS

State Legislation:

Weed Management Act 1999

The *Weed Management Act 1999* is the central legislation covering the control of declared weeds in Tasmania. The Act is an important component in the delivery of the State Weed Management Strategy (*WeedPlan*) recommendations for weed management legislation that underpin community weed management efforts.

The *Weed Management Act 1999* puts weed management obligations on all landholders, whether public and private, to actively control or eradicate any declared weeds on their property.

The Department of Primary Industries, Water and Environment (DPIPWE) is responsible for the administration of the Act.

Local Government (Highways) Act 1982

Councils have some obligations under Section 39 of the *Local Government (Highways) Act 1982* to keep roadsides clear of vegetation that may obstruct sightlines or become dangerous, including weedy vegetation.

8 FINANCIAL IMPLICATIONS

Council's current program focuses on infrastructure assets including: roads/road furniture, drains, street furniture, parks and reserves.

Within the rural roads works program there is a number of high priority treatment sites due to:

- their vicinity to significant natural values,
- the legislative status of the weed that require eradication efforts rather than control and or customer requests/complaints;

these sites currently include: Lake River Road, Jones Road, Deddington Road and Old Hobart Road (Spikey Bridge).

The following table provides a breakdown of Contractor Spraying Costs. These figures may include Parks & Reserves and Building where spraying is not carried out by Council's employees; however, where Council's Parks & Reserves team has carried out any spraying the time, plant hire and materials would be costed to the general maintenance account of the reserve or building concerned, it is therefore not possible to extract data for the spraying they have done.

Table 1: Municipal expenditure on infrastructure weed management 2011 to March 2019

Payments	YTD 18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	Average
Location:									
Urban Sealed Rds Nth	14,940	10,440	11,930	9,536	13,004	9,460	8,061	4,456	10,228
Rural Sealed Rds Nth	2,390	23,203	23,475	12,895	21,240	24,771	19,116	13,586	17,584
Unsealed Rds Nth	4,010	3,236	5,635	7,815	8,240	9,053	4,603	7,406	6,250
Urban Sealed Rds Sth	9,120	7,705	4,643	6,465	6,963	8,833	4,735	6,671	6,892
Rural Sealed Rds Sth	3,330	10,230	11,515	9,262	14,342	13,948	14,925	11,487	11,130
Unsealed Rds Sth	1,060	3,715	3,930	3,637	6,303	5,833	4,390	10,110	4,872
Sub-Total:	34,850	58,528	61,128	49,610	70,092	71,898	55,830	53,716	56,956
Other Contractor Spraying	8,350	7,861	12,147	10,440	2,099	7,737	13,955	7,675	8,783
Road Side Spraying Contractor – Total Paid	43,200	66,390	73,275	60,050	72,190	79,635	69,785	61,390	65,739

The following estimated costs to conduct the expanded weed spraying activities within Council's town boundaries have been provided (these costs would be in addition to the above):

Location	Equipment to be utilised	Contractors estimate of cost per occurrence \$
Longford	Hand Lance Spray	2,400
Perth	Hand Lance Spray	2,000
Evandale	Hand Lance Spray	1,800
Nile	Hand Lance Spray	300
Cressy	Hand Lance Spray	1,500
Avoca	Hand Lance Spray	1,500
Campbell Town	Likely Boom Spray	2,800
Ross	Likely Boom Spray	2,800
Total estimated cost per occurrence		\$15,100
Total estimated cost annually		\$30,200

9 RISK ISSUES

In regard to spraying:

- Council receives requests not to spray for weeds at the frontage of some properties, there is a risk that if only partial spraying occurs and, in addition, if residents do not eradicate cape weed from their own properties any action taken to eradicate weed infestations will have little effect in the long-term.
- Bare patches left following the spraying of Cape Weed may require re-seeding of naturestrips at additional cost to Council to prevent further weed infestation.
- There is a risk that Council's brand and reputation will be damaged if a "do nothing" approach is adopted with regard to customer complaints/requests.

10 CONSULTATION WITH STATE GOVERNMENT

Council officers engage with State Government officers on an as needs basis.

Council has historically maintained a strong position on lobbying the Federal and State Government for further Regional Weed Officers.

Recently Council has collaborated with the Tasmanian Farmers and Graziers Association (TFGA) and Department of Primary Industries, Parks, Water and Environment to develop a two-page flyer titled "Being biosecurity & weed aware on your farm and in your neighbourhood" (attached).

11 COMMUNITY CONSULTATION

Council's *Integrated Weed Action Plan* was developed under the guidance of Special Committee of Natural Resource Management. A broad range of stakeholders and the wider community were invited to participate and provide feedback.

Council continues to receive requests, reports and calls from the local district committees and residents/ ratepayers regarding weed control and infestations.

The *Services – Environment* pages of Council's website provides extensive information on weeds and their management, as well as links to external sources of information.

The flyer titled *Being Biosecurity & Weed Aware on your farm and in your neighbourhood* is included in Council's New Residents Pack and on Council's website. Information on weeds, their management and advice, is also provided on a regular basis in the Northern Midlands Courier.



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12 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree / not agree to expand weed management within the Municipal area to include spraying of naturestrips within town bounds.

13 OFFICER'S COMMENTS/CONCLUSION

In order to control cape weed infestations, will need to undertake spraying twice annually, most likely in April/May and again in September/October, dependant on the season. In Campbell Town and Ross it is likely that the contractor will be able to boom spray the naturestrips; however, in other towns lance spraying will likely need to be conducted.

It is important that Council participate in the shared responsibility of weed management within the municipality, however, there is a risk that if only partial spraying occurs and residents do not eradicate weeds from their own properties any action taken to eradicate cape weed infestations in the long-term would not be achieved.

It should be noted that cape weed is not a declared weed.

14 ATTACHMENTS

14.1 Flyer titled *Being biosecurity & weed aware on your farm and in your neighbourhood*.

RECOMMENDATION

That Council

A) not agree to the expansion of weed management within the Municipal area to include spraying of naturestrips within town bounds

OR

B) agree to the expansion of weed management within the Municipal area to include spraying of naturestrips within town bounds:

- i) on a bi-annual basis; and
- ii) include an additional allocation of \$30,200 in the 2019/2020 Budget for the spraying of weeds.

DECISION

Cr Calvert/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Polley

That Council agree to the expansion of weed management within the Municipal area to include spraying of naturestrips within town bounds:

- i) on a bi-annual basis; and
- ii) include an additional new line budget allocation of \$30,200 in the 2019/2020 Budget for the spraying of weeds.

Carried unanimously



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148/19 CONCERNS RELATING TO UPGRADE WORKS ON STATE ROADS: EVANDALE MAIN ROAD & WOOLMERS LANE/MIDLAND HIGHWAY INTERSECTION

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

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information regarding some community concerns that have been expressed regarding recent road upgrade works on several roads maintained by the Department of State Growth.

2 INTRODUCTION/BACKGROUND

The Department of State Growth have recently carried out upgrade works at a number of locations within the Northern Midlands Council area, including on the Midlands Highway south of Perth and on Evandale Main Road between the Airport and Evandale.

Concerns have been raised by a number of road users regarding some of these works and these concerns have been communicated to the Traffic Management Division of the Department of State Growth. Some minor improvements have been made but Council continue to receive complaints.

In April 2019 Council received a letter from Robyn Bishop on behalf of the South Esk Branch of the Liberal Party raising concerns about the quality of road widening works carried out on Evandale Main Road between the Airport and Leighlands Road and safety issues regarding the intersection of the Midland Highway and Woolmers Lane.

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
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Excellent standards of customer service
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen

4 POLICY IMPLICATIONS

There are no policy implications for Council as these are not Council roads.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 MAY 2019

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

Whilst these roads are not maintained by Council many road users believe that there are some significant road safety issues particularly in relation to the Woolmers Lane intersection.

8 CONSULTATION WITH STATE GOVERNMENT

Council Officers have raised these matters with technical staff within the Department of State Growth on a number of occasions.

9 COMMUNITY CONSULTATION

These concerns have come to Council's attentions as a result of concerns raised by the local community.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may choose to pursue these matter with the State Government, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Evandale Main Road

Road widening and shoulder sealing works were carried out on the section of Evandale Main Road between the airport and Leighlands Road in 2018. Prior to these works being carried out the road was narrow and had steep drop offs on either side. The widening works have improved safety particularly for large vehicles and cyclists; however, the road was in poor condition prior to the works being carried out with pavement deformation and failures in many places. The contrast between newly constructed road shoulders and the existing road is very noticeable; the road itself is rough and has many depressions and humps which can be felt when driving. This is also the "gateway to Tasmania" for visitors who arrive at the Launceston Airport and head south. The only way to fix this section of road is a full reconstruction.

Midlands Highway and Woolmers Lane intersection

As part of the upgrade works on the Midland Highway passing lanes, a new turning lane and wire rope barriers have been installed either side of the Woolmers Lane intersection. When turning south out of the Woolmers Lane intersection many drivers complain that the wire rope barrier obscures view of south-bound traffic on the Highway.

Concerns have also been raised about posts on the wire rope barrier blocking vision when travelling in a southerly direction and turning right into Woolmers Lane. Vision could be improved by moving the barrier further back from the intersection.

A site inspection indicates that there appear to be concerns with the barrier blocking vision particularly when turning right off the Highway onto Woolmers Lane. It is the view of Council officers who have inspected the site



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that the Department of State Growth should be encouraged to undertake a review of the safety of this intersection.

12 ATTACHMENTS

- 12.1 Photo Woolmers Lane/Midland Highway intersection
- 12.2 Photo Evandale Main Road

RECOMMENDATION

That Council request the State Government to review the

- i) road reconstruction works on Evandale Main Road; and
- ii) the safety of the Woolmers Lane intersection.

DECISION

Cr Davis/Cr Goninon

That Council request the State Government to review:

- i) road reconstruction works on Evandale Main Road;
- ii) the safety of the Woolmers Lane intersection;
- iii) the safety of Leighlands Road intersection;
- iv) the appropriateness of the give way sign on the underpass at Breadalbane (needs to be Stop sign);
- v) the guard rails on Brumby's Creek bridge; and
- vi) the Bridge at Bowthorpe on Pateena Road.

Carried unanimously



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149/19 ITEMS FOR THE CLOSED MEETING

DECISION

Cr Goninon/Cr Goss

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

Carried by absolute majority

150/19 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*.

Table of Contents

151/19 CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING

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

152/19 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

153/19(1) PERSONNEL MATTERS

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

153/19(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

153/19(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

153/19(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



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**153/19(5) PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST
IN LAND OR FOR THE DISPOSAL OF LAND**

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

Lease: Campbell Town

**153/19(6) 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*.

Planning matters

**154/19 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*.

Campbell Town War Memorial Oval Redevelopment

**155/19 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST
IN LAND OR FOR THE DISPOSAL OF LAND**

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

Lease: Ross

**156/19 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST
IN LAND OR FOR THE DISPOSAL OF LAND**

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

Lease: Ross

**157/19 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*.

Local Government Association of Tasmania: General Management Committee Election 2019

DECISION

Cr Goninon/Cr Adams

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Knowles closed the meeting at 9.25pm.

MAYOR _____

DATE _____