



**NORTHERN  
MIDLANDS  
COUNCIL**

# **MINUTES**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 24 JUNE 2019**



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD AT 5.03PM ON MONDAY, 24 JUNE 2019

## 158/19 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 (to 10.00pm), Mr Leigh McCullagh – Works Manager (to 10.00pm), Mr Trent Atkinson – Development Supervisor (to 10.00pm), Mr Paul Godier – Senior Planner (to 9.30pm), Mr Martin Maddox – Accountant (from 8.44pm to 8.49pm), Mrs Gail Eacher – Executive Officer (to 10.00pm)

### 2 APOLOGIES

Mrs Amanda Bond – Community & Development Manager

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# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

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Council **RESOLVED** to consider the following matters after Public Question Time:

- GOV 8 – Parklet: Wellington Street, Longford
- GOV 9 – Future of Bishopsbourne Church and Cemetery
- C&D 5 – Policy Review: Public Open Space Contribution
- C&D 7 – Policy: On Site Stormwater Detention

### **160/19 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.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 161/19 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:

Deputy Mayor Richard Goss      CON 8 A)vi) (Min. 194/19): Biennial Tenders: 2019/2020 to 2020/2021  
Councillor Ian Goninon      CON 9 (Min. 195/19): Concrete Crushing

## 162/19 CONFIRMATION OF MINUTES

### 1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES 20 MAY 2019

#### DECISION

Cr Polley/Cr Calvert

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 May 2019 be confirmed as a true record of proceedings.

Carried unanimously

### 2 CONFIRMATION OF MINUTES OF COMMITTEES

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

	Date	Committee	Meeting
i)	09/04/2019	Liffey Hall Committee	Ordinary
ii)	07/05/2019	Perth Local District Committee	Ordinary
iii)	14/05/2019	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
iv)	14/05/2019	Ross Community Sports Club Inc.	Ordinary
v)	29/05/2019	Cressy Local District Committee	Ordinary
vi)	04/06/2019	Campbell Town District Forum	Ordinary
vii)	04/06/2019	Ross Local District Committee	Ordinary
viii)	04/06/2019	Perth Local District Committee	Ordinary
ix)	04/06/2019	Evandale Advisory Committee	Ordinary
x)	05/06/2019	Longford Local District Committee	Ordinary
xi)	11/06/2019	Evandale Community Centre and Memorial Hall Management Committee	Ordinary

#### DECISION

Cr Adams/Cr Lambert

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

Carried unanimously



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## 3 RECOMMENDATIONS OF SUB COMMITTEES

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

### Cressy Local District Committee

At the ordinary meeting of the Cressy Local District Committee held on 29 May 2019 the following motion/s were recorded for Council's consideration:

#### **Community Defibrillator**

That the Cressy Local District Committee submit the application for a community defibrillator.

#### **Officers comment:**

The Department of Health currently has applications open for communities to apply for a community defibrillator. The Cressy Local District Committee has identified the opportunity for the Cressy community and have prepared an application. Discussion has been had regarding using the existing defibrillator machine at the swimming pool or applying for a new defibrillator to be located in the town with 24 hour access. The preference of the Committee is to have a 24 hour accessible defibrillator located at Bartholomew Park. If the application is successful the defibrillator will be provided free of charge, however, Council will be required to fund the replacement of the pads (\$110 every two years) and battery (\$350 every four years). It is proposed this be funded through the Cressy Hall Committee. The defibrillator machine will be placed on a register with Council's existing units to be serviced as required.

#### **Recommendation:**

That Council support the application.

#### **DECISION**

Cr Goss/Cr Lambert

That Council support the application for a community defibrillator.

Carried unanimously

### Campbell Town District Forum

At the ordinary meeting of the Campbell Town District Forum held on 4 June 2019 the following motion/s were recorded for Council's consideration:

#### **Draft Shipping Container By-Law**

That the council by-law regarding shipping containers be revised to include provision to prevent shipping containers being left on council property.

#### **Officers Comments**

Shipping Containers are not permitted to be placed on Council land (for example road verges), without Council approval. Approval is given if the containers are placed for a short period of time only (for example whilst moving into or out of a house). Containers placed without Council approval, or which remain in place for extended periods of time, must be removed by the container owner.

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

That Council note the request.

#### **DECISION**

Cr Adams/Cr Goninon

That Council note the request.

Carried unanimously

### Ross Local District Committee

At the ordinary meeting of the Ross Local District Committee held on 4 June 2019 the following motion/s were recorded for Council's consideration:

#### **Town Hall Key**

RLDC requests NMC to permanently issue a key to the Secretary of the Midlands Film Society to enable access to the Town Hall when required.



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### **Officers Comments**

The RLDC has raised a recurring issue with access to the town hall by the Midlands Film Society. The RLDC supports this request.

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

That Council consider the request.

### **DECISION**

Cr Lambert/Cr Davis

That Council consider the request.

Carried unanimously

### **2021 Bicentenary Celebrations**

The Ross Local District Committee request that Council formally write to the State Government and adjoining Councils to seek support and collaboration on the upcoming 2021 bicentenary celebrations.

### **Officers Comments**

The RLDC and the Ross Arts Festival Committee are collaborating together on upcoming 2021 celebrations. It would be more beneficial if the request for support came directly from the residents of Ross.

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

That Council consider this request.

### **DECISION**

Cr Lambert/Cr Calvert

That Council consider this request.

Carried unanimously

## **Perth Local District Committee**

At the ordinary meeting of the Perth Local District Committee held on 4 June 2019 the following motion/s were recorded for Council's consideration:

### **South Esk River Parklands/ William Street Reserve**

That the first stage of the William Street Reserve River works be considered a priority, i.e. the connection from William to George streets, and included in the 2019/2020 budget.

### **Officers Comments**

Council is yet to receive a report on the consultation process regarding its draft master plan of the William Street River Reserve.

It is expected the matter will be workshopped in coming months with a priority list of works to then also be discussed. This would be followed with a formal report to Council.

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

That the matter of priority staging of the master plan for the Williams Street River Reserve be considered by Council when the master plan is presented, along with future funding opportunities become available in the future.

### **DECISION**

Cr Lambert/Cr Goss

That the matter of priority staging of the master plan for the Williams Street River Reserve be considered by Council when the master plan is presented, along with future funding opportunities become available in the future.

Cr Lambert withdrew support for the decision

Cr Polley/Cr Goss

That the matter of priority staging of the master plan for the Williams Street River Reserve be considered by Council when the master plan is presented, along with future funding opportunities become available in the future.

Lost

Voting for the Motion:

Mayor Knowles, Cr Goss, Cr Adams, Cr Polley



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Voting against the Motion:

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

Cr Davis/Cr Lambert

That the first stage of the William Street Reserve River works be considered a priority, i.e. the connection from William to George streets, and included in the 2019/2020 budget.

## AMENDMENT

Cr Goninon/Cr Polley

That the matter be deferred to the July meeting with full information and costings.

Carried

Voting for the amendment:

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

Voting against the amendment:

Cr Davis, Cr Lambert

The AMENDMENT became the MOTION, and was

Put and

Carried unanimously

## **Perth Bicentenary 2021**

That Council

- i) take a leadership role in coordinating the celebrations and provide expertise; and
  - ii) seek support, funding and input to the bicentenary celebrations;
- as the Committee do not believe they have the expertise/resources to coordinate such an event.

## **Officers Comments**

Council does not have the resources to fulfil this request. Longford Local District Committee has established a sub-committee to coordinate the celebration of the 150 year anniversary of the Longford Railway Bridge. The only support Council is providing is minute taking.

## **Officer's Recommendation:**

That the Perth Local District Committee be advised that Council does not have the resources of an events coordinator, but would provide secretarial support only.

## DECISION

Cr Polley/Cr Adams

That the Perth Local District Committee be advised that Council does not have the resources of an events coordinator, but would provide secretarial support only.

Carried

Voting for the Motion

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

Voting against the Motion

Cr Brooks, Cr Davis, Cr Goninon, Cr Lambert

## **Train Park**

That Council note the support of the Perth Local District Committee to the Lions Club request that the Lions shelter be relocated to the Train Park.

## **Officers Comments**

That Council officers assess the appropriateness of the relocation of the shelter to the Train Park and report back to Council.

## **Officer's Recommendation:**

That Council officers assess the appropriateness of the relocation of the shelter to the Train Park and report back to Council.





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### DECISION

Cr Goninon/Cr Goss

That Council officers assess the appropriateness of the relocation of the shelter to the Train Park and report back to Council.

Carried unanimously

### **Concerns Relating to Upgrade Works on State Roads: Evandale Main Road & Woolmers Lane /Midland Highway Intersection**

That Council request the Department of State Growth to review the safety of the location of the 80km speed sign placed on the Midland Highway at the northern entrance to Perth.

### **Officers Comments**

That the request be directed to the Department of State Growth.

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

That the request be directed to the Department of State Growth.

### DECISION

Cr Davis/Cr Lambert

That the request be directed to the Department of State Growth:

*That Council request the Department of State Growth to review the safety of the location of the 80km (60km) speed sign placed on the Midland Highway at the northern entrance to Perth.*

Carried unanimously

## **Evandale Advisory Committee**

At the ordinary meeting of the Evandale Advisory Committee held on 4 June 2019 the following motion/s were recorded for Council's consideration:

### **Installation of Colonial Light – High Street**

That Council not install the colonial light as planned, and install the additional light on Russell Street, between the last colonial light already in place and the Harry Murray statue.

### **Officers Comments**

That the request be investigated.

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

That the request be investigated.

### DECISION

Cr Goninon/Cr Goss

That the request be investigated.

Carried unanimously

## **Longford Local District Committee**

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

### **Longford Local District Committee MOU**

The Longford Local District Committee MOU be amended as follows:

#### **4. Membership**

*Members of the Committee will be deemed to vacate their position if they are absent without leave from three (3) consecutive meetings of the Committee where there has been no apology or request for leave submitted to the Longford Local District Committee Secretary. Where there is a likely breach the Secretary is to provide a warning in writing to the offending Member prior to advising the Member of their removal from the Committee.*

### **Officers Comments**

The LLDC has previously requested that the termination of members is overturned.



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

Officers are conducting a review of the Memorandum of Understanding with a report to be presented to the July Council meeting.

### **DECISION**

Cr Adams/Cr Brooks

That the Longford Local District Committee be advised that officers are conducting a review of the Memorandum of Understanding with a report to be presented to the July Council meeting.

Carried unanimously

**163/19      DATE OF NEXT COUNCIL MEETING: 22 JULY 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, 22 July 2019.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 164/19 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
27/05/2019	<b>Special Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>On-site Stormwater Detention Policy</li> <li>Headworks Charges Policy</li> <li>Concrete Crushing</li> <li>Proposal to Purchase Road Reserve - Ross</li> <li>Levelling the Playing Field funding – Cressy Recreation Ground</li> <li>Street Trees - Perth</li> <li>The Campbell Town Cenotaph Upgrade Project</li> <li>Request to remove name from plaque</li> <li>Future of Bishopsbourne Church and Cemetery</li> <li>Appeal - Perth</li> <li>Conara Park</li> <li>WH&amp;S Incident</li> <li>Northern Midlands Local Provisions Schedules to the Tasmanian Planning Scheme</li> <li>TRANSlink Intermodal Facility</li> <li>Development of Perth</li> <li>City Deal / Regional Deal</li> <li>TasRacing</li> </ul>
03/06/2019	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Budget</li> </ul>
24/06/2019	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Council Meeting Agenda items</li> </ul>

### 2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 21 May to 24 June 2019 are as follows:

Date	Activity
24 May 2019	Attended meeting with Avoca Church, Avoca
24 May 2019	Attended meeting with Tasmanian Community Fund, Longford
24 May 2019	Attended meeting with business owner, Longford
27 May 2019	Attended Council Workshop, Longford
28 May 2019	Attended Australia's Biggest Morning Tea Event, Avoca
29 May 2019	Attended Cressy Local District Committee Ordinary meeting, Cressy
30 May 2019	Attended LGAT Mayor's Professional Development Session, Launceston
31 May 2019	Attended LA FM Campbell Town Show Cocktail Party, Campbell Town
1 June 2019	Attended Campbell Town Show, Campbell Town
1 June 2019	Attended Campbell Town Show Luncheon, Campbell Town
3 June 2019	Attended meeting with Councillor Julie Triffet from Derwent Valley Council, Longford
3 June 2019	Attended Council Workshop, Longford
4 June 2019	Attended meeting with Tasmanian Irrigation, Campbell Town
7 June 2019	Attended LGAT State-wide Waste Arrangements Feasibility Study Part B Consultation, Launceston
11 June 2019	Attended Northern Midlands Business Association community meeting, Longford
12 June 2019	Attended meeting with Treasurer Peter Gutwein, Hobart



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Date	Activity
12 June 2019	Attended meeting with developers, Longford
13 June 2019	Attended meeting with Valuer General, Longford
13 June 2019	Attended meeting with Heart FM, Longford
16 – 19 June 2019	Attended National General Assembly, Canberra
20 June 2019	Attended meeting with representative from Anglican Church, Ross
20 June 2019	Attended Heritage Highway meeting, Ross
20 June 2019	Attended Heart FM Community Meeting, Longford
22 June 2019	Attended teleconference meeting with ALGWA, Gipps Creek
22 June 2019	Attended Tasmanian eSchool 100 Year Celebration, Hobart
23 June 2019	Attended Final Service at Avoca Church, Avoca
24 June 2019	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	

## 3 PETITIONS

### 1 PURPOSE OF REPORT

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

### 2 OFFICER'S COMMENT

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

#### Section 57. Petitions

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

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –
  - (a) a clear and concise statement identifying the subject matter and the action requested; and
  - (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
  - (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
  - (d) a statement specifying the number of signatories; and
  - (e) at the end of the petition –
    - (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and
    - (ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.
- (3) In this section –
  - electronic petition** means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;
  - paper petition** means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;
  - petition** means a paper petition or electronic petition;
  - signatory** means –
    - (a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and
    - (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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- ♦ Manage – Management is efficient and responsive
- Best Business Practice & Compliance
- Core Strategies:
  - ♦ Council complies with all Government legislation
  - ♦ Continuous improvement is embedded in staff culture

## 2 CONFERENCES AND SEMINARS

Nil.

## 5 132 & 337 CERTIFICATES ISSUED

No. of Certificates Issued 2018/2019 year													Total 2018/2019 YTD	Total 2017/18
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
<b>132</b>	119	102	89	84	75	47	57	66	96	84	87		<b>906</b>	<b>884</b>
<b>337</b>	58	53	31	42	58	24	19	31	38	45	31		<b>430</b>	<b>429</b>

## 6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for May		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	39	911	4,162	100,985
Dogs Impounded	84	5,556	8	581	62	4,340
Euthanized	-	-	3	-	4	-
Re-claimed	71	-	4	-	46	-
Re-homed/To RSPCA	10	-	1	-	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	2	326	48	9,495
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
<b>TOTAL</b>		<b>127,771</b>		<b>1,818</b>		<b>118,476</b>

### Registration Audit of the Municipality:

Audit being conducted 1 day per week in rural areas

### Kennel Licence Inspections:

Kennel licence inspections and dangerous dog inspections are complete.

### Microchips:

2 dog were microchipped.

### Infringements:

2 infringements issued for May.

### Attacks:

- 1 attack on dog (dog declared dangerous and relinquished to Council – Euthanised).
- 1 attack on a sheep (dog euthanised by property owner).

### Impounded Dogs:

8 dogs were impounded.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 7 HEALTH ISSUES

### Immunisations

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

MONTH	2016/2017		2017/2018		2018/2019	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	43	49	82	82	64	99
October-December	46	52	39	31	41	41
January-March	-	-	39	38	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	5
Inspection of Food Premises	154	75	77	127

Notifiable Disease investigations are carried out by Council's Environmental Health Officer at the request of the Department of Health. Investigations typically relate to cases of food borne illness. While some investigations are inconclusive others can be linked to other cases and outbreaks within Tasmania and across Australia. Under the *Public Health Act 1997*, investigations are confidential.

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 in each financial year.

Inspections are conducted according to a risk based assessment and cover all aspects of food storage, handling and preparation. A total of 35 criteria are assessed for either compliance, non-compliance or serious non-compliance. Actions, including follow-up inspections, are taken according to the outcome of inspections.

## 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	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	11	
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



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

Date	Recipient	Purpose	Amount \$
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
<b>Planning/Building Applications Remitted</b>			
16-Jul-18	Parks & Wildlife Department	Ben Lomond Temporary Facilities	340
23-May-19	Evandale Tourism Centre Committee	Glass Roof Replacement	380
<b>School &amp; Bursary Programs</b>			
19-Sep-18	Campbell Town District High School	Chaplaincy	1,500
19-Sep-18	Campbell Town District High School	Inspiring Positive Futures Program	8,000
2-Oct-18	Cressy District High School	Inspiring Positive Futures Program	8,000
21-Nov-18	Madeleine Berry	Bursary Program 2018 - instalment 2	1,000
21-Nov-18	Jessica Bartels	Bursary Program 2018 - instalment 1	1,000
10-Dec-18	Ms Sophie Harding	Bursary Program 2018 - instalment 2	1,000
7-Jan-19	Braydon Pavia	Bursary Program 2018 - instalment 2	1,000
16-Jan-19	Adam Martin	Bursary Program 2019 - instalment 1	1,000
16-Jan-19	Ms Chelsea Johnson	Bursary Program 2019 - instalment 1	1,000
15-Jan-19	Gabriella Franklin	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Blake George	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Luke Welsh	Bursary Program 2018 - instalment 2	1,000
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
<b>Sporting Achievements</b>			
17-Jul-18	Ms Sophie Fletcher	2018 Tas Senior Bowls Team	62
17-Jul-18	Ms Judy Gurr	2018 Tas Senior Bowls Team	62
18-Jul-18	Mr Jack Jarman	2018 Tas Senior Bowls Team	62
31-Jul-18	Ms Denise Middap	2018 Tas Senior Bowls Team	62
22-Aug-18	Ms N Cawthen	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Mr Simon Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Shenaye Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Julie Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
21-Aug-18	Miss Ava Walker	Interschool Championships Equestrian Competition	62
21-Aug-18	Miss Lucy Johnston	Interschool Championships Equestrian Competition	62
21-Aug-18	Mr Archie Clayton	Karl Prosselt Cup U12 Soccer Team	62
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
<b>TOTAL DONATIONS</b>			<b>\$ 34,902</b>

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

#### 10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/02/2019	047/19	Proposed Mural Installation: Perth	That Council supports the proposed mural installation in Perth and the following steps now be taken: a) Council officers, in conjunction with Ms Wrigley develop a draft implementation strategy for the project including: i) A series of suitable locations for the murals; ii) Suggested images for the murals; iii) An implementation plan for the project. iv) A suggested budget allocation. b) The draft implementation strategy be referred to the Perth Local District Committee for comment; c) The draft implementation strategy be advertised in the Northern Midlands Courier and on Council's Facebook page, inviting public comment. d) Upon receipt of feedback from the Perth Local District Committee and the community a final implementation strategy be presented to Council for approval.	Community & Development Manager	Implementation strategy drafted. Presented to PLDC on 2/4 for comment. Perth Local District Committee do not support the immediate implementation of the mural project.	
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.	
18/03/2019	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.	
20/05/2019	137/19	Policy Review: Public Open Space Policy	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.	Community & Development Manager	Report to Council.	
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

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### 24 JUNE 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.	
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. Concept to be costed with a report to Council.	
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.	
10/12/2018	361/18	Municipal Swimming Pools	That a decision be deferred subject to further information being available.	General Manager	Cressy Pool structure x-ray to assess integrity undertaken. Advice awaited.	
21/01/2019	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	Met with Bendigo Bank early June, awaiting info to progress arrangements for community meeting.	
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. Meeting with Jeremy rockliff, Minister for education and Training to be pursued.	
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	Awaiting budget determination.	
20/05/2019	132/19	Information Items - Bike Trail (Perth Links Road)	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.	General Manager	Matter discussed with Dept. State Growth, matter not being pursued.	
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.	
20/05/2019	134/19	Australian Local Government Association (ALGA): 2019 National General Assembly Of Local Government Conference Attendance	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.	Exec Assistant	Complete.	



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/05/2019	135/19	Invitation To Nominate A Council Representative To The North Esk River Catchment Reference Group	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.	Exec Assistant	Advice sent.	
20/05/2019	133/19	Local Government Association Of Tasmania (LGAT):2019 Local Government Conference	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.	Exec Assistant	Registrations complete.	
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.	
18/03/2019	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.	
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	Report to Council.	
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.	
18/09/2017	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.	
20/05/2019	148/19	Concerns Relating To Upgrade Works On State Roads: Evandale Main Road & Woolmers Lane/Midland Highway Intersection	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.	Works Manager	Letter sent, response awaited.	
20/05/2019	147/19	Weed Management	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;	Works Manager	Awaiting budget determination.	
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	Project Officer	Community education campaign commenced with article in media.	



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			message about the Plan and its operation out widely across the Northern Midlands.			
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.	
19/11/2018	323/18	Tom Roberts Interpretation at Longford	That Council approve the proposal to develop a Tom Roberts interpretation panel for erection in the grounds of Christ Church Longford and a short Tom Roberts' video, and consider funding these items in the mid-year budget review process.	Project Officer	Being progressed after mid-year budget review.	
10/12/2018	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.	
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.	
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	Meeting held 20 June 2019.	
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.	
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.	
20/05/2019	146/19	Business Continuity Plan	That Council adopt the reviewed Northern Midlands Business Continuity Plan version 6.	Corporate Services Manager	Complete.	
20/05/2019	145/19	Policy Review: Donations Policy	That the matter be deferred to the next meeting together with costings and included in the budget deliberations.	Corporate Services Manager	Report to Council.	
20/05/2019	147/19	Weed Management	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	Corporate Services Manager	Included in 2019/2020 budget.	
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	Report to Council.	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	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	Senior Planner	Certification Report to be tabled at future Council meeting, once Sheepwash Creek works finalised.	TBA



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
		Land Along Sheepwash Creek from Arthur Street to Cemetery Road, Perth	flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.			
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	Complete.	

## 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. Report to July Council meeting.	
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	JMG preparing scale version of draft structure plan. Quote to be sought re amendment.	
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.	31/12/2021
18/02/2019	048/19	Northern Midlands Volunteer and Business Community Expo	Council officers commence organisation of the Expo.	Tourism Officer	Organisation in progress.	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

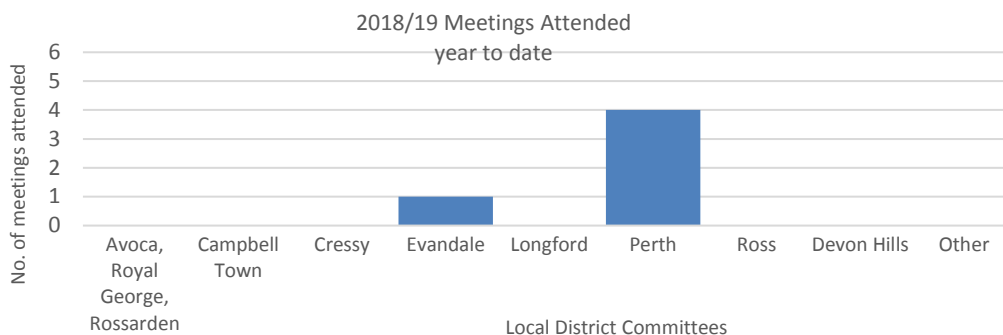
### 1. GOVERNANCE

#### a. Meetings/Conferences

- Council meetings:
  - Ordinary Meeting 20 May
- Council Workshops:
  - 6 May – scheduled workshop
  - 27 May – special workshop
- Executive Management Team:
  - 7 May
  - 21 May
- Staff Meeting
  - 14 May
  - 28 May

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- Community meetings:



- Attended fortnightly site meetings with contractors – Campbell Town Recreation Ground Redevelopment
- Attended weekly Longford Recreation Ground – Contractor meetings
- Met with proponent re sub-division
- Met with politicians:
  - John Tucker – Liberal Party
  - Brian Mitchell – Labor Party
- Met with Longford resident re Smith Street - street tree plantings
- Attended TasWater General Meeting
- Attended NTDC general meeting
- Met with TasWater re Longford Waste Water Treatment Plant upgrade
- Met with ratepayer at Perth
- Attended Launceston City Council's Launch of Tomorrow Together project
- Met with representatives from Department of Environment and Health & Human Services representatives
- Met with Bishopsbourne Progress Association sub-committee representatives re Bishopsbourne Church & Cemetery
- Met with Landscape Architect re streetscape plans
- Attended the TCCI 2019 State Budget Briefing presented by Treasurer, Peter Gutwein MP
- Attended Regional General Manager's meeting
- Met with proponent re development proposal at Evandale
- Met with representative from Caravan and Motorhome Club of Australia
- Met with developer re sub-division at Evandale
- Met with proponent re sub-division proposal at Perth
- Attended TEER Strategy and Partnership meetings

**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



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- Emergency Management
- Strategic Plan
- Local Government Reform
- Citizenship ceremonies
- Newsletters
- General correspondence.

### **c. Human Resources**

- Recruitment
  - Casual Animal Control Officers – currently interviewing
  - Facilities Officer (Campbell Town) – currently interviewing
  - Building & Compliance Officer – applications close 28/6/19
- 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 – now with the Corporate Services Manager
- EBA negotiations – up to our fifth negotiations meeting. Only a couple of items remaining to agree to. Following which, voting instructions and timeframe, as well as a summary key changes document will be issued to all employees
- 2019 Performance Appraisals are due for completion by 21 June 2019.
- 2019 Management Challenge (composite team of 6 – NMC, MVC, WTC) – whilst our composite team did not win, this was a great experience for all who participated
- Uniform Provider – review in progress and alternate provider being sought, so that there are two providers to choose from, given scope has changed with initial provider
- 5 Outdoor employees attended Weed Inspection training on 22 May 2019 in Campbell Town
- HR Workplace Behaviour Policy Suite – working through the updates
- Reviewing Youth Policy – now with Youth Officer for final completion
- 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
- Respond and investigate reported dog attacks
- Conduct routine dog patrols within the municipality
- Review and renew kennel licenses within the municipality



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- 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
- Advertising new Permit Authority/Compliance Officer role

### **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
- 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
- Investigation of a Shipping Container By-Law

### **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
- Audit of On Street Dining within the municipality, review of existing by-law, issuing reminders and notices where licences have not been applied for
- Reviewing Council's Display of Goods on Highway By-Law, On Street Dining By-Law, Freestanding Sign By-Law which expire in 2020 and working to consolidate into one by-law
- Inspection and issue of Fire Abatement notices (seasonal)

### **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





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- 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 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 incl One-Touch Payroll.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- Council Website, and Town / Local District Committee website maintenance and upgrades.
- Livepro System setup and development
- Support Open Office Town Planning & Development system
- Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- 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.
- Attend ECM Conference in Sydney.

### **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.

### **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.
- Input into discussions on the format of a statewide waste authority – ongoing.
- Regular safety audits of all sites – ongoing.

### **e. Tenders and Contracts**

- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for Sportsground Lighting – Light towers have been installed at Campbell Town, Longford and Perth, Evandale, are operational but some site clean-up works still to be 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 and kerb practically complete.
- Union Street, Longford, stormwater main upgrade works practically complete.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

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

Resource Sharing Summary 1/7/18 to 30/6/19 As at 31/5/19	Units Billed	Amount Billed GST Exclusive \$
<b>Meander Valley Council</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts	215.50	11,852.57
Street Sweeper - Plant Hire Hours	188.50	15,753.10
<b>Total Services Provided by NMC to Meander Valley Council</b>		<b>27,605.67</b>
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Wages and Oncosts</b>		
Plumbing Inspector Services	716.90	49,108.86
<b>Total Service Provided by MVC to NMC</b>		<b>49,108.86</b>
<b>Net Income Flow</b>		<b>- 21,503.19</b>
<b>Total Net</b>		<b>- 21,503.19</b>
<b>Private Works and Council Funded Works for External Organisations</b>		
	<b>Hours</b>	
<b>Economic &amp; Community Development Department</b>		
<b>Northern Midlands Business Association</b>		
Promotion Centre Expenditure		Not Charged to Association Funded
- Tourism Officer	76.00	from Council Budget A/c 519035
<b>Works Department Private Works Carried Out</b>	125.50	
	<b>201.50</b>	

## 13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		May 2019	Total 2018/19	May 2018
Damage to toilets	Longford cycle track	\$ 1,000		
Lock cut on boom gate and vandalism at Mill Dam	Longford	\$ 1,000		
Vandalism at park and toilets	Avoca	\$ 500		
Break-in at Transfer Station- Council tablet stolen	Longford	\$ 3,300		
<b>TOTAL COST VANDALISM</b>		<b>\$ 5,800</b>	<b>\$ 19,850</b>	<b>\$ 900</b>

## 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 May with the following attendance:

Session Venue	Date of Session	Attendees	Total Sessions	Total Attendance
Perth	2/5	9	5	34
	9/5	7		
	16/5	7		
	23/5	6		
	30/5	5		
Evandale	3/5	11	2	31
	10/5	Not held due to poor weather		
	17/5	20		
	27/5	1 Not held due to poor weather		
Longford	1/5	1 first week of school – session not promoted	5	28



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Session Venue	Date of Session	Attendees	Total Sessions	Total Attendance
	8/5	5		
	15/5	7		
	22/5	5		
	29/5	10		

### Free2B girls program

The Free2B girls program being facilitated on Wednesdays 3-4.30 during school term at the Longford Town Hall. Attendance for the month of May as follows:

- May 8<sup>th</sup> – 13
- May 15<sup>th</sup> – 14
- May 22 – 15
- May 29 - 15

### Cressy District High School Drop-In Zone Project

Funding of \$800 has been forwarded to the school for the set-up of the program and once a term YMCA activities. The Drop-In Zone will commence on 14<sup>th</sup> June and be held every Friday during lunchtime. Students who attend the Drop-In Zone will have access to the school Social Worker, Health Nurse and Chaplain. There will also be service providers who will attend the Zone to provide information, activities and support.

### Avoca Primary School

Billie-Jo is working with the Avoca Primary School to support in the school closure and the transition of students to Campbell Town. Billie-Jo will work with the School Committee to organise an end of year event. The Fingal Valley Neighbourhood House has also offered to support the event. Billie-Jo is liaising with YMCA and University of Tasmania who have committed to delivering activities for students to be involved in during terms 3 and 4 which will be attended by peer students from Campbell Town.

### 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.

### Northern Midlands Youth Camp

Billie-Jo has submitted an application for a Heywire Youth Innovation Grant for a Northern Midlands Youth Camp. The camp will target young people who are at risk of mental health issues across the municipality. The schools have identified a number of young people who will benefit from attendance to the camp and have provided letters of support for the grant. The camp will involve YMCA activities, Taiko drumming and mental health preventative activities such as mindfulness, stress and coping, resilience and provide young people with information and tools to seek support into the future.

### Youth Mental Health Project

Billie-Jo is continuing to liaise with mental health service providers to determine their capacity to service youth in the region. There is potential for services to provide from the Longford Community Health Centre and the Campbell Town Health Service, however, there appears to be barriers to city-based services providing outreach in these areas. 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.

### Mental Health Expo – Longford

Billie-Jo is part of the planning committee for this event proposed for Thursday 26<sup>th</sup> September 2019.

### Meetings

Billie-Jo represents Council on the Northern Youth Consultative Committee and the Northern Midlands Interagency Group.



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

#### 15 STRATEGIC PLANS UPDATE

Prepared by:

Lorraine Green, Project Officer

**CURRENT AS OF 11 JUNE 2019**

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
<b>Blessington</b>			
<b>Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)</b>	Jun-15	Nov-15	<ul style="list-style-type: none"> <li>Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations.</li> <li>Potential private investor showing interest in late 2016</li> <li>Ben Lomond Committee received \$60,000 election commitment to assist with improving the water supply of the ski fields</li> <li>State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder</li> <li>Jan 2019: Application submitted nominating Ben Lomond as the state's next iconic walk. Outcome awaited.</li> </ul>
<b>Campbell Town</b>			
<b>War Memorial Oval Precinct</b>			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	<ul style="list-style-type: none"> <li>Development Plan submitted to Council Sept 2014.</li> <li>Council requested assessment of the viability of the Multi-Function Centre</li> </ul>
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	<ul style="list-style-type: none"> <li>Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional Centre' discussed at Feb 2016 Council Workshop.</li> <li>National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre.</li> <li>Election commitment by federal Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Funding agreement signed February 2017.</li> <li>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.</li> <li>Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding for the redevelopment.</li> <li>Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful.</li> <li>Nov 2016: Council contracted JMG to design and document the new oval lighting. 17 Jan 2017: Northern Economic Stimulus package funding secured to upgrade oval lighting. Work commenced May 2018.</li> <li>Dec 2016: Request to Philip Lighton Architects for a layout plan &amp; concept sketches for improvements around the cenotaph &amp; a display area in entrance to the Multi-Function Centre. Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade.</li> <li>Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM</li> <li>Development Application P17-126 received on 8 May 2017.</li> <li>September 2017: Funding application submitted to TCF for \$55,000 towards the development of a tennis court and a multi-purpose court at the Oval precinct. Notified 28 November that application was successful. Grant deed executed and funds received. Final report due 31 August 2019.</li> <li>AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Tax invoice submitted March 2019.</li> <li>November 2017: Funding application submitted to Sport &amp; Recreation Tas for \$80,000 to assist with the courts development. Notified January 2018 the funding has been secured. Grant deed executed.</li> <li>Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the</li> </ul>
c) Management of Redevelopment (Philip Lighton Architects)			



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
d) Multi-Functional Centre (Vos Group)	Feb-18		<p>cenotaph precinct. Grant deed signed. First progress report submitted Dec 2018: second due 30.6.19.</p> <ul style="list-style-type: none"> <li>• Expression of interest submitted to Levelling the Playing Field Grant Program – not successful.</li> <li>• First and second progress reports to Australian Govt Community Development program submitted.</li> <li>• Feb 2019: Ground lighting complete, tennis court development underway.</li> <li>• May 2019: detailed project plans for cenotaph project received.</li> <li>• Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Vos Group tender accepted at February 2018 Council Meeting. .</li> <li>• Feb 2018: variation to Community Development Programme Funding Agreement signed – extending completion date from June 2018 to June 2019.</li> <li>• 18 April 2018: work on oval lighting upgrade underway.</li> <li>• 27 April 2018: Phil Lighton provided planning drawings for centre and courts ready to be lodged for planning approval and advertising by Council. Completed.</li> <li>• Works commenced on multi-function centre Sept 2018 – handover due June 2019</li> </ul>
<b>CBD Urban Design and Traffic Management Strategy</b> (GHD) (Lange Design and Rare Innovations)	May-16	Nov-17	<ul style="list-style-type: none"> <li>• GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6 April 2017</li> <li>• Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy</li> <li>• Strategy adopted for consultation purposes at May 2017 meeting. Public consultation session held 13 September 2017</li> <li>• Final report accepted at November 2017 Council Meeting.</li> <li>• Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy.</li> <li>• 20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders.</li> <li>• Stage 1 concept plan received April 2018.</li> <li>• State Liberal 2018 election commitment of \$1.5million for Midland Highway underpass near War Memorial Oval precinct.</li> <li>• Main Street Tree Planting Report received Feb 2018.</li> </ul>
<b>Cressy</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec 15	Oct 17	<ul style="list-style-type: none"> <li>• Draft Master Plan received May 2016: structural assessment approved Aug 2016</li> <li>• Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure.</li> <li>• Liberal election commitment of \$100,000 to upgrade the kiosk, install a shade structure and a playground. Grant deed signed. Agree completion date 30.11.19</li> <li>• 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.</li> <li>• Nationals in Government funding commitment of \$400,000 made March 2019. Grant deed awaited.</li> </ul>
<b>Recreational Ground Master Plan</b> (Lange Design)	Feb-17	April 18	<ul style="list-style-type: none"> <li>• Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council.</li> <li>• 17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package.</li> <li>• Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan.</li> <li>• Draft Master Plan accepted at October 2017 Council Meeting – released for public comment.</li> <li>• Council accepted the 2030 Master Plan at April 2018 Council Meeting.</li> <li>• April 2018: option study for changerooms and club facilities being undertaken by D Denman &amp; Associates.</li> <li>• May 2019: Expression of Interest to Levelling the Playing Field grant program for inclusive changerooms submitted. Changeroom cost \$708,153 – total project cost \$1.2m</li> </ul>
<b>Evandale</b>			
<b>Honeysuckle Banks</b>			



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
a) Master Plan (Jeff McClintock)	Oct-15	-	<ul style="list-style-type: none"> <li>Draft master plan released for community consultation Jan 16: discussed at council workshop &amp; need for the plan to be reviewed in light of frequent flooding of the reserve.</li> </ul>
b) Review of Master Plan (Lange Design)	Oct-16	May-17	<ul style="list-style-type: none"> <li>Draft plan received: presented at Feb 2017 Council Workshop: Lange Design requested to revise the plan. Revised plan received 9 March 2017.</li> <li>At May 2017 Council meeting, Council               <ol style="list-style-type: none"> <li>accepted in principle the Honeysuckle Banks Plan;</li> <li>consider funding the minor works components of the plan in future Council budgets, and</li> <li>request Council Officers to seek to secure external grants to assist with the implementation of the full plan.</li> </ol> </li> </ul>
<b>Morven Park Master Plan</b> (Lange Design)	Nov-16	Oct-17	<ul style="list-style-type: none"> <li>Work underway</li> <li>17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Work underway June 2018.</li> <li>March 2017 assisted with application for solar panels on clubrooms</li> <li>Draft Master plan accepted at October 2017 Council Meeting – released for public comment.</li> <li>State Liberal election commitment of \$33,000 for cricket pitch upgrade; \$158,000 towards grounds upgrade and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment.</li> <li>Council accepted 2030 Master Plan at April 2018 Council Meeting.</li> <li>June 2018: oval lighting and scoreboard upgrades underway.</li> <li>Expression of Interest submitted for Levelling the Playing Field Grant – notified successful and stage 2 of the application process submitted.</li> <li>Tas Community Fund grant secured towards the expansion of the outdoor gym. Application for additional funding submitted to Sport and Recreation Tasmania. Not secured. Remaining costs being funded from State Government election commitments.</li> <li>Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome unsuccessful.</li> <li>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.</li> <li>June 2019: acquittal report submitted for the electronic scoreboard project.</li> </ul>
<b>Longford</b>			
<b>Community Sports Centre Master Plan</b> (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> <li>June 2016: application requesting \$504,722 GST excl. lodged with State Government Regional Revival Program including a business plan. Advised Sept 2016 application was unsuccessful.</li> <li>17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package</li> <li>Planning permit issued 22 December 2017.</li> <li>March 2018: Tender for new gym and amenities shed awarded to RT &amp; NJ Construction Services. Work underway.</li> <li>Funding application to TCF for funds towards the fitness room, meeting rooms, entrance, amenities and external services upgrade submitted August 2018. Outcome unsuccessful.</li> <li>May 2019: work approaching lock-up stage.</li> </ul>
<b>Visitor Appeal Study</b> (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> <li>Recommendations implemented include the establishment of a local business &amp; tourism group, development of a destination playground, upgrading of lighting &amp; displays at Visitor Information Centre at JJs, and development of a Place Activation Plan</li> </ul>
<b>Place Activation Plan</b> (Village Well) (Accompanying Traffic Issues report by MR Cagney)	Sep-15	Jan-16	<ul style="list-style-type: none"> <li>Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Longford tourist tear-off map and street beautification</li> </ul>
<b>CBD Urban Design Strategy</b> (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> <li>Site Investigation Report completed October 2016.</li> <li>Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy received.</li> <li>Parklet design &amp; plans approved June 2017.</li> </ul>





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
			<ul style="list-style-type: none"> <li>• Draft Urban Design Strategy adopted May, for further consultation.</li> <li>• Draft urban design guidelines developed.</li> <li>• Community consultation session held 6 September 2017</li> <li>• Strategy and Guidelines manual accepted at the October 2017 Council Meeting.</li> <li>• Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout.</li> <li>• Nationals in Government funding commitment of \$4 million made in March 2019. Grant deed awaited.</li> </ul>
<b>Recreation Ground Master Plan</b> (Lange Design)	Dec-15	Nov-16	<ul style="list-style-type: none"> <li>• Nov 16: Council contracted JMG to design and document new oval lighting. 17 Jan 2017 Northern Economic Stimulus Package funding secured to fund the oval lighting upgrade.</li> <li>• 17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package.</li> <li>• May 2017: Artas Architects contracted to prepare specification for amenities redevelopment.</li> <li>• Council resolved at June 2017 Council meeting to make application under the SGALGCP for upfront loan funding of an additional \$550,000 to complete Stage 1 of the Recreation Ground redevelopment.</li> <li>• Council accepted Recreation Ground 2030 Master Plan at August 2017 Council meeting.</li> <li>• Application submitted November 2017 to Sport and Recreation Tas for \$80,000 towards the redevelopment. Advised January 2018 that the funding has been secured.</li> <li>• Planning permit issued 17 November 2017.</li> <li>• State Liberal election commitment of \$10,000 for Cricket Club storage shed, \$30,000 for cricket nets, \$30,000 for new electronic scoreboard and \$20,000 for Little Athletics equipment. Letter of permission provided for Football and Cricket Clubs</li> <li>• Full application submitted for Levelling the Playing Field Grant in Sept 2018. Grant Application successful (\$233,409). Grant deed signed and tax invoice submitted. Final report due 30 June 2019.</li> </ul>
<b>Village Green</b>			<ul style="list-style-type: none"> <li>• Jan 2017: costings &amp; plans developed for Village Green Upgrade including new BBQ shelter, picnic furniture &amp; stage 2 of play space.</li> <li>• March 2017: application submitted to the state govt Community Infrastructure Fund for 50% of the cost of the Village Green Upgrade. Application not successful.</li> <li>• At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground:               <ol style="list-style-type: none"> <li>i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and</li> <li>ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development.</li> <li>iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.</li> </ol> </li> <li>• Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground.</li> <li>• Stage 2 new play units installation completed and launched 8 December 2017.</li> <li>• Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018. Final report due 30 June 2019.</li> <li>• Funding application for \$10,000 to Variety Tas submitted April 2018: advised June 2018 application unsuccessful.</li> <li>• Council approved variance to stage 3 at the July 2018 Council meeting: Ultimate Play preparing new stage 3 concept plan &amp; request lodged with TCF for variance to the funding approval. Request approved.</li> <li>• Request submitted August 2018 to Variety for funding towards the revised stage 3. Funding secured. Final report due 30 June 2019.</li> <li>• Play units ordered Sept 2018.</li> <li>• LGAT video of the playground in use filmed 2 October. Presentation on the success of the playground made at LGAT Playground forum Oct 30th.</li> <li>• Stage 3 installation completed March 2019.</li> </ul>





# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
<b>Woolmers Bridge</b> (VEC Civil)			<ul style="list-style-type: none"> <li>Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents.</li> <li>Application submitted for the Bridge Renewal Program for \$1,415,000. Advised October 2017 application was successful.</li> <li>12 tonne load limit placed on structure on 6 June.</li> <li>Funding agreement with Bridge Renewal Program finalised October 2017.</li> <li>Design and construct tenders closed 8 November 2017. Council accepted the tender of VEC Civil at the November 2017 Council Meeting.</li> <li>Work commencing 24 January 2018: due for completion Sept -Oct 2018 – weather permitting.</li> <li>Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted.</li> <li>Feb 2019: Interpretation panel installed. Works completed.</li> </ul>
<b>Facilities Assessment Study</b> (Philp Lighton Architects)	Sept-17		<ul style="list-style-type: none"> <li>Sept 17: Philp Lighton Architects contracted to undertake the study of the Council Offices, Memorial Hall, Town Hall and Library facilities. Study underway October 2017 and presentation made to November 2017 Council Workshop.</li> <li>Community engagement process closed 18 July 2018. Only 1 written response received from Helping Hand Association, requesting that showers be incorporated for the use of homeless people.</li> </ul>
<b>Perth</b>			
<b>Recreation Ground Master Plan</b> (Lange Design)	Jul-15	Oct-16	<ul style="list-style-type: none"> <li>External funding sources being pursued.</li> <li>17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade.</li> <li>Kitchen upgraded funded by a State Government Election commitment completed.</li> </ul>
<b>Community Centre Development Plan,</b> (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		<ul style="list-style-type: none"> <li>Briefing notes from key stakeholder sessions received 25 Feb 2016</li> <li>Draft concept plans submitted to Council and draft concepts directed to future workshop</li> <li>May 2018: costings being reviewed.</li> <li>Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome unsuccessful.</li> <li>March 2019: Nationals in Government funding commitment of \$2.6million for the redevelopment of the Early Learning Centre. Grant deed awaited.</li> </ul>
<b>Town Structure Plan</b> (GHD)			<ul style="list-style-type: none"> <li>Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted.</li> <li>Perth Structure Plan adopted by Council on 10 April 2017.</li> <li>Session for Perth business owners/managers held 15 August 2017.</li> <li>Council endorsed the Plan at the 10 April 2017 Council Meeting.</li> <li>Final report to November 2017 Council meeting.</li> <li>Perth Prospectus prepared January 2018.</li> <li>April 2018: Awaiting finalisation of the Perth Bypass prior to progressing the structure plan.</li> </ul>
<b>Sheepwash Creek Open Space Plan</b> (Lange Design, GHD)			<ul style="list-style-type: none"> <li>Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan</li> <li>Dec 2016: West Perth Flood Mitigation Working Group established</li> <li>Draft concept plans received from GHD Woodhead</li> <li>Lange Design requested to prepare Water Sensitive Urban Design (WSUD) for the open space on eastern side of subdivision.</li> <li>Stage 1 work completed and interpretation signage installed.</li> <li>July 2018: WSUD Open Space Corridor Concept Plan and costings – Phillip to Drummond Street – received.</li> </ul>
<b>Ross</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> <li>Draft Master Plan received May 2016: structural assessment approved August 2016</li> <li>Final plan received June 2017</li> <li>Final report to be presented to workshop September 2017</li> <li>Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season. Pool usage data received May 2018.</li> </ul>



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
<b>Village Green Master Plan</b> (Lange Design, Loop Architecture)	Jun-16	Dec-16	<ul style="list-style-type: none"> <li>Master Plan accepted in principle at Council 12 December 2016 Meeting.</li> <li>Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG.</li> <li>17 Jan 2017: Council advised State Government has approved \$300,000 loan through the Northern Economic Stimulus Package for the implementation of the Master Plan.</li> <li>Feb 2017: Application lodged with Building Better Regions Fund for \$237,660 to enable the Master Plan to be implemented in its entirety. Application unsuccessful.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan</li> <li>Concept design presented to Council workshop on 8 May.</li> <li>Planning application advertised: closed 28 November 2017.</li> <li>Planning approval with conditions to be met passed at January 2018 Council Meeting.</li> <li>March 2018: Lange Design submitted full project package for Village Green, ready for planning application to be prepared by Council officers.</li> <li>June 2018: quotes received for new switchboard and mains</li> <li>July 2018: costings being reviewed.</li> <li>Feb 2019: Work now underway, currently working on front fence and footpath.</li> </ul>
<b>Western Junction</b>			
<b>Launceston Gateway Precinct Master Plan</b> Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	<ul style="list-style-type: none"> <li>Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting.</li> <li>Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale.</li> <li>March 2018: Council seeking meeting with Dept of State Growth to discuss planning for the Evandale Main Road upgrade, Breadalbane roundabout to Airport roundabout. State Government budget papers state this planning is to commence in the first quarter 2019.</li> <li>Project committee met Sept 2018.</li> </ul>
<b>Translink Stormwater Upgrade Project</b>			<ul style="list-style-type: none"> <li>Applications lodged with National Stronger Regions Fund 2015 &amp; 2016: unsuccessful.</li> <li>Application submitted Feb 2017 to the Building Better Regions Fund for \$2,741,402 (total project cost is \$5,482,805: council's contribution is \$1,525,623 and the Woolstons \$1,215,780). Application unsuccessful.</li> <li>Application submitted December 2017 for Round Two Building Better Regions Fund: notified July 2018 unsuccessful.</li> <li>Continuing with purchase of parcel for stormwater detention purpose.</li> </ul>

## 16 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 11 JUNE 2019

Election Commitment	Estimated Completion Date	Current Status
<b>Avoca</b>		
Museum and Information Centre solar panels (\$15,000) and heat pump (\$8,000)	31/12/2019	18 May 2018: signed grant deed returned with tax invoice for the funds. Council investigating solar panel options.
<b>Ben Lomond</b>		
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.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Election Commitment	Estimated Completion Date	Current Status
<b>Campbell Town</b>		
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 (\$1.5million)		Project not listed in the State Government First Year Agenda document.
<b>Cressy</b>		
Infrastructure upgrade at Cressy Swimming Pool (\$100,000)	30/11/2019	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.
<b>Evandale</b>		
Morven Park Electronic Scoreboard (\$30,000)	30/06/2019 Project completed	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 submitted.
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)	30/6/2020	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.
<b>Longford</b>		
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.
<b>Western Junction</b>		
Duplication of road from Breadalbane roundabout to Airport roundabout (\$5.5million)		March 2018: Council wrote to State Growth to initiate participation in the design for the road duplication. State Government 'Building Your Future: First Year Agenda' document states planning for this work will commence in the quarter Jan-March 2019.
Road edge-widening and safety work Airport roundabout to Evandale		State Government 'Building Your Future: First Year Agenda' document states planning for this work will commence in the quarter Jan-March 2019.

## 17 ANONYMOUS REPRESENTATIONS TO A DEVELOPMENT APPLICATION

Report prepared by: Amanda Bond, Community & Development Manager

A query was raised at the 20 May 2019 Council meeting regarding acceptance of anonymous representations to a discretionary development application.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Section 57(5) of the *Land Use Planning & Approvals Act 1993* says that:

*Any person may make representations relating to the application during the period of 14 days commencing on the date on which notice of the application is given under subsection (3) or such further period not exceeding 14 days as the planning authority may allow.*

Officers have investigated the validity of anonymous representations and sought the opinion of colleagues from a neighbouring Council regarding the issue. The view has been formed that as the person making the representation cannot be identified from an anonymous representation, the representation does not meet the requirements of section 57(5) and therefore should not be considered by Council.

Council officers will no longer consider anonymous representations when assessing a discretionary development application.

### 18 SEASONAL WORKER ACCOMMODATION

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

The Northern Midlands is home to a number of successful farming enterprises who rely on seasonal workers.

It has been identified that during peak harvesting season there is a shortage of available accommodation, particularly accommodation for transient workers, such as backpackers.

Council officers have met with some local producers to discuss their accommodation demands into the future. Advice received is that expansion in this area will continue, and therefore demand for accommodation will continue to increase.

Council officers have also contacted some accommodation providers to discuss their plans for expansion and to flag with them at an early stage, planning and building approvals which may be required. Operators have positively responded to this proactive approach.

Staff will continue to work with both producers and accommodation providers as required.

#### DECISION

Cr Lambert/Cr Calvert

That the Information items be received.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## **165/19 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR THE ANNUAL GENERAL MEETING AND GENERAL MEETING TO BE HELD ON 3 JULY 2019**

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Gail Eachar, Executive Assistant

### **1 PURPOSE OF REPORT**

This report considers the Local Government Association of Tasmania (LGAT) agenda for the Annual General Meeting and General Meeting on 3 July 2019.

### **2 INTRODUCTION/BACKGROUND**

The Local Government Association of Tasmania (LGAT) will hold the Annual General Meeting (AGM) and General Meeting on 3 July 2019 at Wrest Point in Hobart. The AGM will commence at 11.00am, with the General Meeting to commence directly thereafter.

The Conference commences at 8.45am on Thursday 4 July, with the registration desk open from 8.00am.

The decision of Council to this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT):

- Annual General Meeting; and
- General Meeting.

### **3 STRATEGIC PLAN**

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

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- ♦ Council nurtures and respects historical culture
- ♦ Developments enhance existing cultural amenity
- ♦ Public assets meet future lifestyle challenges
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

## 4 FINANCIAL IMPLICATIONS

Councillor attendance is in accordance with Council Policy Councillors Allowances, Travelling and Other Expense.

## 5 OPTIONS FOR COUNCIL TO CONSIDER

Council needs to consider each agenda item and determine how it wishes the voting delegate to vote on each item at the Annual General Meeting and General Meeting on the 3 July 2019.

\* Denotes attachments.

### 5.1 Annual General Meeting

The following are the motions on which decisions are sought:

- 1 **MINUTES OF 106TH ANNUAL GENERAL MEETING \***  
**Decision Sought**  
That the Minutes of the 106th Annual General Meeting, held 25 July 2018 be confirmed.
- 2 **PRESIDENT'S REPORT**  
**Decision Sought**  
That the President's report be received.
- 3 **FINANCIAL STATEMENTS TO 30 JUNE 2018 \***  
**Decision Sought**  
That the Financial Statements for the period 1 July 2017 to 30 June 2018 be received and adopted.
- 4 **2019/2020 LGAT BUDGET AND SUBSCRIPTIONS \***  
**Decision Sought**  
That the Meeting endorse the adoption of the Budget and Subscriptions as presented.
- 5 **PRESIDENT AND VICE PRESIDENT HONORARIUMS**  
**Decision Sought**  
That the President's and Vice President's allowance for the period 1 July 2019 to 30 June 2020 be adjusted in accordance with the movement in the Wages Price Index.
- 6 **CHANGE TO THE RULES OF THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA**  
**Decision Sought**  
That the Meeting agree to change the LGAT Rules to enable the outgoing President to Chair both the Annual General Meeting and General Meeting attached to the LGAT Conference, prior to the incoming President taking up the reins.
- 7 **LGAT ANNUAL PLAN \***  
**Decision Sought**  
That Members note the report against the LGAT Annual Plan.
- 8 **STRATEGIC PLAN 2017-2020 \***  
**Decision Sought**  
That Members note the proposed 2019-20 priorities for the LGAT Strategic Plan and that they are



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

invited to provide feedback to LGAT staff or Members of the General Management Committee.

## **9 REPORTS FROM BOARD REPRESENTATIVES \***

### **Decision Sought**

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

## **5.2 General Meeting**

The following are the motions on which decisions are sought:

### **1 MINUTES \***

#### **Decision Sought**

That the Minutes of the General Meeting held on 29 March 2019, as circulated, be confirmed.

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

#### **Decision Sought**

That the agenda and order of business be confirmed.

### **3 PRESIDENTS REPORT**

#### **Decision Sought**

That the Meeting note the report on the President's activity from 1 March to 31 May 2019.

### **4 CEO'S REPORT**

#### **Decision Sought**

That the Meeting note the report on the CEO's activity from 1 March to 31 May 2019.

### **5 BUSINESS ARISING \***

#### **Decision Sought**

That Members note the following information on business arising.

### **6 FOLLOW UP OF MOTIONS \***

Contact Officer: Dion Lester

#### **Decision Sought**

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

### **7 MONTHLY REPORTS TO COUNCILS \***

#### **Decision Sought**

That Members note the reports for March and April 2019.

### **8 ITEMS FOR DECISION**

#### **8.1 National Redress \***

Contact Officer – Dion Lester<sup>8</sup>

#### **Decision Sought**

That Members resolve to joining the National Redress Scheme with the State Government as a 'State Institution'.

### **9 ITEMS FOR NOTING**

#### **9.1 Charitable Exemptions on Rates \***

Contact Officer – Katrena Stephenson

#### **Decision Sought**

That Members note the report on LGAT Activity with respect to charitable rates exemptions.

#### **9.2 Local Government Act Review**

Contact Officer – Katrena Stephenson

#### **Decision Sought**

That Members note the report on the progress of the Local Government Act Review.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### **9.3 Waste Management \***

*Contact Officer – Dion Lester*

#### **Decision Sought**

That Members note the following report on LGAT's advocacy around waste issues and the report from the Statewide Waste Arrangements Feasibility Study.

### **9.4 21st Century Councils \***

*Contact Officer: Dion Lester*

#### **Decision Sought**

That Members note the progress on the 21st Century Councils Project.

### **9.5 Planning Reform**

*Contact Officer – Dion Lester*

#### **Decision Sought**

That Members note the following report on the progress of the State Government's program of land use planning reform.

### **9.6 LGAT Community Satisfaction Survey \***

*Contact Officer: Deborah Leisser*

#### **Decision Sought**

That Members note the results from the 2019 Community Satisfaction Survey as provided in the written report and presentation to the General Meeting.

### **9.7 St Lukes Corporate Health Plan \***

*Contact Officer – Dion Lester*

#### **Decision Sought**

That Members note the St Lukes Health Corporate Plan that is now available to all elected representatives and staff of Local Government Tasmania.

### **9.8 Digital Advisory Group \***

*Contact Officer: Dion Lester*

#### **Decision Sought**

That Members note the following report on the work of the Digital Advisory Group.

### **9.9 Energy**

*Contact Officer: Georgia Palmer*

#### **Decision Sought**

That Members note the report on LGAT's successful advocacy in the energy space, resulting in significant sector savings.

### **9.10 National Local Government Workforce and Future Skills Reports**

*Contact Officer – Michael Edrich*

#### **Decision Sought**

That Members note the following report on the Local Government Workforce and Future Skills Report.

### **9.11 Environmental Health Officer Update**

*Contact Officer – Lynden Leppard*

#### **Decision Sought**

That Members note the report on LGAT's work to address EHO shortages.

### **9.12 LGAT Procurement**

*Contact Officer – Deborah Leisser*

#### **Decision Sought**

That Members note the report on LGAT's procurement services, the savings of nearly \$2million across the sector and potential future procurement opportunities for councils.

### **9.13 Heavy Vehicle National Law Review and Heavy Vehicles Regulation in Tasmania**

*Contact Officer – Michael Edrich*





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## **Decision Sought**

That Members note the following report on the review of Heavy Vehicle National Law and direct interested staff to make contact with LGAT.

### **9.14 Emergency Management**

Contact Officer – Georgia Palmer

#### **Decision Sought**

That Members note the report on Emergency Management activity.

### **9.15 Local Government Community Health and Wellbeing Project**

Contact Officer – Lynden Leppard

#### **Decision Sought**

That Members note the report on LGAT's Community Health and Wellbeing Project.

### **9.16 LGAT Peer Advisor Program \***

Contact Officer – Katrena Stephenson

#### **Decision Sought**

That Members note the Peer Advisor Program has been extended until the end of 2019.

### **9.17 State Budget \***

Contact Officer – Katrena Stephenson

#### **Decision Sought**

That Members note the report on the 2019-20 State Budget.

### **9.18 Federal Election**

Contact Officer – Katrena Stephenson

#### **Decision Sought**

That Members note the report on the outcomes of the 2019 Federal Election.

### **9.19 Communications, Events and Training Update**

Contact Officer – Kate Hiscock

#### **Decision Sought**

That Members note the following update regarding LGAT's communications, events and training.

## **MOTIONS FOR WHICH NOTICE HAS BEEN RECEIVED**

### **10 ROADS AND INFRASTRUCTURE**

#### **10.1 Reinstatement of Heavy Vehicle Road Tax**

Council – Circular Head

##### **Decision Sought**

That Member Councils of LGAT recommend that the State Government provides an immediate commitment to reinstatement of the equitable distribution of the total heavy motor vehicle road tax collected, to the percentage distribution at the time of inception of the scheme in 1996/1997.

#### **10.2 Compensation for No Indexation of Heavy Vehicle Road Tax**

Council – Circular Head

##### **Decision Sought**

Member Councils of LGAT recommend that the State Government make to all Local Councils a one off additional annual payment allocation of the heavy motor vehicle road tax distribution as compensation for 24 years of no indexation of the funding allocation.

### **11 SECTOR PROFILE AND REFORM**

#### **11.1 Amend Meeting Procedures**

Council – Break O'Day

##### **Decision Sought**

That LGAT lobby the State Government requesting changes be made to Part 3, Sections 27 and 28 – Voting as well as the inclusion of reasons to be listed in Section 32 – Minutes of the Local Government (Meeting Procedures) Regulations 2015 with regard to elected members voting against an "Officer's Recommendation" or "Motion".



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## **12 SECTOR CAPACITY**

*No Motions Received*

## **13 FINANCIAL SUSTAINABILITY**

*No Motions Received*

## **14 ENVIRONMENTAL MANAGEMENT**

### **14.1 Climate Change**

*Council – Devonport City*

#### **Decision Sought**

That the Local Government Association of Tasmania investigate opportunities for the sector to develop a position on climate change including acknowledging:

- There is a climate emergency that requires action by all levels of the government;
- Human induced climate change is at the forefront of the climate emergency; and
- The State Government has a particular role in assisting local governments in dealing with the impacts of climate change.

### **14.2 Climate Change**

*Council – Huon Valley*

#### **Decision Sought**

That the LGAT call upon the Federal and Tasmanian State Governments and Parliaments urging them to:

- a) Acknowledge the urgency created by climate change that requires immediate and collaborative action across all tiers of government;
- b) Acknowledge that the world climate crisis is an issue of social and environmental injustice and, to a great extent, the burden of the frontline impacts of climate change fall on low income communities vulnerable groups and future generations; and
- c) Facilitate emergency action to address the climate crisis, reduce greenhouse gas emissions and meet or exceed targets in the Paris Agreement.

### **14.3 Single Use Plastics/Waste Strategy**

*Council – Huon Valley*

#### **Decision Sought**

That the Local Government Association of Tasmania lobbies the State Government to complete a state-wide Waste Strategy that includes Policy and Legislation that will phase out single use plastics across the State and support the establishment of regional composting facilities.

### **14.4 Single Use Plastics**

*Council – Break O'Day*

#### **Decision Sought**

Request that LGAT lobby the State Government to take leadership in developing a consistent state wide approach to banning the use of single use plastics in takeaway food packaging.

### **14.5 State Weed Management**

*Council – Break O'Day*

#### **Decision Sought**

That LGAT lobby the heads of the Tasmanian Government's Departments and GBEs with responsibilities for management of public lands or works on public lands to have new increased and sustained resourcing levels committed in government agency budgets to manage weeds on public land in coordination with the efforts of others in local areas.

### **14.6 Waste Management Storage & Collection**

*Council – West Tamar*

#### **Decision Sought**

That Local Government Association of Tasmania lobby the Tasmanian Government for:  
Reform of multiple dwelling standards in the Tasmanian Planning Scheme to require consideration of:

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

**14.7 Feral Cats \***

*Council – Burnie City*

**Decision Sought**

That LGAT calls on the State Government as matter of urgency to set up, resource, and authorise a program within the relevant State agency of a kind equivalent to the former Fox Eradication Taskforce with a specific purpose of taking and coordinating immediate and continuing long-term direct action to control and reduce the population of stray and feral cats in all parts of Tasmania.

**15 PLANNING AND DEVELOPMENT**

**15.1 Certificate 337's**

*Council - West Tamar*

**Decision Sought**

That the Local Government Association of Tasmania lobby the Tasmanian Government for:

1. Urgent review of the 337 certificate form under Schedule 5 of the Local Government (General) Regulations 2015 to address the following omissions from current regulatory regimes that impact the subject lands:
  - a) Land Use Planning and Approvals Act 1993  
Codes (such as landslip);  
Specific Area Plans;  
Local provisions;  
Applications for a new planning scheme - including the Tasmanian Planning Scheme;  
or  
Applications for amendments to local provisions under the Tasmanian Planning Scheme.
  - b) Building Act 2016  
Submitted form 80's for low risk building work;  
Whether any natural hazard considerations affect the lands;  
Question 31 (a) add a new section (iii) asking about onsite waste waters systems approved prior to the Plumbing Regulations 1994  
Questions 38-40 be revised to ask whether notifiable building work has been completed and then to provide details regardless of the answer; and
2. Revisions to the Property Agents and Land Transactions Act 2016 to consider:
  - a) Requiring a 337 certificate prior to listing of a property and making it available as part of the sale process; and
  - b) Seeking full disclosure for properties as part of the listing process rather than the current process.

**15.2 Increased Penalties for Unlawful Use and Development.**

*Council – Hobart City*

**Decision Sought**

That LGAT lobby the State Government to amend the Land Use Planning and Approvals Act 1993 to increase penalties and introduce alternative sentencing options for unlawful use and development consistent with the provisions in the Environmental Planning and Assessment Act 1979 introduced by the NSW State Government in 2014/2015 by the Environmental Planning and Assessment Amendment Act 2014.

**16 PUBLIC POLICY GENERAL**

**16.1 Smoke Free Areas**

*Council – City of Hobart*

**Decision Sought**

That the LGAT lobby the State Government to increase the smoking distance from doorways from 3 metres to 5 metres in support of local businesses.

**16.2 Gun Control Laws**

*Council – Kingborough*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## **Decision Sought**

That LGAT lobby the State Government to ensure any amendments to the Tasmanian Firearms Act 1996 and associated regulations further align Tasmanian law with the National Firearms Agreement.

## **6 ATTACHMENTS**

- 6.1 Annual General Meeting Agenda & Attachments – 3 July 2019
- 6.2 General Meeting Agenda & Attachments – 3 July 2019

## **RECOMMENDATION**

That Council

A) note/receive the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 3 July 2019:

**2 PRESIDENT'S REPORT**

That the President's report be received.

**7 LGAT ANNUAL PLAN \***

That Members note the report against the LGAT Annual Plan.

**8 STRATEGIC PLAN 2017-2020 \***

That Members note the proposed 2019-20 priorities for the LGAT Strategic Plan and that they are invited to provide feedback to LGAT staff or Members of the General Management Committee.

**9 REPORTS FROM BOARD REPRESENTATIVES \***

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

B) vote as follows in relation to the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 3 July 2019:

**1 MINUTES OF 106TH ANNUAL GENERAL MEETING \***

That the Minutes of the 106th Annual General Meeting, held 25 July 2018 be confirmed.

*Vote for / against the Motion*

**3 FINANCIAL STATEMENTS TO 30 JUNE 2018 \***

That the Financial Statements for the period 1 July 2017 to 30 June 2018 be received and adopted.

*Vote for / against the Motion*

**4 2019/2020 LGAT BUDGET AND SUBSCRIPTIONS \***

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

*Vote for / against the Motion*

**5 PRESIDENT AND VICE PRESIDENT HONORARIUMS**

That the President's and Vice President's allowance for the period 1 July 2019 to 30 June 2020 be adjusted in accordance with the movement in the Wages Price Index.

*Vote for / against the Motion*

**6 CHANGE TO THE RULES OF THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA**

That the Meeting agree to change the LGAT Rules to enable the outgoing President to Chair both the Annual General Meeting and General Meeting attached to the LGAT Conference, prior to the incoming President taking up the reins.

*Vote for / against the Motion*



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

C) note/receive the following reports listed in the LGAT Agenda for the meeting to be held on Wednesday, 3 July 2019:

**1 MINUTES \***

That the Minutes of the General Meeting held on 29 March 2019, as circulated, be confirmed.

**3 PRESIDENTS REPORT**

That the Meeting note the report on the President's activity from 1 March to 31 May 2019.

**4 CEO'S REPORT**

That the Meeting note the report on the CEO's activity from 1 March to 31 May 2019.

**5 BUSINESS ARISING \***

That Members note the following information on business arising.

**6 FOLLOW UP OF MOTIONS \***

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

**7 MONTHLY REPORTS TO COUNCILS \***

That Members note the reports for March and April 2019.

**9.1 Charitable Exemptions on Rates \***

That Members note the report on LGAT Activity with respect to charitable rates exemptions.

**9.2 Local Government Act Review**

That Members note the report on the progress of the Local Government Act Review.

**9.3 Waste Management \***

That Members note the following report on LGAT's advocacy around waste issues and the report from the Statewide Waste Arrangements Feasibility Study.

**9.4 21st Century Councils \***

That Members note the progress on the 21st Century Councils Project.

**9.5 Planning Reform**

That Members note the following report on the progress of the State Government's program of land use planning reform.

**9.6 LGAT Community Satisfaction Survey \***

That Members note the results from the 2019 Community Satisfaction Survey as provided in the written report and presentation to the General Meeting.

**9.7 St Lukes Corporate Health Plan \***

That Members note the St Lukes Health Corporate Plan that is now available to all elected representatives and staff of Local Government Tasmania.

**9.8 Digital Advisory Group \***

That Members note the following report on the work of the Digital Advisory Group.

**9.9 Energy**

That Members note the report on LGAT's successful advocacy in the energy space, resulting in significant sector savings.

**9.10 National Local Government Workforce and Future Skills Reports**

That Members note the following report on the Local Government Workforce and Future Skills Report.

**9.11 Environmental Health Officer Update**

That Members note the report on LGAT's work to address EHO shortages.

**9.12 LGAT Procurement**

That Members note the report on LGAT's procurement services, the savings of nearly \$2million across the sector and potential future procurement opportunities for councils.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### **9.13 Heavy Vehicle National Law Review and Heavy Vehicles Regulation in Tasmania**

That Members note the following report on the review of Heavy Vehicle National Law and direct interested staff to make contact with LGAT.

### **9.14 Emergency Management**

That Members note the report on Emergency Management activity.

### **9.15 Local Government Community Health and Wellbeing Project**

That Members note the report on LGAT's Community Health and Wellbeing Project.

### **9.16 LGAT Peer Advisor Program \***

That Members note the Peer Advisor Program has been extended until the end of 2019.

### **9.17 State Budget \***

That Members note the report on the 2019-20 State Budget.

### **9.18 Federal Election**

That Members note the report on the outcomes of the 2019 Federal Election.

### **9.19 Communications, Events and Training Update**

That Members note the following update regarding LGAT's communications, events and training.

D) vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 3 July 2019:

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

That the agenda and order of business be confirmed.

*Vote for / against the Motion*

### **8.1 National Redress \***

That Members resolve to joining the National Redress Scheme with the State Government as a 'State Institution'.

*Vote for / against the Motion*

### **10.1 Reinstatement of Heavy Vehicle Road Tax**

#### **Council – Circular Head**

That Member Councils of LGAT recommend that the State Government provides an immediate commitment to reinstatement of the equitable distribution of the total heavy motor vehicle road tax collected, to the percentage distribution at the time of inception of the scheme in 1996/1997.

*Vote for / against the Motion*

### **10.2 Compensation for No Indexation of Heavy Vehicle Road Tax**

#### **Council – Circular Head**

Member Councils of LGAT recommend that the State Government make to all Local Councils a one off additional annual payment allocation of the heavy motor vehicle road tax distribution as compensation for 24 years of no indexation of the funding allocation.

*Vote for / against the Motion*

### **11.1 Amend Meeting Procedures**

#### **Council – Break O'Day**

That LGAT lobby the State Government requesting changes be made to Part 3, Sections 27 and 28 – Voting as well as the inclusion of reasons to be listed in Section 32 – Minutes of the Local Government (Meeting Procedures) Regulations 2015 with regard to elected members voting against an "Officer's Recommendation" or "Motion".

*Vote for / against the Motion*

### **14.1 Climate Change**

#### **Council – Devonport City**

That the Local Government Association of Tasmania investigate opportunities for the sector to develop a position on climate change including acknowledging:

- There is a climate emergency that requires action by all levels of the government;
- Human induced climate change is at the forefront of the climate emergency; and
- The State Government has a particular role in assisting local governments in dealing with the impacts of

climate change.

*Vote for / against the Motion*

#### **14.2 Climate Change**

##### **Council – Huon Valley**

That the LGAT call upon the Federal and Tasmanian State Governments and Parliaments urging them to:

- a) Acknowledge the urgency created by climate change that requires immediate and collaborative action across all tiers of government;
- b) Acknowledge that the world climate crisis is an issue of social and environmental injustice and, to a great extent, the burden of the frontline impacts of climate change fall on low income communities vulnerable groups and future generations; and
- c) Facilitate emergency action to address the climate crisis, reduce greenhouse gas emissions and meet or exceed targets in the Paris Agreement.

*Vote for / against the Motion*

#### **14.3 Single Use Plastics/Waste Strategy**

##### **Council – Huon Valley**

That the Local Government Association of Tasmania lobbies the State Government to complete a state-wide Waste Strategy that includes Policy and Legislation that will phase out single use plastics across the State and support the establishment of regional composting facilities.

*Vote for / against the Motion*

#### **14.4 Single Use Plastics**

##### **Council – Break O'Day**

Request that LGAT lobby the State Government to take leadership in developing a consistent state wide approach to banning the use of single use plastics in takeaway food packaging.

*Vote for / against the Motion*

#### **14.5 State Weed Management**

##### **Council – Break O'Day**

That LGAT lobby the heads of the Tasmanian Government's Departments and GBEs with responsibilities for management of public lands or works on public lands to have new increased and sustained resourcing levels committed in government agency budgets to manage weeds on public land in coordination with the efforts of others in local areas.

*Vote for / against the Motion*

#### **14.6 Waste Management Storage & Collection**

##### **Council – West Tamar**

That Local Government Association of Tasmania lobby the Tasmanian Government for:  
Reform of multiple dwelling standards in the Tasmanian Planning Scheme to require consideration of:

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

*Vote for / against the Motion*

#### **14.7 Feral Cats \***

##### **Council – Burnie City**

That LGAT calls on the State Government as matter of urgency to set up, resource, and authorise a program within the relevant State agency of a kind equivalent to the former Fox Eradication Taskforce with a specific purpose of taking and coordinating immediate and continuing long-term direct action to control and reduce the population of stray and feral cats in all parts of Tasmania.

*Vote for / against the Motion*

#### **15.1 Certificate 337's**

##### **Council – West Tamar**

That the Local Government Association of Tasmania lobby the Tasmanian Government for:

1. Urgent review of the 337 certificate form under Schedule 5 of the Local Government (General) Regulations



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

2015 to address the following omissions from current regulatory regimes that impact the subject lands:

- a) Land Use Planning and Approvals Act 1993  
Codes (such as landslip);  
Specific Area Plans;  
Local provisions;  
Applications for a new planning scheme - including the Tasmanian Planning Scheme;  
or  
Applications for amendments to local provisions under the Tasmanian Planning Scheme.
  - b) Building Act 2016  
Submitted form 80's for low risk building work;  
Whether any natural hazard considerations affect the lands;  
Question 31 (a) add a new section (iii) asking about onsite waste waters systems approved prior to the Plumbing Regulations 1994  
Questions 38-40 be revised to ask whether notifiable building work has been completed and then to provide details regardless of the answer; and
2. Revisions to the Property Agents and Land Transactions Act 2016 to consider:
- a) Requiring a 337 certificate prior to listing of a property and making it available as part of the sale process; and
  - b) Seeking full disclosure for properties as part of the listing process rather than the current process.

*Vote for / against the Motion*

## **15.2 Increased Penalties for Unlawful Use and Development.**

### **Council – Hobart City**

That LGAT lobby the State Government to amend the Land Use Planning and Approvals Act 1993 to increase penalties and introduce alternative sentencing options for unlawful use and development consistent with the provisions in the Environmental Planning and Assessment Act 1979 introduced by the NSW State Government in 2014/2015 by the Environmental Planning and Assessment Amendment Act 2014.

*Vote for / against the Motion*

## **16.1 Smoke Free Areas**

### **Council – City of Hobart**

That the LGAT lobby the State Government to increase the smoking distance from doorways from 3 metres to 5 metres in support of local businesses.

*Vote for / against the Motion*

## **16.2 Gun Control Laws**

### **Council – Kingborough**

That LGAT lobby the State Government to ensure any amendments to the Tasmanian Firearms Act 1996 and associated regulations further align Tasmanian law with the National Firearms Agreement.

*Vote for / against the Motion*

## **DECISION**

Cr Polley/Cr Adams

That Council

A) note/receive the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 3 July 2019:

- 2 *PRESIDENT'S REPORT*
- 7 *LGAT ANNUAL PLAN*
- 8 *STRATEGIC PLAN 2017-2020*
- 9 *REPORTS FROM BOARD REPRESENTATIVES*

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Cr Davis/Cr Goss  
That Council

B) vote as follows in relation to the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 3 July 2019:

- 1 MINUTES OF 106TH ANNUAL GENERAL MEETING  
Vote for the Motion
- 3 FINANCIAL STATEMENTS TO 30 JUNE 2018  
Vote for the Motion
- 4 2019/2020 LGAT BUDGET AND SUBSCRIPTIONS  
Vote for the Motion
- 5 PRESIDENT AND VICE PRESIDENT HONORARIUMS  
Vote for the Motion
- 6 CHANGE TO THE RULES OF THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA  
Vote for the Motion

Carried unanimously

Cr Goss/Cr Calvert  
That Council

C) note/receive the following reports listed in the LGAT Agenda for the meeting to be held on Wednesday, 3 July 2019:

- 1 MINUTES \*
- 3 PRESIDENTS REPORT
- 4 CEO'S REPORT
- 5 BUSINESS ARISING
- 6 FOLLOW UP OF MOTIONS
- 7 MONTHLY REPORTS TO COUNCILS
- 9.1 Charitable Exemptions on Rates
- 9.2 Local Government Act Review
- 9.3 Waste Management
- 9.4 21st Century Councils
- 9.5 Planning Reform
- 9.6 LGAT Community Satisfaction Survey
- 9.7 St Lukes Corporate Health Plan
- 9.8 Digital Advisory Group
- 9.9 Energy
- 9.10 National Local Government Workforce and Future Skills Reports
- 9.11 Environmental Health Officer Update
- 9.12 LGAT Procurement
- 9.13 Heavy Vehicle National Law Review and Heavy Vehicles Regulation in Tasmania
- 9.14 Emergency Management
- 9.15 Local Government Community Health and Wellbeing Project
- 9.16 LGAT Peer Advisor Program
- 9.17 State Budget
- 9.18 Federal Election
- 9.19 Communications, Events and Training Update

Carried unanimously

D) That Council, vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 3 July 2019:

Cr Adams/Cr Goss

- 2 CONFIRMATION OF AGENDA & ORDER OF BUSINESS  
Vote for the Motion



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Carried unanimously

Cr Polley/Cr Goss

- 8.1 *National Redress*  
*Vote for the Motion*

Carried unanimously

Cr Polley/Cr Calvert

- 10.1 *Reinstatement of Heavy Vehicle Road Tax (Council – Circular Head)*  
*Vote for the Motion*

Carried unanimously

Cr Davis/Cr Calvert

- 10.2 *Compensation for No Indexation of Heavy Vehicle Road Tax (Council – Circular Head)*  
*Vote for the Motion*

Carried unanimously

Cr Calvert/Cr Goninon

- 11.1 *Amend Meeting Procedures (Council – Break O'Day)*  
*Vote against the Motion*

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Goss, Cr Brooks

Cr Adams/Cr Polley

- 14.1 *Climate Change (Council – Devonport City)*  
*Vote for the Motion*

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Brooks, Cr Goninon

Cr Adams/Cr Polley

- 14.2 *Climate Change (Council – Huon Valley)*  
*Vote for the Motion*

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Brooks, Cr Goninon

Cr Adams/Cr Calvert

- 14.3 *Single Use Plastics/Waste Strategy (Council – Huon Valley)*  
*Vote for the Motion*

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Davis

Cr Calvert/Cr Goninon

- 14.4 *Single Use Plastics (Council – Break O'Day)*  
*Vote for the Motion*

Carried

Voting for the Motion:

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Voting against the Motion:

Cr Brooks

Cr Davis/Cr Calvert

14.5 *State Weed Management (Council – Break O’Day)*

*Vote for the Motion*

Carried unanimously

Cr Goss/Cr Adams

14.6 *Waste Management Storage & Collection (Council – West Tamar)*

*Vote for the Motion*

Carried unanimously

Cr Goninon/Cr Goss

14.7 *Feral Cats (Council – Burnie City)*

*Vote for the Motion*

Carried unanimously

Cr Goninon/Cr Goss

15.1 *Certificate 337’s (Council - West Tamar)*

*Vote for the Motion*

Carried unanimously

Cr Polley/Cr Davis

15.2 *Increased Penalties for Unlawful Use and Development (Council – Hobart City)*

*Vote for the Motion*

Carried unanimously

Cr Polley/Cr Goss

16.1 *Smoke Free Areas (Council – City of Hobart)*

*Vote for the Motion*

Carried unanimously

Cr Davis/Cr Polley

16.2 *Gun Control Laws (Council – Kingborough)*

*Vote for the Motion*

Carried unanimously

*Mayor Knowles adjourned the meeting for the meal break at 6.03pm.*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

*Mayor Knowles reconvened the meeting after the meal break at 6.45pm.*

## 166/19 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

### ROSS BRIDGE FLOOD PROTECTION PLAN

[Jennifer Bolton, Ross](#)

Ms Bolton provided the following statement from which she read:

*...I first spoke to the Northern Midlands Council on the need for a flood protection plan for the Ross Bridge in December 2017.*

*At that time the Council agreed this matter needed addressing and resolved to seek discussions with the State Government about protecting the bridge from the impacts of flood-borne debris.*

*I am seeking a progress update on this action.*

*I recently spoke with John Tucker MP, Member for Lyons, about the need to protect the bridge and have attached his response for your information.*

*He indicates that the Manager of Bridge Assets, Department of State Growth is happy to discuss flood protection plans for the bridge with relevant stakeholders.*

*I suggest that a meeting between State Growth, Northern Midlands Council and Heritage Tasmania would be a good first step towards putting the required protection in place.*

*How soon can this happen?*

Council's General Manager, Des Jennings, advised that he would pursue a meeting with State Growth and report back to Council.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### ROSS BRIDGE INTERPRETATION & HERITAGE LISTING

#### Kim Peart, Ross

Mr Peart provided the following statement from which he read:

*... We were delighted to receive a visit from Jen Butler MP in Ross last Friday.*

*We met Jen at the Ross Bridge, considered the creative value of the carved art, the hopes for flood protection for the bridge, and the prospects for National Heritage Listing.*

*We spoke about the need for a heritage plan for Ross, and places not yet on the Tasmanian Heritage Register, including the Commissariat Garden and the Tacky Bridge.*

*We stood on Council owned land overlooking the bridge, as I did with Mayor David Downie in 2017, to consider the need for an interpretation installation for the bridge, along the lines of 42 degrees south next to the town hall, and whether this would be a good location.*

*We then went to the people gate, which we recently installed, that allows public access along the Crown Land road reserve at the end of Bridge Street.*

*People have been using the four gates that we have installed along the Crown Land road reserves, and enjoying the views to Ben Lomond and over the surrounding farmlands, often with dogs on leads.*

*Residents have stopped me in the street and thanked us for opening up those road reserves again.*

*We also shared one of my poems with Jen, to be included in the poetry trail running up from the gate at the end of Bridge Street.*

*A poem is tied to a star picket...*

### C&D 5 POLICY REVIEW: PUBLIC OPEN SPACE CONTRIBUTION

#### Peter Krushka, Evandale

Mr Krushka brought to Council's attention the risk factor referred to in the report, that introduction of the policy could be to the detriment of development within the area.

He commented

- that in the example provided:
  - under the current fee structure an amount of \$3,600 would be payable, the proposed amendment would require an amount in excess of \$10,000 to be payable.
  - a 300% increase
- that Council notes, that the purpose of the review is to bring the policy in line with neighbouring councils, in this regard he advised that he had consulted 4 neighbouring councils (Meander Valley, Launceston City, George Town and Dorset) and advice provided was that their policies provided for 5% of the value of unimproved land in relation to subdivisions and not on strata developments.

Mr Krushka requested that, in fairness to subdividers and developers, Council's policy requires clarification and a decision deferred subject to consultation with those most likely to be affected.

### WORKS 3 STREET TREE BONDS

#### Graeme Eberhardt, Perth

Mr Eberhardt referred to the developer contributions to Council of \$250 per block, with one street tree to be planted per block in new subdivisions, where possible.

He commented that:

- tree plantings had not occurred in a number of subdivisions,
- he had undertaken an inspection in Perth and there were 174 lots where this had not occurred; 3 trees had been planted in 2018 in a subdivision that had been titled 7 years prior,



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- \$250 was not likely to cover the current cost of planting a tree, but Council should have revised this contribution,
- developers had paid over \$280,000 in public open space contributions and a portion of the funds could be utilized for this purpose,
- he agreed that trees could not be planted where they would impact on underground services, but felt that shrubs could be planted in those instances,
- the report advises that the process is for Council to consult with residents in relation to the planting of trees and, was of the opinion, that plantings should occur without seeking the opinion of the adjacent residents,
- Council should undertake to water the trees until they are established.

Mr Eberhardt implored Council not to return the bonds and undertake the plantings.

### C&D 7      *POLICY: ON SITE STORMWATER DETENTION*

#### Peter Krushka, Evandale

Mr Krushka advised that on numerous occasions he had spoken to Councillors and staff in relation to stormwater detention matters.

He made the following comments in regard to the statutory requirements referred to in the policy:

- *Urban Drainage Act 2013* – there is no requirement under the Act, the Act only refers to the requirement for Council, not developers, to have in place a system of drainage for the area.
- *Australian Rainfall and Runoff 2016* – a guideline published by the Engineers of Australia to determine run-offs and systems, and is not a statutory requirement.
- *State Stormwater Strategy 2010* – a guidance tool, not a statutory requirement.
- *AS3500.3:2003 Plumbing and Drainage* – there is no content in the standard in relation to stormwater detention.

Mr Krushka commented that:

- to install the systems proposed in the policy would be very costly.
- the topography of the Northern Midlands is flat, it is therefore difficult to get water to flow and the policy requires that a system be installed to stop flow.
- a main objective of the policy is to protect neighbouring properties from inundation, the policy would have the opposite effect in a number of cases.

He requested that Council defer the matter, convene a meeting of developers and interested parties so that a logical and reasonable solution can be reached in relation to the detention of stormwater.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 167/19 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 Calvert

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

Carried unanimously

## 2 STATEMENTS

### PLAN 1 DRAFT PLANNING SCHEME AMENDMENT 02/2019; AND PLANNING APPLICATION PLN 19-0070 – 86 BURGHLEY STREET, LONGFORD

#### Jeff Carins, Longford

Mr Carins provided the following notes to which he spoke:

##### *Land in Longford:*

- *Currently 5 residential blocks for sale*
  - *3 in ex housing*
  - *1 small internal*
  - *1 sold in November 2017 for \$95,000, back on market now for \$125,000*
- *There is no subdivisional land currently available*
- *There are only 2 titles suitable for small subdivisions, if they became available*
- *There are no larger residential blocks*
- *There are no rural living blocks*
- *The average price in 2015 was \$92,000, it's now \$121,000*
- *Over the last 18 months 16 blocks have sold,*
  - *9 with no signs and no internet advertising*
  - *4 within a week of going online*

##### *The Levees*

- *There are 2 levees:*
  - *One to protect from flooding in the South Esk and Lake rivers*
  - *One to protect from flooding in the Back Creek*
- *Both are built to the 1 in 100 year flood plus an allowance of approx. 600mm*
- *The 2 levees are at different heights with a "gate" on the Back Creek to prevent South Esk/Lake river flooding "backing up"*
- *The "gates" over the creek, roads and rail are a European design and are designed to withstand far longer lengths than we have here*
- *The flooding in the South Esk/Lake Rivers has been mitigated to a large extent since the 1929 flood. The current 1:100 flood level, by the following:*
  - *The Kings Bridge being removed*
  - *The willow trees in the Lake River being removed*
  - *The building of lagoons at Poatina to hold water back*

*NB: it should be noted the collapse of the Perth bridge in 1929 caused a flood crest that did lead to a higher depth of water through Longford*

- *Levee 2 peters out just north of Bulwer Street*
- *The Back Creek in winter is lower than summer being part of the irrigation system*



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- *Flooding in the back Creek spills west over the existing flood plain*
- *The applicants land is on average 600mm above the levee and therefore approx. 1.1m above the 1:100 flood*
- *If built up as per requirements on page 121, in some areas it would be approx. 2m above 1:100 flood*
- *The 1:100 in 2029 will change and be less due to the 1969 flood being then the highest in 100 years*
- *The 1:100 flood in 2069 will change and be less due to the 2016 flood being then the highest in 100 years*
- *The report actually agrees and approves everything contained within the application except for a notation on Page 131 under E.5.0, a similar comment on Page 123 and the comments on Page 121 and 124, which requires the council to consider flooding due to future climate change.*

### Colin Smith – Woolcott Surveys (for the applicant)

Mr Smith provided the following notes to which he spoke:

- *Application is made for a Section 43A, Planning Scheme Amendment and Subdivision.*
- *The Council tonight will vote on whether or not to initiate the amendment. If initiated the amendment will still go through a very exhaustive public consultation, hearing and assessment process with Tasmanian Planning Commission.*
- *The application meets all the requirements of the planning scheme and all strategic documents. It should be noted that there were was no additional information requested from Council Officers during the required time period.*
- *The land is not subject to flooding and is not mapped as being within the current 1 in 100 year flood event. The land in this application ranges from 800mm to 1.4 metres above the current 1 in 100 year flood level of 139.2 metres. The land also ranges from 400mm to 1.1 metres above the current crest level of the Back Creek Flood levee, 139.6m. It should be noted that a recently approved and under construction development at the western end of Paton Street is at 137.90m some 1.3m below the current 1 in 100 year flood event. Recently approved development at 40 Burghley Street is at 139.43m or 0.17m below the current crest level of the Back Creek levee.*
- *When the Council agenda became available last Wednesday we became aware that the Council Officers were recommending that the amendment not be initiated on the grounds that Council has flood modelling for a 1 in 100 year climate change event occurring in conditions predicted for 2070-2099. The recommendation shows filling levels but there appears to be a typo in the recommended fill level of 500mm and we suspect this should be 600mm and it is not normally a requirement to fill higher than a 1 in 100 year flood level for subdivision so Council Officers have grossly exaggerated the fill required in their recommendation not to initiate which is very misleading. Reducing the Council supplied fill levels to the actual levels required suggests not all of this development site would need filling and the maximum fill required would be to a depth of 0.46m. It would be our expectation that if Council now have this climate change flood modelling information that this Council and future Council's will have a duty to the community to increase the flood mitigation measures within the next 50 years prior to this expected flooding thus making filling the land not necessary. If this subject property floods in 50 years a considerable part of Longford will be under water to a depth far greater than this development site.*
- *The Flood Modelling the Council Officers are basing their recommendation on is not available to the public nor has it been made officially available to the applicant. What time have the Councillors had to review this information as our client certainly has had none? Had Council officers requested additional information with respect to filling the applicant could have addressed this information? You cannot address items you know nothing about.*
- *In summary, based on this the Council has a duty to initiate this amendment. Basing any decision not to initiate this amendment on information that is not Public has denied the applicant Procedural Fairness. We ask in fairness and transparency that this development be initiated to allow a full assessment by the Tasmanian Planning Commission.*

### Bruce Pitt, applicant

Mr Pitt made the following comments:

- *In relation to the recommendation to not initiate the draft planning scheme amendment was based on the applicant not meeting climate change requirements – they had not been advised of the climate change requirements, and did not receive a request to provide additional information in relation thereto. Had they been advise of the requirements, they could have possibly met the requirements with the information that they have to hand.*
- *The information on which the recommendation was based was not provided to the applicants and made public, and therefore fair process was not met.*
- *LUPAA requires that climate change be considered, but does not state that it is mandatory.*
- *Council could improve the levees within the time frame (2070-2099) to address the effects of climate change.*





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- That since the 1800's each successive major flood had not reached the levels of previous major floods, and reached lower levels; there is therefore no physical evidence that floods are reaching higher levels.
- Council should initiate the amendment and let the Planning Commission reflect on the impact of the climate change requirements and make a determination.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 168/19 DRAFT PLANNING SCHEME AMENDMENT 02/2019; AND PLANNING APPLICATION PLN 19-0070: 86 BURGHLEY STREET, LONGFORD

File: 101800.28 CT 115134/3

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Paul Godier, Senior Planner

### 1 INTRODUCTION

This report recommends that Council:

- Not initiate a draft amendment to rezone 86 Burghley Street, Longford from Rural Resource to General Residential.

### 2 BACKGROUND

**Applicant:**

Woolcott Surveys

**Zone:**

Rural Resource

**Proposal:**

Rezone to General Residential and use and develop 7-lot subdivision

**Critical Date:**

Decision whether or not to initiate and certify the draft amendment and approve the draft permit must be made by 25 June 2019

**Owner:**

Bruce and John Pitt, the Executors for the Estate of L.D. Pitt

**Codes:**

Bushfire-Prone Areas Code; Road and Railway Assets Code; Carparking and Sustainable Transport Code; Recreation and Open Space Code

**Existing Use:**

Vacant grazing land.

**Recommendation:**

That Council resolve not to initiate the amendment.

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

#### Preliminary Discussion

Council officers have discussed the proposed amendment with the applicant.

### 3 STATUTORY REQUIREMENTS

The *Land Use Planning & Approvals Act 1993* contains the following provisions:

*Section 33 (1) – A person may request planning authority to initiate an amendment of a planning scheme administered by it.*

*Section 43A (1) - A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider an application for a permit which would not be allowed if the planning scheme were not amended as requested.*

*Section 33 (2B) - Before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –*

- (a) *whether the requested amendment is consistent with the requirements of [section 32](#); and*
- (ab) *any representation made under [section 30I](#), and any statements in any report under [section 30I](#) as to the merit of a representation, that may be relevant to the amendment; and*

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

(b) any advice referred to in [section 65 of the Local Government Act 1993](#) received by it.

## Comment:

- (a) Part 7 of this report finds that the draft amendment is consistent with section 32 of the Act.
- (ab) There are no representations under section 30I relevant to the draft amendment.
- (b) This report provides advice in relation to section 65 of the Local Government Act 1993 (advice of qualified persons).

## 4 PROPOSAL

### 4.1 Zoning

The land is zoned Rural Resource. It is proposed to rezone the land to General Residential.

*Figure 1 - Current zone – Rural Resource*

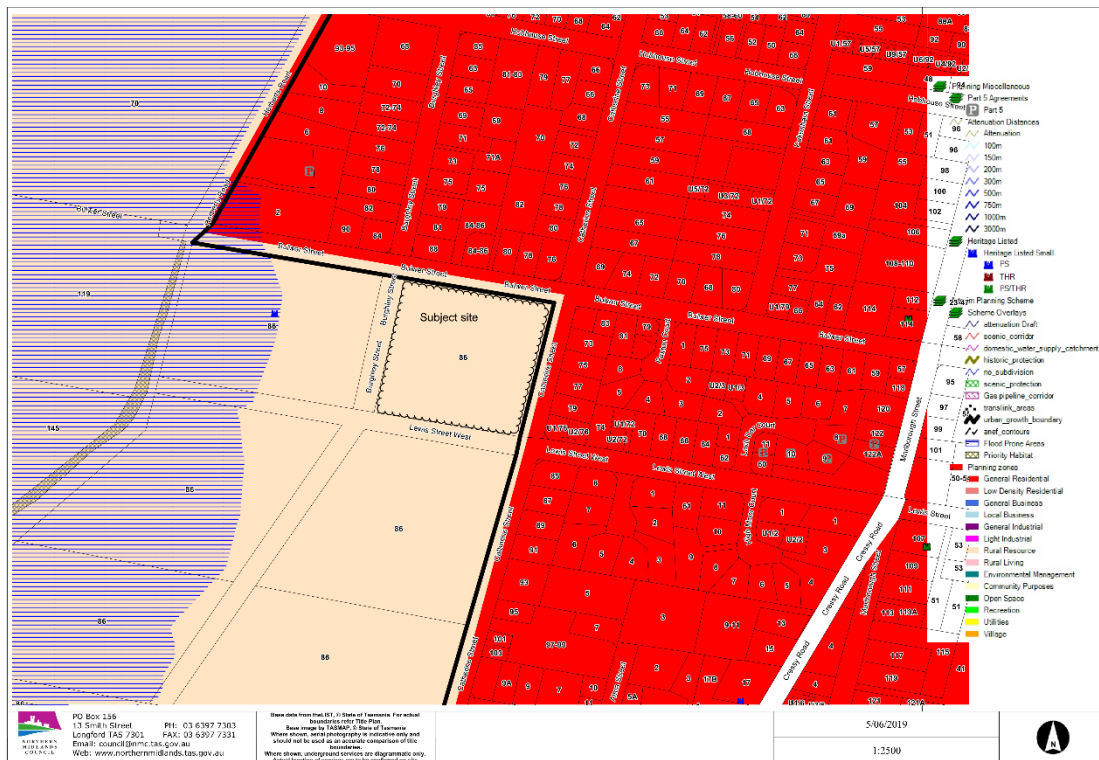
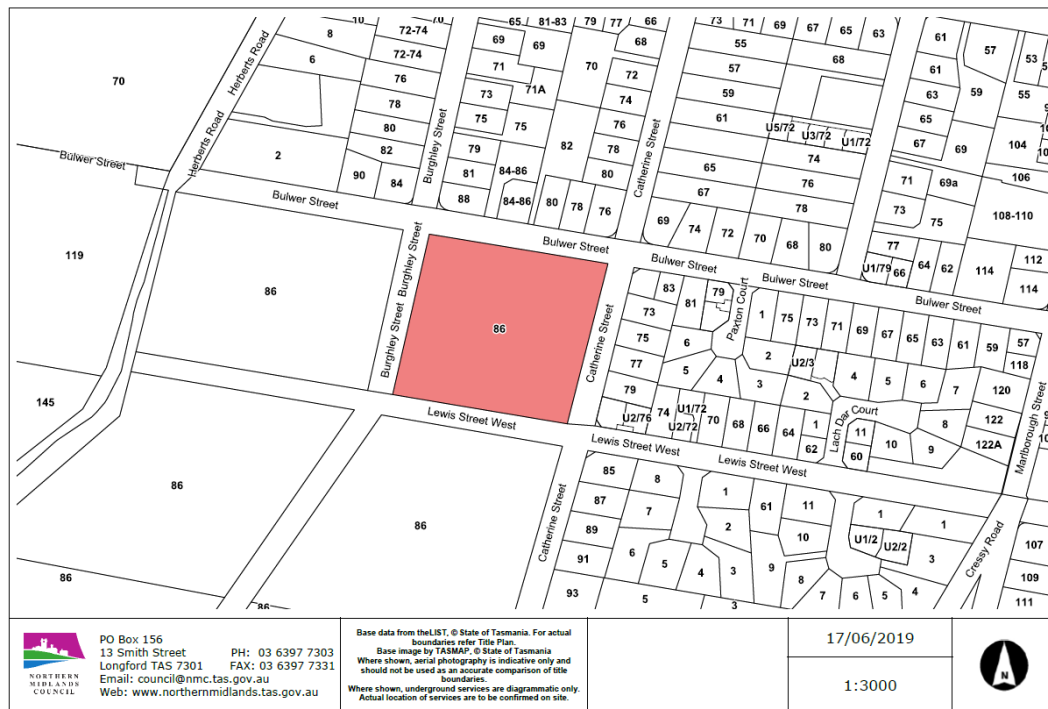


Figure 2 - Proposed zone – General Residential



## 4.2 Subject site and locality

The author of this report carried out a site visit on the 17<sup>th</sup> June 2019. The site is vacant grazing land. The land to the west and south, over the reserved roads, is in the same ownership and also grazed, with a dwelling and outbuildings on the land to the west. The land to the north, over Bulwer St, and east, over Catherine St contain single dwellings.

Figure 3 - Subject site from corner of Bulwer and Burghley Street



*Figure 4 - Subject site from corner of Bulwer and Catherine Street*



#### 4.3 Permit/site history

101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

102/83 - LD Pitt - Dwelling Addition  
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

P02-216 - S Richmond - Garage  
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

P02-227 - -  
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

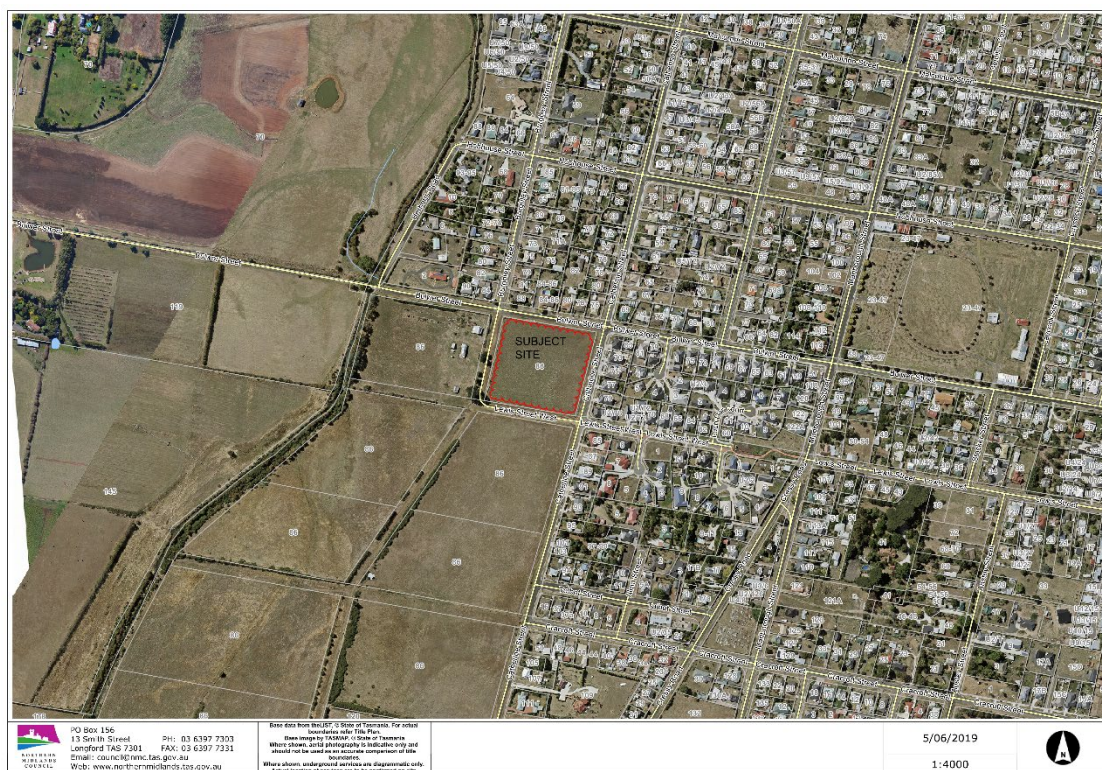
PLN19-0070 - Lot 3 - Woolcott Surveys - PSA Rezone To GenRes& 7 Lot Subdivision  
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

#### 4.4 Proposed Amendment

It is proposed to rezone the property from Rural Resource to General Residential and develop and use a 7 lot subdivision.



*Figure 5 - Aerial photograph of area showing subject site*



## 4.5 Reason for Proposed Amendment

The land is zoned Rural Resource. The applicant wants to undertake a 7-lot subdivision in accordance with the General Residential zone provisions.

## 4.6 Public Exhibition

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

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

## 5 FINANCIAL IMPLICATIONS TO COUNCIL

Assessment of the application is within budget allocations.

## 6 OPTIONS

- Initiate the amendment;
- Don't initiate the amendment.

## 7 DISCUSSION

### 7.1 ASSESSMENT FOR CONSISTENCY WITH SECTION 32 OF THE LAND USE PLANNING & APPROVALS ACT 1993

Section 32 of the Land Use Planning & Approvals Act 1993 requires that an amendment of a planning scheme–

***Must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.***

**Comment:** Given the low use of the adjacent land for grazing, and use of surrounding land for residential purposes, rezoning to General Residential is expected to avoid potential land use conflicts with adjacent land.

***Must be consistent with the Regional Land Use Strategy and any mandatory provisions ([section 300](#)).***

**Comment:** The Northern Regional Land Use Strategy includes Longford as a District Service Centre. Council's Settlement Strategy regarding Longford is to reinforce and encourage growth within the existing settlement pattern for commercial, residential, industrial and community development. The proposal is consistent with these strategies.

Regarding flooding and climate change, the Northern Regional Land Use Strategy states:

#### ***Strategic Direction G3.1 h)***

*Preserve and protect areas of natural environmental significance, particularly ... land ... sensitive to climate change ... and other natural hazards (including ... flooding).*

#### ***Strategic Direction G3.2 a)***

*Support good building design ... by ... identifying known or foreseeable impacts of climate change, such as ... flood risk ... and adopting a precautionary approach to the location of new development.*

#### ***E.7.3 Key Environment Strategies***

*Support 'early action' against climate change and advance strategic planning initiatives that identify and prioritise response to environmental issues and limit associated future costs.*

*Measures for climate change adaptation are to inform municipal planning schemes including technological, infrastructure, planning and regulatory measures.*

#### ***Climate Change Adaptation Policy CCA-P2***

*Protect investment in new infrastructure from the impacts of climate change.*

**Comment:** Council has flood modelling for a 1 in 100 climate change flood event occurring in conditions predicted for 2070 to 2099. The modelling shows that the following depths of fill will be required for housing development on the proposed lots:

	Fill 500mm above flood level (recommended)	Fill 300mm above flood level
Corner of Bulwer St & Burghley St	0.9m	0.6m
Corner of Bulwer St & Catherine St	0.59m	0.29m
Corner of Lewis St West & Catherine St	0.23m	Nil
Corner of Lewis St West and Burghley St	0.96m	0.66m

The application has not demonstrated that the filling required to be above the 1:100 climate change flood event occurring in conditions predicted for 2070 to 2099 will not have an adverse effect on existing properties. As such, the draft amendment is not consistent with the Regional Land Use Strategy.

The proposal is consistent with mandatory provisions under section 30(O) of the former provisions of the *Land Use Planning & Approvals Act 1993*.

***Must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.***

**Comment:** Use and development permissible under the amendment is not expected to have a negative impact on the use and development of the region as an entity in environmental, economic and social terms.

***Must be consistent with the overarching requirements for planning schemes [sections 20(2), (3), (4), (5), (6), (7), (8), and (9)]:***

***(2) A planning scheme may–***

- (aa) make any provision which relates to the use, development, protection or conservation of any land in the area; and***
- (a) set out policies and specific objectives; and***
- (b) regulate or prohibit the use or development of any land; and***
- (c) designate land as being reserved for public purposes; and***
- (d) . . . . .***
- (e) set out requirements for the provision of public utility services to land; and***
- (f) require specified things to be done to the satisfaction of the Commission, relevant agency or planning authority; and***
- (g) apply, adopt or incorporate any document which relates to the use, development or protection of land; and***
- (h) provide that any use or development of land is conditional on an agreement being entered into under Part 5; and***
- (ha) set out provisions relating to the implementation in stages of uses or developments; and***
- (i) provide for any other matter which this Act refers to as being included in a planning scheme; and***
- (j) provide for an application to be made to a planning authority to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme.***

**Comment:** The proposal is consistent with the requirements at (a) to (f) above.

***(3) Subject to subsections (4), (5) and (6), nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to–***

- (a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or***
- (b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building; or***
- (c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or***
- (d) prevent the use of any building or works for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or***
- (e) require the removal or alteration of any lawfully constructed buildings or works; or***
- (f) prevent a development, which was lawfully commenced but not completed before the coming into operation of the scheme, from being completed within–***
  - (i) 3 years of that coming into operation; or***
  - (ii) any lesser or greater period specified in respect of the completion of that development under the terms of a permit or special permit granted before the coming into operation of the scheme.***

**Comment:** The proposal is consistent with these requirements.

***(4) Subsections (3) and (3A) do not apply to a use of land–***

- (a) which has stopped for a continuous period of 2 years; or***



- (b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or*  
*(c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.*

**Comment:** The proposal is consistent with these requirements.

*(5) Subsection (3) does not apply to the extension or transfer from one part of a parcel of land to another of a use previously confined to the first-mentioned part of that parcel of land.*

**Comment:** The proposal is consistent with these requirements.

*(6) Subsections (3) and (3A) do not apply where a use of any land, building or work is substantially intensified.*

**Comment:** The proposal is consistent with these requirements.

*(7) Nothing in any planning scheme or special planning order affects –*

- (a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985; or*  
*(b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995, provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or*  
*(c) fishing; or*  
*(d) marine farming in State waters.*

**Comment:** The proposal is consistent with these requirements.

*(8) The coming into operation of a planning scheme or a special planning order does not legitimize a use or development which was illegal under a planning scheme or a special planning order in force immediately before that coming into operation.*

**Comment:** The proposal is consistent with these requirements.

*(9) A planning scheme may require a use to which subsection (3) applies to comply with a code of practice approved or ratified by Parliament under an Act.*

**Comment:** The proposal is consistent with these requirements.

***Must seek to further the objectives in Schedule 1 of the Act***

Part 1 – The objectives of the resource management and planning system of Tasmania are –

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*

**Comment:** The draft amendment is consistent with this objective.

- (b) to provide for the fair, orderly and sustainable use and development of air, land and water.*

**Comment:** It is considered that the proposal is not consistent with this provision, given Council's flood modelling that shows the land will be subject to flooding in a 1 in 100 year climate change flood event occurring in conditions predicted for 2070 to 2099.

- (c) to encourage public involvement in resource management and planning.*

**Comment:** If initiated, the draft amendment will be placed on public exhibition, providing an opportunity for public involvement.

- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).*

**Comment:** The draft amendment is consistent with this objective.

(e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

**Comment:** The application has been referred to TasWater and if initiated will be sent to the Tasmanian Planning Commission.

Part 2 – The objectives of the planning process established by the Act are, in support of the objectives set out in Part 1 of the Schedule –

(a) *to require sound strategic planning and co-ordinated action by State and local government.*

**Comment:** As discussed above, regarding flooding and climate change, the Northern Regional Land Use Strategy states:

**Strategic Direction G3.1 h)**

*Preserve and protect areas of natural environmental significance, particularly ... land ... sensitive to climate change ... and other natural hazards (including ... flooding).*

**Strategic Direction G3.2 a)**

*Support good building design ... by ... identifying known or foreseeable impacts of climate change, such as ... flood risk ... and adopting a precautionary approach to the location of new development.*

**E.7.3 Key Environment Strategies**

*Support 'early action' against climate change and advance strategic planning initiatives that identify and prioritise response to environmental issues and limit associated future costs.*

*Measures for climate change adaptation are to inform municipal planning schemes including technological, infrastructure, planning and regulatory measures.*

**Climate Change Adaptation Policy CCA-P2**

*Protect investment in new infrastructure from the impacts of climate change.*

**Comment:** Council has flood modelling for a 1 in 100 climate change flood event occurring in conditions predicted for 2070 to 2099. The modelling shows that the following depths of fill will be required for housing development on the proposed lots:

	Fill 500mm above flood level (recommended)	Fill 300mm above flood level
Corner of Bulwer St & Burghley St	0.9m	0.6m
Corner of Bulwer St & Catherine St	0.59m	0.29m
Corner of Lewis St West & Catherine St	0.23m	Nil
Corner of Lewis St West and Burghley St	0.96m	0.66m

The application has not demonstrated that the filling required to be above the 1:100 climate change flood event occurring in conditions predicted for 2070 to 2099 will not have an adverse effect on existing properties.

(b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

**Comment:** The Northern Midlands Interim Planning Scheme 2013 is the planning instrument that applies to the subject land.

(c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.*

**Comment:** As discussed above, the application has not demonstrated that the filling required to be above the 1:100 climate change flood event occurring in conditions predicted for 2070 to 2099 will not have an adverse effect on existing properties.

*(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.*

**Comment:** The draft amendment is consistent with this objective.

*(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.*

**Comment:** The draft amendment is consistent with this objective.

*(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.*

**Comment:** The draft amendment is consistent with this objective.

*(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

**Comment:** The draft amendment is consistent with this objective.

*(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

**Comment:** As discussed above, the land will need to be filled to be above the 1 in 100 climate change flood event occurring in conditions predicted for 2070 to 2099. The draft amendment has not demonstrated how filling the land will protect public infrastructure and other assets from floodwater dispersed by the filling.

*(i) to provide a planning framework which fully considers land capability.*

**Comment:** The draft amendment is consistent with this objective.

***Must be in accordance with State Policies.***

State Policy for the Protection of Agricultural Land – The application notes that:

*The site is vacant grazing land. The land is not farmed in any commercial sense and has not been identified as having agricultural potential. The block has been categorised as Class 4, which is defined as land which is limited to occasional cropping or a very restricted range of crops. Therefore, the rezoning and subdivision of land will have no impact on any agricultural resource development uses. It is considered that the application is consistent with this policy.*

Water Quality Management State Policy – The site will be connected to the reticulated stormwater system.

State Coastal Policy - There is no coastal land within the municipal area of the Northern Midlands.

National Environmental Protection Measures – None relevant.

## **7.2 ASSESSMENT OF PLANNING APPLICATION**

In accordance with section 43A (former provisions) of the *Land Use Planning & Approvals Act 1993*, where a planning authority has decided to initiate an amendment under section 33(3), it may consider the application for a permit concurrently with the preparation of the requested amendment to the planning scheme.

## PROPOSAL

It is proposed to create a 7-lot subdivision (lots 1-6 between approximately 570m<sup>2</sup> and 580m<sup>2</sup>) and a balance lot of approximately 1.417 ha.

*Figure 6 - Proposal plan*







# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 24 JUNE 2019

#### PLANNING SCHEME PROVISIONS

#### 10 General Residential Zone

##### 10.1 Zone Purpose

##### 10.1.1 Zone Purpose Statements

10.1.1.1 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.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 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.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

**Comment:** The proposal is consistent with the zone purpose.

##### 10.1.2 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.

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

##### 10.1.3 Desired Future Character Statements

There are no desired future character statements

#### 10.2 Use Table (extract)

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

#### 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.
Complies.	N/a
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.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

N/a	N/a
A3 <i>If for permitted or no permit required uses.</i>	P3 <i>External lighting must demonstrate that:</i> a) <i>floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and</i> b) <i>all direct light will be contained within the boundaries of the site.</i>
Complies	N/a

## 10.3.2 Residential Character – Discretionary Uses

N/a – Not a Discretionary use

## 10.4 Development Standards

Applies to dwellings. N/a to the application for subdivision.

### 10.4.13 *Clauses 10.4.13.1 – 10.4.13.9 only apply to development within the Residential Use Class which is not a dwelling.*

Applies to Residential use which is not a dwelling. N/a to the application for subdivision.

## 10.4.15 Subdivision

### 10.4.15.1 Lot Area, Building Envelopes and Frontage

<b>Objective</b> <i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Lots must:</i> a) <i>have a minimum area of at least 450m<sup>2</sup> which:</i> i) <i>is capable of containing a rectangle measuring 10m by 15m; and</i> ii) <i>has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks;</i> or b) <i>be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or</i> c) <i>be for the provision of utilities; or</i> d) <i>be for the consolidation of a lot with another lot with no additional titles created; or</i> e) <i>be to align existing titles with zone boundaries and no additional lots are created.</i>	P1 <i>Each lot for residential use must provide sufficient useable area and dimensions to allow for:</i> a) <i>a dwelling to be erected in a convenient and hazard-free location; and</i> b) <i>on-site parking and manoeuvrability; and</i> c) <i>adequate private open space.</i>
Complies with A1 a) – lots are at least 570m <sup>2</sup> .	N/a
A2 <i>Each lot must have a frontage of at least 3.6m.</i>	P2 <i>Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.</i>
Complies – minimum frontage is 12m.	N/a

#### 10.4.15.2 Provision of Services

**Objective**

To provide lots with appropriate levels of utility services.

Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	P1 Each lot created must be: a) in a locality for which reticulated services are not available or capable of being connected; and b) capable of accommodating an on-site wastewater management system.
TasWater has provided a Submission to Planning Authority Notice regarding connection to water supply and the sewerage system.	N/a
A2 Each lot must be connected to a reticulated stormwater system.	P2 Each lot created must be capable of disposal of stormwater to a legal discharge point.
Complies. The lots will connect to the stormwater system in Bulwer Street.	N/a

#### 10.4.15.3 Solar Orientation of Lots

**Objective**

To provide for solar orientation of lots and solar access for future dwellings.

Acceptable Solutions	Performance Criteria
A1 At least 50% of lots must have a long axis within the range of: a) north 20 degrees west to north 30 degrees east; or b) east 20 degrees north to east 30 degrees south.	P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.
Complies. Lots 1 – 6 have a long axis within the range of north 20 degrees west to north 30 degrees east	N/a
A2 The long axis of residential lots less than 500m <sup>2</sup> , must be within 30 degrees east and 20 degrees west of north.	P2 Lots less than 500 m <sup>2</sup> must provide adequate solar access to future dwellings, having regard to the: a) size and shape of the development of the subject site; and b) topography; and c) location of access way(s) and roads.
N/a – all lots are greater than 500m <sup>2</sup> .	N/a

#### 10.4.15.4 Interaction, Safety and Security

This clause was not used in this planning scheme

#### 10.4.15.5 Integrated Urban Landscape

**Objective**

To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:

- a) character and identity of new neighbourhoods and urban places; or
- b) to existing or preferred neighbourhood character, if any.

Acceptable Solutions	Performance Criteria
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A1 <i>The subdivision must not create any new road, public open space or other reserves.</i>	P1 <i>For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:</i> a) <i>it has regard to existing, significant features; and</i> b) <i>accessibility and mobility through public spaces and roads are protected or enhanced; and</i> c) <i>connectivity through the urban environment is protected or enhanced; and</i> d) <i>the visual amenity and attractiveness of the urban environment is enhanced; and</i> e) <i>it furthers the local area objectives, if any.</i>
Complies.	N/a

#### 10.4.15.6    **Walking and Cycling Network**

<i>Objective</i>	
a) <i>To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and</i> b) <i>To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.</i> c) <i>To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>The subdivision must not create any new road, footpath or public open space.</i>	P1 <i>Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:</i> a) <i>link to any existing pedestrian and cycling networks; and</i> b) <i>provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and</i> c) <i>provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and</i> d) <i>promote surveillance along roads and from abutting dwellings.</i>
Creates footpath.	The proposal complies.

#### 10.4.15.7    **Neighbourhood Road Network**

<i>Objective</i>	
a) <i>To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and</i> b) <i>To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>The subdivision must not create any new road.</i>	P1 <i>The neighbourhood road network must:</i>





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	<p>a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and</p> <p>b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and</p> <p>c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and</p> <p>d) provide safe and efficient access to activity centres for commercial and freight vehicles; and</p> <p>e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and</p> <p>f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and</p> <p>g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</p> <p>h) take into account of any identified significant features.</p>
Complies	N/a

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	Complies. Bushfire Assessment Report provided. Hazard management area of 25m depth to be formed around the subdivision lots.
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	A Traffic Impact Assessment was provided which demonstrates that the Code provisions are satisfied.
E.5.0 FLOOD PRONE AREAS CODE	N/a – not mapped as flood risk in the planning scheme or potentially subject to flooding at a 1% annual exceedance probability. Note, this refers to the current situation. Climate change flooding is considered in the assessment of the amendment.
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – each lot has sufficient room for the number of spaces required for a single dwelling.
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	The applicant has requested the payment of cash in lieu of land for open space in accordance with this code.
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a



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E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

## SPECIFIC AREA PLANS

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

## 8 ATTACHMENTS

- Section 43A Planning Application
- Responses from referral agencies

## RECOMMENDATION

1. That Council, acting as Planning Authority, under section 33 (3) of the former provisions of the *Land Use Planning Act 1993*, resolve:
  - Not to initiate draft amendment 02/2019 to amend the Northern Midlands Interim Planning Scheme 2013 to rezone 86 Burghley Street (CT 115134/3) from Rural Resource to General Residential.

## DECISION

Cr Goninon/Cr Calvert

That the matter be discussed.

Carried unanimously

Cr Brooks/Cr Calvert

1. That Council, acting as Planning Authority, under section 33 (3) of the former provisions of the *Land Use Planning Act 1993*, resolve:
  - To initiate draft amendment 02/2019 to amend the Northern Midlands Interim Planning Scheme 2013 to rezone 86 Burghley Street (CT 115134/3) from Rural Resource to General Residential.

Carried

Voting for the Motion:

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

Voting against the Motion:

Mayor Knowles, Cr Goss, Cr Adams, Cr Polley



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 169/19 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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 170/19 PARKLET: WELLINGTON STREET, LONGFORD

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Des Jennings, General Manager

### 1 PURPOSE OF REPORT

This report has been requested by Councillor Matthew Brooks. Cr Brooks is seeking the relocation of the parklet adjacent to the Library in Wellington Street, Longford.

### 2 INTRODUCTION/BACKGROUND

In June 2015, Mr Bill Fox prepared the Longford Visitor Appeal Study for the Northern Midlands Council. It was identified in the study that Longford's streetscapes lacked vibrancy. As a result, Council officers investigated the implementation of parklets within the municipality.

A parklet is a pod that is placed in the road reserve, taking up one or two parking spaces, where patrons can sit. A parklet is ideally suited to be located outside a café or other public building. A parklet is a public open space, and any patron can use the space, not just patrons of the business outside which it is situated.

The Northern Midlands Council submitted a development application for the placement of a parklet in the road reservation on Wellington Street, Longford, adjacent to the library building.

A report was presented to Council on 26 June 2017, Minute Reference 191/17, at which time Council, acting as Planning Authority approved the development. A copy of the report is attached to this report.

The following entities made comment about the development:

- TasWater
- Northern Midlands Council Heritage Adviser
- Department of State Growth

Three representations to the application were received. 14 issues were raised in the representations and these were considered by the planner in the preparation of the report to Council. A copy of the report is attached to this report.

A permit was issued on 26 June 2017 – P17-030. The decision of the Planning Authority to issue the permit was not appealed.

As part of the planning process design plans were submitted to the Department of State Growth. On the 10th of February 2017 they advised that they had no objections to the project, provided certain conditions were met, including a minimum distance of 3.7m from the face of the bollards to the road centreline. These conditions were incorporated in the planning permit.

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Leaders with Impact
  - Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- ♦ Manage – Management is efficient and responsive
- 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 –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
    - ♦ Public assets meet future lifestyle challenges
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Communicate – Communities speak & leaders listen
    - ♦ Participate – Communities engage in future planning
    - ♦ Connect – Improve sense of community ownership
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

#### 4 POLICY IMPLICATIONS

The parklet project arose from findings from the Longford Visitor Appeal Study and Longford Urban Design Strategy.

#### 5 STATUTORY REQUIREMENTS

##### Local Government (Meeting Procedures) Regulations 2015

##### **18. Motion to overturn decision**

- (1) *For the purposes of this regulation, a decision may be overturned, wholly or partly, by –*
  - (a) *a motion directly rescinding or otherwise overturning the decision or part of the decision; or*
  - (b) *a motion that conflicts with, or is contrary to, the decision or part of the decision.*
- (2) *A council or council committee may only overturn a decision passed at a previous meeting held since the last ordinary election –*
  - (a) *by an absolute majority, in the case of a council; or*
  - (b) *by a simple majority, in the case of a council committee.*
- (3) *Any report given by the general manager to a council in respect of a proposed motion to overturn a decision of the council, or that will result in the overturning of a decision of the council, wholly or partly, is to include –*
  - (a) *a statement that the proposed motion, if resolved in the affirmative, would overturn that previous decision or part of that previous decision; and*
  - (b) *the details of that previous decision, or the part of that previous decision, that would be overturned; and*
  - (c) *advice as to whether or not that previous decision, or that part of that previous decision, directed that certain action be taken; and*
  - (d) *if that previous decision, or that part of that previous decision, directed that certain action be taken, advice as to whether or not that action has been wholly or substantially carried out.*



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### 6 FINANCIAL IMPLICATIONS

To date Council has spent approximately \$135,000 toward the design, approval and building of two parklets, located in Longford and Cressy.

The approximate cost to relocate a parklet would be:

Development application	\$ 700
Bollards	\$ 27,500
Installation	\$ 3,000
<b>TOTAL</b>	<b>\$ 31,200</b>

Council has engaged Clarke & Gee Lawyers to prepare licence agreements between Council and the parklet licensee (Library Tasmania). It is estimated the cost for preparation of the licence will be between \$600 - \$1,000.

### 7 RISK ISSUES

There are a number of risks identified with relocating the parklet from Wellington Street, Longford.

- a) During the planning phase discussion was had with the operators of the Library about locating a parklet outside the Longford library. The suggestion was supported and encouraged by the Library operators. There is now an expectation from the Library operators that the parklet will be progressed. There is a risk of failing to meet expectations if the decision is made to relocate the parklet.
- b) Development approval has been sought and gained for the placement of the parklet. Council can be perceived as making ad hoc applications that it does not intend to follow through, if it reverses its decision during the final stages of a project.
- c) There is a risk Council will be perceived as wasting money if it reverses its decision on a project during the final stages, after a considerable amount of funds have been spent to bring the project to fruition.

### 8 CONSULTATION WITH STATE GOVERNMENT

The parklet is located in the road reserve at 55 Wellington Street, Longford. The Department of State Growth own this section of road. The Department of State Growth had to provide their approval to the design of the parklet. The Department of State Growth had to be satisfied the parklet would be safe and meet the relevant standards for the section of road in question.

### 9 COMMUNITY CONSULTATION

The community were consulted during the following phases:

- a) During the Bill Fox, Longford Visitor Appeal Study which concluded the streetscapes lacked vibrancy.
- b) During the development of the Longford Urban Design Strategy.
- c) During the discretionary development application process.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

To relocate the proposed parklet located in the road reserve at 55 Wellington Street, Longford, or not.

If Council decides to relocate the parklet it does not need to overturn the decision of the Planning Authority issuing the permit for the parklet.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### 11 OFFICER'S COMMENTS/CONCLUSION

Community consultation on the parklet has occurred through the Longford Visitor Appeal Study, Longford Urban Design Strategy and through the discretionary development application process. The project is in the final stage of completion. The parklet is not a permanent feature. There is opportunity to remove the parklet, and the bollards in future, if, for whatever reason the development is not a success.

### 12 ATTACHMENTS

12.1 Northern Midlands Council Meeting 26 June 2017 Minute Reference 191/17.

### RECOMMENDATION

That Council agree to retain the parklet adjacent to the library at 55 Wellington Street, Longford.

### DECISION

Cr Goninon/Cr Calvert

That the matter be discussed.

Carried unanimously

Cr Brooks/Cr Calvert

That proceedings on the placement of the parklet be halted.

Carried

Voting for the Motion:

Cr Adams, Cr Brooks, Cr Calvert, Cr Davis, Cr Goninon

Voting against the Motion:

Mayor Knowles, Cr Goss, Cr Lambert, Cr Polley



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 171/19 FUTURE OF BISHOPSBOURNE CHURCH AND CEMETERY

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Des Jennings, General Manager

### 1 PURPOSE OF REPORT

The purpose of this report is to consider a request from the Bishopsbourne Progress Association Sub-Committee to accept ownership of the Church and Cemetery site.

### 2 INTRODUCTION/BACKGROUND

Council has formally been approached by the Bishopsbourne Progress Association Sub-Committee seeking Council's in-principle support to accept ownership of the Bishopsbourne Church and Cemetery site.

The sub-committee has indicated that they would raise the funds to purchase and maintain the site, but has requested Council's support by accepting ownership of the site.

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
    - ♦ Public assets meet future lifestyle challenges
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Communicate – Communities speak & leaders listen
    - ♦ Participate – Communities engage in future planning
    - ♦ Connect – Improve sense of community ownership
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
    - ♦ Cherish & sustain our landscapes
    - ♦ Meet environmental challenges
    - ♦ Eco-tourism strongly showcases our natural beauties
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### **4 POLICY IMPLICATIONS**

Council would be accepting the ultimate responsibility for the property if it is transferred to Council's ownership.

These responsibilities have attached to them cost, including: insurance, maintenance and capital costs associated with meeting regulatory requirements, for example public safety.

### **5 STATUTORY REQUIREMENTS**

The church and cemetery have existing use rights and are zoned Community Purpose.

### **6 FINANCIAL IMPLICATIONS**

Possible future costs have not been determined at this time.

### **7 RISK ISSUES**

The identified risks may include:

- The property is another asset that will need to be maintained and improved depending on its future use.
- The sub-committee have indicated that they would raise funds to purchase and maintain. If the sub-committee did not maintain in the future the responsibility for the asset would fall to Council.
- Council may create a precedent by accepting ownership of the property and other communities may also seek similar support.

### **8 CONSULTATION WITH STATE GOVERNMENT**

N/a.

### **9 COMMUNITY CONSULTATION**

N/a.

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

Council may either take no further action or indicate its in-principle support to accept ownership of the Bishopsbourne Church and Cemetery site.

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

The sub-committee has requested Council accept ownership of the Bishopsbourne Church and Cemetery at no cost to Council.

Council will need to ensure that the sub-committee meets all on-going costs and that a formal lease be prepared between Council and the Group with that express condition.

### **12 ATTACHMENTS**

12.1 Letter of request



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### RECOMMENDATION

That Council advises the Bishopsbourne Progress Association Sub-Committee that it provides in-principle support to accept the ownership of the Bishopsbourne Church and Cemetery with the condition that it is at no cost to Council along with no associated recurrent expenses.

### DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

That Council advises the Bishopsbourne Progress Association Sub-Committee that it provides in-principle support to accept the ownership of the Bishopsbourne Church and Cemetery with the condition that it is at no cost to Council along with no associated recurrent expenses; and that an Agreement/Memorandum of Understanding to this effect be included in the lease.

Carried unanimously

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 172/19 MONTHLY REPORT: DEVELOPMENT SERVICES

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

### 1 PURPOSE OF REPORT

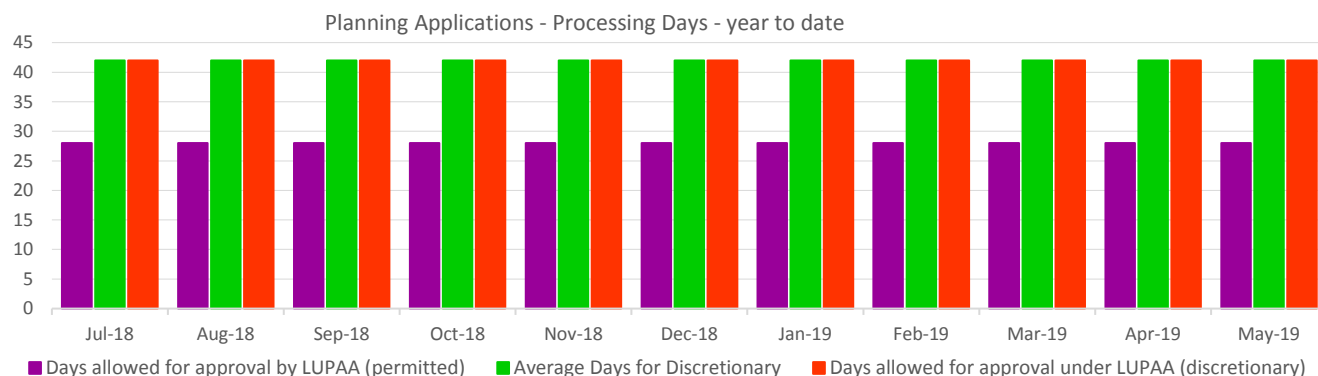
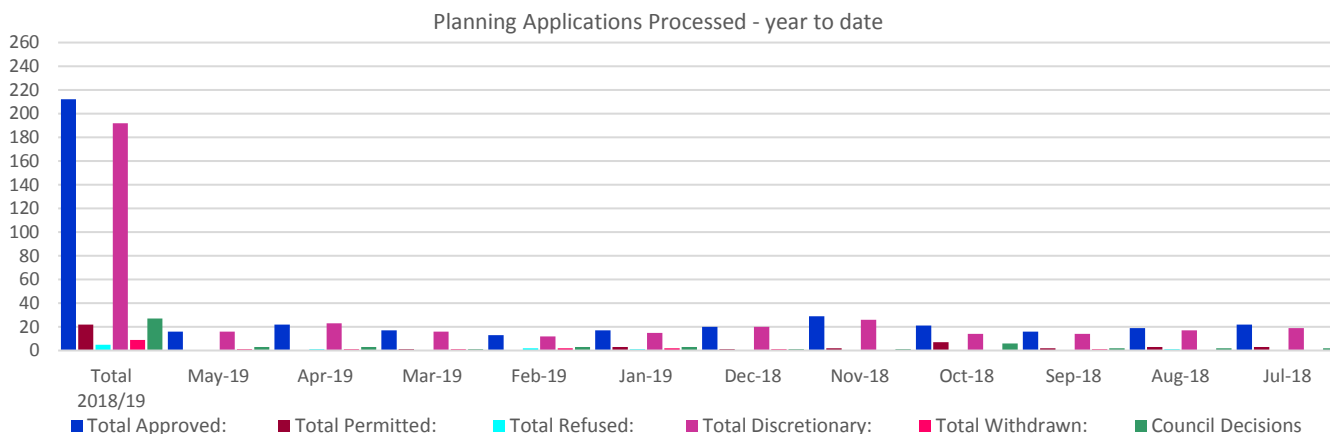
The purpose of this report is to present the Development Services activities as at the month end.

### 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	212		16	22	17	13	17	20	29	21	16	19	22
Total Permitted	22		0	0	1	0	3	1	2	7	2	3	3
Average Days for Permitted			0	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	28
Total Exempt under IPS	20		3	0	3	4	3	2	5	0	0	0	0
Total Refused	5		0	1	0	2	1	0	0	0	0	1	0
Total Discretionary	192		16	23	16	12	15	20	26	14	14	17	19
Average Days for Discretionary			42	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	42
Total Withdrawn	9		1	1	1	2	2	1	0	0	1	0	0
Council Decisions	27		3	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

### 24 JUNE 2019

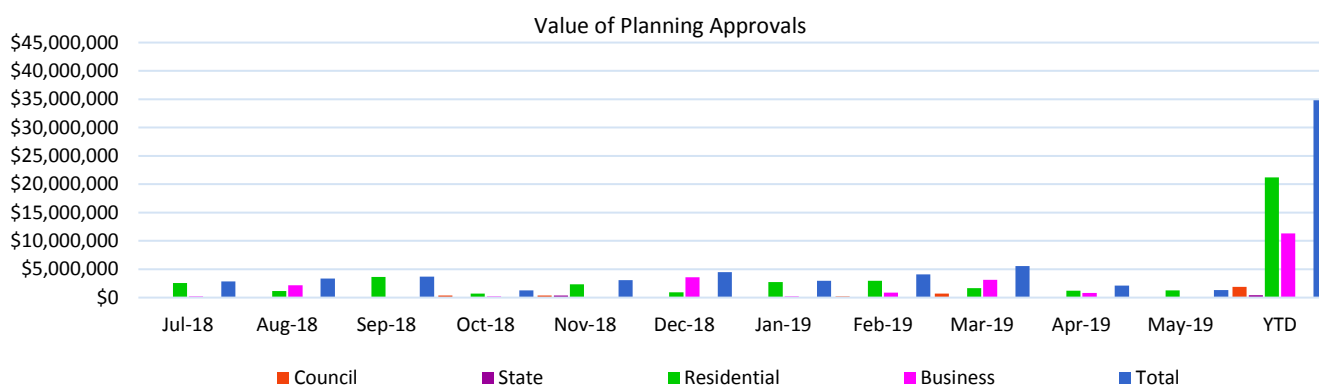
May 2019

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-19-0036	3-lot subdivision (Bushfire Prone Area)	22 Charles Street, Cressy TAS 7302	PDA Surveyors	42	D
PLN-19-0044	4-lot subdivision (vary setbacks to existing buildings & frontage (right of way), partially un-serviced area - sewer & stormwater & bushfire prone area)	133 Main Street, Cressy TAS 7302	Jaffa International	42	D
PLN-19-0055	Dwelling & Shed (heritage precinct)	16 Bond Street, Ross TAS 7209	MV Consulting	42	D
PLN-19-0068	Shed (13 x 4m) within scenic management area	17 Cambock Lane, Evandale TAS 7212	Mr Brendan Chapman	42	D
PLN-19-0069	Dwelling & Shed (vary setbacks)	24 Falmouth Street, Avoca TAS 7213	Wilkin Design	42	D
PLN-19-0073	Re-Subdivision of 2 Lots	538 Elphinstone Road, Cressy TAS 7302	Mr Robert Bradley	42	D
PLN-18-0328	Alterations & additions to dwelling (variation to western side setback; within 50m of railway)	30 Arthur Street, Perth TAS 7300	Grand Designs Tasmania	42	D
PLN-19-0021	Lean-to addition to shed (vary northern side setback)	51 Mulgrave Street, Perth TAS 7300	John Christopher Leeson	42	D
PLN-19-0052	4 Lot Subdivision	2A George Street, Perth TAS 7300	Tony Purse	42	D
PLN-19-0067	Dwelling, garage & native vegetation removal (vary to rear setback)	890 White Hills Road, Evandale TAS 7212	Tas Built Homes	42	D
PLN-19-0074	Carport (vary side setback, combined floor area over 80m2 & location from dwelling)	5 Christine Avenue, Devon Hills TAS 7300	P & M Reid	42	D
PLN-19-0076	Dwelling & shed (vary internal front & rear setbacks & private open space width)	67 Mulgrave Street, Perth TAS 7300	Mr Wim Van Der Pols	42	D
PLN-19-0077	Shed - 6.5m x 4m (vary side (E) setback) & demolish existing shed	8 Wilson Street, Cressy TAS 7302	Sharon Luttrell	42	D
<b>COUNCIL DECISIONS</b>					
PLN-18-0171	Remove trees, picnic shelter and redundant culvert, and realign waterway	78 Drummond Street and Road Reserve Between Drummond Street & Norfolk Street, Perth TAS 7300	Northern Midlands Council	42	C
PLN-19-0017	Tree planting within centreline of street, including kerb surrounds, and two traffic islands, Smith Street, Longford	Smith Street (between Wellington Street and George Street), LONGFORD TAS 7301	Northern Midlands Council	42	C
PLN-19-0033	Dwelling addition & replacement shed (6m x 12m) - vary rear setback (Heritage Precinct)	6a Collins Street, Evandale TAS 7212	Urban Design Solutions	42	C
<b>COUNCIL DECISIONS - REFUSAL</b>					
<b>RMPAT DECISIONS</b>					
<b>TPC DECISIONS</b>					
PLN19-0005	Amendment 01/2019 Bushfire Overlay - Passed	Municipality Wide	NMC		

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 2.2 Value of Planning Approvals

	Council	State	Residential	Business	Total
Jul-18	87,500	0	2,550,000	226,000	2,863,500
Aug-18	32,800	2,000	1,182,500	2,152,000	3,369,300
Sep-18	0	17,000	3,627,400	60,000	3,704,400
Oct-18	345,000	15,000	718,500	204,000	1,282,500
Nov-18	346,000	370,000	2,340,000	23,000	3,079,000
Dec-18	1,500	0	919,000	3,579,000	4,499,500
Jan-19	0	0	2,764,400	201,000	2,965,400
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
May-19	85,000	0	1,250,500	0	1,335,500
<b>YTD</b>	<b>1,902,800</b>	<b>404,000</b>	<b>21,207,150</b>	<b>11,323,000</b>	<b>34,836,950</b>



## 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.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
PLN18-0319	Appeal 19/19P 105 Green Rises Rd Cressy – Metasite - Communications facility. Hearing set for 2 August 2019
PLN19-0010	Appeal 29/19P 165 Wellington St Longford – 2 Lot subdivision, additional lot for visitor accommodation – 6ty° Hearing set for 6 August 2019.
PLN19-0034	Appeal 28/19P 59 Raeburn Rd Breadalbane – Woolcott Surveys – Concrete Batch Plant – appellant withdrawn appeal.
PLN19-0049	Appeal 27/19P 3 Tabernacle Place – Egan – 2 Lot subdivision & multiple dwellings (2) & vacant strata lot on lot 2 – Hearing set for 30 July 2019. General Manager to use delegation to agree to a consent memorandum setting aside Council's decision and replacing it with a permit.
Decisions received	
TPC	
01/2019, PLN19-0005	Municipality Wide – Bushfire Prone Areas Overlay – Approved as of 03.06.2019
RMPAT	
P18-037	Appeal 60/18P 10 Russell St Evandale. RMPAT decision received 5 June 2019 – permit to be granted.

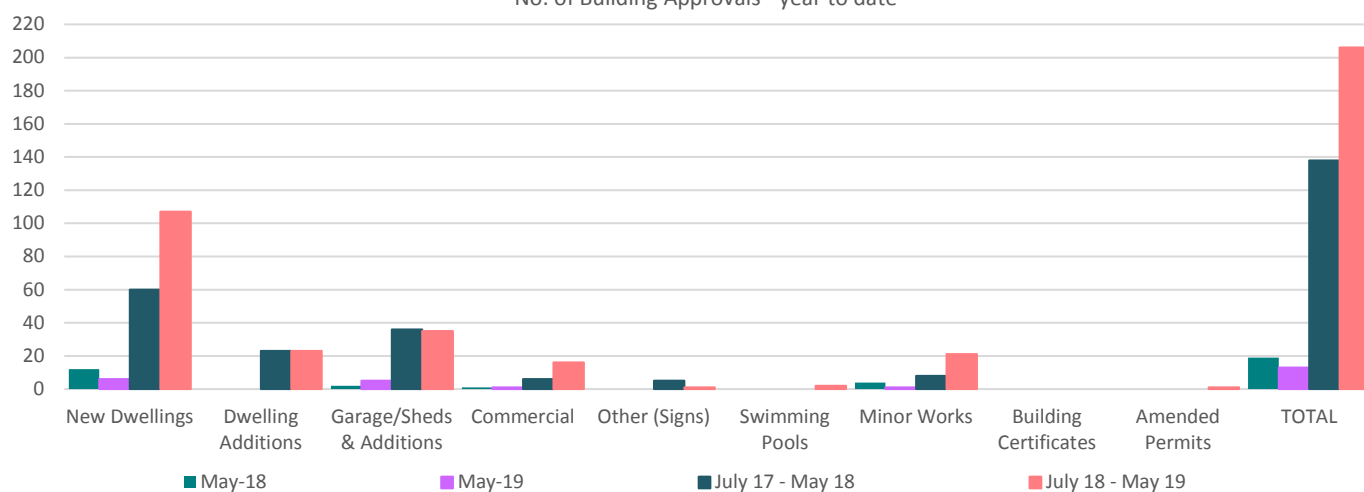
# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 2.4 Building Approvals

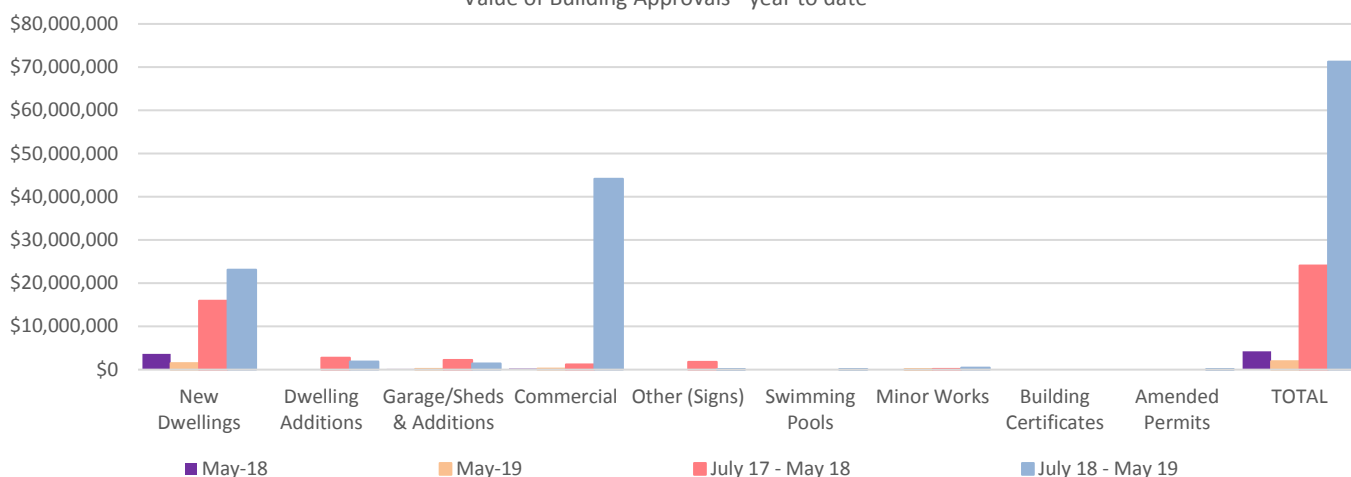
The following table provides a comparison of the number and total value of building works for 2017/2018 - 2018/2019:

	YEAR - 2017 - 2018							
	May-18				July 17 - May 18			
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	12	3,678,363	60	15,941,547	6	1,502,000	107	23,158,806
Dwelling Additions	0	0	23	2,738,318	0	0	23	1,846,538
Garage/Sheds & Additions	2	183,000	36	2,243,250	5	176,600	35	1,441,420
Commercial	1	250,000	6	1,222,500	1	240,000	16	44,172,414
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	4	97,665	8	134,115	1	4,400	21	479,264
Building Certificates	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	1	35,000
<b>TOTAL</b>	<b>19</b>	<b>4,209,028</b>	<b>138</b>	<b>24,083,620</b>	<b>13</b>	<b>1,923,000</b>	<b>206</b>	<b>71,241,442</b>
<b>Inspections</b>								
Building	2		26		0		7	
Plumbing	23		212		37		296	

No. of Building Approvals - year to date



Value of Building Approvals - year to date





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

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

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

## 2.5 Planning and Building Compliance – Permit Review

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

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

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	21	46	41
Property owner not home or only recently started			
Complying with all conditions / signed off	21	28	5
Not complying with all conditions		1	1
Re-inspection required		6	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice	1	1	1
No Further Action Required		15	19

Building Permit Reviews	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	37	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

### 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, to avoid the risk of development without approval.

From time to time historic issues arise where a developer or previous property owner may not have completed works in accordance with plans or approvals. In these circumstances, Council is usually the first contact point for current





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property owners who have encountered an issue. To ensure protection it is important Council maintain accurate and up to date records on all planning and building files.

### **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 16 commercial building approvals valued at \$44,172,414 (year to date) for 2018/2019, compared to 6 commercial building approvals valued at \$1,222,500 (year to date) for 2017/2018.

In total, there were 206 building approvals valued at \$71,241,442 (year to date) for 2018/2019, compared to 138 building approvals valued at \$24,083,620 (year to date) for 2017/2018.

### **RECOMMENDATION**

That the report be noted.

#### DECISION

Cr Goninon/Cr Calvert

That the report be noted.

Carried unanimously

**173/19 RECREATIONAL VEHICLE DUMP POINT: CRESSY**

*Responsible Officer:* Amanda Bond, Community & Development Manager

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

**1 PURPOSE OF REPORT**

The purpose of this report is for Council to endorse the installation of a Recreational Vehicle Dump Point at Cressy.

**2 INTRODUCTION/BACKGROUND**

The Cressy Local District Committee has for some time been pursuing the installation of a dump point for recreational vehicles in Cressy. The Committee aim for Cressy to become a RV Friendly town. The essential criteria to achieve RV Friendly status are:

- Provision of appropriate parking within the town centre, with access to a general shopping area for groceries and fresh produce
- Provision of short term, low cost overnight parking (24/48 hours) for self-contained recreational vehicles, as close as possible to the CBD.
- Access to potable water.
- Access to a free dump point at an appropriate location.

Consideration has been given to locating a dump point at the Cressy Recreation Ground. The hesitation with this is due to the proximity of the existing sewer to neighbouring houses.

Council officers have investigated alternative options and propose the below area located on the corner of Archer and William Streets, Cressy. The location is next to existing TasWater infrastructure and provides ample space for recreational vehicles to pull over. TasWater have indicated preliminary support to the proposed location, however, a formal application will need to be made.





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## 3 STRATEGIC PLAN 2017-2027

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

- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ Towns are enviable places to visit, live & work
  - Tourism Marketing & Communication
    - ♦ Tourism thrives under a recognised regional brand
    - ♦ Tourism partnerships build sense of place identity
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
    - ♦ Cherish & sustain our landscapes
    - ♦ Meet environmental challenges
    - ♦ Eco-tourism strongly showcases our natural beauties
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

## 4 POLICY IMPLICATIONS

Council provides free dump points for recreational vehicles at Evandale and Campbell Town. There are dump points located at the Longford and Ross Caravan Parks.

## 5 STATUTORY REQUIREMENTS

### 5.1 Land Use Planning & Approvals Act 1993

Discretionary planning approval will be required in accordance with section 57 of the *Land Use Planning & Approvals Act 1993*.

## 6 FINANCIAL IMPLICATIONS

The discharge drain from the dump point can be connected to a standard DN100 sewer connection near to the dump point at a cost of \$1,556.70. A new ID 20mm high hazard/above ground water connection in a lockable vandal proof cage will be required to be installed by TasWater in a suitable location from a suitable sized water main. The cost of the cage is unknown at the time of writing this report.

The Campervan and Motorhome Club of Australia provide guidelines for Optimal Dump Point Installation. It is estimated the cost of the dump point would be \$35,000 if installed closely (but not strictly) in accordance with these guidelines. Cost savings have been incorporated into this estimate, for example, the use of asphalt instead of concrete. It is understood the guidelines are a preferred installation method only and not mandatory.

The TasWater website indicates the annual service fee for Recreational Vehicle dump points is \$658.16 which Council would be required to pay.

Council has included in the draft Capital Works 2019/20 an allocation of \$30,000 for the Cressy Dump Point Installation.



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### **7 RISK ISSUES**

Due to the secluded location of the proposed dump point, it may be vandalised. Council staff will need to ensure the site is checked on a regular basis.

There is a risk that recreational vehicle users will not be able to find the dump point as it is off the main street. Council will need to ensure appropriate and adequate signage to the site.

### **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

### **9 COMMUNITY CONSULTATION**

This request has been driven through the Cressy Local District Committee. Consultation will need to occur with the neighbouring residences.

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

To support the proposed dump point or not.

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

The Cressy Local District Committee have been pursuing the installation of a recreation vehicle dump point in Cressy for a number of years. Officers are confident this is the most suitable location for a dump point in the town.

### **12 ATTACHMENTS**

Nil

### **RECOMMENDATION**

That Council endorse the location of the corner of William and Archer Streets, Cressy for a Recreational Vehicle Dump Point and officer progress the application with TasWater.

### **DECISION**

Cr Goss/Cr Polley

That Council endorse the location of the corner of William and Archer Streets, Cressy for a Recreational Vehicle Dump Point and officers progress the application with TasWater.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 174/19 DRAFT BY-LAW: PLACEMENT OF SHIPPING CONTAINERS BY-LAW

*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Amanda Bond, Community & Development Manager  
Paul Godier, Senior Planner

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to decide to proceed with the proposed Placement of Shipping Container By-Law.

### 2 INTRODUCTION/BACKGROUND

#### *Action to date*

This matter was first brought to Council on 27 June 2016 – Minute Reference: 172/16.

The issue identified by the community was the placement of shipping containers in prominent locations, particularly in heritage towns and villages, with little or no effort to reduce their visual impact.

Presently, Council can regulate the placement of shipping containers through the *Northern Midlands Interim Planning Scheme 2013* ('the Planning Scheme').

Shipping containers need to comply with the zone and code provisions of the Planning Scheme. The *Land Use Planning & Approvals Act 1993* contains enforcement provisions that can be used to have unapproved shipping containers removed.

There are some scenarios whereby the placement of a shipping container may be exempt, for example:

- In the General Residential zone, outside a heritage precinct, where the container is more than 4.5m from the front boundary.
- Rural Resource land where the container is used in conjunction with farming and is at least 30m from boundaries.

It was decided at the 27 June 2016 Council meeting that Council officers prepare a draft by-law for Council consideration.

The matter was brought back to Council with a draft by-law presented on 15 August 2016 – Minute Reference 229/16. At that meeting Council decided to undertake initial consultation with key stakeholders regarding the by-law and bring a report back to a future meeting.

In April 2017 Council again considered the matter, Minute Reference 126/17 and deferred the matter in order to seek clarification on the following items:

- when a property is sold, whether the purchaser would be required to apply for a permit on any existing container on the property; and
- clarification of the meaning of wholly contained within a building.

A report was presented to Council on 21 August 2017, Minute Reference 253/17 answering these questions. A copy of the report is attached.

#### *The issue Council wishes to solve*

The primary concern of Council is the placement of shipping containers on residential blocks, that are having a negative impact on the streetscape, views and historic feel of these towns.

#### *The application of a by-law*

The draft Placement of Shipping Containers By-law has been drafted to apply to shipping containers which are not “development”. The difficulty is distinguishing when a shipping container is or is not development.

The *Northern Midlands Interim Planning Scheme 2013* regulates use and development. ‘Development’ includes the placing or relocation of a building or works on land, ‘building’ includes a structure and part of a building or structure. It is the view of officers that a shipping container is a building, and therefore, meets the definition of development in the Planning Scheme in all instances.

A by-law does not act retrospectively, therefore a by-law will only be applicable to any containers placed **after** the by-law comes into effect.

#### *Other regulation regarding shipping containers*

Council introduced a Shipping Container Policy in April 2018 for containers associated with development works which stipulates a timeframe of 3 months prior to development commencing for shipping containers to be placed on land, as well as for the location to be unobtrusive.

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

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

- Lead –
  - Leaders with Impact
  - Core Strategies:
    - ♦ Communicate – Connect with the community
- People –
  - Sense of Place – Sustain, Protect, Progress
  - Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
    - ♦ Public assets meet future lifestyle challenges
- Place –
  - Environment – Cherish & Sustain our Landscapes
  - Core Strategies:
    - ♦ Cherish & sustain our landscapes

### **4 POLICY IMPLICATIONS**

It is arguable that a shipping container meets the definition of ‘development’ in the *Northern Midlands Interim Planning Scheme 2013*. The adoption of a by-law which conflicts with the Planning Scheme is in breach of section 150 of the *Local Government Act 1993*.

Council has in place a Placement of Shipping Containers Policy to address the placement of shipping containers on land where development is occurring or about to occur.

### **5 STATUTORY REQUIREMENTS**

The making of by-laws is allowed for under Division 1 of the *Local Government Act 1993*.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### **6 FINANCIAL IMPLICATIONS**

Council will need to present a draft by-law to the Director of Local Government. The by-law would then need to be advertised and implemented. The significant cost to Council would be the enforcement of the by-law once it is in place. Council has two officers who conduct compliance in addition to their roles as Permit Authority and Animal Control Officer. Council may need to consider additional staff to enforce the by-law.

### **7 RISK ISSUES**

There is a risk Council is creating a by-law in contravention of existing regulation. The ability to make this by-law comes down to the definition of whether or not a shipping container is 'development'. If Council were to proceed with the Placement of Shipping Container By-law, there is a risk Council would be found to have made a by-law which conflicts with the planning scheme, and thus in breach of section 150 of the *Local Government Act 1993*.

There is a risk the draft by-law may not cover all scenarios for the placement of shipping containers. Therefore, by adopting a Placement of Shipping Containers By-law, Council may be creating scenarios where are unenforceable.

### **8 CONSULTATION WITH STATE GOVERNMENT**

Consultation with the Director of Local Government would need to occur through the by-law making process.

### **9 COMMUNITY CONSULTATION**

Council has consulted with its local district committees who generally support the by-law.

Once the Director of Local Government has considered the by-law and approved the supporting Regulatory Impact Statement, Council must give notice of the proposed by-law and carry out public consultation. Notice of the proposed by-law is to be advertised in print media.

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

To proceed with the Placement of Shipping Containers By-law, or not.

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

The issue which led to the draft Placement of Shipping Container By-law was the placement of shipping containers on residential blocks, within townships of the Northern Midlands, that are having a negative impact on the streetscape, views and historic feel of these towns.

At present, Council regulates the placement of shipping containers through the *Northern Midlands Interim Planning Scheme 2013*, as a shipping container is considered development in accordance with the Planning Scheme.

If Council adopts the draft Placement of Shipping Containers By-law, it would then regulate the placement of shipping containers through both the by-law and the Planning Scheme. Council would need to distinguish when a shipping container does not qualify as "development" under the Planning Scheme, for the by-law to come into effect.

It is arguable that all shipping containers are development in accordance with the definition in the Planning Scheme, and therefore the creation of the by-law would occur which conflicts with the Planning Scheme and in breach of section 150 of the *Local Government Act 1993*.





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

It is the firm recommendation of officers that Council does not proceed with the draft Placement of Shipping Containers By-law and continues to regulate shipping containers through the provisions of the *Northern Midlands Interim Planning Scheme 2013*.

### 12 ATTACHMENTS

- 12.1 Council Report – Minute Reference 253/17.
- 12.2 Draft Placement of Shipping Containers By-law.

### RECOMMENDATION

That Council does not proceed with the development of a Placement of Shipping Containers By-law.

### DECISION

Cr Adams/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

That Council proceed with the development of a Placement of Shipping Containers By-law; seek a solution to the issues, identify what measures are taken by other councils and that the matter be further workshopped.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 175/19 FEE SCHEDULE AMENDMENT

*Responsible Officer:* Amanda Bond, Community & Development Manager

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

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to endorse an update to its building and planning fee schedule, commencing 1 July 2019.

### 2 INTRODUCTION/BACKGROUND

This report was requested by Councillors following a workshop discussion about the 2019-20 municipal budget. In particular, Councillors raised concern that a fee is not set for applications to request amendment to the Northern Regional Land Use Strategy.

This report presents an amended fee schedule for Council approval.

The amended fee schedule includes five changes to the existing fee schedule. These are:

- 1) Introduction of a fee for the request to amend the Northern Regional Land Use Strategy:
  - a) Minor amendment - \$500
  - b) Major amendment - \$2,500
- 2) Increase of the advertising fee for Planning Scheme Amendment to: 3 x \$450 (currently at 3 x \$350)
- 3) Remove e-info request for information fee of \$26 (this is covered under file request fee of \$65)
- 4) Plumbing permit extension / Certificate of Likely Compliance: \$140 (this is a new fee)
- 5) Class 1a (Additional charge per unit for multi-unit developments): \$85 (currently at \$37 which falls short of covering cost of work involved)

Attached to this report is the amended fee schedule. Please note the attached schedule does not include a Consumer Price Index increase to the existing fees which will be implemented on 1 July 2019.

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Money Matters
- Core Strategies:
  - ♦ Budgets are responsible yet innovative

### 4 POLICY IMPLICATIONS

Not applicable.

### 5 STATUTORY REQUIREMENTS

#### **Local Government Act 1993**

#### 205. Fees and charges

- (1) In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:
  - (a) the use of any property or facility owned, controlled, managed or maintained by the council;
  - (b) services supplied at a person's request;
  - (c) carrying out work at a person's request;



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- (d) providing information or materials, or providing copies of, or extracts from, records of the council;
  - (e) any application to the council;
  - (f) any licence, permit, registration or authorization granted by the council;
  - (g) any other prescribed matter.
- (2) A council may not impose a fee or charge in respect of a matter if –
- (a) a fee or charge is prescribed in respect of that matter; or
  - (b) this or any other Act provides that a fee or charge is not payable in respect of that matter.
- (3) Any fee or charge under subsection (1) need not be fixed by reference to the cost to the council.

### **6 FINANCIAL IMPLICATIONS**

Council charges fees to cover the administrative and professional cost of processing and assessing building and planning applications.

Council's fee schedule should not be prohibitive to deter development in the municipality, however, it should be reasonable, to meet the cost to Council for providing its services.

### **7 RISK ISSUES**

If Council does not charge reasonable fees, it is at risk of providing a service for free, or not at a competitive rate.

If Council charges too much for its fees, it is at risk of deterring development in the municipality.

Council officers have taken into consideration the time and cost to Council when setting the suggested fee amounts.

### **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

### **9 COMMUNITY CONSULTATION**

No community consultation has occurred.

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

To adopt the amended fee schedule or not.

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

Council officers have considered areas where Council has not previously charged fees, but it is considered reasonable for Council to do so given the level of work involved with each application. Officers have also considered where there is duplication in the fee schedule, and where the fees do not reflect the actual cost to Council. The proposed amendments to the fee schedule reflect these considerations.

### **12 ATTACHMENTS**

12.1 Amended Fee Schedule

### **RECOMMENDATION**

That Council adopt the amended Fee Schedule to be implemented on 1 July 2019.



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## DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goninon

That Council adopt the amended Fee Schedule to be implemented on 1 July 2019.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 176/19 POLICY REVIEW: PUBLIC OPEN SPACE CONTRIBUTION

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 amended Public Open Space Contribution Policy to be endorsed.

### 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.

A report was presented to Council at its 20 May 2019 meeting (Minute Reference 137/19) proposing the following amendments to the Policy:

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.

Council decided (Minute Reference 137/19):

*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.*

The purpose of this report is to present the amended policy back to Council to be endorsed.

### 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 LandscapesCore Strategies:
  - ♦ Cherish & sustain our landscapes



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### 4 POLICY IMPLICATIONS

The policy as amended reflects the provision of the *Local Government (Building & Miscellaneous Provisions) Act 1993* section 17.

### 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*).

The updated policy will now bring the Northern Midlands Council in line with all surrounding Council's, except Break O'Day Council. Councillors may receive some feedback from developers following the change to the policy as, in most instances, it will mean an increase to the public open space contributions they are required to make to Council when subdividing.

For example:

- 4,000m<sup>2</sup> vacant block valued at \$200,000
- Application to subdivide into 4 x 1000m<sup>2</sup> lots
- Under current policy – public open space contribution is \$1,200 per each additional lot = \$3,600
- Under amended policy – public open space contribute is 5% of \$200,000 = \$10,000, plus cost of obtaining valuation

### 7 RISK ISSUES

There is a risk that developers will be deterred to develop in the municipality as the amendment to the policy will result in an increase in public open space contributions required by developers when applying for a subdivision. However, it is noted that the following Council's all rely on the provisions of section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* and accept 5% of the value of the land (except for Break O'Day Council who will accept a cash payment of \$1,200 per new lot).

### 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

Clarification was sought at the Council meeting on 20 May 2019 regarding the amended Public Open Space Policy to



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

ensure it won't be triggered with a boundary realignment. The policy relates to subdivisions only, therefore a boundary adjustment will not trigger the policy.

### 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.

### DECISION

Cr Polley/Cr Calvert

That the matter be discussed.

Carried unanimously

Cr Davis/Cr Calvert

That Council defer the matter and further information be sought.

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 177/19 POLICY REVIEW: OVERSIZE OUTBUILDINGS

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond, Community & Development Manager

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to rescind the Oversize Outbuildings Policy.

### 2 INTRODUCTION/BACKGROUND

The Oversize Outbuildings Policy was adopted on 21 February 2011, Minute Reference 041/11.

The policy was introduced because the *Northern Midlands Planning Scheme 1995* required outbuildings over 56m<sup>2</sup> in the Residential Serviced zone to be dealt with as a discretionary development, however, the scheme did not provide any guidance as to how, or against what criteria such applications should be assessed.

Subsequently, the *Northern Midlands Interim Planning Scheme 2013* is now in force.

This scheme contains the State provisions for outbuildings in the General Residential (former Residential Serviced) zone. There is now no floor area above which an outbuilding becomes discretionary in the General Residential zone. If an outbuilding does not fit within the building envelope specified in the scheme it is discretionary and has performance criteria to assess the application against:

*The siting and scale of a dwelling (which includes an outbuilding associated with a dwelling) must:*

- (a) not cause unreasonable loss of amenity by:
  - (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.

### 3 STRATEGIC PLAN 2017-2027

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

- People –
    - Sense of Place – Sustain, Protect, Progress
- Core Strategies:
- ♦ Planning benchmarks achieve desirable development
  - ♦ Council nurtures and respects historical culture
  - ♦ Developments enhance existing cultural amenity
  - ♦ Public assets meet future lifestyle challenges

### 4 POLICY IMPLICATIONS

The policy was originally introduced to address an omission from the *Northern Midlands Planning Scheme 1995*. There is no longer considered need for the policy.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### 5 STATUTORY REQUIREMENTS

There is no statutory requirement for the policy.

### 6 FINANCIAL IMPLICATIONS

There are no financial implications to remove the policy.

### 7 RISK ISSUES

There is a risk of confusion to the general public if Council in place policies that can no longer be applied. It is prudent for Council to remove the policy.

### 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

### 9 COMMUNITY CONSULTATION

Not applicable.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

To rescind the policy.

### 11 OFFICER'S COMMENTS/CONCLUSION

The Oversize Outbuildings Policy was adopted by Council to address an omission from the *Northern Midlands Planning Scheme 1995*, regarding applications for outbuildings over 56m<sup>2</sup>. The introduction of the *Northern Midlands Interim Planning Scheme 2013* removed the need for the policy.

The policy has been effectively redundant since the introduction of the *Northern Midlands Interim Planning Scheme 2013*, and therefore it is appropriate it be removed from Council's policy manual.

### 12 ATTACHMENTS

12.1 Oversize Outbuildings Policy

### RECOMMENDATION

That Council rescind the Oversize Outbuildings Policy.

### DECISION

Cr Adams/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Adams/Cr Calvert

That Council rescind the Oversize Outbuildings Policy.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 178/19 POLICY: ON SITE STORMWATER DETENTION

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 an On-Site Stormwater Detention Policy for adoption.

### 2 INTRODUCTION/BACKGROUND

The *Urban Drainage Act 2013* regulates the management of stormwater. The purpose of this policy is to set a framework for Council Officers and developers within the municipality to refer, which clearly identifies how on-site stormwater detention will be assessed and enforced by the Northern Midlands Council.

Northern Midlands towns are predominantly situated in flat areas. It is important for Council to ensure that development within its municipality, particularly multiple dwelling developments have adequate stormwater detention and drainage, to ensure inundation of residences and buildings does not occur.

In instances where a development application is lodged to rezone a property, the developer must take into account 1:100 Average Recurrence Interval, as well as climate change with regard to management of stormwater. The *Northern Midlands Interim Planning Scheme 2013* requires this to occur.

In instances where Council receives an application for a multiple dwelling development in a low lying area of a town, where it is known that the stormwater infrastructure is near capacity, Council is limited in the conditions it can place on a developer to manage stormwater runoff, due to a restriction imposed by section 9 of the *Building Act 2016*.

Council cannot rely on conditioning the building works because in some cases the building works are notifiable only and do not require a building permit.

To date, Council officers have attempted to work with developers to ensure developments satisfactorily manage stormwater, however, Council is limited with the enforcement of its requirements.

The purpose of this policy is to set clear guidelines to developers on Council's requirements for stormwater management in certain developments.

### 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 –



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- Environment – Cherish & Sustain our Landscapes  
Core Strategies:
  - ♦ Cherish & sustain our landscapes

## 4 POLICY IMPLICATIONS

This policy details the safeguards enforced by Council to ensure that stormwater runoff generated by new developments does not adversely impact downstream and surrounding properties for all storm events up to and including the 100-year Average Recurrence Interval (1% Annual Exceedance Probability) event.

## 5 STATUTORY REQUIREMENTS

- *Urban Drainage Act 2013*
- *Australian Rainfall and Runoff 2016*
- *State Stormwater Strategy 2010*
- *AS3500.3:2003 Plumbing and Drainage*

## 6 FINANCIAL IMPLICATIONS

There is no direct financial impact to Council to adopt this policy. -

## 7 RISK ISSUES

Without this policy Council is limited with regarding to conditioning stormwater detention requirements by developers for multiple dwelling development. This causes a risk that developments will occur that create stormwater runoff at a greater capacity than Council's stormwater infrastructure can handle, or, stormwater detention is built at a capacity that does not successfully mitigate the risk.

There is a risk that a developer may present to Council modelling which shows stormwater being adequately dealt with by the development (for example, sufficient on site detention), however, in reality, the modelling may not withstand a significant rain event, whether this be due to the work not being completed in accordance with the modelled plans, or, because the modelling was calculated incorrectly.

If the above events were to occur, resulting in a property owner discharging stormwater from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents, then the *Urban Drainage Act 2013* would come into force and enforcement action would need to be investigated by Council as those situations occur.

## 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

## 9 COMMUNITY CONSULTATION

Not applicable.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

To adopt the policy, or not.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### 11 OFFICER'S COMMENTS/CONCLUSION

The purpose of the policy is to provide clarity to developers and to protect property owners from stormwater inundation and reduce the strain on Council infrastructure.

### 12 ATTACHMENTS

#### 12.1 On-Site Stormwater Detention Policy

### RECOMMENDATION

That Council adopt the On-Site Stormwater Detention Policy as drafted.

### DECISION

Cr Goss/Cr Brooks

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Adams

That Council adopt the On-Site Stormwater Detention Policy as drafted.

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Brooks, Cr Goninon



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 179/19 LOCAL PROVISIONS SCHEDULES AND NORTHERN MIDLANDS LAND USE STRATEGY UPDATE

*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 provide Council with an update on the development of the Northern Midlands Local Provisions Schedules for the Statewide Planning Scheme, and the Northern Midlands Land Use Strategy.

### 2 INTRODUCTION/BACKGROUND

In 2017 the Northern Midlands Council engaged JMG Engineers and Planners to prepare a Northern Midlands Land Use Strategy. The purpose of the strategy is:

- To inform land use planning decisions for the Northern Midlands municipality for the next 20 years.
- To prepare the local provisions schedule to form part of the Tasmanian Planning Scheme.

A copy of the brief for the strategy is attached to this report.

In 2018 the Minister for Local Government announced that all Tasmanian Councils operating under an Interim Planning Scheme would be required to have their local provisions schedules (LPS) for the Tasmanian Planning Scheme submitted to the Tasmanian Planning Commission for review by 30 June 2019.

The intention of the LPS is for the criteria to as closely as possible match the *Northern Midlands Interim Planning Scheme 2013*. However, there are some instances where change is unavoidable. For example, the Northern Midlands currently has one zone for rural land: Rural Resource. Under the Tasmanian Planning Scheme Rural Resource can change to: Rural Zone or Agricultural Zone. JMG have worked to ensure the transition will have the least amount of impact on Rural Resource zoned land owners.

Once the LPS are endorsed by Council they are submitted to the Tasmanian Planning Commission for review, and if approved, they will be released for public exhibition. Attached to this report is a flowchart showing the process by which the LPS are reviewed and implemented.

JMG have workshopped their progress on the drafting of the LPS on the following occasions:

- 17 December 2018
- 30 April 2019

Specific concerns raised by Council during the process include:

- Clarification of difference between Rural and Agricultural Zone in the Tasmanian Planning Scheme
- Basis for determining land potentially suitable for the Agriculture Zone
- Implication of the removal of stormwater requirements in the Tasmanian Planning Scheme
- Clarification regarding streetscape provisions
- Recognition of hawthorn hedges
- Confirmation that existing major sites in the municipality will maintain/transition to zoning that will enable their continued operation and potential future expansion.

These have been considered by JMG in the drafting process.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

The draft LPS and Land Use Strategy are presently with Council officers for review and comment prior to being finalised and workshopped with Council.

Both the LPS and the Land Use Strategy will be workshopped with Council on 8 July 2019. Following this workshop, opportunity is available for JMG to make any necessary amendments to the documentation, prior to submitting a final draft to Council for consideration at a special Council meeting, anticipated to be 22 July 2019.

Contact has been made with the Tasmanian Planning Commission advising them that the Northern Midlands Council is unable to meet the 30 June 2019 deadline for submission of the LPS.

The Tasmanian Planning Commission have advised there is no formal avenue to apply for an extension of time to submit the LPS. The Tasmanian Planning Commission have noted the Northern Midlands Council's revised timeframes and have not indicated an issue with these.

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

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

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
    - ♦ Proactive engagement drives new enterprise
    - ♦ Collaborative partnerships attract key industries
    - ♦ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
    - ♦ Minimise industrial environment impact on amenity
    - ♦ Developers address climate change challenges
    - ♦ Maximise external funding opportunity
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
    - ♦ Public assets meet future lifestyle challenges
- Place –
  - Environment – Cherish & Sustain our Landscapes



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## Core Strategies:

- ♦ Cherish & sustain our landscapes
- ♦ Meet environmental challenges
- ♦ Eco-tourism strongly showcases our natural beauties

## 4 POLICY IMPLICATIONS

It is important for Council to have in place a land use strategy to direct and guide future growth in the municipality.

It is mandatory for Council to prepare its LPS for inclusion in the Tasmanian Planning Scheme.

## 5 STATUTORY REQUIREMENTS

The local provisions schedule will form part of the Tasmanian Planning Scheme when it comes into effect.

## 6 FINANCIAL IMPLICATIONS

A budget allocation was set for the project in accordance with the contract amount.

There have been some variations to the project throughout the process, for example, the inclusion of an audit of significant trees in the municipality, which have been additional costs to the project.

## 7 RISK ISSUES

There is a risk in Council not meeting the timeframe set by the Minister for Planning to have the LPS submitted. JMG, on behalf of Council have openly communicated with the Tasmanian Planning Commission regarding the inability to meet the deadline and no concern has been raised by the Tasmanian Planning Commission.

There is a risk that Council will be required by the Tasmanian Planning Commission to re-exhibit its draft Local Provisions Schedule if Council decides that changes need to be made as a result of submissions to initial exhibition.

## 8 CONSULTATION WITH STATE GOVERNMENT

The drafting of the LPS has occurred at the direction of the State Government. The drafting has occurred in accordance with the Practice Guidelines released by the State Government, in conjunction with regular communication with the Tasmanian Planning Commission.

## 9 COMMUNITY CONSULTATION

JMG held a series of community workshops during the preparation of the Northern Midlands Land Use Strategy on 21 June, 27 June, 12 July & 18 July 2018.

Community consultation for the LPS occurs once the draft LPS are approved by the Tasmanian Planning Commission (refer to attached flow chart).

## 10 OPTIONS FOR COUNCIL TO CONSIDER

The purpose of this report is for information to Council only.





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 11 OFFICER'S COMMENTS/CONCLUSION

Nil.

## 12 ATTACHMENTS

12.1 Brief – Northern Midlands Land Use Strategy.

12.2 Flow chart

## RECOMMENDATION

That Council note the report.

## DECISION

Cr Goss/Cr Adams

That Council note the report.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 180/19 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 May 2019.

### 2 INTRODUCTION/BACKGROUND

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

### 3 ALTERATIONS TO 2018-19 BUDGET

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

#### SUMMARY FINANCIAL REPORT

For Month Ending: 31-May-19 11

A. Operating Income and Expenditure					
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%
Rate Revenue	-\$10,756,672	-\$10,756,672	-\$10,590,226	-\$166	98.5%
Recurrent Grant Revenue	-\$4,257,234	-\$3,902,465	-\$2,486,690	-\$1,416	63.7%
Fees and Charges Revenue	-\$1,890,604	-\$1,733,054	-\$1,801,575	\$69	104.0%
Interest Revenue	-\$1,130,498	-\$1,036,291	-\$825,530	-\$211	79.7%
Reimbursements Revenue	-\$118,516	-\$108,640	-\$164,646	\$56	151.6%
Other Revenue	-\$1,416,699	-\$1,298,641	-\$1,011,703	-\$287	77.9%
	-\$19,570,223	-\$18,835,761	-\$16,880,370	-\$1,955	89.6%
Employee costs	\$5,339,860	\$4,894,872	\$4,195,580	\$699	85.7%
Material & Services Expenditure	\$5,041,269	\$4,621,163	\$3,965,293	\$656	85.8%
Depreciation Expenditure	\$5,400,473	\$4,950,434	\$4,950,736	\$0	100.0%
Government Levies & Charges	\$871,921	\$799,261	\$795,029	\$4	99.5%
Councillors Expenditure	\$197,640	\$181,170	\$164,804	\$16	91.0%
Interest on Borrowings	\$272,007	\$249,340	\$168,596	\$81	67.6%
Other Expenditure	\$1,257,385	\$1,152,603	\$836,150	\$316	72.5%
Plant Expenditure Paid	\$502,310	\$460,451	\$423,819	\$37	92.0%
	\$18,882,865	\$17,309,293	\$15,500,007	\$1,809	89.5%
	-\$687,358	-\$1,526,469	-\$1,380,363		
Gain on sale of Fixed Assets	\$0	\$0	-\$17,477	\$17	0.0%
Loss on Sale of Fixed Assets	\$520,505	\$477,130	\$43,540	\$434	9.1%
	-\$166,853	-\$1,049,339	-\$1,354,300		
Underlying (Surplus) / Deficit	-	-	-		
Capital Grant Revenue	-\$3,125,255	-\$2,864,817	-\$2,843,312	-\$22	99.2%
Subdivider Contributions	-\$523,827	-\$480,175	0	-\$480	0.0%
Capital Revenue	-\$3,649,082	-\$3,344,992	-\$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

May

- Longford Rec Ground Redevelopment - additional budget

\$650,000

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



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

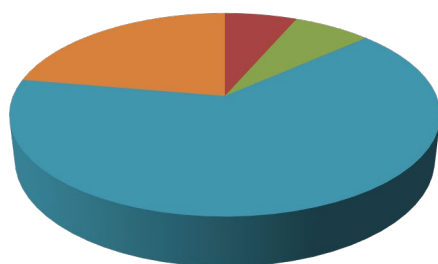
### 24 JUNE 2019

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
					Grant Levelling the Playing Field - Defer project to 2019/20
<i>Ev Rec Ground Amenities</i>	720119		\$430,300		Reallocate budget from Hotmix Footpath
<i>Mary Street Perth - Kerb &amp; road reconstruction</i>	750850		\$36,511		Replacements
<i>Hotmix Footpath Replacements</i>	750000		<b>-\$36,511</b>		as above
<i>Old Punt Road / Main Street Intersection upgrade</i>	750971.6		<b>-\$44,000</b>		Grant application unsuccessful
Feb					
Jan					
After Mid Year Adjustments - new Operating Surplus			<b>-\$151,978</b>		
Mid Year Adjustment in Capital					
Budget			<b>-\$320,953</b>		
Dec					
Nov					
Lfd - High Street kerb and channel	750559		<b>-\$95,000</b>		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		<b>-\$110,000</b>		Defer part budget to 2019/20
Lfd - Council Chamber roof replacement			\$110,000		New project Min. 332/18
Sept					
B1469 Storrs Creek Road Bridge replacement	741469		<b>-\$100,000</b>		Defer replacement until 2019/20
deferred to fund tender prices of other bridge replacements during 2018-19					
Ctown - Barton Road reconstruction	750100		<b>-\$70,000</b>		Savings from gravel cartage transfer
Lfd - Cracraft 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		<b>-\$71,000</b>	\$0	Defer project until 2019/20
Grant Revenue - Natural Disaster Resilience	505653		<b>-\$73,137</b>	\$0	Grant Revenue allocated
Lfd - Flood Levee Back Creek Automation			\$144,137	\$0 \$0	New Capital Project
July					
Council Chamber Carpark	720114		\$130,000	\$211,107	Works substantially complete
Council Chamber Access	759352		\$70,000	\$200,000 \$167,437	Works substantially complete
July					
Less Council labour and plant hire				<b>-\$131,981</b> #	Council labour & plant hire
Hobhouse St - Recon Catherine to Burghley	750579		<b>-\$50,000</b>		
Council Chamber Access	759352		\$35,000		
Council Chamber Carpark	720114		\$15,000	\$50,000	Additional Budget allocation
				\$250,000	Net cost of project expected
July					
Visitor Accommodation Permit Fee			\$250		Adjust Fees & Charges Schedule from \$251

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

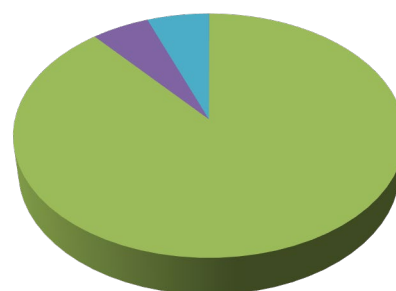
B. Balance Sheet Items					
	Year to Date Actual		Monthly Change		Same time last year
					Comments
<b>Cash &amp; Cash Equivalents Balance</b>					
- Opening Cash balance	\$20,475,543		\$17,342,944		
- Cash Inflow	\$19,473,527		\$2,282,113		
- Cash Payments	-\$23,533,866		-\$3,209,853		
- Closing Cash balance	\$16,415,204		\$16,415,204		
	-		-		
Account Breakdown					
- Trading Accounts	\$611,186				
- Investments	\$15,804,019				
	\$16,415,204				
	-				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/05/2019	31/05/2019	1.50	\$5,339	\$5,346
CBA Call Account	23/05/2019	31/05/2019	1.40	\$1,825,016	\$1,825,576
Bank of Us (B&E)	30/01/2019	30/07/2019	2.80	\$509,229	\$516,300
Westpac	7/05/2019	7/11/2019	2.75	\$2,500,000	\$2,534,658
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	0/01/1900	0/01/1900	0.00	\$15,804,019	\$16,697,654

Investments by Institution



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

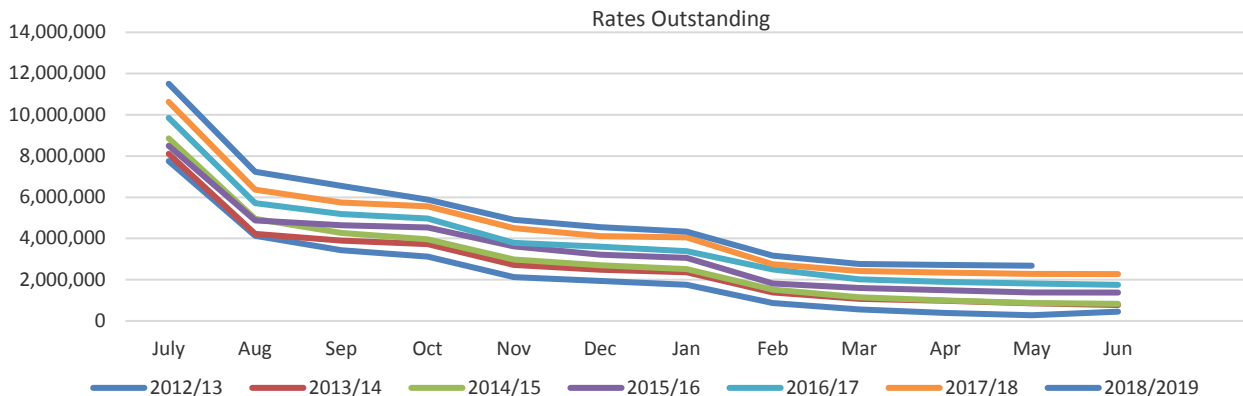
Total Investments by Rating (Standard & Poor's)



■ AA+ ■ AA- ■ Unrated ■ BBB ■ BBB-

Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$2,245,313		\$1,742,445	
Rates Raised	\$10,803,894		\$10,285,651	
	\$13,049,207		\$12,028,096	
Rates collected	\$10,157,312	94.0%	\$9,545,540	90.6%
Pension Rebates	\$450,015	4.2%	\$445,572	4.4%
Discount & Remissions	\$81,330	1.0%	\$26,988	0.4%
	\$10,688,658		\$10,018,101	
Rates Outstanding	\$2,680,168	24.8%	\$2,285,418	23.8%
Advance Payments received	-\$319,618	3.0%	-\$275,423	2.1%

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019



## Trade Debtors

Current balance	\$370,285					
- 30 Days		\$83,276				
- 60 Days		\$62,436				
- 90 Days		\$92,606				
- More than 90 days		\$131,968				
Summary of Accounts more than 90 days:		-				
- Norfolk Plains Book sales			639			
- Hire/lease of facilities			2,716			
- Removal of fire hazards			9,528			
- Dog Registrations & Fines			35,446			
- Private Works			1,929			
- Regulatory Fees			1,928			
- Govt Reimbursements			79,781			



## C. Capital Program

	Budget	Actual (\$,000)	Target 92%	Comments
Renewal	\$11,085,770	\$8,687,600	78%	
New assets	\$9,224,321	\$6,859,502	74%	
Total	\$20,310,091	\$15,547,103	77%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$2,887,999	102%	Complete
- Campbell Town Rec Ground Building	\$2,575,237	\$2,313,049	90%	Substantially complete
- Campbell Town Rec Ground Site Works	\$484,933	\$95,405	20%	In progress
- Campbell Town Rec Ground Tennis Courts	\$315,000	\$121,040	38%	In progress
- Campbell Town Rec Ground Cenotaph	\$170,000	\$990	1%	In progress
- Longford Rec Ground Redevelopment	\$1,768,409	\$2,310,176 incl c/fwd	131%	Substantially complete
- Longford Sports Centre Extension	\$1,000,000	\$665,617 incl c/fwd	67%	Slab / Shed stage
- Recreation Lighting Upgrade	\$1,365,379	\$1,354,823 incl c/fwd	99%	Complete
- Barton Road Reconstruction	\$450,000	\$430,231	96%	Complete
- Bishopsbourne Road Reconstruction	\$379,000	\$310,514	82%	Complete
- Campbell Town Main Street Improvements	\$900,000	\$108,468 incl c/fwd	12%	Design
- Bridge Replacements				
Tooms Lake Road B4619	\$265,000	\$251,854	95%	Substantially complete
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.

## D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	55.0%	62.7%	-7.8%	↘	
- Own Source Revenue / Total Revenue	78%	85%	-7.0%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.9%	8.0%	-7.2%	↘	
- Debt / Own Source Revenue	48.5%	51.6%	-3.1%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	19.9%	15.9%	4.0%	↘	
- Employee costs / Revenue	27.3%	24.9%	2.4%	↗	
- Renewal / Depreciation	205.3%	175.5%	29.8%	↗	
Unit Costs					
- Waste Collection per bin	\$10.43	\$11.59		↔	

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- Employee costs per hour	\$44.50	\$35.34	↗
- Rate Revenue per property	\$1,521.67	\$1,498.12	↔
- IT per employee hour	\$3.17	\$2.50	↘

## E. Employee & WHS scorecard

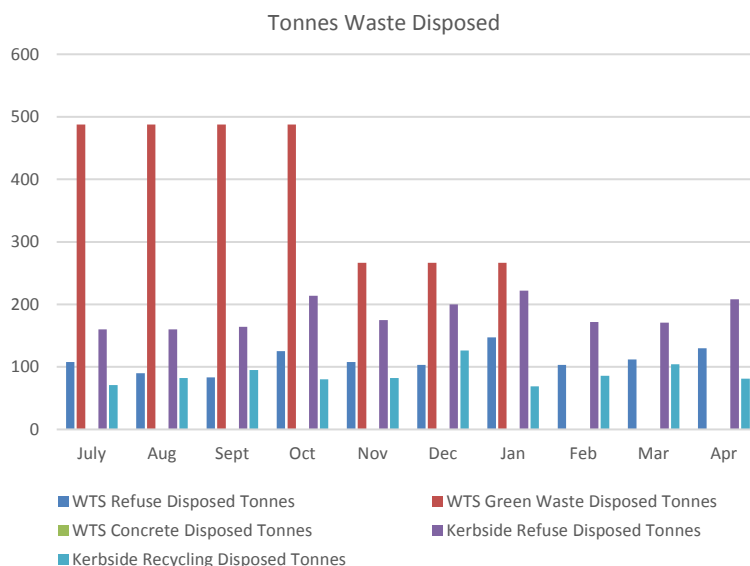
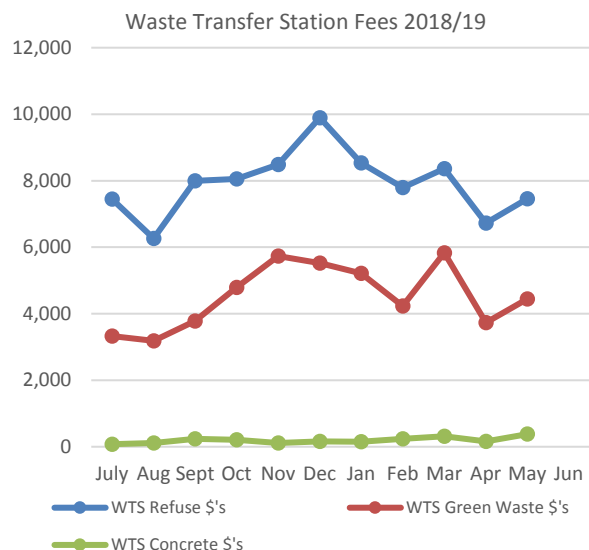
	YTD	This Month	
Number of Employees	88	88	
New Employees	19	1	
Resignations	7	0	
Total hours worked	118705	10084	
Lost Time Injuries	1	0	
Lost Time Days	0	0	
Safety Incidents Reported	37	1	re Sweeper
Hazards Reported	32	3	
Risk Incidents Reported	2	1	re Street Parklets
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	2	0	
Insurance claims - Motor Vehicle	4	1	
IT - Unplanned lost time	2	1	
Open W/Comp claims	11	1	

## F. Waste Management

Waste Transfer Station	2016/17	2017/18	2018/19 Budget	2018/19 Year to Date
Takings				
- Refuse		\$96,262	\$91,682	\$87,009
- Green Waste		\$55,282	\$49,600	\$49,789
- Concrete		\$1,333	\$1,500	\$2,136
Total Takings	\$143,942	\$152,877	\$130,884	\$138,934

### Tonnes Disposed

WTS Refuse Disposed Tonnes	1787	1510	1717	1109
WTS Green Waste Disposed Tonnes	2500	4123	3631	2750
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2201	2299	1846
Kerbside Recycling Disposed Tonnes	1101	1037	1164	876
Total Waste Tonnes Disposed	7728	8871	8811	6581



## 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 May 2019.

5.2 Capital Works Report to end May 2019.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### RECOMMENDATION

That Council

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

### DECISION

Cr Goss/Cr Davis

That Council

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

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 181/19 POLICY REVIEW: DONATIONS POLICY

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report Prepared by: Maree Bricknell, Corporate Services Manager

### 1 PURPOSE OF REPORT

This report was deferred from the last meeting to seek further costing information prior to amendment of the proposed Council 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.

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...*

Based on donations provided over recent years, the expected additional budget allocation required due to the increased level of donations is \$200 per annum.

#### 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
<del>Longford Volunteer Support Group/Senior Citizens</del>	<del>\$ 520</del>	
Northern Midlands Helping Hand Association	\$ 1,040	\$ 1,500
Chaplaincy Service primary schools	\$ 780	\$ 800
Chaplaincy Service high/primary schools	\$ 1,560	\$ 1,600
<del>Crime Stoppers</del>	<del>\$ 520</del>	

The Longford Volunteer Support Group is now being operated / amalgamated with the Toosey Aged Care Day Centre, and Crime Stoppers Gala Dinner is no longer attended.





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## c) EDUCATION

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

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

The expected additional budget allocation required due to the increased level of donations is \$150 per annum.

## 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	\$ 400

Council has received on average 17 applications per annum over the last 5 years with 80 percent being national and 20 percent international representation. With a higher donation value the number of application received could be expected to increase slightly. The following table provides a summary of the additional budget allocation for the different levels of donations and the expected increase in number of applicants.

Donation Value National / International	Budget increase with 50% more applications	Budget increase with 75% more applications	Budget increase with 100% more applications
Individual \$100 / \$200 Team \$200/\$400	\$2,120	\$2,600	\$3,200
Individual \$200 / \$400 Team \$400/\$800	\$5,240	\$6,200	\$7,400
Individual \$200 / \$500 Team \$500/\$1000	\$6,760	\$7,800	\$9,100

## 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.

Based on donations provided over recent years, the expected additional budget allocation required due to the increased level of donations is \$208 per annum.

## 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

### RECOMMENDATION

That Council endorse the amendments to the Donations Policy.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That Council endorse the amendments to the Donations Policy.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 182/19 MUNICIPAL BUDGET

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

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to present the Municipal Budget for the financial period from 1 July 2019 to 30 June 2020 to the community.

### 2 INTRODUCTION/BACKGROUND

#### 2.1 BUDGET

It is proposed that the general rate in the dollar of Assessed Annual Value increase in 2019/20 by the Local Government annual projected cost indexation factor of 3.38 percent plus a 1.0 percent increase above inflation as detailed in Council's Long Term Financial Plan. This increase is largely in line with expected expenditure increases to allow Council to maintain existing service levels, fund a small number of new initiatives, continue to allocate funds to renew municipal infrastructure, and aim to achieve a small underlying surplus operating result.

Base financial assumptions used in the 2019/20 Budget calculations are in accordance with principles adopted by Council in February 2019 and the Long Term Financial Plan adopted in June 2018 (reviewed with 2019 figures).

The assumptions included:

- 3.38 percent allowance for cost adjustments on operational expenditure
- contract payments increased as per agreement provisions
- interest on investments calculated at 2.0 percent
- Indexation of road and other annual grant funding of 1.3 percent
- fees & charges increased with inflation or to market levels
- service levels closely maintained at 2018/19 standard with emphasis on innovation and efficiency
- minimization of asset renewal shortfalls
- new operating revenues and expenses arising from new capital projects included.

This year a number of external influences were taken into consideration due to their significant impact to the service level of Council during the budget period, including:

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

In 2019/20 budgeted operating revenue is \$21.0 million and budgeted operating expenditure is \$18.8 million which results in an operating surplus of \$2.2 million, or an underlying surplus of only \$187,000 after eliminating capital grants and developer contributions.

Included in the operating expenditure is \$5.4 million depreciation which represents approximated 29% of operating expenditure. With completion of another large capital works program totalling \$12m Council will

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

reduce cash holdings during 2019/20 by approximately \$2.6 million.

<b>Operating Statement</b>	<b>Budget</b>	
<b>Underlying Surplus/(Deficit) Calculation</b>	<b>2019/20</b>	<b>%</b>
<b>Revenue</b>		
Rates & Charges	11,396,634	54.2
Grants & Subsidies	5,664,139	26.9
Fees & Charges	1,901,837	9.0
Interest	863,007	4.1
TasWater Distributions	468,000	2.2
Reimbursements	53,079	0.3
Other	676,962	3.3
	<b>21,023,658</b>	
<b>Expenditure</b>		
Employee Costs	5,635,968	29.9
Materials & Services	5,448,156	28.9
Government Levies & Charges	845,274	4.5
Depreciation	5,458,770	29.0
Interest on Borrowings	272,007	1.4
Other Expenditure	1,173,801	6.3
	<b>18,833,976</b>	
<b>Operating Surplus (Deficit)</b>	<b>2,189,682</b>	
Adjustments :		
Less Capital Grants	(1,460,936)	
Less Subdivisions & contributed assets	(541,533)	
Less Debtors Raised Not Paid		
<b>Underlying Surplus/(Deficit)</b>	<b>187,213</b>	

In addition to recurring base grants, Council expect special purpose grant funds during 2019/20 for Roads to Recovery \$960,936, Child Care services \$167,621, Heavy Vehicle registrations \$74,197, and Pension Rate rebates \$445,258.

The proposed budget for 2019/20 includes a small number of new initiatives including:

- Special Strategic Projects \$76,100
- Youth Activities Program extension \$40,000
- Project Officer – Capital Works \$105,000
- Facility Management Officer \$50,000
- Extended Weed Spraying Program \$30,200
- Land Use Planning Strategy completion \$62,000

Council expects to hold approximately \$14 million cash as at 30 June 2019 which is forecast to decrease by \$2.6 at the end of the year with completion of all programmed capital works (Capital Works Program totalling \$12.0m with carry forward projects added).

The majority of the cash reserve funds are committed to specific projects including road and bridge programs, plant replacement, building maintenance, contractual commitments, employee entitlements and borrowings. Under the State Government Accelerated Local Government Capital Program, Council has borrow \$6.57m over a five year term (interest free) to bring forward some major capital works projects during 2018 - 2020.

A 2019/20 Fees and Charges Schedule has been reviewed, the main changes this year being:

- Tooms Lake and Lake Leake shack site leases increased in line with the General Rate,
- residential unit rentals by CPI adjustment,
- increased fees for land information certificates as prescribed,



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- update of facility hire with committee recommendations,
- other corporate fees increased by 3.38%.

Council's estimated Employee wage cost has been increased by 2.5 percent but is subject to provisions of the Workplace Bargaining Agreement. In dollar terms, wages have increased by \$162,000 above the cost of indexation compared to last year due to an increase in staff numbers expected over the next twelve month period (in areas of project management, planning and community facilities).

Council has built into its budget during 2019/20 resource sharing services with:

- Meander Valley Council for the supply of Plumbing Inspector Services,
- Meander Valley Council for the provision of Street Sweeping Services,
- Launceston City Council for supply of Waste Disposal Services.

Council has set a large capital works budget of \$12 million including the following programs for 2019/20:

• Road Program of	\$	4,149,542
• Footpath Program of	\$	272,000
• Bridge Replacement of	\$	475,000
• Stormwater Program of	\$	1,628,137
• Community Building Improvements of	\$	3,918,173
• Recreation Improvements	\$	550,600
• Fleet Replacement Program (net cost of)	\$	609,000
• Plant & Equipment (incl. new recycle bins)	\$	260,000
• Information Technology & other equipment	\$	153,900

Management Committee Grants amount to \$53,992, Special Community Grants to \$61,460, Special Event Grants to \$62,060 and other Donations are allocated to community groups for \$34,520 in 2019/20.

Ratepayers are encouraged to obtain Council's 2019/20 Annual Plan which outlines specific projects, capital works and other tasks/targets to be achieved over the next twelve months.

### 2.2 RATES

Total rate revenue in 2019/20 is estimated at \$11,396,634 which represents 54.2 percent of Council's total revenue, including a General Rate revenue increase of approximately \$535,000 from last year's including expected rate base development.

All properties within the Northern Midlands area were revalued in 2019 and the new valuations provided by the Valuer General during June 2019 will be used to calculate rates for the first time from 1 July 2019.

Council will continue to use Differential Rating for different land use categories to raise the same amount of revenue as the previous year within each land use category (plus indexation and development), however average rate bills will fluctuate around +/- 15 percent due to movements within each land use category. Minimum rates have been increased by 4.38 percent for occupied land and 10 percent for unoccupied land. Minimum rates now apply to approximately 12.8 percent of all rateable properties.

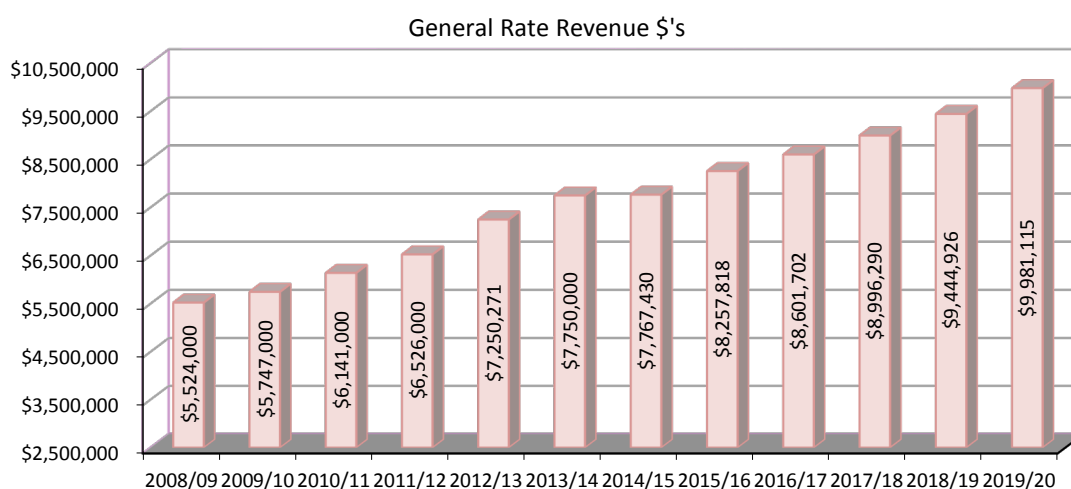
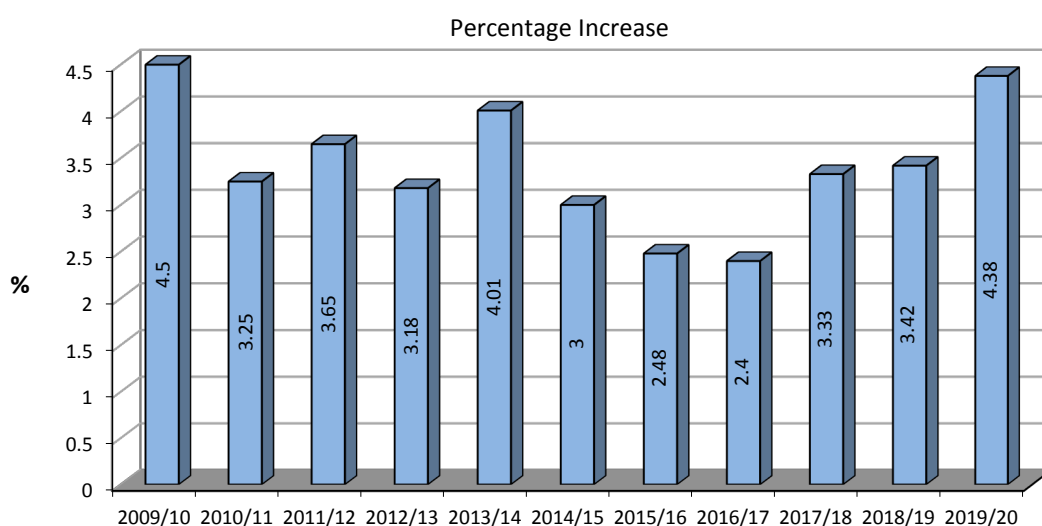
As at 1 July 2019 Assessed Annual Value is expected to amount to \$168,327,258 which represents a change of \$20,666,592 attributable to development and revaluation adjustments factors over the last twelve months.

Under the differential rating system and after the revaluation of the municipal area, the following table details general rates raised in the individual land use categories, and demonstrates the movements in the share of the rates between the land use categories.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Land Use Code (LUC)	No. of Properties	Rates 2019-20	LUC %	Rates 2018-19	LUC %	Inc/Dec \$ %	Inc/Dec %
Commercial	252	1,075,541	10.8%	1,011,786	10.7%	6.3%	0.1%
Industrial	162	1,286,480	12.9%	1,223,262	13.0%	5.2%	-0.1%
Rural	875	2,321,874	23.3%	2,209,230	23.4%	5.1%	-0.1%
Low Density Residential	371	448,897	4.5%	448,890	4.8%	0.0%	-0.3%
Public Purpose	107	166,373	1.7%	158,546	1.7%	4.9%	0.0%
Quarry	4	23,701	0.2%	22,682	0.2%	4.5%	0.0%
Residential	4,353	3,959,677	39.7%	3,730,697	39.5%	6.1%	0.2%
Rural Residential	426	502,570	5.0%	458,764	4.9%	9.5%	0.2%
Sport	40	31,196	0.3%	29,768	0.3%	4.8%	0.0%
Vacant	527	164,806	1.7%	151,302	1.6%	8.9%	0.0%
	7,117	9,981,115	100%	9,444,927	100%	5.7%	0.0%

In order to meet wage growth, maintain service levels, retain a robust capital works program, and strive to a small surplus operating result, the general rate revenue is recommended to increase by 3.38 percent plus 1.0 percent for long term strategic positioning in 2019/20 raising a total rate of \$9,981,115 during the year.



The following rates will apply for 2019/20:

- 9.19 cents in the \$AAV for land used for industrial purposes
- 9.19 cents in the \$AAV for non used (vacant) land zoned industrial



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- 8.48 cents in the \$AAV for land used for public purpose
- 8.27 cents in the \$AAV for land used for quarries and mining
- 7.07 cents in the \$AAV for land used for commercial purposes
- 7.07 cents in the \$AAV for land used for residential purposes
- 6.36 cents in the \$AAV for land zoned low density residential
- 6.36 cents in the \$AAV for land zoned primary production used for residential purposes
- 6.86 cents in the \$AAV for land used for sport and recreation
- 4.95 cents in the \$AAV for other non used (vacant) land
- 4.06 cents in the \$AAV for land used for primary production.

It is recommended that in 2019/20 the minimum rate be increased by 4.38 percent *or* \$21 to \$494 for land used for residential, commercial and quarry/ mining purposes, and increase by 10 percent *or* \$27 to \$299 for land used for rural, industrial, vacant, public purpose and sport and recreation purposes.

The State Fire Commission has increased the State Fire Levy to be collected by \$31,600 to \$616,641 which represents a 5.4 percent increase from last year. The minimum charge will increase by \$1 to \$41 in 2019/20, but to raise the remainder of funds the rate in \$AAV for the Volunteer Districts of Cressy, Campbell Town, Longford, Perth and Evandale will need to be adjusted from 0.4116 cents to 0.382 cents, and in all other general areas from 0.3752 cents to 0.35 cents.

In 2019/20 the recommended cost of the

- 140 litre waste and 240 litre recycling collection service will increase \$3 to \$113, and
- 240 litre waste and 240 litre recycling collection service will increase \$6 to \$169.

An additional waste collection service will again be provided between Christmas and New Year to all properties receiving the kerbside collection service.

The waste management charge for Rossarden, Lake Leake and Kalangadoo areas and no longer apply as these areas will be included in the kerbside collection service area.

The On-site Disposal System charge will increase 3.38 percent to \$642.

A Lake River Water Levy of \$200 per kilometre of river frontage will not be levied again in 2019/20.

The following table shows examples of overall rate bills compared to last year:

Category/Location	Average Property Value	Rates 2018-19	Rates 2019-20	Increase	Increase
	\$	\$	\$	\$	%
Longford	\$264,000	\$1,064	\$1,089	\$25	2.7%
Perth	\$308,000	\$1,142	\$1,147	\$5	0.6%
Evandale	\$269,500	\$1,129	\$1,180	\$51	5.1%
Campbell Town	\$148,500	\$921	\$977	\$56	7.0%
Cressy	\$209,000	\$909	\$954	\$44	5.6%
Devon Hills	\$385,000	\$1,826	\$1,893	\$67	3.9%
Ross	\$192,500	\$898	\$934	\$37	4.7%
Avoca	\$148,500	\$696	\$749	\$53	9.0%
Conara	\$104,500	\$623	\$648	\$25	4.4%
Epping	\$137,500	\$623	\$724	\$101	20.5%
Vacant Land	\$286,000	\$489	\$556	\$66	14.5%
Vacant Land	\$130,000	\$312	\$340	\$28	10.0%

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Category/Location	Average Property Value \$	Rates 2018-19 \$	Rates 2019-20 \$	Increase \$	Increase %
Low Density Residential	\$451,000	\$1,389	\$1,570	\$180	13.0%
Residential in Rural Zone	\$687,500	\$1,123	\$1,200	\$77	7.0%
Rossarden	\$66,000	\$623	\$648	\$25	4.4%
Rural A					4.3%
Rural B					11.9%
Commercial A					0.2%
Commercial B					-41.5%
Industrial A					-11.1
Industrial B					8.8%
<b>GENERAL RATE INCREASE</b>		<b>4.38%</b>			

Council has retained a percentage early payment discount to encourage up-front rate payments for cash flow advantages of 1.0 percent.

A three (3) instalment payment system is again offered in 2019/20.

A daily interest of 0.0205 percent (7.5% p.a.) will be imposed on all overdue Rate Instalments, and a penalty of 5 percent will also be imposed on all outstanding amounts as at 1 April 2020.

During 2019/20 ratepayers have the option to pay Rates & Charges via Bpay, Bpay View, CBA, Australia Post, Service Tasmania at Campbell Town, Direct Debit and at Council Chambers at Longford. Ratepayers are encouraged to register for Rate bills to be forwarded by email, and Rate bill reminders sent by SMS.

## 3 STRATEGIC/OPERATIONAL PLAN

The Strategic Plan states that Council will provide practical, viable, sustainable financial management policies and procedures.

## 4 POLICY IMPLICATIONS

The Budget is drafted in accordance with base and financial parameters adopted by Council.

## 5 STATUTORY REQUIREMENTS

The 2019/20 Municipal Budget prepared in accordance with Section 82 of the Local Government Act 1993 was submitted for adoption by absolute majority prior to 31 August 2019.

Under Section 90 of the Local Government Act 1993 Council may make one general rate on all rateable land in its municipal area, based on value of land, and a minimum or fixed component may apply. Although Council can only make one general rate under Section 107 of the LGA it can vary the rate by use or non-use, locality, planning zone, or any other prescribed factor.

## 6 FINANCIAL IMPLICATIONS

As detailed above.





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### **7 CONSULTATION WITH STATE GOVERNMENT**

There is some requirement to consult with the State Grants Commission, the State Fire Service and the Department of Treasury and Finance in relation to revenue and expenditure that has impact on Council's budget.

### **8 COMMUNITY CONSULTATION**

There is community input into the budget process of drafting the budget via councillors, local district committees, and direct input from members of the public.

### **9 OPTIONS**

Council has the option to change components of the budget as required, and also an opportunity each month to review its budget and add/delete items.

### **10 OFFICERS COMMENTS**

Section 82 (7) of the LGA requires the General Manager to report any budget adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.

### **11 ATTACHMENTS**

- 11.1 The 2019/20 Budget Summary, Budget Report including Capital Works Program, Rates Report, Rates & Charges Policy and Fees & Charges Schedule.
- 11.2 2019-2020 Annual Plan.
- 11.3 Long Term Financial Plan 2019-2029.
- 11.4 2018-2019 Revaluation Summary - June 2019.

### **RECOMMENDATION 1**

- A.** That Council receive and discuss the 2019/2020 Annual Budget; 2019/2020 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B.** That Council approve and adopt the 2019/2020 Annual Plan pursuant to Section 71 of the Local Government Act 1993.
- C.** That Council approve and adopt the 2019/2020 Rates & Charges Policy pursuant to Section 86B of the Local Government Act 1993.
- D.** That Council:
  - i) approve and adopt the 2019/2020 revenue and expenditure estimates pursuant to Section 82 of the Local Government Act 1993.
  - ii) make rates and charges for the period 1 July 2019 to 30 June 2020 pursuant to the provisions of the Local Government Act 1993 in accordance with the following resolutions:
    - 1. General Rate**
      - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2019 and ending on 30 June 2020, namely a rate of 9.19 cents in the dollar on the assessed annual value of the land.
      - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:

- i) Land used for primary production purposes the general rate is varied to 4.06 cents in the dollar on the assessed annual value of the land;
  - ii) Land zoned as “residential low density and rural living zones” under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.36 cents in the dollar on the assessed annual value of the land;
  - iii) Land used for sport and recreation purposes the general rate is varied to 6.86 cents in the dollar on the assessed annual value of the land;
  - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 7.07 cents in the dollar on the assessed annual value of the land;
  - v) Land used for quarries or mining purposes the general rate is varied to 8.27 cents in the dollar on the assessed annual value of the land;
  - vi) Land used for commercial purposes the general rate is varied to 7.07 cents in the dollar on the assessed annual value of the land;
  - vii) Land used for public purposes the general rate is varied to 8.48 cents in the dollar on the assessed annual value of the land;
  - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Rural Resource zone under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.36 cents in the dollar on the assessed annual value of the land;
  - ix) Land which is vacant the general rate is varied to 4.95 cents in the dollar on the assessed annual value of the land;
  - x) Land which is vacant and which is zoned industrial under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 9.19 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$494.
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$299 by reference to land use as follows:
- i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;
  - vi) Vacant land which is not used for any purpose.

### **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the Local Government Act 1993, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2019 and ending on the 30 day of June 2020 namely:

#### **1. Service Charge Waste Management**

- 1.1 A service charge for waste management (garbage removal) in respect of all land to which Council makes available a garbage removal service of:
- i) \$113 for one 140 litre mobile garbage bin and 240 litre mobile recycling bin
  - ii) \$169 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin; and



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- iii) \$84 for each additional recycle bin.

## **2. Fire Service Contribution**

- 2.1 Pursuant to section 93A of the Local Government Act 1993 Council makes the following service rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area as follows;
  - a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.382 cents in the dollar of assessed annual value of such land;
  - b) for general land 0.35 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$41.

## **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001.

## **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2019
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2019
  - ii) the second instalment on or before 30 November 2019
  - iii) the third instalment on or before 28 February 2020

## **5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2019, a discount of 1.0% upon the current rates and charges.

## **6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2020; and
- b) there is payable a daily interest charge of 0.0205% in respect of the unpaid rate or instalment for the period during which it is unpaid.

## **7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the Local Government Act 1993.

## **8. Words Used**

Words and expressions used both in these resolutions and in the Local Government Act 1993 or the Fire Service Act 1979 have in these resolutions the same respective meanings as they have in those Acts.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the Local Government Act 1993;
  - i) Imposes fees and charges as specified in the Fees and Charges Schedule 2019/2020; and
  - ii) In addition to any other fee, charge, rate or service charge, Council imposes a \$642 charge for the service of bio-cycle sewer disposal systems for the period 1 July 2019 to 30 June 2020.
  - iii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iv) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 7.50% from the due date of payment until the date of payment.

*Mr Maddox attended the meeting at 8.44pm*

### DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Brooks

- A. That Council receive and discuss the 2019/2020 Annual Budget; 2019/2020 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B. That Council approve and adopt the 2019/2020 Annual Plan pursuant to Section 71 of the Local Government Act 1993.
- C. That Council approve and adopt the 2019/2020 Rates & Charges Policy pursuant to Section 86B of the Local Government Act 1993.
- D. That Council:
  - i) approve and adopt the 2019/2020 revenue and expenditure estimates pursuant to Section 82 of the Local Government Act 1993.
  - ii) make rates and charges for the period 1 July 2019 to 30 June 2020 pursuant to the provisions of the Local Government Act 1993 in accordance with the following resolutions:
    - 1. **General Rate**
      - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2019 and ending on 30 June 2020, namely a rate of 9.08 cents in the dollar on the assessed annual value of the land.
      - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
        - i) Land used for primary production purposes the general rate is varied to 4.01 cents in the dollar on the assessed annual value of the land;
        - ii) Land zoned as “residential low density and rural living zones” under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.28 cents in

- the dollar on the assessed annual value of the land;
  - iii) Land used for sport and recreation purposes the general rate is varied to 6.77 cents in the dollar on the assessed annual value of the land;
  - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 6.98 cents in the dollar on the assessed annual value of the land;
  - v) Land used for quarries or mining purposes the general rate is varied to 8.17 cents in the dollar on the assessed annual value of the land;
  - vi) Land used for commercial purposes the general rate is varied to 6.98 cents in the dollar on the assessed annual value of the land;
  - vii) Land used for public purposes the general rate is varied to 8.38 cents in the dollar on the assessed annual value of the land;
  - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Rural Resource zone under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.28 cents in the dollar on the assessed annual value of the land;
  - ix) Land which is vacant the general rate is varied to 4.89 cents in the dollar on the assessed annual value of the land;
  - x) Land which is vacant and which is zoned industrial under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 9.08 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$488.
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$299 by reference to land use as follows:
- i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;
  - vi) Vacant land which is not used for any purpose.

## **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the Local Government Act 1993, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2019 and ending on the 30 day of June 2020 namely:

### 1. Service Charge Waste Management

- 1.1 A service charge for waste management (garbage removal) in respect of all land to which Council makes available a garbage removal service of:
- i) \$113 for one 140 litre mobile garbage bin and 240 litre mobile recycling bin
  - ii) \$169 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin; and
  - iii) \$84 for each additional recycle bin.

### 2. Fire Service Contribution

- 2.1 Pursuant to section 93A of the Local Government Act 1993 Council makes the following



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

service rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area as follows;

- a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.382 cents in the dollar of assessed annual value of such land;
- b) for general land 0.35 cents in the dollar of assessed annual value of such land.

- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$41.

### **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001.

### **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2019
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2019
  - ii) the second instalment on or before 30 November 2019
  - iii) the third instalment on or before 28 February 2020

### **5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2019, a discount of 1.0% upon the current rates and charges.

### **6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2020; and
- b) there is payable a daily interest charge of 0.0205% in respect of the unpaid rate or instalment for the period during which it is unpaid.

### **7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the Local Government Act 1993.

### **8. Words Used**

Words and expressions used both in these resolutions and in the Local Government Act 1993 or the Fire Service Act 1979 have in these resolutions the same respective meanings as they have in those Acts.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the Local Government Act 1993;
  - i) Imposes fees and charges as specified in the Fees and Charges Schedule 2019/2020; and
  - ii) In addition to any other fee, charge, rate or service charge, Council imposes a \$640 charge for the service of bio-cycle sewer disposal systems for the period 1 July 2019 to 30 June 2020.
  - iii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iv) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 7.50% from the due date of payment until the date of payment.

### AMENDMENT

Cr Polley/Cr Adams

- A. That Council receive and discuss the 2019/2020 Annual Budget; 2019/2020 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B. That Council approve and adopt the 2019/2020 Annual Plan pursuant to Section 71 of the Local Government Act 1993.
- C. That Council approve and adopt the 2019/2020 Rates & Charges Policy pursuant to Section 86B of the Local Government Act 1993.
- D. That Council:
  - i) approve and adopt the 2019/2020 revenue and expenditure estimates pursuant to Section 82 of the Local Government Act 1993.
  - ii) make rates and charges for the period 1 July 2019 to 30 June 2020 pursuant to the provisions of the Local Government Act 1993 in accordance with the following resolutions:
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      - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2019 and ending on 30 June 2020, namely a rate of 9.19 cents in the dollar on the assessed annual value of the land.
      - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
        - i) Land used for primary production purposes the general rate is varied to 4.06 cents in the dollar on the assessed annual value of the land;
        - ii) Land zoned as “residential low density and rural living zones” under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.36 cents in the dollar on the assessed annual value of the land;
        - iii) Land used for sport and recreation purposes the general rate is varied to 6.86 cents in the dollar on the assessed annual value of the land;
        - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii))

- the general rate is varied to 7.07 cents in the dollar on the assessed annual value of the land;
- v) Land used for quarries or mining purposes the general rate is varied to 8.27 cents in the dollar on the assessed annual value of the land;
  - vi) Land used for commercial purposes the general rate is varied to 7.07 cents in the dollar on the assessed annual value of the land;
  - vii) Land used for public purposes the general rate is varied to 8.48 cents in the dollar on the assessed annual value of the land;
  - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Rural Resource zone under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.36 cents in the dollar on the assessed annual value of the land;
  - ix) Land which is vacant the general rate is varied to 4.95 cents in the dollar on the assessed annual value of the land;
  - x) Land which is vacant and which is zoned industrial under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 9.19 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$494.
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$299 by reference to land use as follows:
- i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;
  - vi) Vacant land which is not used for any purpose.

## **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the Local Government Act 1993, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2019 and ending on the 30 day of June 2020 namely:

### 1. Service Charge Waste Management

- 1.1 A service charge for waste management (garbage removal) in respect of all land to which Council makes available a garbage removal service of:
- i) \$113 for one 140 litre mobile garbage bin and 240 litre mobile recycling bin
  - ii) \$169 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin; and
  - iii) \$84 for each additional recycle bin.

### 2. Fire Service Contribution

- 2.1 Pursuant to section 93A of the Local Government Act 1993 Council makes the following service rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area as follows;
- a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.382 cents in the dollar of assessed annual value of such land;





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- b) for general land 0.35 cents in the dollar of assessed annual value of such land.

2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$41.

### **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001.

### **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
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- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2019
  - ii) the second instalment on or before 30 November 2019
  - iii) the third instalment on or before 28 February 2020

### **5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2019, a discount of 1.0% upon the current rates and charges.

### **6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2020; and
- b) there is payable a daily interest charge of 0.0205% in respect of the unpaid rate or instalment for the period during which it is unpaid.

### **7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the Local Government Act 1993.

### **8. Words Used**

Words and expressions used both in these resolutions and in the Local Government Act 1993 or the Fire Service Act 1979 have in these resolutions the same respective meanings as they have in those Acts.

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the Local Government Act 1993;



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

- i) Imposes fees and charges as specified in the Fees and Charges Schedule 2019/2020; and
- ii) In addition to any other fee, charge, rate or service charge, Council imposes a \$642 charge for the service of bio-cycle sewer disposal systems for the period 1 July 2019 to 30 June 2020.
- iii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
- iv) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 7.50% from the due date of payment until the date of payment.

Lost

Voting for the Amendment:

Mayor Knowles, Cr Goss, Cr Adams, Cr Polley

Voting against the Amendment:

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

The MOTION was  
Put and  
Carried

Voting for the Motion:

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

Voting against the Motion:

Mayor Knowles, Cr Goss, Cr Adams, Cr Polley

*Mr Maddox left the meeting at 8.49pm.*

## 183/19 APPLICATION TO PURCHASE ROAD RESERVE: TRAFALGAR STREET, ROSS

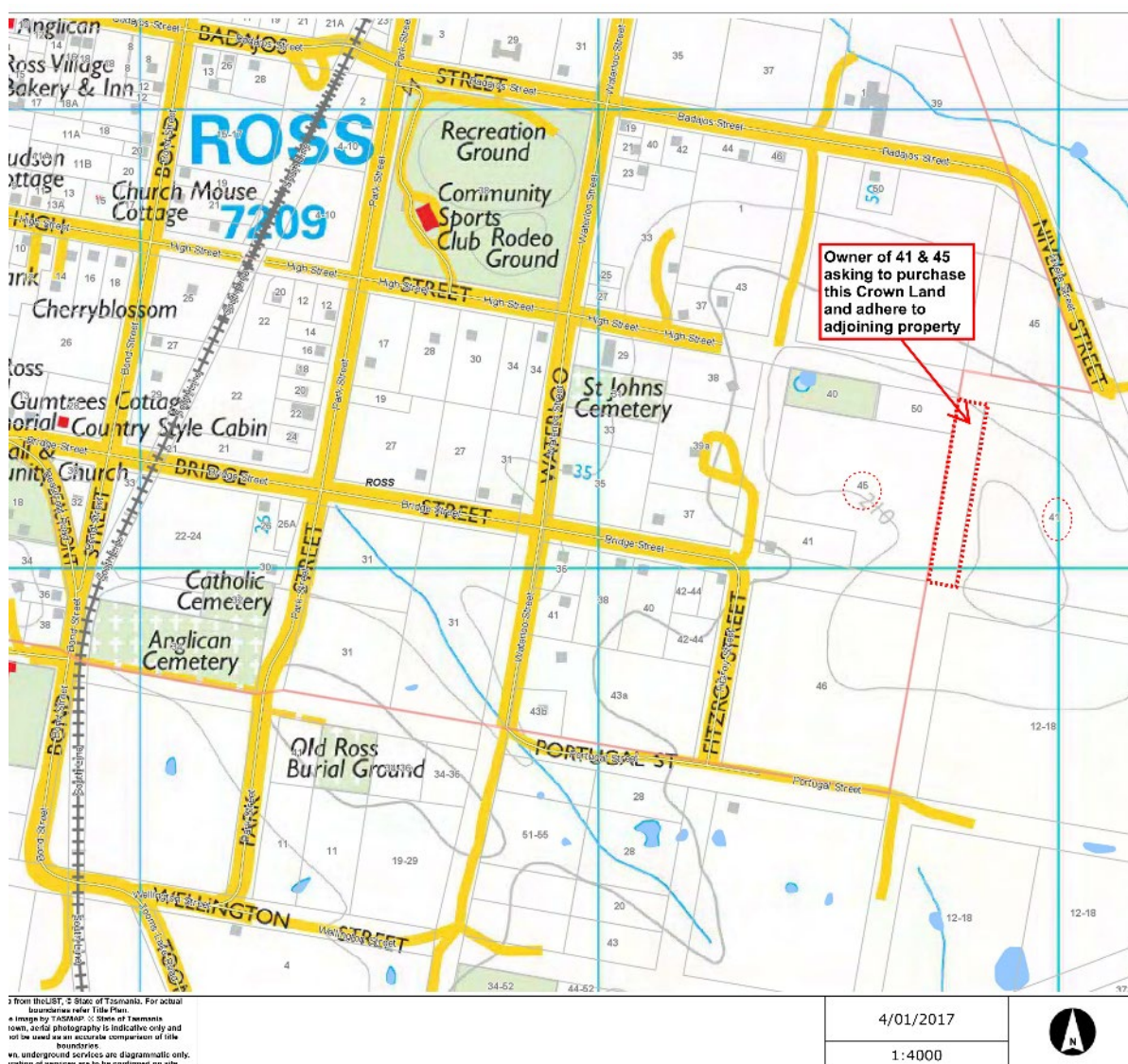
Responsible Officer: Leigh McCullagh, Works Manager  
Report prepared by: Leigh McCullagh, Works Manager

### 1 PURPOSE OF REPORT

This report seeks Council's view on an application to purchase a road reserve in Ross.

### 2 INTRODUCTION/BACKGROUND

The Department of Primary Industries, Parks, Water & Environment is investigating an application to purchase Crown land between 41 and 45 Bridge Street, Ross, indicated below.



This matter has been considered previously by Council with the following decisions recorded:

- 23 January 2017 Minute 11/17: That the matter be deferred to be considered following consultation

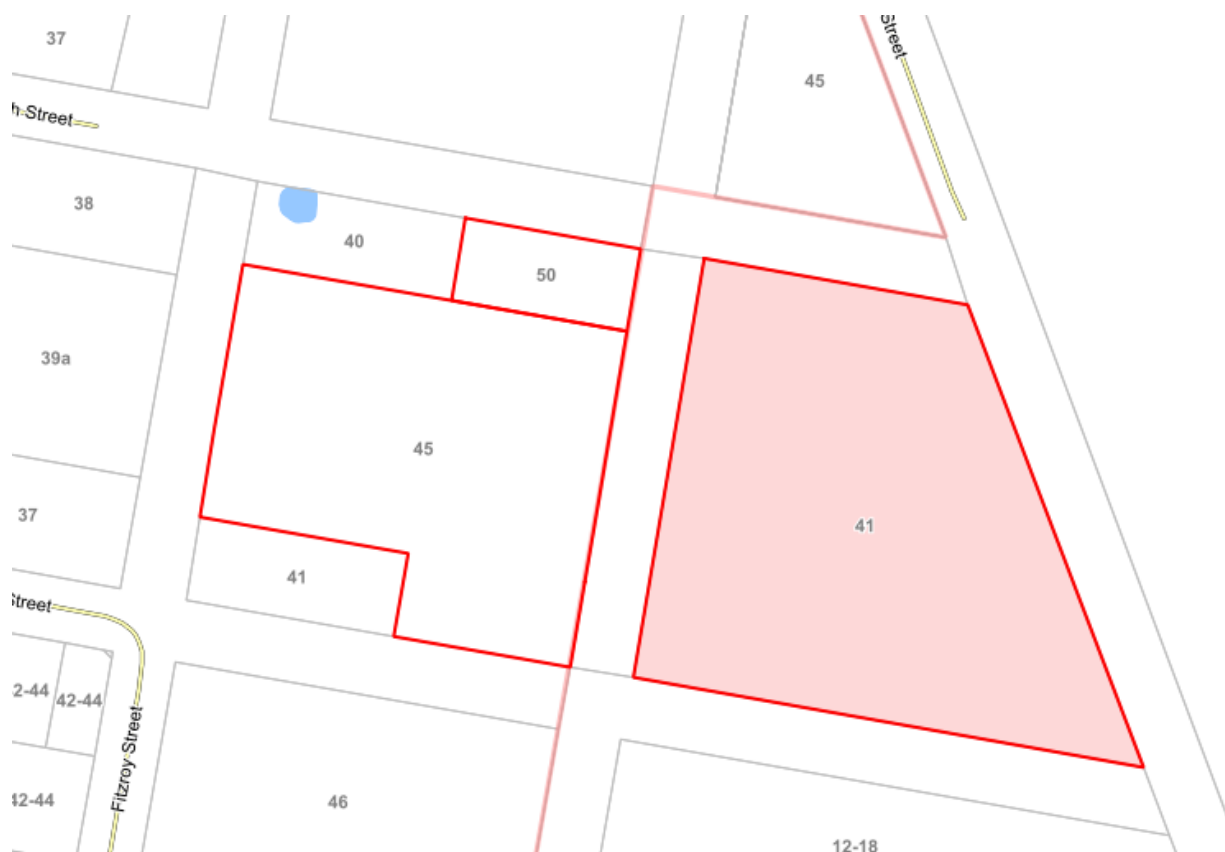
with the Ross Local District Committee.

- 20 March 2017 Minute 94/17: That Council advise the Department of Primary Industries, Parks, Water & Environment that it does not support a recommendation of the sale of the Crown land on the grounds that a lease over the land would be preferable.

At the time these decisions were made the properties likely to be affected by the sale were not identified as being in the ownership of the applicant.

It is noted that the properties likely to be affected by such a sale are in the ownership of the applicant (properties highlighted below). This being the case, no other property owner would be affected should the Department of Primary Industries, Parks, Water & Environment agree to sell the Crown land to the applicant.

It should be noted that the properties identified are on separate titles and should the applicant wish to sell off any one of the three properties, the sale of the road reserve could impact subsequent ownership.



### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Leaders with Impact
- Core Strategies:
  - ♦ Lead – Councillors represent honestly with integrity
  - ♦ Manage – Management is efficient and responsive



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### 4 POLICY IMPLICATIONS

There are no policy implications identified.

### 5 STATUTORY REQUIREMENTS

#### ***Crown Lands Act 1976***

The sale of Crown land is provided for in Part III of the *Crown Lands Act 1976*.

### 6 FINANCIAL IMPLICATIONS

No financial implications to Council have been identified.

### 7 RISK ISSUES

The properties identified are on separate titles, therefore any future sale of any of the individual properties could impact subsequent ownership.

### 8 CONSULTATION WITH STATE GOVERNMENT

The State Government has requested Council's comments on the request to purchase from a local government and planning perspective.

### 9 COMMUNITY CONSULTATION

Crown Land Services request for Council's view on the application to purchase allows for community consultation.

The matter was considered at the Ross Local District Committee meeting of 1 February 2017 where the Committee suggested alternative options, such as lease or licence of the area.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can advise the Department of Primary Industries, Parks, Water & Environment that:

- a) it supports a recommendation of the sale of the Crown land on the condition that it is adhered to the adjoining title; or
- b) it does not support a recommendation of the sale of the Crown land on the grounds that a lease over the land would be preferable.

### 11 OFFICER'S COMMENTS/CONCLUSION

The land is adjacent to the current applicant's property and does not appear to be required for a future road or access to other properties.

The sale of the land would allow it to be incorporated into that property and maintained by the applicant.

It is noted that in February 2017 the Ross Local District Committee suggested alternative options, such as a lease or licence of the area.

The Crown Land Services website defines these options as follows:

***Leases** authorise the exclusive occupation of Crown land for a fixed-term and specified purpose. Generally, leases are issued*



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

where longer-term or commercial activities are proposed. Examples include marinas, community halls, caravan parks and sporting facilities.

**Licences** are agreements that authorise the use or occupation of Crown land for a specified purpose. Licences, unlike leases, do not confer exclusive possession and are often issued for shared use of Crown land, such as shared access over Reserved Roads. Other example purposes include apiary (bee keeping), grazing, and private slipways and jetties.

In accordance with the above definitions, should Council not support the sale of the land a lease would be more appropriate in this instance.

### 12 ATTACHMENTS

N/A

### RECOMMENDATION

That Council advise the Department of Primary Industries, Parks, Water & Environment that it supports a recommendation of the sale of the Crown land on the condition that it is adhered to the adjoining title.

### DECISION

Cr Goss/Cr Calvert

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Brooks

That the matter be deferred so that the Local District Committee can further discuss.

### AMENDMENT

Cr Goninon/Cr Davis

That Council advise the Department of Primary Industries, Parks, Water & Environment that it supports a recommendation of the sale of the Crown land on the condition that it is adhered to the adjoining title.

Lost

Voting for the Amendment:

Mayor Knowles, Cr Davis, Cr Goninon

Voting against the Amendment:

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

The MOTION was  
Put and  
Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Davis, Cr Goninon



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 184/19 GIVE-WAY SIGNAGE AT INTERSECTIONS – ROSS

*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 traffic management at intersections in Ross.

### 2 INTRODUCTION/BACKGROUND

There are a number of uncontrolled intersections in Bond, Park and Waterloo streets in Ross, where there are no signs and the “give-way to the right” rule applies. These streets have low traffic volumes and no significant issues have been identified from the crash history provided by the Department of State Growth; however, there have been anecdotal reports of some near misses, and residents have requested that Council install give-way signage at these intersections.

After a recent request from the Ross Local District Committee, Council engaged Mr Andrew Howell, an experienced Traffic Engineer to review these intersections. Mr Howell noted that traffic volumes are very low and the Tasmanian Road Rules make provision for uncontrolled intersections. He advised that despite the low traffic volumes it is a requirement of Australian Standard AS 1742.2 that give-way signage is installed at all intersections with four or more legs, once these intersections are identified by the road authority.

### 3 STRATEGIC PLAN 2017-2027

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

- Progress –
    - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
- Core Strategies:
- ♦ Strategic, sustainable, infrastructure is progressive
  - ♦ Proactive engagement drives new enterprise
  - ♦ Collaborative partnerships attract key industries
  - ♦ Attract healthy, wealth-producing business & industry

### 4 POLICY IMPLICATIONS

The findings of the report into traffic management at intersections in Ross may need to be taken into consideration at other intersections in the Northern Midlands Municipality.

### 5 STATUTORY REQUIREMENTS

The following standards and regulations have relevance to this matter

- *Australian Standard AS 1742.2 – Traffic Control Devices for General Use*
- *Austroads Guidelines*
- *Tasmanian Road Rules 2017*

### 6 FINANCIAL IMPLICATIONS

Nine uncontrolled intersections have been identified in Ross. The estimated cost to install give-way signs and holding lines is \$550 per intersection.





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

### **7 RISK ISSUES**

Due to the low traffic volumes these intersections are not considered a significant risk but, as advised by Mr Howell, once identified by the road authority signage should be installed in compliance with AS 1742.2.

### **8 CONSULTATION WITH STATE GOVERNMENT**

In preparing his report Mr Howell discussed this matter with officers from the Traffic Management Division of the Department of State Growth.

### **9 COMMUNITY CONSULTATION**

This matter has been discussed at the Ross Local District Committee on several occasions.

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

To install signs at uncontrolled intersections in Ross.

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

Mr Howell has advised that signage and holding lines should be installed at these intersections and this advice should be followed by Council to ensure compliance with AS1742.2.

### **12 ATTACHMENTS**

12.1 Report from Mr Andrew Howell – Traffic Engineer

### **RECOMMENDATION**

That Council install give-way signage and mark holding lines at intersections in Ross in accordance with the advice provided by Mr Howell.

### **DECISION**

Cr Calvert/Cr Lambert

That Council install give-way signage and mark holding lines at intersections in Ross in accordance with the advice provided by Mr Howell.

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 185/19 STREET TREE BONDS

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 in relation to the return of tree bonds for new subdivisions where trees are unable to be planted.

### 2 INTRODUCTION/BACKGROUND

Council officers have been working with developers in regarding to the planting of trees in new subdivisions and/or the return of tree bonds.

It has been practice for Council to request developers to pay a contribution to Council to cover the planting of street trees in new sub divisions. The funds are then utilised to plant street trees where possible.

The planting of street trees is subject to a number of limitations, which include verge width, presence of underground / overhead services, such as Aurora, Telstra, Sewer and Stormwater. For example:

- TasNetworks clearance zones for tree planting show what is required. Trees require at least a 1m x 1m hole (excavation) at .8m deep and clear of ALL services.
- Trees or their root systems will endeavour to look for water, which trenches act as french drains, in the weakest path.

Once a location and tree type is identified as being appropriate, the owners of neighbouring properties are consulted and if property owners agree to water the trees during the summer period, trees are then planted.

#### 2.1 Limitations to the Planting of Trees

There are a number of factors which hinder or prevent the planting of street trees within naturestrips, which include:

- Design

The design does not allow for the placement of trees in the naturestrip and services are placed so that trees are not able to be planted.

- Clearance Zones

In addition to the three-metre clearance zones, trees planted in narrow nature strips need to be clear stemmed up to a height of 1.8 metres to provide adequate site distance for property owners to access the road from their driveways.

- Tas Networks – Safe growing around distribution powerlines:

The following information is provided on the TasNetworks website:

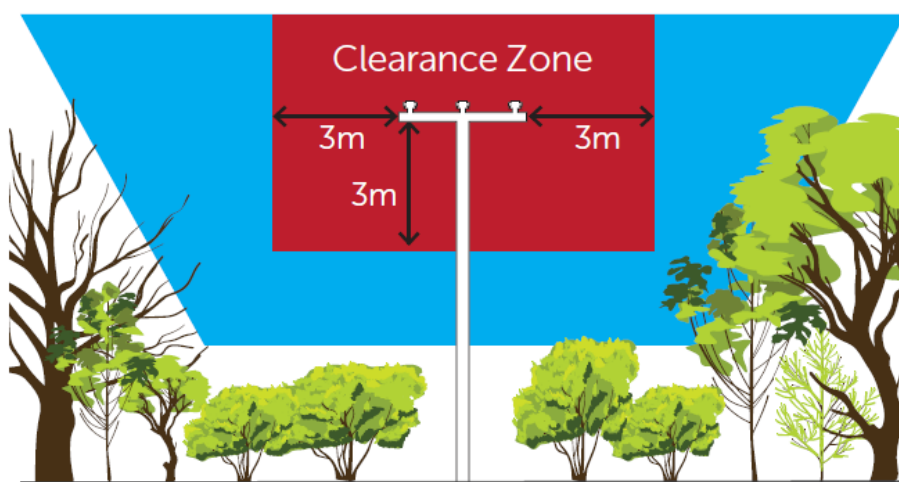
*A distribution powerline often has more than one wire and generally doesn't connect to a property. We're responsible for maintaining vegetation within the Clearance Zone around all TasNetworks-owned distribution powerlines.*


*What are the required clearances?*


*We trim trees to adhere to the certain Clearance Zones. The Clearance Zones take into account the space needed to protect everyone's safety, reduce the risk of fire and ensure a reliable supply of power.*

*As a general rule, the Clearance Zone is 3 metres. But in some cases where there are long spans of powerlines or very tall trees, we may do more than just trim trees and instead completely clear vegetation to achieve greater clearances.*

*When maintaining vegetation on your property, under no circumstances are you, your tools or any part of your equipment permitted to be within 3 metres of a distribution line. You must also ensure no part of the vegetation comes within 3 metres of a distribution line.*



 Clearance Zone. No trees or branches in this area under any circumstance. Tree trimming in this area is only permitted by authorised contractors or TasNetworks.

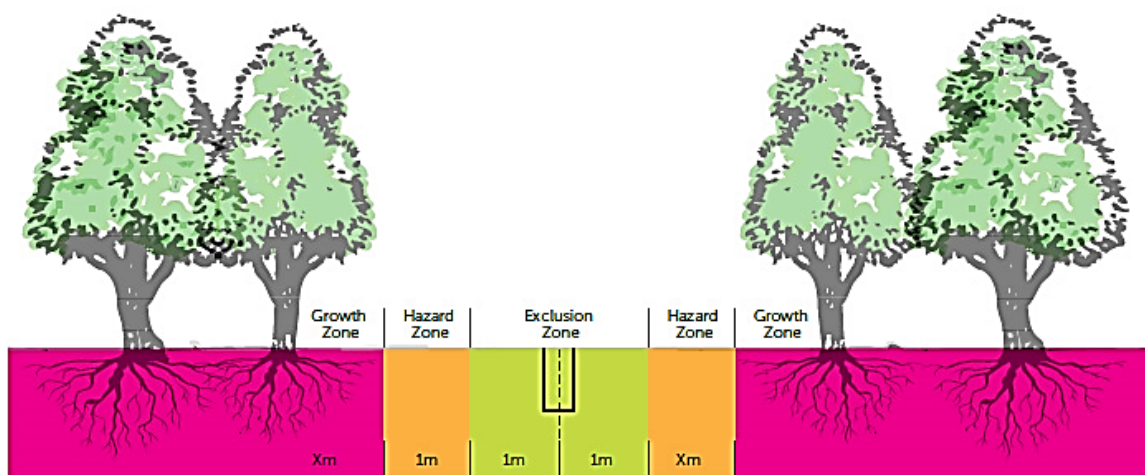
 We may trim trees in this area if there's a risk of contact. You may trim trees in this area if there's no risk of you, your equipment or the vegetation coming within 3 metres of the lines.

○ Underground Services

Underground power has only been installed in the Main Street of Ross and in new subdivisions; however, the following is noted in this regard: underground power has a cable exclusion zone, being one-metre either side, plus an additional one metre hazard zone.

Water, sewer, stormwater and Telstra services are also located in these narrow nature strips.

If guidelines and recommended distances from services are adhered to it is almost impossible to plant trees in many of the narrower nature strips (including new subdivisions) which are often not of sufficient width.



- **Environmental Conditions**

In addition to factors such as maintenance and clearance zones, trees planted in the Northern Midlands area are subject to the following identified environmental conditions.

- Ground conditions become compacted preventing water flowing to the roots.
- Generally, particularly to the south of the municipal area, weather conditions in the Midlands can be extreme ranging from below zero degrees in winter to 35 degrees in summer. During the summer period low levels of rainfall occurs across the Northern Midlands and trees that do not have a watering system suffer and sometimes die. Council's workforce hand water trees that are planted in main streets for two to three years after planting.
- Trees need to be non-toxic, non-allergenic and should not have fruit that may be hazardous to persons accessing infrastructure.

## 2.2 Value of street trees

Social Values – Street trees can:

- Beautify and soften the harshness of streets and buildings
- Enhance heritage, character and significance
- Screen unattractive views
- Provide shade, therefore reduce sunburn and skin cancer
- Calm traffic and improve public safety
- Make streets more pedestrian friendly and improve community health
- Provide sensory stimulation – colours, forms, scents and sounds.

Environmental values – Street trees can:

- Reduce Carbon Dioxide CO<sup>2</sup> gas levels by direct absorption and reduced car use
- Provide compost
- Slow down wind speeds
- Reduce storm water run-off
- Produce oxygen - O<sup>2</sup> gas
- Trap airborne particles and pollutants
- Shade houses, cars and reduce energy consumption
- Provide fauna habitat and enhance biodiversity.

Economic values – Street trees can:

- Improve property values
- Reduce energy expenditure
- Encourage walking and reduce car usage.

### 2.3 Matters to be addressed when giving consideration to the planting of trees

- Traffic conditions and location of proposed trees in relation to driveways
- Alignment and uniformity
- Verandas constructed over footpaths
- Location of underground and overhead services
- Dropping of leaves, flowers, seeds, twigs, sap and branches
- Potential to cause damage to footpaths and contribute to property damage
- Conceal views and overshadow
- Become a mowing obstacle
- Compete with grass or garden plants
- Harbor pest animals, leading to noise and droppings
- Incur maintenance costs – pruning, street cleaning
- Existing streetscape character
- Environmental conditions
- Growing space and conditions
- Existing streetscape plans (if applicable)

### 2.4 Tree Planting

Tree planting is an essential component of the management of Council's tree assets. Continued tree planting by Council is required to maintain and increase the number of trees on public land throughout the municipality.

Council generally undertakes street tree planting in the cooler months of the year from June to September. The planting of larger advanced quality stock of the most suitable specie with improved installation and maintenance methods should ensure the tree grows to a healthy, mature specimen.

It is important to realise that Street trees are council's responsibility. Due to tree management and legal liability trees should generally only be planted by Council and not residents unless it is a condition of development consent.

## 3 STRATEGIC PLAN 2007/2017

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

- Lead –
  - Money Matters



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## Core Strategies:

- ♦ Improve community assets responsibly and sustainably
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future

## Core Strategies:

- ♦ Strategic, sustainable, infrastructure is progressive
- ♦ Public assets meet future lifestyle challenges

## Place –

- Environment – Cherish & Sustain our Landscapes

## Core Strategies:

- ♦ Cherish & sustain our landscapes
- ♦ Meet environmental challenges
- ♦ Eco-tourism strongly showcases our natural beauties

## 4 POLICY IMPLICATIONS

There is currently no policy in relation to this matter.

A recognised process is however followed in regard to the planting of street trees and the maintenance thereof.

## 5 STATUTORY REQUIREMENTS

Legislation allows for service providers such as TasNetworks and Telstra; as well as the Department of State Growth to undertake maintenance/pruning of trees which are considered a threat to their infrastructure. Planning permits are applicable for plantings in some areas.

## 6 FINANCIAL IMPLICATIONS

Tree bonds are paid in respect of a specific subdivision and are non-transferrable.

## 7 RISK ISSUES

Risk issues identified include:

- Trees planted on verges which are too narrow to allow for safe use of footpaths by users and which overhang the road pavement.
- Trees which hinder line of sight of road users.
- Trees dying when they are young due to insufficient water.
- Parking issues created by inappropriate plantings.
- Destruction of assets.
- Council may be required to remove trees planted within, or near, the clearance zones of TasNetwork's infrastructure.

Under the tree planting guidelines council's insurers require root barriers to be installed to ensure root growth does not cause damage (tripping points) in footpaths which may result in a future public liability claim.

## 8 COMMUNITY CONSULTATION

From time to time, Local District Committees and communities request that Council consider the planting of street trees. Consideration is given to these requests with trees being planted as deemed appropriate. Consideration is given to a number of factors, including verge width, presence of underground / overhead services; once a location and tree type is identified as being appropriate, the owners of neighbouring properties are consulted.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Prior to planting trees, the owners of the properties are provided with a letter from Council advising of the proposed planting and seeking their input into the watering of the trees.

### **9 OPTIONS FOR COUNCIL TO CONSIDER**

Develop a policy where the onus is on the developer/designer to include the following:

- make provision for a tree to be planted at the frontage of all blocks and clear of all services
- trees planted to be subject to a list of trees specified by NMC
- trees are to be planted by the developer of the subdivision prior to handover to Council at the end of the 12-month maintenance period
- Installation of a watering system for street trees within the subdivision with a dedicated water meter
- Installation of anti-vandal theft devices to trees.

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

The Northern Midlands council trees are an important asset. Trees are crucial to the amenity of the unique townships of the Northern Midlands and provide numerous environmental, social, health and financial benefits to each town and community.

In excess of 5,600 trees have been planted in the streets, parks and reserves of the Northern Midlands and are recorded in Council's tree register.

Northern Midlands Council through judicious planting and maintenance of trees, aims to conserve and enhance streetscapes within the municipality, whilst maintaining safe access for pedestrians and road users to all public thoroughfares.

It is recognized, however, that the planting of street trees is subject to a number of limitations, which include verge width, presence of underground / overhead services, such as TasNetworks, Telstra, sewer and stormwater. Once a location and tree type is identified as being appropriate, the owners of neighbouring properties are consulted and if property owners agree to water the trees during the summer period, trees are then planted.

Trees are therefore planted on an as required basis as appropriate and in conjunction with street reconstruction works.

Council's priority is to maintain public safety with respect to the planning, provision and maintenance of its trees and streetscapes. Council is aware that trees will conflict with other elements of a streetscape but recognizes that all components of a streetscape are essential to provide a pleasant and functional environment.

Experience has proven that priority should be given to streets in which the property owners agree to water the trees as required.

In most instances the property owners in the newer subdivisions are more in favour of planting and watering trees than owners of established properties.

Tree bonds have been paid to Council by developers so that trees are able to be planted within new subdivisions by Council after development of houses so that less damage is incurred from building activities. Unfortunately, due to a number of factors, it has not always been possible for the trees to be planted, and Council officers are currently working with developers to remedy this situation, i.e. either identifying areas where trees are able to be planted and/or through the return of tree bonds.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

Council Officer's are of the opinion that the development of a Council Policy which would place the onus on new subdivision developers and designers to include in their development plans the location of trees to be planted, together with the associated infrastructure, would ensure the best outcomes for the establishment of tree plantings in new developments.

### 11 ATTACHMENTS

Nil.

### RECOMMENDATION

That

- i) in relation to bonds paid by developers for the planting of street trees, Council officers continue to work with developers to identify areas where trees are able to be planted and/or return the tree bonds; and
- ii) a Council Policy be developed in relation to the responsibility of developers/designers to plan and plant trees in new subdivisions.

### DECISION

Cr Goss/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Brooks

That

- i) in relation to bonds paid by developers for the planting of street trees,
  - Council officers continue to work with developers to identify areas where trees are able to be planted and/or return the tree bonds; and
  - Look to address the planting of trees where bonds have been taken.

and

- ii) a Council Policy be developed in relation to the responsibility of developers/designers to plan and plant trees in new subdivisions.

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 186/19 ITEMS FOR THE CLOSED MEETING

*Cr Goss left the meeting at 9.10pm.*

### DECISION

Cr Goninon/Cr Adams

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

Carried by absolute majority

## 187/19 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*

## 188/19 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*.

## 189/19 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

## 190/19(1) PERSONNEL MATTERS

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

## 190/19(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*

## 190/19(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*

## 190/19(4) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Action Items – Status Report*





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 190/19(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*.

*Land issues / property review*

## 191/19 MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

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

*Planning matters*

## 192/19 RAISING AND EXTENDING THE BACK CREEK FLOOD LEVEE

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

*Flood levee*

### DECISION

Cr Goss/Cr Davis

That Council

- A) note the report.
- B) in relation to this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public.
  - ii) determined to release the decision and following document to the public:
    - Memo, Longford Flood Report, Burghley Street, Hydrodynamica, 20 December 2018.

Carried unanimously

## 193/19 INVESTIGATION OF SUBDIVISION: 6-8 BRIDGE STREET, ROSS

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

### DECISION

Cr Polley/Cr Davis

That Council

- A) accept the report and take no further action.
- B) in relation to this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
  - ii) determined to release this decision to the public.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 194/19 BIENNIAL TENDERS: 2019/2020 TO 2020/2021

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

### DECISION

*Cr Goss declared an interest in item CON 8 A)vi), signed the register and left the meeting at 9.31pm.*

Cr Davis/Cr Brooks

That Council,

- A) for the 2019/2020 and 2020/2021 financial years:
  - vi) accept the tender prices received from Crossroads for the Construction of Concrete Footpaths and further advise that council reserves the right to engage PJ Concreting & Kerbing at any time to ensure the footpath program is completed (Contract No. 19/08).
- B) in relation to this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
  - ii) determined to release the decision to the public.

Carried unanimously

*Cr Goss returned to the meeting at 9.32pm.*

Cr Polley/Cr Goss

That Council,

- A) for the 2019/2020 and 2020/2021 financial years:
  - i) accept the tender price received from Spider Pest and Weed Control (Mr Robert Wadley) for Spraying of Roadsides, Parks and Reserves (Contract No. 19/03).
  - ii) accept the tender price received from Gradco and Boral for major Road Construction Gravel (Contract No. 19/04), and purchase pug base from BIS Quarries when required. Advise all parties that Council reserves the right to purchase resheeting gravel from all contractors, subject to the quality of gravel supplied and delivered.
  - iii) accept the tender received from Crossroads Civil Contracting for Bituminous Resealing of Roads (Contract No. 19/05).
  - iv) accept the tender prices received from Crossroads Civil Contracting Pty Ltd and PJ Contracting for the Construction of Concrete Kerb & Gutter and Crossovers; and further advise that Council will engage whichever contractor is available to undertake the work in a timely manner (Contract No. 19/06).
  - v) accept the tender received from North Seal Pty Ltd for the Dig Outs & Repairs to sealed roads (Contract No. 19/07).
- B) in relation to this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
  - ii) determined to release the decision to the public.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 195/19 CONCRETE CRUSHING

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

*Cr Goninon declared an interest in item CON 9, signed the register and left the meeting at 9.37pm.*

### DECISION

Cr Calvert/Cr Lambert

That Council

- A) seek expressions of interest to crush concrete on-site at Campbell Town and Longford.
- B) in relation to this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
  - ii) determined to release the decision to the public.

Carried unanimously

*Cr Goninon returned to the meeting at 9.40pm.*

## 196/19 PROPERTY REVIEW / FUTURE OWNERSHIP: TOWN HALL, CAMPBELL TOWN; 24 KING STREET, CAMPBELL TOWN

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

### DECISION

Cr Goninon/Cr Polley

That Council, in relation to:

- A) i) Campbell Town town hall
  - 1) investigate a Campbell Town multi-function facility for the Campbell Town town hall that may include improvement to and the inclusion of:
    - Library services
    - Information services
    - History displays
    - Service Tasmania
    - Meeting rooms.
  - and
  - 2) investigate the process for sale of the property and seek expressions of interest for further consideration by Council.
- B) this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public.
  - ii) determined to release the decision to the public.

Carried unanimously

Cr Goninon/Cr Calvert

That Council, in relation to:

- A) ii) Campbell Town – 24 King Street
  - seek expressions of interest for the development of a caravan park and/or accommodation, which may include on-site cabins.
- B) this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public.
  - ii) determined to release the decision to the public.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 24 JUNE 2019

## 197/19 LOCAL DISTRICT COMMITTEE MEMBERSHIP

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

### DECISION

Cr Polley/Cr Goss

That Council, in relation to this matter:

- A) i) accept Kevin Headlam and Tim Flanagan as members of the Longford Local District Committee; and
- ii) accept Carolyn Wearing and Riccardo De Angelis as members of the Avoca, Royal George and Rossarden Local District Committee until the conclusion of the 2018-2020 term.
- B) i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
- ii) determined to release the decision to the public.

Carried unanimously

## 198/19 PERSONNEL MATTERS

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

### DECISION

Cr Polley/Cr Davis

That Council move out of the closed meeting.

Carried by absolute majority

MAYOR \_\_\_\_\_

DATE \_\_\_\_\_