



**NORTHERN  
MIDLANDS  
COUNCIL**

# **MINUTES**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 19 AUGUST 2019**



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD AT 5.00PM ON MONDAY, 19 AUGUST 2019

## 228/19 ATTENDANCE

### 1 PRESENT

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

#### In Attendance:

Mr Des Jennings – General Manager, Miss Maree Bricknell – Corporate Services Manager, Mr Leigh McCullagh – Works Manager, Mrs Amanda Bond – Community & Development Manager, Mr Paul Godier – Senior Planner (to 7.38pm), Ms Erin Boer – Urban & Regional Planner (to 7.38pm), Mrs Gail Eacher – Executive Assistant

### 2 APOLOGIES

Cr Andrew Calvert

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### **230/19 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.



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## 231/19 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 8 sub clause (7) of the *Local Government (Meeting Procedures) 2005* require that the Chairperson is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

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

Cr Ian Goninon

CON 6

## 232/19 CONFIRMATION OF MINUTES

### 1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES 22 JULY 2019

#### DECISION

Cr Adams/Cr Brooks

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 22 July 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)	02/07/2019	Perth Local District Committee	Special
ii)	09/07/2019	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
iii)	09/07/2019	Ross Community Sports Club Inc.	Ordinary
iv)	06/08/2019	Campbell Town District Forum	Ordinary
v)	06/08/2019	Ross Local District Committee	Ordinary
vi)	06/08/2019	Perth Local District Committee	Ordinary
vii)	07/08/2019	Longford Local District Committee	Ordinary

#### DECISION

Cr Adams/Cr Lambert

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

Carried unanimously

### 3 RECOMMENDATIONS OF SUB COMMITTEES

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

#### Perth Local District Committee

At the special meeting of the Perth Local District Committee held on 02 July 2019 the following motion/s were recorded for Council's consideration:

#### **Main road flower pots**

PLDC Committee recommended immediate removal as deemed to be inappropriate & replaced with simplified rectangular versions similar to Longford (12 no. based upon pro rata equivalent allocation to Longford).

#### **Officers comment:**

The flower planters in question are the subject of a trial. The Perth Main Street Flower Pots Survey 2019 closes for



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submissions on 14 August 2019. Following closure of the survey responses will be collated and a report prepared for Council.

**Recommendation:**

That the recommendation of the Perth Local District Committee be considered in conjunction with the Perth Main Street Flower Pots Survey 2019.

**DECISION**

Cr Goss/Cr Adams

That the recommendation of the Perth Local District Committee be considered in conjunction with the Perth Main Street Flower Pots Survey 2019.

Carried unanimously

### Ross Local District Committee

At the special meeting of the Ross Local District Committee held on 06 August 2019 the following motion/s were recorded for Council's consideration:

**Invitation to the Police Minister**

The RLDC request that Council contact the Police Minister and invite him to the next meeting of the RLDC.

**Officers comment:**

The RLDC is concerned about decreasing police presence in Ross and has previously raised the issue.

**Recommendation:**

That Council Officers contact the Police Minister and invite him to the next meeting.

**DECISION**

Cr Lambert/Cr Goss

That Council Officers contact the Police Minister and invite him to the next meeting.

Carried unanimously

**Trafalgar Street Ross**

The RLDC does not support the sale of any Crown land within Ross.

**Officers comment:**

Council asked the RLDC to provide an input on the matter.

**Recommendation:**

That Council note the information.

**DECISION**

Cr Lambert/Cr Goss

That Council note the information.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Brooks, Cr Davis, Cr Goninon

### Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 7 August 2019 the following motion/s were recorded for Council's consideration:

**Introduction of free waste transfer station vouchers**

That Council be asked to give consideration to this in the next financial year similar to the West Tamar Council and that council liaise with them.

**Officers comment:**

Council considered this in the last financial year budget process.



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**Recommendation:**

That Council receive the information

**DECISION**

Cr Adams/Cr Goss

That Council receive the information

Carried

Voting for the motion:

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

Voting against the motion:

Cr Goninon

**Characteristics of Longford**

Would the Council please advise the committee of the desired future characteristics of Longford.

**Officers comment:**

Council adheres to the Longford Urban Design Strategy and the Northern Midlands Land Use Strategy.

**Recommendation:**

That Council receive the information.

**DECISION**

Cr Adams/Cr Brooks

That Council receive the information

Carried unanimously

**Motions to Council**

Why aren't all motions from the LLDC to Council listed on their agenda for discussion and if they are vetted, what is the criteria?

**Officers comment:**

When a comment is framed as a motion or a motion does not require any direct action or is an operational/maintenance matter, the Local District Committees motion is not listed in the Committee Recommendations in Council's Ordinary Meeting Agenda.

All Local District Committees and Committee minutes submitted are included in Council's Ordinary Meeting Agenda Attachments.

Councillors consider and review the minutes of Local District Committees and other committees in the attachments and bring any matters of interest and/or concern reflected in those minutes to the attention of other councillors and/or staff.

**Recommendation:**

That Local District Committees be advised regarding the protocol in relation to the submission of motions.

**DECISION**

Cr Goss/Cr Davis

That Local District Committees be advised regarding the protocol in relation to the submission of motions.

Carried unanimously

**Longford Equestrian facility**

That Council seek Federal funding for a feasibility study surrounding the proposed Longford Equestrian facility and that it be anchored at the Race Track to ensure the survival of the race track.

**Officers comment:**

Council at its 22 July meeting resolved that the LLDC be advised that the matter will be considered once Council has met with the Chief Executive Officer of TasRacing.

The Committee has been advised of Council's decision.

**Recommendation:**

That Council note this further request.



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## DECISION

Cr Goss/Cr Adams

That Council note this further request.

Carried unanimously

### **Stronger Communities Grant Program - Longford Legends park**

That this Committee suggests to Council that they apply for funding from the "Stronger Communities Grant Program Round 5" for part of the Longford Legends Park

#### **Officers comment:**

The Longford Legends Park Concept has been facilitated by the LLDC. The LLDC has set up a subcommittee to finalise the nomination criteria and further details of the next stages of the project. The subcommittee has proposed the next stage of the project to take place at Carins Park. Expressions of Interest for the Grant Program close on September 13.

#### **Recommendation:**

That Council Officers provide information regarding the Grant Program to the LLDC to begin the EOI process.

## DECISION

Cr Adams/Cr Goss

That Council Officers provide information regarding the Grant Program to the Local District Committee to begin the Expressions of Interest process.

Carried unanimously

### **2019/2020 LLDC Budget items**

That the Committee ask the Council to advise how the budget priority allocated to those items listed e.g. What is the budget priority for the Consultancy budget items.

#### **Officers comment:**

Council Officers to seek further clarification.

#### **Recommendation:**

That Council officers advise the Committee.

## DECISION

Cr Adams/Cr Brooks

That Council officers advise the Committee.

Carried unanimously

### **JBS Alternate Entrance**

That this committee ask the Council to ask State Growth that when they are designing the next part of the Illawarra Road using the \$86 million funds for the upgrade, that attention be given to providing an off Street truck park within the Swifts site and an entry road off Illawarra Road through the levy.

#### **Officers comment:**

Council at its 22 July meeting resolved That Council direct the request to the State Government and seek to liaise with the Department through the design phase.

#### **Recommendation:**

That Council receive this information.

## DECISION

Cr Adams/Polley

That Council receive this information.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Goninon





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**233/19      DATE OF NEXT COUNCIL MEETING: 16 SEPTEMBER 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, 16 September 2019.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 234/19 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
05/08/2019	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>• Ben Lomond</li> <li>• NBN</li> <li>• Lange Design - South Esk River Reserve Concept Plan &amp; Tree Nursery</li> <li>• Longford Memorial Hall</li> <li>• Fees and Charges</li> </ul>
12/08/2019	<b>Special Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>• Draft Local Provisions Schedule and Land Use &amp; Development Strategy</li> </ul>
19/08/2019	<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 23 July 2019 to 19 August 2019 are as follows:

Date	Activity
24 July	Attended meeting with Jane Howlett and Julie Triffitt, Campbell Town
24 July	Attended meeting with ratepayer, Avoca
25 July	Attended Regional eSafety4Women training workshop, Launceston
26 July	Attended Federal Court Hearing, Hobart
27 July	Attended TasFire Volunteer Thank you Barbecue, Campbell Town
27 July	Attended Helping Hand Fundraiser, Longford
28 July	Attended Longford Junior Football Club Morning Tea, Longford
29 July	Attended radio interview with Leon Compton, Gipps Creek
30 July	Attended meeting with Rossarden and Friends Kids Christmas Group, Avoca
1 August	Attended Fingal Valley Tourism Group meeting, Fingal
5 August	Attended Council Workshop, Longford
6 August	Attended meeting with the Commissioner for Youth, Longford
8 August	Attended TasWater Quarterly meeting, Launceston
9 August	Attended meeting with Helping Hand, Launceston
12 August	Attended Land Use Strategy Workshop, Longford
13 August	Attended Norther Midlands Business Association Meeting, Longford
14 August	Attended Premiers Health and Wellbeing Forum, Hobart
15 August	Attended LGAT Storytelling Workshop, Hobart
19 August	Attended Labor Caucus meeting and breakfast, Longford
19 August	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 3 PETITIONS

### 1 PURPOSE OF REPORT

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

### 2 OFFICER'S COMMENT

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

#### Section 57. Petitions

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

(1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.

(2) A person lodging a petition is to ensure that the petition contains –

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

(3) In this section –

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

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

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

**signatory** means –

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

### 3 Petitions Received

No petitions received.

## 4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

### 1 PURPOSE OF REPORT

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

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

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

### 2 CONFERENCES AND SEMINARS

No reports received.



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## 5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2018/2019 year												Total 2018/2019 YTD	Total 2018/2019
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	96												96	934
337	48												48	462

## 6 ANIMAL CONTROL

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

Item	Income/Issues 2018/2019		Income/Issues for July		Income/Issues 2019/2020	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,224	101,911	701	13,529	701	13,529
Dogs Impounded	77	4,771	4	196	4	196
Euthanized	7	-	-	-	-	-
Re-claimed	56	-	3	-	3	-
Re-homed/To RSPCA	14	-	1	-	1	-
New Kennel Licences	8	576	-	-	-	-
Renewed Kennel Licences	70	3,080	75	3,300	75	3,300
Infringement Notices (paid in full)	54	10,773	2	499	2	499
Legal Action	-	-	-	-	-	-
Livestock Impounded	-	-	-	-	-	-
<b>TOTAL</b>		<b>121,112</b>		<b>17,524</b>		<b>17,524</b>

### Registration Audit of the Municipality:

Dog registrations are due by 1<sup>st</sup> Sept. Then follow ups will start

### Kennel Licences

Kennel licence renewals are almost all in.

### Microchips:

2 dogs microchipped in July

Un-microchipped dogs to be followed up over the next 2 months.

### Infringements:

2 infringements issued in July

### Attacks:

1 attack on sheep – dog euthanised by owner and infringement issued

### Impounded Dogs:

4 dogs were impounded.

## 7 HEALTH ISSUES

Prepared by: *Chris Wicks, Environmental Health Officer*

### Immunisations

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



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MONTH	2017/2018		2018/2019		2019/2020	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	82	82	64	99		
October-December	39	31	41	41		
January-March	39	38	-	-		
April-June	39	37	62	45	72	42

Northern Midlands Medical Services provide the 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	0
Inspection of Food Premises	154	75	77	13

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											
Building & Planning	1											
Community Services	-											
Corporate Services	-											
Governance	-											
Waste	-											
Works (North)	6											
Works (South)	-											

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

Date	Recipient	Purpose	Amount \$
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
23-Jul-19	Reptile Rescue	Reptile rescue	\$1,000
<b>Sporting Achievements</b>			
8-Jul-19	Lucy Johnston	Australian Interschools Equestrian Championships	\$100
8-Jul-19	Jock Johnston	Australian Interschools Equestrian Championships	\$100
8-Jul-19	Nick Smart	Australian U12 Boys AFL Football Championships	\$100
8-Jul-19	Sophie Cuthbertson-Cass	National Primary Athletics School Sports Competition	\$100
23-Jul-19	Hayden Scott	Junior World Darts Championships 2019 in Gibraltar	\$200
31-Jul-19	Katie Campbell	U12 Nth Tas Junior Soccer Assoc Oceania Cup NSW	\$100



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Date	Recipient	Purpose	Amount \$
31-Jul-19	Judy Gurr	Australian Senior Sides Bowls Championships	\$100
31-Jul-19	Celeste Nicholson	U12 Nth Tas Junior Soccer Assoc Oceania Cup NSW	\$100
31-Jul-19	Jonty Groves	Tasmanian School Sport Australia U12 Touch Football Team	\$100
31-Jul-19	Logan Groves	Tasmanian School Sport Australia U12 Touch Football Team	\$100
5-Aug-19	Narrinda Cawthen	Australian Indoor Bias Bowls Championships 2019	\$100
5-Aug-19	Ava Walker	U12 Girls School Sport Australia Touch Football Championships	\$100
<b>TOTAL DONATIONS</b>			<b>\$ 11,800</b>

## 10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status
22/07/2019	209/19	Aboriginal Heritage Act 1975 – Review: Request For Submissions	That Council makes a submission requesting that the Aboriginal Heritage Act 1975 be linked with current planning legislation to enable Aboriginal heritage to be considered through the development application process.	Community & Development Manager	Letter sent.
24/06/2019	174/19	Draft By-Law: Placement of Shipping Containers By-Law	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.	Community & Development Manager	Meeting of officers to occur, and then report to Council.
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	Model will be investigated within next 6 months after Campbell Town facility is established.
22/07/2019	207/19	Policy – Bond Payment and Return	That the matter of bond payment consolidation be listed for discussion at a future workshop.	Community & Development Manager	Referred to Council workshop.
22/07/2019	208/19	Policy Review: Public Open Space Contribution	That the matter be deferred pending further information.	Community & Development Manager	Referred to Council workshop.
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. Community feedback to be sought.
18/03/2019	075/19	Public Notification to Adjoining Property Owners	That the matter be deferred to a future workshop	Community & Development Manager	Considered 1 July. Further presentation to Council workshop.
24/06/2019	173/19	Recreational Vehicle Dump Point: Cressy	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.	Community & Development Manager	Complete.
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.
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.
22/07/2019	205/19	Information Items	That Council, at the August Council meeting, receive a report on the Longford Recreation Ground development regarding the assessment	General Manager	Report prepared.

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status
18/09/2017	278/17	Local Government Reform: Northern Region Shared Services	of the financials and overruns. 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. Six councils agreed to participate in 12 month trial for a share legal service. Contract prepared and being finalised.
22/07/2019	203/19	Longford Local District Committee - JBS Alternate Entrance	That Council direct the request to the State Government and seek to liaise with the Department through the design phase.	General Manager	Letter forwarded to State Growth.
10/12/2018	361/18	Municipal Swimming Pools	That a decision be deferred subject to further information being available.	General Manager	Cressy Pool structure x-ray to assess integrity undertaken. Advice awaited.
21/01/2019	007/19	The Perth Early Learning Centre: Proposed Redevelopment on current site or greenfield site	That: i) Council support the development of an expanded Perth Early Learning Centre or a new centre on a greenfield site. ii) the development only proceed with adequate external funding support from: * a successful Building Better Regions Funding grant application * State Government financial support. iii) the Mayor and General Manager meet with the Federal Member for Lyons; Minister Peter Gutwein, the Treasurer; and Jeremy Rockliff, Minister for Education and Training; 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.
24/06/2019	162/19	Perth Local District Committee - South Esk River Parklands/ William Street Reserve	South Esk River Parklands/William St Reserve - That the matter be deferred to the July meeting with full information and costings.	Works Manager	Costings sought. August Report to Council.
24/06/2019	162/19	Perth Local District Committee - Perth Bicentenary 2021	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.	Exec Assistant	Committee advised.
24/06/2019	162/19	Perth Local District Committee - Train Park	That Council officers assess the appropriateness of the relocation of the shelter to the Train Park and report back to Council.	Exec Assistant	To be considered in mid-year budget review.
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	Launceston City Council have advised that they no longer wish to participate in a combined tender process with the northern councils. Tenders for kerbside waste currently being sought, matter to be discussed with contractors. Contractors have advised that this cannot be covered under the kerbside collection contract as a different type of vehicle is required. Costs would be significant.
24/06/2019	183/19	Application to Purchase Road Reserve: Trafalgar Street, Ross	That the matter be deferred so that the Local District Committee can further discuss.	Works Manager	Report to Council.
20/05/2019	148/19	Concerns Relating to Upgrade Works on State Roads: Evandale Main Road & Woolmers Lane/Midland Highway	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	Works Manager	Letter sent, response awaited.



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## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status
		Intersection	on Brumby's Creek bridge; and vi) the Bridge at Bowthorpe on Pateena Road.		
24/06/2019	184/19	Give-Way Signage at Intersections – Ross	That Council install give-way signage and mark holding lines at intersections in Ross in accordance with the advice provided by Mr Howell.	Works Manager	Complete.
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 to be arranged.
24/06/2019	185/19	Street Tree Bonds	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	Works Manager	Investigations underway.
24/06/2019	185/19	Street Tree Bonds	That ... ii) a Council Policy be developed in relation to the responsibility of developers/designers to plan and plant trees in new subdivisions.	Works Manager	Investigations underway.
15/05/2017	149/17	Council's Social Recovery Plan	That Council adopt the Northern Midlands Social Recovery Plan and undertake a community education campaign to get the message about the Plan and its operation out widely across the Northern Midlands.	Project Officer	Community education campaign commenced with article in media.
11/12/2017	395/17	National Heritage Listing for the Ross Bridge	That Council i) allocate \$1,600 to fund the preparation of a nomination of the Ross Bridge for National Heritage Listing; and ii) actively seek discussions with the State Government regarding flood plans for the Ross Bridge.	Project Officer	National Heritage Listing nomination submitted 26/2/2018. Notified nomination unsuccessful. Letter sent regarding flood management. Info items provided this Council Agenda.
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	Pending.
22/07/2019	203/19	Campbell Town District Forum - Campbell Town town hall	That the financial information be provided.	Executive & Comms Officer	Information provided.
22/07/2019	203/19	Longford Local District Committee - 6.4 Outstanding Motions – Levee Banks	That the LLDC be advised that no funds were allocated in the 2019/2020 budget, but the matter be given priority consideration if Council is successful in receiving the grant funds for the Longford Urban Design Strategy.	Executive & Comms Officer	Information provided.
22/07/2019	203/19	Longford Local District Committee - 6.4 Outstanding Motions – Longford Racetrack	That the LLDC be advised that the matter will be considered once Council has met with the Chief Executive Officer of TasRacing.	Executive & Comms Officer	Information provided.
21/01/2019	004/19	Longford Local District Committee – Levee Bank	That Council officers further investigate the use of the levee banks to allow for a public walking track.	Executive & Comms Officer	That the LLDC be advised that no funds were allocated in the 2019/2020 budget, but the matter be given priority consideration if Council is successful in receiving the grant funds for the Longford Urban Design Strategy. .
24/06/2019	162/19	Longford Local District Committee - Memorandum of Understanding amendment	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.	Executive & Comms Officer	MOU to be discussed at August Council workshop.
24/06/2019	181/19	Policy Review: Donations Policy	That Council endorse the amendments to the Donations Policy.	Executive & Comms Officer	Policy manual review in progress.
24/06/2019	177/19	Policy Review: Oversize Outbuildings	That Council rescind the Oversize Outbuildings Policy.	Executive & Comms Officer	Policy manual review in progress.
24/06/2019	178/19	Policy: On Site Stormwater Detention	That Council adopt the On-Site Stormwater Detention Policy as drafted.	Executive & Comms Officer	Policy manual review in progress.
24/06/2019	162/19	Ross Local District Committee - 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. - That Council consider this request.	Executive & Comms Officer	Correspondence sent.
22/07/2019	210/19	Monthly Financial Statement	That Council discuss the matter of budget alterations at a workshop.	Corporate Services	Listed for workshop discussion.





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status
17/09/2018	258/18	Initiation of Draft Planning Scheme Amendment 04/2018 Include Flood Risk Mapping in the Planning Scheme for Land Along Sheepwash Creek from Arthur Street to Cemetery Road, Perth	That Council, acting as the Planning Authority, pursuant to section 34 of the former provisions of the Land Use Planning and Approvals Act 1993 resolve to initiate draft Planning Scheme Amendment 04/2018 to the Northern Midlands Interim Planning Scheme 2013 to include the flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.	Manager Senior Planner	Certification Report to be tabled at future Council meeting, once Sheepwash Creek works finalised.

## LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status
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 held in June 2019 in Longford and Campbell Town. Report to September Council meeting.
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	Master Plan to be developed when funding available.
18/02/2019	048/19	Northern Midlands Volunteer and Business Community Expo	Council officers commence organisation of the Expo.	Tourism Officer	Organisation in progress. Planned for March 2020.
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.	Exec Assistant	To be undertaken following completion of Council office extension.
19/02/2018	34/18	Recommendations of Sub Committees - Perth Local District Committee - Perth Bicentenary 2021	That the appointment of a Special Committee to coordinate the 2021 Perth Bicentenary celebrations be discussed at a future Council workshop, prior to a Council report being prepared.	Exec Assistant	Sub committee established. Meeting held with Council's Tourism & Events Officer.
18/09/2017	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.
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.
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 prepared scale version of draft structure plan. Quote to be sought re amendment.

*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 22 July
- Council Workshops:
  - 1 July
  - 8 July – Land Use Strategy
  - 22 July



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- Executive Management Team:
  - 2 July
  - 16 July
- Staff Meeting
  - 9 July
  - 23 July
- Community meetings:



- Meetings:
  - Attended Haywards facility site visit at TRANSLink
  - Attended Local Government Association of Tasmania AGM, General Meeting and Annual Conference
  - Attended Regional General Managers meeting
  - Attended Depot Toolbox Meeting
  - Met with SES and TFS re Campbell Town facility
  - Met with Tasmania Police
  - Met with Developer
  - Met with Denman Architects
  - Met with JMG re the Land Use Development Strategy
  - Met with Commonwealth Bank
  - Met with the Department of Education re Campbell Town Hall and Library Services
  - Attended meeting with Rebecca White, Jen Butler and Cr Julie Triffit (Derwent Valley Council)
  - Site inspection with Peter Goss at Cressy Recreation Ground
  - Attended meeting with Minister Jaensch
  - Site inspection with Sean Gill (Catholic Church) at Campbell Town Multi-Purpose facility
  - Met with GHD, re Rezoning of land at Perth
  - Site inspection with stakeholders at Morven Park Recreation Ground
  - Attended Heart FM meeting
  - Met with developer, Perth
  - Met with proponent re rezoning
  - Met with Councillors
    - Ian Goninon
    - Janet Lambert

## **b. General Business:**

- Health & Safety and Risk Management Review
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services
- Drainage issues & TRANSLink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- Tourism
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Emergency Management
- Strategic Plan
- Local Government Reform
- Citizenship ceremonies
- Newsletters
- General correspondence.

### **c. Human Resources**

- Recruitment
  - Building & Compliance Officer – appointed and commences 12 August 2019
  - Planning Officer (Part-time) – applications close 4 August 2019
  - Early Childhood Educators (Part-Time and Casuals) – applications close 2 August 2019
- Corporate Services Department review – meeting scheduled with Corporate Services Manager to discuss and go through review on 13 August 2019
- EBA negotiations – EBA lodged with the Fair Work Commission on 23 July 2019 for approval
- Uniform Provider – alternate provider sought, ordering process for staff finalised. Finalising embroidered logo and then ready to progress
- HR Workplace Behaviour Policy Suite – almost complete
- Family and Domestic Violence Policy – complete in draft format. With General Manager for his review
- Branding Templates – to ensure professionalism and consistency across the organisation – draft complete
- General human resource matters – ongoing
- Performance management and disciplinary matters – as required
- Employee learning and development – as required
- Development and implementation of Human Resources Policies and Procedures – as required

### **d. Media and communications**

- Preparation of 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

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

- Conduct routine dog patrols within the municipality
- Review and renew kennel licenses within the municipality
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Chairing Cat Management Working Group meetings (NRM North, surrounding Councils and other relevant groups)
- Taking complaints regarding cat management and other animal related issues, including livestock matters
- Working with work experience student
- Review of Dog Management Policy
- Investigating development of Dog Management Plan for municipality

#### **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
- Permit Authority/Compliance Officer commencing 12 August 2019

#### **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 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
- Review of policies, by-laws and procedures
- Advertising part time planner role

#### **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, 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



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- Responding to general enquiries from the public on health matters
- Issuing Place of Assembly licences for events, as required
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Use of drone for investigations, as required
- Facilitation of School Immunisation Program 2019

### **f. Policy**

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

### **g. Events**

- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Advertising events through Council's web and social media publications
- Planning for Northern Midlands Business and Volunteer Expo
- Reviewing and improving Council's Event Management Guide
- Participation in MAV Insurance forums relating to events

### **h. Health & wellbeing**

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- 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

## **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.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- 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.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- 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.
- Sundry database creation and maintenance – incl Outgoing Mail Register.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation and training.
- WiFi network and hotspots & CCTV camera setup and maintenance.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software maintenance.
- Audio system improvements in community facilities
- Sundry IT reports, audits and analysis.

### **f. Childcare**

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

## **4. WORKS & INFRASTRUCTURE**

### **a. Asset Management**

- New asset information collection and verifications– ongoing.
- Programmed inspections of flood levee and associated infrastructure – ongoing.

### **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 – at practical completion.

### **f. Flood levee**

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

### **g. Engineering**

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## h. Capital works

- None to report

## 12 RESOURCE SHARING SUMMARY: 01 JULY 2019 TO 30 JUNE 2020

Resource Sharing Summary 1/7/19 to 30/6/20 As at 31/7/19	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	-	-
Street Sweeper - Plant Hire Hours	-	-
<b>Total Services Provided by NMC to Meander Valley Council</b>		-
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Wages and Oncosts</b>		
Plumbing Inspector Services	-	-
<b>Total Service Provided by MVC to NMC</b>		-
<b>Net Income Flow</b>		-
<b>Total Net</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		
- Tourism Officer	8.00	Not Charged to Association Funded from Council Budget A/c 519035
<b>Works Department Private Works Carried Out</b>	1.50	
	<u>9.50</u>	

## 13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		July 2019	Total 2019/20	July 2018
Sensor light damaged, train park toilets	Perth	\$ 300		
<b>TOTAL COST VANDALISM</b>		<b>\$ 300</b>	<b>\$ 300</b>	<b>\$ 0</b>

## 14 YOUTH PROGRAM UPDATE

Prepared by: Billie-Jo Lowe, Youth Officer

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

PCYC sessions were held in Evandale and Perth during July with the following attendance:

Session Venue	Date of Session	Attendees	Total Sessions	Total Attendance
Perth	4/7	10	2	16
	25/7	6		
Evandale	26/7	5	1	5

### 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 July as follows:

No sessions held for 2 weeks due to school holidays:





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Date of Session	Attendance
3/7	10
24/7	8
31/7	11

Billie-Jo is currently seeking funding sources to support the longevity of the Longford group and extension of the program to Campbell Town.

### Cressy District High School

Funding of \$800 has been forwarded to the school for the set-up of a Drop in Zone. The Zone (now named “The Laid Back Shack”) commenced on 14<sup>th</sup> June and is held every Friday during lunchtime.

Billie-Jo is liaising with Beacon Foundation who are facilitating a mentoring program with Cressy District High School students towards improving job readiness and successful transition from school to employment/ training.

### 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. Planning has commenced for an end of year event to be held on 30 November. The Fingal Valley Neighbourhood House has also offered to support the event. Billie-Jo is liaising with YMCA, Bravehearts 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 Innovations grant which has been approved for \$4000 towards a 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.

### Youth Mental Health Project

Billie-Jo is continuing to liaise with mental health service providers to advocate for improved service to youth in the Northern Midlands. Billie-Jo is meeting with a key group of service providers in Campbell Town to determine the youth mental health needs and improve service delivery. The Campbell Town Health Service have reported an increase in the number of hospitalisations of youth experiencing mental health crises and a severe lack of response and support available for them. There are continuing discussions with Headspace, Youth Health North and other youth agencies to address these service gaps.

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

### Evandale Primary School – Junior Action Group

Billie-Jo is supporting the JAG group with their next fundraising event for the purchase of wheelchairs for disabled children in overseas communities and the development of the schools kitchen garden.

### Meetings

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 15 STRATEGIC PLANS UPDATE

Prepared by:

Lorraine Green, Project Officer

CURRENT AS OF 5 AUGUST 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
<b>Avoca</b>			
Children's Playground redevelopment			<ul style="list-style-type: none"> <li>March 2019: Nationals in Govt commit \$50,000 to the project. Documentation to secure funds required by 4 Oct 2019</li> <li>June 2019: Tas. Community Fund grant \$36,680 secured: grant deed executed.</li> </ul>
<b>Blessington</b>			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-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>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. Nomination unsuccessful.</li> </ul>
<b>Campbell Town</b>			
War Memorial Oval Precinct Multi-Function Centre			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	<ul style="list-style-type: none"> <li>Development Plan submitted to Council Sept 2014.</li> <li>Council requested assessment of the viability of the Multi-Function Centre</li> </ul>
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	<ul style="list-style-type: none"> <li>Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional Centre' discussed at Feb 2016 Council Workshop.</li> <li>National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre.</li> <li>Election commitment by federal Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Funding agreement signed February 2017</li> </ul>
c) Management of Multi-function Centre and Oval Redevelopment (Philp Lighton Architects)	Feb 18		<ul style="list-style-type: none"> <li>Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 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>Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM.Development Application P17-126 received on 8 May 2017.</li> <li>AFL Business Case for precinct improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Funds received July 2019.</li> <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>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>Centre handover July 2019</li> </ul>
Cenotaph redevelopment			<ul style="list-style-type: none"> <li>Dec 2016: Request to Philp Lighton Architects for a layout plan &amp; concept sketches for improvements around the cenotaph &amp; a display area in entrance to the Multi-Function Centre. Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade.</li> <li>Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment</li> </ul>



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Tennis/multi-purpose courts			<p>of the cenotaph precinct. Grant deed signed. First progress report submitted Dec 2018: second submitted June 2019. Final report due 31 Dec 2019</p> <ul style="list-style-type: none"> <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 date extended to 31 Dec 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. Final report due 31 Dec 2019</li> </ul>
<b>CBD Urban Design and Traffic Management Strategy</b> (GHD) (Lange Design and Rare Innovations)	May-16		<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		<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. Agreed 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. Acquittal reports submitted to funding bodies July 2019.</li> <li>Nationals in Government funding commitment of \$400,000 made March 2019. Documentation to secure funds required by 4 Oct 2019.</li> </ul>
<b>Recreation Ground Master Plan</b> (Lange Design & Loop Architecture)	Feb-17		<ul style="list-style-type: none"> <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. Advised July 2019 that EOI was to be progressed to Stage 2 application. Stage 2 application submitted 29 July 2019. Outcome anticipated October 2019.</li> </ul>
<b>Evandale</b>			
<b>Honeysuckle Banks</b>			<ul style="list-style-type: none"> <li>At May 2017 Council meeting, Council i) accepted in principle the Honeysuckle Banks Plan; ii) consider funding the minor works components of the plan in future Council budgets, and iii) request Council Officers to seek to secure external grants to assist with the implementation of the full plan.</li> </ul>
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</li> </ul>



# NORTHERN MIDLANDS COUNCIL

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
b) Review of Master Plan (Lange Design)	Oct-16	May-17	<ul style="list-style-type: none"> <li>reserve.</li> <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 i) accepted in principle the Honeysuckle Banks Plan; ii) consider funding the minor works components of the plan in future Council budgets, and iii) request Council Officers to seek to secure external grants to assist with the implementation of the full plan.</li> </ul>
<b>Morven Park Master Plan</b> (Lange Design)	Nov-16	April 18	<ul style="list-style-type: none"> <li>Nov 2016 Lange Design contracted to develop master plan</li> <li>Draft Master plan accepted at October 2017 Council Meeting – released for public comment.</li> <li>Council accepted 2030 Master Plan at April 2018 Council Meeting.</li> <li>State Liberal election commitment of \$158,000 towards facilities' upgrades. Progress reports submitted Dec 2018 and March 2019. Next report due Sept 2019.</li> <li>Feb 2019: funding of 50% matching grant by Council (\$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>AFL Tas funding commitment of \$60,000 secured – to be paid upon project completion.</li> </ul>
<b>Clubhouse</b>	April 18		
<b>Morven Park Oval and Infrastructure</b>	Jan 17	July 19	<ul style="list-style-type: none"> <li>17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Work underway June 2018.</li> <li>State Liberal election commitment of \$33,000 for cricket pitch upgrade; and \$30,000 for new electronic scoreboard – Council to auspice the scoreboard project.</li> <li>June 2018: oval lighting and scoreboard upgrades underway.</li> <li>Tas Community Fund grant secured towards the expansion of the outdoor gym.</li> <li>Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome unsuccessful.</li> <li>June 2019: acquittal report submitted for the electronic scoreboard project.</li> <li>July 2019: acquittal report submitted for the outdoor gym 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>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>July 2019: work progressing.</li> </ul>
<b>Visitor Appeal Study</b> (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> <li>Recommendations implemented include the establishment of a local business &amp; tourism group, development of a destination playground, upgrading of lighting &amp; displays at Visitor Information Centre at JJs, and development of a Place Activation Plan</li> </ul>
<b>Place Activation Plan</b> (Village Well) (Accompanying Traffic Issues report by MR Cagney)	Sep-15	Jan-16	<ul style="list-style-type: none"> <li>Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Longford tourist tear-off map and street beautification</li> </ul>
<b>CBD Urban Design Strategy</b> (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> <li>Site Investigation Report completed October 2016.</li> <li>Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy received.</li> <li>Parklet design &amp; plans approved June 2017.</li> <li>Draft Urban Design Strategy adopted May, for further consultation.</li> <li>Draft urban design guidelines developed.</li> <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</li> </ul>



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> <li>deed regarding the future maintenance of the Illawarra Road roundabout.</li> <li>Nationals in Government funding commitment of \$4 million made in March 2019. Documentation to secure funds required by 4 October 2019.</li> </ul>
<b>Recreation Ground Master Plan</b> (Lange Design)	Dec-15	Aug 17	<ul style="list-style-type: none"> <li>Dec 15: Council contracted Lange Design to develop the master plan</li> <li>Council accepted Recreation Ground 2030 Master Plan at August 2017 Council meeting.</li> </ul>
<b>Stadium redevelopment</b>	Nov 17		<ul style="list-style-type: none"> <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>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>Full application submitted for Levelling the Playing Field Grant in Sept 2018. Grant Application successful (\$233,409). Final reports to Sport and Recreation Tas due July 2019.</li> <li>Stadium redevelopment stage 1 completed June 2019</li> <li>Final report to Levelling the Playing Field due August 2019.</li> </ul>
<b>Oval and Infrastructure</b>			<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>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>Cricket nets and scoreboard projects completed</li> </ul>
<b>Village Green Playground redevelopment</b>	Jan 17	Mar 19	<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>At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground: <ul style="list-style-type: none"> <li>i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and</li> <li>ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development</li> <li>iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing</li> </ul> </li> <li>Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground</li> <li>Stage 2 new play units installation completed and launched 8 December 2017.</li> <li>Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018.</li> <li>Council approved variance to stage 3 at the July 2018 Council meeting: Ultimate Play preparing new stage 3 concept plan &amp; request lodged with TCF for variance to the funding approval. Request approved.</li> <li>Request submitted August 2018 to Variety for funding towards the revised stage 3. Funding secured.</li> <li>Play units ordered Sept 2018.</li> <li>LGAT video of the playground in use filmed 2 October. Presentation on the success of the playground made at LGAT Playground forum Oct 30th.</li> <li>Stage 3 installation completed March 2019.</li> <li>Acquittal reports to TCF and Variety Tas submitted July 2019</li> </ul>
<b>Memorial Hall &amp; Village Green</b>			<ul style="list-style-type: none"> <li>Sept 17: Philp Lighton Architects contracted to undertake the study of the Council</li> </ul>



# NORTHERN MIDLANDS COUNCIL

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
<b>Infrastructure</b>			<p>Offices, Memorial Hall, Town Hall and Library facilities. Study underway October 2017 and presentation made to November 2017 Council Workshop. Community engagement process closed 18 July 2018. Only 1 written response received from Helping Hand Association, requesting that showers be incorporated for the use of homeless people.</p> <ul style="list-style-type: none"> <li>March 19: Nationals in Govt commitment of \$4m to Longford Urban Design Project memorial hall redevelopment and village green infrastructure upgrade are components of the project. Application being prepared to secure the funding commitment – due 4 October 19.</li> <li>July 19: Loop Architecture contracted to prepare hall redevelopment and infrastructure upgrade concept plans and cost estimates</li> </ul>
<b>Woolmers Bridge (VEC Civil)</b>	<b>Jan 17</b>	<b>Feb 19</b>	<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>Perth</b>			
<b>Recreation Ground Master Plan (Lange Design)</b>	<b>Jul-15</b>	<b>Oct-16</b>	<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/Perth Early Learning Centre Redevelopment (Loop Architecture)</b>	<b>Oct-15</b>		<ul style="list-style-type: none"> <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. Documentation to secure funds due 4 Oct 2019.</li> </ul>
<b>Town Structure Plan (GHD)</b>			<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 (Lange Design, GHD)</b>			<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>	<b>Dec-15</b>		<ul style="list-style-type: none"> <li>Draft Master Plan received May 2016: structural assessment approved August 2016</li> </ul>



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
(Loop Architecture)			<ul style="list-style-type: none"> <li>Final plan received June 2017</li> <li>Final report to be presented to workshop September 2017</li> <li>Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season. Pool usage data received May 2018.</li> </ul>
<b>Village Green Master Plan</b> (Lange Design, Loop Architecture)	Jun-16	Dec-16	<ul style="list-style-type: none"> <li>Master Plan accepted in principle at Council 12 December 2016 Meeting.</li> <li>Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG.</li> <li>17 Jan 2017: Council advised State Government has approved \$300,000 loan through the Northern Economic Stimulus Package for the implementation of the Master Plan.</li> <li>Feb 2017: Application lodged with Building Better Regions Fund for \$237,660 to enable the Master Plan to be implemented in its entirety. Application unsuccessful.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan</li> <li>Concept design presented to Council workshop on 8 May.</li> <li>Planning 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>July 2018: costings being reviewed.</li> <li>Feb 2019: Work underway.</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> </ul>
<b>TRANSlink Stormwater Upgrade Project</b>			<ul style="list-style-type: none"> <li>Applications lodged with National Stronger Regions Fund 2015/ 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 of land for stormwater detention purpose.</li> </ul>

## 16 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 5 AUGUST 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. Contractor selected- work to progress. Final report due Jan 2020.
<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

### 19 AUGUST 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 reports submitted Dec 2018 and June 2019. Final report due Dec 2019. Work commenced mid-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. June 2019: completion extended to 30 Nov 2019 – acquittal report due 31 Dec 2019. March 2019: Nationals in Government funding commitment of \$400,000 towards the facility upgrade. Documentation to secure funds required by 4 Oct 2019. .
<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 \$13,573 towards the electronic scoreboard Progress report submitted June 2019: next report due 30 Sept 2019.
<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)	Project completed	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		Work underway





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 17 ROSS BRIDGE FLOODING CONCERNS

Report prepared by: Jonathan Galbraith, Engineering Officer

The Works Manager and Engineering Officer recently met with Department of State Growth to discuss possible works to protect the Ross bridge during flooding.

The following advice has now been provided in this regard.

The water level on Macquarie River fluctuates seasonally and was known to alter its flow path since its existence, similar to other rivers in Tasmania. Any impediments to flow in the form of debris barriers may inadvertently create diversions to water flow which may impact on adjacent areas. Some potential consequences include scouring effects to banks and impacts to the natural wetland environment and at worst diverted flows affecting nearby properties. This is especially critical in a flood situation where the safety of the community is paramount.

The strategies below will offer some level of protection to the structure in the event of a flood:

- Proactive management of the river upstream by removing large drift wood/logs will assist in mitigating impact risk on the structure.
- Proactive management of the river downstream to ensure that there are no impediments in the river that would result in back flow or 'dam' effect.

### 18 ROSS BRIDGE HERITAGE LISTING NOMINATION

Report prepared by: Lorraine Green, Project Officer

Correspondence received from the Director – Heritage Strategies Section, Heritage Branch, Department of Environment and Energy has advised:

*"The Minister for the Environment, the Hon Sussan Ley MP, considered all nominations and decided on the list of new places for assessment for the 2019-20 assessment period\*. In making her decision the Minister considered her own priorities and the Council's advice on all eligible nominations. Ross Bridge (Tas) was not included in the finalised priority assessment list as the Council was of the view that, based on the information in the nomination, the place may not meet any of the National Heritage Criteria.*

*"Under the Environmental Protection and Biodiversity Act 1999, a nomination lapses if it has been considered for two consecutive periods, and not included in the finalised priority assessment list. As this is the second consecutive time this nomination has been considered and not included in the final list it will be ineligible for automatic re-consideration. However this does not preclude either the Council itself from proposing them for future proposed assessment lists, or you from re-nominating in the future. "*

Only one site made it onto the list of new places for assessment for the 2019-20 Assessment period.

### 19 SKILLS TASMANIA: TRAINEE OF THE YEAR AWARDS

Provided by: Samantha Dhillon, People & Culture Business Partner

Lucy Langridge, Council's Receptionist/Administration Officer has been selected as a finalist (from 36 applicants in total) in the Skills Tasmania Trainee of the Year awards.

On Tuesday 23 July she joined the other 9 finalists in Hobart for her final interview before the gala dinner on 6 September 2019, where the winner will be announced.

#### DECISION

Cr Polley/Cr Lambert

That the Information items be received.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 235/19 POLICY REVIEW: YOUTH

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Billie-Jo Lowe, Youth Officer

### 1 PURPOSE OF REPORT

The purpose of this report is to provide Council with the updated Youth Policy.

### 2 INTRODUCTION/BACKGROUND

The Youth Policy has been revised following the appointment of the Youth Officer to reflect how the role supports the needs of young people in the municipality.

The purpose of the Youth Policy is to provide a framework to assist Council to better support and advocate for the needs of young people

### 3 STRATEGIC PLAN 2017-2027

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

The Strategic Plan 2017-2027 provides the guidelines within which Council operates. The following objectives directly relate to the Youth Policy:

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
- People –
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
      - Equal access to health, safety and community services
      - Advocate for equitable health, education and employment
      - Support networks for older persons and youth at risk
      - Support networks assisting victims of domestic violence
      - Foster arts and culture participation at local level
      - All abilities sport and exercise facilities available
      - Cater for community members with disabilities

### 4 POLICY IMPLICATIONS

It is important that Council continues to maintain and develop the youth policy to reflect the needs and issues of youth in the municipality.

The Youth Policy aligns with the Youth Strategy to act as a framework for the Youth Officer to advocate for the needs of youth.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### **5 STATUTORY REQUIREMENTS**

The following legislation has relevance to this policy:

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

### **6 FINANCIAL IMPLICATIONS**

Not applicable.

### **7 RISK ISSUES**

Not applicable.

### **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**

The Youth Policy has been revised following the appointment of the Youth Officer to reflect how the role supports the needs of young people in the municipality.

The purpose of the Youth Policy is to provide a framework to assist Council to better support and advocate for the needs of young people

### **12 ATTACHMENTS**

- 12.1 Youth Policy (current)
- 12.2 Youth Policy (amended)

### **RECOMMENDATION**

That Council adopt the amended Youth Policy.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goninon

That Council adopt the amended Youth Policy.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 236/19 ALGA NATIONAL LOCAL ROADS AND TRANSPORT CONGRESS ATTENDANCE

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

### 1 PURPOSE OF REPORT

The purpose of the report is to consider the attendance of Councillors at the ALGA National Local Roads and Transport Congress 2019 to be held in Hahndorf, South Australia from 18 to 20 November.

### 2 INTRODUCTION/BACKGROUND

The 2018 ALGA National Local Roads and Transport Congress was held in Alice Springs, Council did not send a delegate to the conference.

The 2019 Event is themed *Breaking Through for Modern Transport*.

ALGA President, Mayor David O'Loughlin and Mayor Ann Ferguson, Mount Barker District Council, have provided the following overview in relation to this year's event:

*We write to invite you to join our annual National Local Roads and Transport Congress this November and be among up to 300 of Australia's local government Mayors, Councillors and senior council staff who are helping shape the future of the roads and transport sector.*

*This year's Congress, themed Breaking Through for Modern Transport, explores the future of transport mobility in Australia and the importance of all levels of government and the private sector working together to plan and deliver integrated infrastructure.*

*We'll hear from Romilly Madew AO, CEO of Infrastructure Australia, who'll update us on the state of Australia's infrastructure, while other speakers will examine freight, road transport reform and road safety and where we need to be on these important issues. We will also be inviting the Federal Minister and Shadow Minister to share their views on the priorities for transport.*

*Speakers and exhibitors will also share exciting new innovations in the road and transport sector including future technology, and the role transport plays in creating a circular economy.*

*The Congress is not just an opportunity to learn from the very best in the business, it is the platform for Local Government to stand up and be heard by the Federal Government. We did just that in 2000, which led to the creation of the very successful Roads to Recovery program which has completed more than 55,000 projects to date. Your attendance and participation will help develop the strongest case for vital Local Government roads and transport funding for the new parliament and the 2022 Federal Election.*

*The 2019 National Local Roads and Transport Congress will be in the beautiful and historic Hahndorf, South Australia from 18 – 20 November.*

*The Australian Local Government Association (ALGA) convenes the annual gathering, which is hosted this year by Mount Barker Council. Mayor Ferguson and I invite you to extend your stay and enjoy the many attractions in the Adelaide Hills before heading home.*

### 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 19 AUGUST 2019

- Money Matters  
Core Strategies:
  - ♦ Budgets are responsible yet innovative
  - ♦ Efficiency in resource sharing and Council reform
  - ♦ Improve community assets responsibly and sustainably
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
  - Economic Development – Supporting Growth & Changes
    - ♦ Maximise external funding opportunity

#### 4 POLICY IMPLICATIONS

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

##### 6. CONFERENCES & SEMINARS

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

*The budget will be allocated to the following conferences:*

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

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

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

#### 5 STATUTORY REQUIREMENTS

N/a.

#### 6 FINANCIAL IMPLICATIONS

The 2019/2020 budget allocation for Training, Conferences and Seminars for Councillors is \$18,430. Approximately \$1,114 has been expended to date, with \$17,316 of the allocation still being available.

Cost of full registration before 27 September is \$895.

Return flights to/from Adelaide range from \$500. Transport/vehicle hire may also be required.

Two nights accommodation would be required, accommodation prices are from \$169 per night.

#### 7 RISK ISSUES

N/a.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 8 CONSULTATION WITH STATE GOVERNMENT

N/a.

### 9 COMMUNITY CONSULTATION

N/a.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

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

### 11 OFFICER'S COMMENTS/CONCLUSION

Councillors should note that this year the ALGA National Local Roads and Transport Congress 2019 is to be held in Hahndorf, South Australia from 18 to 20 November and coincides with the November Council meeting to be held on Monday, 18 November.

This year's Congress, themed *Breaking Through for Modern Transport*, explores the future of transport mobility in Australia and the importance of all levels of government and the private sector working together to plan and deliver integrated infrastructure.

### 12 ATTACHMENTS

12.1 Preliminary Conference programme & Registration

### RECOMMENDATION

It is recommended that Cr ..... be authorised to attend the 2019 ALGA National Local Roads and Transport Congress in Hahndorf, South Australia from 18 to 20 November 2019.

### DECISION

Cr Goninon/Cr Polley

That Cr Brooks be authorised to attend the 2019 ALGA National Local Roads and Transport Congress in Hahndorf, South Australia from 18 to 20 November 2019.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 237/19 SOUTH ESK RIVER PARKLANDS, PERTH – MASTER PLAN

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

### 1 PURPOSE OF REPORT

The purpose of the report is to present to Council the finalise South Esk River Parklands, Perth – Master Plan.

### 2 INTRODUCTION/BACKGROUND

Council at its 11 December 2017 meeting, minute 398/17 (minute attached), considered a report titled *Perth Riverbank Open Space Strategy*, at which time the following was the decision of Council:

*That Council officers prepare a draft brief and seek an estimate of cost for consideration in 2018/2019 budget.*

A brief (attached) was prepared and Lange Design was appointed in October 2018 to undertake an investigation and provide a master plan for the precinct.

The following background information was provided in the brief:

*The Perth Local District Committee have for some time advocated for improvements to public open space and, in particular, improved connectivity of the William Street Reserve to Mill Road, George Street and the recreation areas throughout Perth.*

*The Perth Structure Plan 2017 identifies land along the riverbank for:*

- *Strengthening the path network and accessibility along the South Esk River foreshore;*
- *Creating a new footbridge to extend the pathway network along the South Esk River;*
- *Transforming the former quarry site into an open space park and corridor for recreation with a master plan prepared independently for this area;*
- *Providing additional facilities and amenities within open space assets; and*
- *Improving the open space amenity beneath and around the Perth Bridge, including improved access for persons with a disability associated with Eskleigh Home.*

The brief identified the following direction for the strategy:

- *Strengthen the path network and accessibility along the Perth Riverbank Reserve from the southern end of William Street to Perth Mill Road.*
- *Identify the provision of a path link from Perth Mill Road to Clarence Street.*
- *Improve the pedestrian connections from the Perth Riverbank Reserve to the businesses in Main Road.*
- *Improve the open space amenity beneath and around the Perth Bridge.*
- *Improve access for persons with a disability from Eskleigh Home, beneath Perth Bridge, along Old Bridge Road to the Perth Riverbank Reserve and to the existing and proposed retail areas identified in the Perth Structure Plan.*
- *Develop a masterplan for transforming the former quarry site into an open space park and recreation corridor.*
- *Recommend additional facilities and amenities within the open space areas.*

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Leaders with Impact





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## Core Strategies:

- ♦ Communicate – Connect with the community
- ♦ Lead – Councillors represent honestly with integrity
- ♦ Manage – Management is efficient and responsive

## ▪ Money Matters

### Core Strategies:

- ♦ Improve community assets responsibly and sustainably

## ▪ Best Business Practice & Compliance

### Core Strategies:

- ♦ Excellent standards of customer service

## • 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
  - ♦ Maximise external funding opportunity

## • People –

### ▪ Sense of Place – Sustain, Protect, Progress

#### Core Strategies:

- ♦ 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

## 4 POLICY IMPLICATIONS

N/a.

## 5 STATUTORY REQUIREMENTS

N/a

## 6 FINANCIAL IMPLICATIONS

The total cost of implementing the south Esk River Parkland, Perth – Master Plan is estimated at \$1,680,000. It is proposed that Council consider funding components of the Master Plan in forthcoming Council budgets, and where possible, Council Officers seek to secure external grants to assist with the implementation of components of the Master Plan.

Preliminary costings of the project have been calculated as follows:

Charles Berryman Picnic Reserve	\$ 12,000
Old Punt Road Footpath	\$ 20,000



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Perth River Park Reserve	\$ 18,000
Perth River Park Reserve Riverbank rehabilitation	\$ 60,000
Directional signage	\$ 25,000
William to George Street Link	\$ 340,000
George Street footpath	\$ 40,000
George Street Park	\$ 780,000
George Street Park to Samclay Court	\$ 15,000
George Street Park to Perth Mill Road	\$ 45,000
Perth Mill Road Asphalt Pathway	\$ 20,000
Perth Mill Road Pathway to Old Mill Site	\$ 45,000
Old Mill Site	\$ 130,000
Riverbank rehabilitation between George Street Park and the Old Mill Site	\$ 100,000
South Esk Riverbank walking track	\$ 30,000
<b>Total</b>	<b>\$ 1,680,000</b>

### 7 RISK ISSUES

The progressive implementation of the Master Plan will ensure community expectations are met with regard to enhancement of the function, connectivity and aesthetic quality of public open space.

### 8 CONSULTATION WITH STATE GOVERNMENT

The Master Plan has been included in Council's Strategic Projects document which serves to inform State and Australian Governments of the funding priorities in the Northern Midlands.

### 9 COMMUNITY CONSULTATION

Consultation with the Perth Local District Committee, and the broader community, underpinned the development of the Master Plan.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Master Plan and the proposed way forward with the implementation of the plan.

### 11 OFFICER'S COMMENTS/CONCLUSION

The consultant has fulfilled the requirements of the Master Plan's project brief. Following stakeholder and community consultation, review of relevant literature and site investigations, the consultants has developed a comprehensive Master Plan for the progressive development of the South Esk River Parklands, Perth.

### 12 ATTACHMENTS

- 12.1 Preliminary Master Plan:  
*South Esk River Parklands – Perth (Old Bridge Road to Perth Mill Road, Perth, Tasmania)*
- 12.2 Perth Riverbank Reserve Open Space Strategy Brief
- 12.3 Minute 398/17 – 11 December 2017



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### RECOMMENDATION

That Council:

- i) Accept the South Esk River Parklands, Perth - Master Plan;
- ii) Consider funding the components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan.

### DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Lambert

That Council:

- i) Accept the South Esk River Parklands, Perth - Master Plan;
- ii) Consider funding the components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 238/19 LOCAL DISTRICT COMMITTEES: REVIEW OF MEMORANDUM OF UNDERSTANDING

*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Amanda Bond, Community & Development Manager,  
Gail Eacher – Executive Officer,  
Lucie Copas – Executive & Communications Officer

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to review the Memorandum of Understanding between it and its seven local district committees.

### 2 INTRODUCTION/BACKGROUND

The Memorandum of Understanding was last reviewed in April 2018, Minute Reference 104/18, and is not scheduled for review again until 2020. A review of the Memorandum of Understanding is necessary now to clarify the role of the committees, in particular:

- The role of the Committee surrounding commenting on planning applications;
- The role of the Committee surrounding commenting on other strategic matters, for example, proposed amendments to the Northern Regional Land Use Strategy;
- Provision of secretarial support; and
- Member attendance at meetings.

The Northern Midlands Council has a local district committee for each major township in the municipality. They are:

- Avoca, Royal George & Rossarden Local District Committee (meeting bi-monthly);
- Campbell Town District Forum (meeting monthly);
- Cressy Local District Committee (meeting bi-monthly);
- Evandale Advisory Committee (meeting monthly);
- Longford Local District Committee (meeting monthly);
- Perth Local District Committee (meeting monthly); and
- Ross Local District Committee (meeting monthly).

Each committee is a special committee of Council created pursuant to section 24 of the *Local Government Act 1993*.

The purpose of the committees is to act as a communication channel between Council and the community, identifying local concern and opportunities; and providing feedback to Council.

The Committees are all of varying ages. Some have been in place since 1994, others have been formed in more recent years.

The relationship between the Northern Midlands Council and each committee is governed pursuant to a Memorandum of Understanding (MOU). The purpose of the MOU is to:

- set the purpose, roles and responsibilities of the committee; and
- provide guidelines in respect to membership and meeting procedures.

In April 2016 Council resolved to standardise the MOU's for the Local District Committees, and coordinate the terms of the committees so they all expire at the same time. The purpose behind this was to reduce the time and cost associated with advertising positions, holding AGMs and reporting to Council on membership.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 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

## 4 POLICY IMPLICATIONS

No policy implications have been identified.

## 5 STATUTORY REQUIREMENTS

Each committee is formed as a special committee of Council pursuant to section 24 of the *Local Government Act 1993*. Pursuant to section 24(3) of the *Local Government Act 1993* the Council is to determine the procedures relating to meetings of a special committee.

## 6 FINANCIAL IMPLICATIONS

No financial implications have been identified in relation to this report.

## 7 RISK ISSUES

If the Memorandum of Understanding between Council and its special committees is not clear, there is a risk of confusion for committee members, and members acting outside the scope of their role.

## 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

## 9 COMMUNITY CONSULTATION

The proposed changes to the Memorandum of Understanding will be circulated to the local district committees for review and comment.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

- To accept the proposed changes to the Memorandum of Understanding and refer the document to the local district committees for comment, or
- Suggest alternative changes to the Memorandum of Understanding and refer the document to the local district committee for comment, or
- Make no changes to the Memorandum of Understanding.

## 11 OFFICER'S COMMENTS/CONCLUSION

The purpose of this report and the proposed amendments to the Memorandum of Understanding is to clarify the role of the committees, in particular:

- The role of the Committee surrounding commenting on planning applications;



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- The role of the Committee surrounding commenting on other strategic matters, for example, proposed amendments to the Northern Regional Land Use Strategy;
- Provision of secretarial support; and
- Member attendance at meetings.

### 12 ATTACHMENTS

12.1 Revised Memorandum of Understanding with deletions and additions highlighted.

### RECOMMENDATION

That Council accept the proposed changes to the Memorandum of Understanding and refer the document to the local district committees for comment.

### DECISION

Cr Adams/Cr Goninon

That the matter be deferred to a workshop.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## **239/19 SPIRIT OF TASMANIA – TOUR OF TASMANIA: REQUEST FOR FINANCIAL ASSISTANCE**

*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Lucie Copas, Executive & Communications Officer

### **1 PURPOSE OF REPORT**

To seek Council's position regarding a request from GTR Events for Council to contribute \$3,000 + GST in support of the 2019 Spirit of Tasmania Tour of Tasmania.

### **2 INTRODUCTION/BACKGROUND**

The Spirit of Tasmania Tour of Tasmania will once again be held in 2019 from 3 to 7 December with Longford hosting a men's and women's race on Thursday 5 December.

After the success of the 2015, 2017 and 2018 events, event organisers, GTR Events have approached Council to again be a host Council for the 2019 event.

Attached to this report is a copy of the Spirit of Tasmania 2019 Tour of Tasmania Event Report provided to Council from GTR Events.

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

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

- Progress –
  - Tourism Marketing & Communication
    - ♦ Tourism thrives under a recognised regional brand
    - ♦ Tourism partnerships build sense of place identity

### **4 POLICY IMPLICATIONS**

Council has in place a Festivals, Events & Promotions Policy. The Policy provides the framework by which event organisers can apply to Council for both cash and in-kind support for an event in the Northern Midlands. The maximum allocation to a recurring event pursuant to the policy is \$1,650.

GTR Events did not submit an application for funding for 2018.

GTR Events have been previously advised of Council's funding program, in 2015, 2017 and again in 2018.

The amount of support requested is well outside the maximum allocation pursuant to the Festivals, Events & Promotions Policy.

### **5 STATUTORY REQUIREMENTS**

N/a

### **6 FINANCIAL IMPLICATIONS**

GTR Events are requesting Council contribute \$3,000 in cash + GST to the 2019 event, which is standard across all Council's.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

GTR Events have provided a list of benefits to be considered, see attachment for further details.

### **7 RISK ISSUES**

N/a

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

N/a

### **9 COMMUNITY CONSULTATION**

N/a

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

Council is to consider the level of contribution, if at all, it is to make to the 2019 Spirit of Tasmania Tour of Tasmania.

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

GTR Events has requested \$3,000 + GST in cash but has also indicated that anything smaller will also be appreciated.

### **12 ATTACHMENTS**

12.1 Spirit of Tasmania 2019 Tour of Tasmania Event Report

### **RECOMMENDATION**

That Council agree/ do not agree to provide support to the 2019 Spirit of Tasmania Tour of Tasmania.

### DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

That a Major Festivals, Events and Promotions funding application form be forwarded to the organisers of the 2019 Spirit of Tasmania Tour of Tasmania event.

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 240/19 REQUEST TO REMOVE NAME ON PLAQUE FROM ELIZA FORLONG SCULPTURE IN CAMPBELL TOWN

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

### 1 PURPOSE OF REPORT

To consider a request from Mr Danny Saunders for the removal of John Millwood's name from the Eliza Forlong memorial sculpture, *Eliza and the Ram*, situated in High Street, Campbell Town at the frontage of Valentine Park.

To consider correspondence from Beyond Abuse seeking that Council investigate whether or not the statue of artist John Glover, located at Falls Park, Evandale is modelled on the image of John Millwood.

### 2 INTRODUCTION/BACKGROUND

Mr Saunders has requested Mr Millwood's name be removed from *Eliza and the Ram* statue in Campbell Town, on the basis, Mr Millwood is a convicted criminal.

Investigation has revealed Mr Millwood's name is also situated on two plaques in Evandale, at the intersection of Rodgers Lane, Macquarie and Russell Streets, and at Falls Park, Evandale.

#### Eliza Forlong

Development approval for the Eliza Forlong sculpture was issued by Council on 5 September 2012, and the sculpture was unveiled on 19<sup>th</sup> April 2013.

The Merino Tribute Committee, a local group, worked to raise funds through donations to the Campbell Town Community Service Board. The Community Service Board commissioned renowned figurative sculptor Peter Corlett to create the bronze sculpture of Eliza leading a ram on her first long journey on foot through Saxony in 1829.

Mr Millwood was a member of the Committee who commissioned the sculpture and is named on the plaque accordingly.

The Northern Midlands Council is the owner of the statue and plaque as it is situated on Council land.

#### John Glover

The John Glover Statue is located at Falls Park in Evandale. It was commissioned by the John Glover Society Inc and was unveiled on 18 February 2003.

Mr Millwood was a member of the John Glover Society Inc. who commissioned the statue. Claims that the statue was modelled on Mr Millwood have been refuted by the artist.

The statue and plaque are the property of the Northern Midlands Council as they are located on Council land.

#### Lieutenant Colonel Henry William Murray, VC, CMG, DSO (and Bar), DCM (1880–1966)

The third plaque with Mr Millwood's name is located in the park area on the corner of Rodgers Lane, Macquarie and Russell Streets, Evandale, where the Lieutenant Colonel Henry William Murray, VC, CMG, DSO (and Bar), DCM statue is located. The plaque is not attached to the statue, it is located in the same park area.

The plaque is the property of the Northern Midlands Council as it is located on Council land.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 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:
    - ♦ 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:
    - ♦ Communicate – Communities speak & leaders listen
    - ♦ Connect – Improve sense of community ownership
- Place –
  - History – Preserve & Protect our Built Heritage for Tomorrow
  - Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

### 4 POLICY IMPLICATIONS

Not applicable.

### 5 STATUTORY REQUIREMENTS

Not applicable.

### 6 FINANCIAL IMPLICATIONS

The cost to remove the name from the three plaques is not prohibitive.

### 7 RISK ISSUES

There is a risk to Council if it does not remove the name from the plaques it may be seen as endorsing criminal behaviour, or as being inconsiderate to victims of crime.

There is a risk if Council does remove the name it could be seen as interfering with a historic record.

### 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

### 9 COMMUNITY CONSULTATION

#### Eliza Forlong Sculpture

Correspondence has been received requesting the removal of Mr Millwood's name from the plaque associated with the Eliza Forlong sculpture.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

The Committee Members identified on the plaque associated with the Eliza Forlong Sculpture were formally approached with a response received from Mr O'Connor. The insert below mirrors Mr O'Connor's comments:

- Mr Millwood has been charged for the crime and convicted and punished by serving time.
- Mr Millwood has participated in supporting and organising a number of public works throughout the State for the benefit of the State.
- How many times should the individual be punished?
- The ongoing impact this matter has on the whole of Mr Millwood's family.
- If Mr Millwood's name is removed from the plaque it would not change anything.

Mr O'Connor was not supportive of any changes to the plaque associated with the Eliza Forlong sculpture in Campbell Town.

A recent note in the Campbell Town District Forum indicates:

*8.6 Amendment to Plaque*

*General discussion was held regarding proposed amendment to the Eliza Furlong statue in Valentine Park.*

*One member of the Forum supported the amendment.*

### Evandale Sculptures

Community consultation has not occurred regarding the presence of Mr Millwood's name on the plaques located in Evandale, or the allegation that the statue has been modelled on Mr Millwood.

It is understood that Councillors have been approached by members of the community who have expressed concern over the removal of Mr Millwood's name, on the basis he has served a time of imprisonment for his actions.

Likewise, other members of the community have expressed distress at the name remaining on the plaques.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

The options available to Council is to take no action or elect to remove Mr Millwood's name from the plaques.

### 11 OFFICER'S COMMENTS/CONCLUSION

Council has been requested to consider the removal of Mr Millwood's name from the statue *Eliza and the Ram* in Campbell Town. If Council agreed to remove the name from this plaque it is considered appropriate it be removed from the two plaques in Evandale as well.

Council has no evidence confirming the allegation that the John Glover statue is modelled on Mr Millwood and understands that the artist has denied modelling the Glover statue on Mr Millwood's image.

### 12 ATTACHMENTS

12.1 Letter from Beyond Abuse Inc.

### RECOMMENDATION

That

- Mr Millwood's name be removed from the plaques identified in this report.
- Council take no action with regard to the John Glover Statue.

### DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Cr Adams/Cr Goss

That Mr Millwood's name be removed from the plaques identified in this report.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Davis, Cr Goninon

Cr Goss/Cr Brooks

That Council take no action with regard to the John Glover Statue.

Carried unanimously

## 241/19 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.

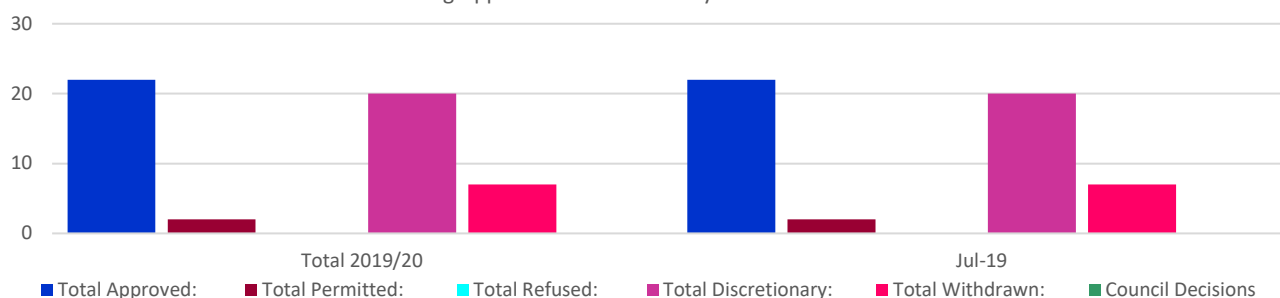
### 2 DEVELOPMENT SERVICES REPORTING

#### 2.1 Planning Decisions

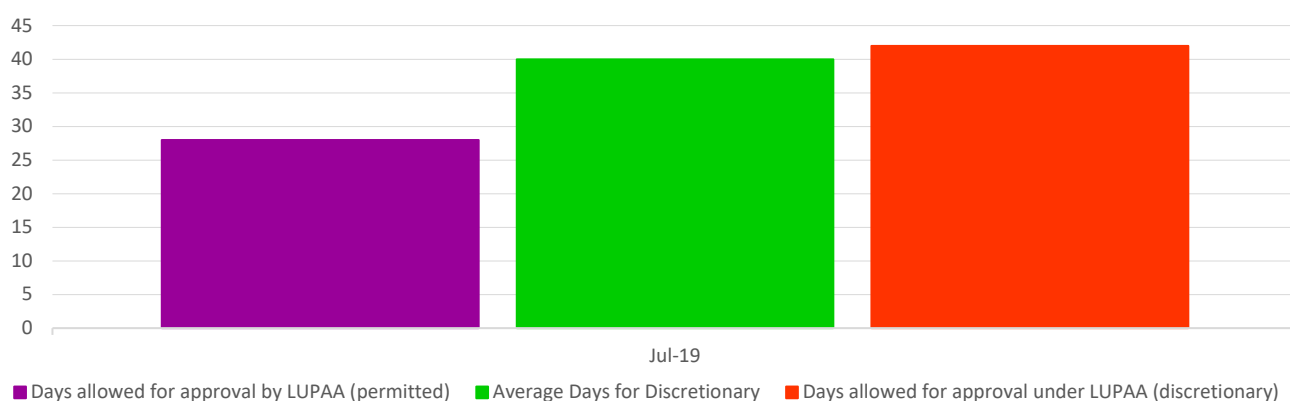
	Total YTD	Jul-19
Total Approved	22	22
Total Permitted	2	2
Average Days for Permitted		25
Days allowed for approval by LUPAA		28
Total Exempt under IPS	7	7
Total Refused	0	0
Total Discretionary	20	20
Average Days for Discretionary		40
Days allowed for approval under LUPAA		42
Total Withdrawn	7	7
Council Decisions	0	0

*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.*

Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date





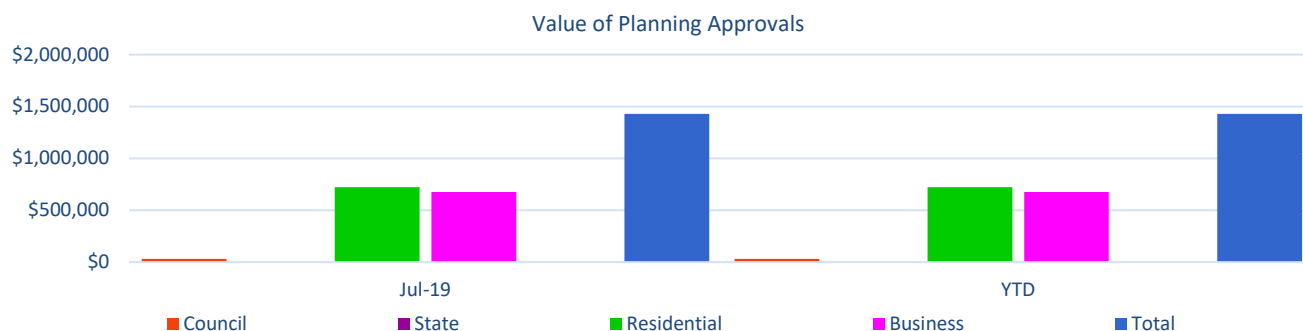
# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

July 2019					
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-19-0003	Service Station alterations, additions & signage	5 Wellington St, Longford TAS 7301	Emma Riley & Associates	42	D
PLN-19-0065	10mx10m Storage Shed (vary front setback; within 100m of residential use)	12 Gay St, Longford TAS 7301	Mr John Dennis	42	D
PLN-19-0075	2 x new signs & 1 replacement sign (flood prone area)	Union St, Longford TAS 7301	Northern Midlands Council	42	D
PLN-19-0079	Dwelling & carport (Heritage listed property within heritage precinct)	13 High St, Ross TAS 7209	Mr Danny MacGregor	42	D
PLN-19-0080	Lamp Post (vary setback, heritage precinct)	Road reserve outside of, 1 High St, Evandale TAS 7212	Rebecca Green & Associates (obo NMC)	42	D
PLN-19-0086	Addition to dwelling (vary side [N] setback)	58A Anstey St, Longford TAS 7301	MV Consulting	42	D
PLN-19-0092	2 Lot Subdivision	7 Malcombe St, Longford TAS 7301	Urban Design Solutions	28	P
PLN-19-0100	Harvest Pine Plantation (Scenic Management Code) (Within 50m of railway)	Clarendon Lodge Rd, Evandale TAS 7212	Highland Forest Products Pty Ltd	42	D
PLN-19-0101	Solar Array (panels) (retrospective, heritage-listed property)	658 Woolmers Ln, Longford TAS 7301	XEnergy Tas Pty Ltd	42	D
PLN-19-0103	Garage (vary internal front setback) & additions to dwelling	169 Wellington St, Longford TAS 7301	Nicholas Fitsialos	42	D
PLN-19-0104	Shed (heritage listed property)	26 Church St, Campbell Town TAS 7210	Mr Michael Richardson	42	D
PLN-19-0106	Shipping Container (6m x 2.4m x 2.6m high) (boundary setbacks less than 50m)	6 Walter St, Rossarden TAS 7213	Northern Midlands Council	42	D
PLN-19-0107	Shed - 12m x 8m (vary side [SE] setback)	24 Hay St, Longford TAS 7301	Mr M Atkinson	42	D
PLN-19-0108	Dwelling (vary front & rear setback, private open space & privacy setbacks)	21 Muirton Way, Perth TAS 7300	Urban Design Solutions	42	D
PLN-19-0109	Removal of 4 dead trees	26 Summit Drive, Devon Hills TAS 7300	Ms Maxine Earley	42	D
PLN-19-0111	Replace 2 trees in High St btn King St & Esplanade (Heritage Precinct) & planting of 19 trees in High St btn Grant St & Pedder St, King St & Esplanade, & Montagu St & New St, Campbell Town (5 within Heritage Precinct) including tree guards & surrounds	High St, Campbell Town TAS 7210	Northern Midlands Council	42	D
PLN-19-0113	2-lot subdivision (vary passing bay provisions)	59 Catherine St, Longford TAS 7301	Matthew Reid	42	D
PLN-19-0114	Shed (15m x 12m; vary front & side [S] setbacks)	797 Nile Rd, Nile TAS 7212	Mr Andrew Kerr & Ms Emma Coates	42	D
PLN-19-0120	Removal of oak tree	110 Main St, Cressy TAS 7302	Trustees of the Diocese of Tasmania	39	D
PLN-19-0124	Shed	15 Weston St, Longford TAS 7301	Nicholas Fitsialos	22	P
PLN-19-0126	Carport (retrospective) - vary rear & side [S] setbacks (Heritage Precinct)	72A Marlborough St, Longford TAS 7301	Mr & Mrs H & W Dubbeld	36	D
PLN-19-0135	Alterations & additions to dwelling, including demolition of 1 room (within 50m of se side boundary) (Irrigation District)	4693 Poatina Rd, Cressy TAS 7302	David Denman & Associates	19	D
<b>COUNCIL DECISIONS</b>					
PLN-19-0070	Support the amendment to the Northern Midlands Interim Planning Scheme to re-zone from Rural Resource to General Residential	86 Burghley St Longford	6ty° obo Pitt	42	C
<b>COUNCIL DECISIONS - REFUSAL</b>					

## 2.2 Value of Planning Approvals

	2019/2020			2018/2019	
	Council	State	Residential	Business	Total
July	30,500	0	721,500	677,000	1,429,000
YTD	30,500	0	721,500	677,000	1,429,000

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019



## 2.3 Matters Awaiting Decision by TPC & RMPAT

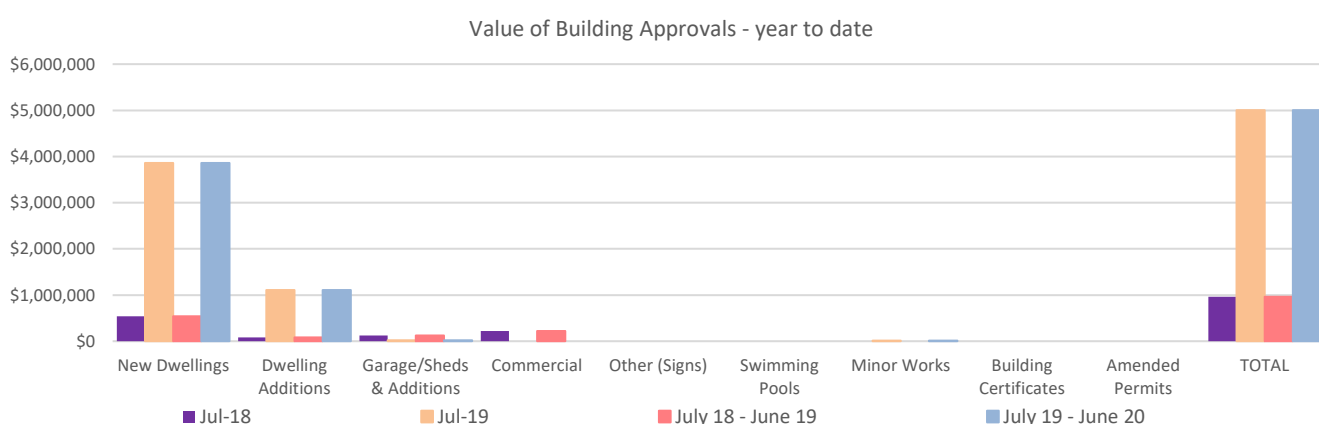
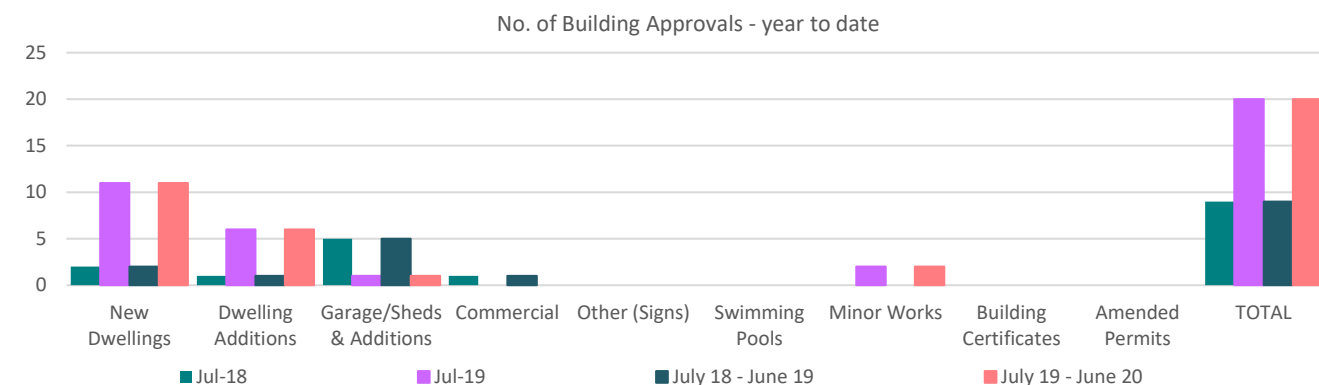
TPC TASMANIAN PLANNING COMMISSION	
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
RMPAT RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL	
PLN18-0319	Appeal 19/19P 105 Green Rises Rd Cressy – Metasite - Communications facility. Hearing held 2 August 2019, awaiting Tribunal's decision.
PLN19-0010	Appeal 29/19P 165 Wellington St Longford – 2 Lot subdivision, additional lot for visitor accommodation – 6ty <sup>9</sup> Hearing held 6 August 2019, awaiting Tribunal Decision.
PLN19-0049	Appeal 27/19P 3 Tabernacle Place – Egan – 2 Lot subdivision & multiple dwellings (2) & vacant strata lot on lot 2 – Parties agreed to a consent memorandum setting aside Council's decision and replacing it with a permit. Awaiting decision from Tribunal and permit conditions.
PLN19-0090	Appeal 64/19P & 69/19P, 22 Drummond St Perth Multiple Dwellings (2) Preliminary Conference held 29.07.2019.
Decisions received	
TPC	
RMPAT	
P18-037	Appeal 60/18P 10 Russell St Evandale. RMPAT decision received 5 June 2019 – permit to be granted – conditions have been finalised and permit issued.06 August 2019.

## 2.4 Building Approvals

The following table provides a comparison of the number and total value of building works for 2018/2019 – 2019/2020:

	YEAR: 2018-2019				YEAR: 2019-2020			
	Jul-18		July 18 - June 19		Jul-19		July 19 - June 20	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	2	539,805	2	539,805	11	3,862,049	11	3,862,049
Dwelling Additions	1	80,000	1	80,000	6	1,110,251	6	1,110,251
Garage/Sheds & Additions	5	125,600	5	125,600	1	20,000	1	20,000
Commercial	1	220,000	1	220,000	0	0	0	0
Other (Signs)	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	0	0	0	0
Minor Works	0	0	0	0	2	10,200	2	10,200
Building Certificates	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>9</b>	<b>965,405</b>	<b>9</b>	<b>965,405</b>	<b>20</b>	<b>5,002,500</b>	<b>20</b>	<b>5,002,500</b>
Inspections								
Building	3		3		0		0	
Plumbing	17		17		39		39	

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019



## 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	2019/2020	Total 2018/2019
Number of Inspections			47
Property owner not home or only recently started			
Complying with all conditions / signed off			28
Not complying with all conditions			1
Re-inspection required			6
Notice of Intention to Issue Enforcement Notice			
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required			16





# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

Building Permit Reviews	This Month	2019/2020	Total 2018/2019
Number of Inspections	6	6	42
Property owner not home or only recently started			
Complying with all conditions / signed off			3
Not complying with all conditions (Discussed with Builder, Ongoing monitoring)	1	1	
Re-inspection required	1	1	
Building Notices issued			
Building Orders issued			
No Further Action Required	5	5	34

Illegal Works - Building	This Month	2019/2020	Total 2018/2019
Number of Inspections	2	2	14
Commitment provided to submit required documentation			3
Re-inspection required			4
Building Notices issued	2	2	3
Building Orders issued	1	1	3
Emergency Order			
No Further Action Required			2

Illegal Works - Planning	This Month	2019/2020	Total 2018/2019
Number of Inspections	1	1	17
Commitment provided to submit required documentation			5
Re-inspection required			5
Enforcement Notices issued			3
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued	1	1	1
No Further Action Required			5

### 3 STRATEGIC PLAN 2017-2027

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

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



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 4 STATUTORY REQUIREMENTS

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

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

#### 4.2 *Building Act 2016*

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

### 5 RISK ISSUES

Lack of public awareness is a risk to Council. If people are not aware of requirements for planning, building and plumbing approvals, this may result in work without approval. Council continues to promote requirements to ensure the public is aware of its responsibility when conducting development.

### 6 COMMUNITY CONSULTATION

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

From time to time articles are placed in the Northern Midlands Courier and on Council's Facebook page, reminding the public of certain requirements, for example, fencing of swimming pools.

### 7 OFFICER'S COMMENTS/CONCLUSION

To date there have been no commercial building approvals for 2019/2020 (year to date), compared to 1 commercial building approval valued at \$220,000 (year to date) for 2018/2019.

In total, there were 20 building approvals valued at \$5,002,500 (year to date) for 2019/2020, compared to 9 building approvals valued at \$965,405 (year to date) for 2018/2019.

### RECOMMENDATION

That the report be noted.

#### DECISION

Cr Goss/Cr Adams

That the report be noted.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 242/19 POLICY REVIEW: DOG MANAGEMENT

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

*Report prepared by:* Tammi Axton, Animal Control Officer

### 1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information regarding a proposed review of the Northern Midlands Council Dog Management Policy.

### 2 INTRODUCTION/BACKGROUND

Section 7 of the *Dog Control Act 2000* requires Council to develop and implement a policy relating to dog management in its municipal area. Further, Council is required to review its dog management policy at least once every five years.

We have opted to review within 2 years of the last amendments as there is confusion with the public's responsibility and expectations of Council, in regard to complaints and nuisances.

In reviewing the policy, the act requires Council to:

- Invite public submissions;
- Consult with any appropriate body or organisation; and
- Consider any submissions and results of any consultation.

The Dog Management Policy was last amended/reviewed 20 August 2018- Min. No. 222/18

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
- Progress –
  - 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:
    - ♦ 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:



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- ♦ Cherish & sustain our landscapes
- ♦ Meet environmental challenges

## 4 POLICY IMPLICATIONS

This report recommends additions and deletions to the existing Dog Management Policy.

## 5 STATUTORY REQUIREMENTS

Council is required pursuant to the *Dog Control Act 2000* to have a dog management policy and to review it at least once every five years.

## 6 FINANCIAL IMPLICATIONS

The review of the dog management policy will incur advertising costs in the call for public submissions and allocated staff resources for consultation and consideration of any submissions. Additional budgetary allocation is not anticipated.

## 7 RISK ISSUES

The proposed amendments seek to provide clarity, particularly with the regard to complaints and nuisances.

## 8 CONSULTATION WITH STATE GOVERNMENT

N/A

## 9 COMMUNITY CONSULTATION

The Act requires an opportunity for community comment as part of the review process following the adoption by Council.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- Endorse the proposed changes to the Dog Management policy for public exhibition as part of the review; or
- Require further or other alteration prior to exhibition.

## 11 ATTACHMENTS

11.1 Dog Management Policy with proposed deletions shown as ~~Strikethrough~~ and proposed additions show as highlight.

11.2 Information pamphlet

## RECOMMENDATION

That Council endorse the proposed changes to the Dog Management Policy, as highlighted in the attached document, for public exhibition in accordance with section 7 of the *Dog Control Act 2000*.

## DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Cr Adams/Cr Goss

That Council endorse the proposed changes to the Dog Management Policy, as highlighted in the attached document, for public exhibition in accordance with section 7 of the *Dog Control Act 2000*.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Davis



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 243/19 REQUEST FOR DONATION: JUST CATS

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

*Report prepared by:* Tammi Axton, Animal Control Officer

### 1 PURPOSE OF REPORT

The purpose of this report is to seek Councils approval for the full donation amount of \$10,000 as requested by Just Cats.

A request for a donation was presented to Council in the Municipal Budget at which time Council agreed on the amount of \$2,000.

### 2 INTRODUCTION/BACKGROUND

With the closure of the RSPCA, Just Cats Tasmania is the only Cat Management Facility in the North of the State. Just Cats Tasmania engage in trapping feral and stray cats and kittens, educating our constituents on responsible cat ownership, and providing shelter facilities for feral and stray cats.

Just Cats Tasmania currently run two facilities:

- Mowbray – feral and trapped cats
- Longford – adoptions.

The shelter is currently costing Just Cats \$7,000 per week just on running costs, this is not including what's needed to prepare each cat for adoption, the running cost would total \$84,000 per year. The vet bill is generally covered by adoption fees and donations from the general public and they hope to continue that great support network that Just Cats has.

With Launceston City council donating \$80,000 which includes the use of the Mowbray facility it leaves a shortfall of approximately \$40,000 in a monetary amount which Just Cats have asked the other 4 councils to help cover this shortfall.

Statistics of intakes – currently from January 2019 through to end of June 2019, Just Cats has taken in 40 cats from the Northern Midlands Area – each arrival costs Just Cats \$60 instantly just on, health check, flea and worm treatment and a vaccine – ready for them to be placed into quarantine.

This is not including any medical requirements or microchipping or desexing as this cost once again is generally covered with adoption fee and or donations.

If each of those 40 cats cost Just Cats \$60 this total for 6 months so far is \$2,400 estimating a yearly cost of \$4,800.

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Best Business Practice & Compliance
- Core Strategies:
  - ♦ Council complies with all Government legislation
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ Towns are enviable places to visit, live & work



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- ♦ Maximise external funding opportunity
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ 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

## 4 POLICY IMPLICATIONS

N/A

## 5 STATUTORY REQUIREMENTS

Council are not currently enforcing the *Cat Management Act 2009*.

## 6 FINANCIAL IMPLICATIONS

\$10,000 donation.

## 7 RISK ISSUES

No risks have been identified.

## 8 CONSULTATION WITH STATE GOVERNMENT

N/A

## 9 COMMUNITY CONSULTATION

N/A

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Council may agree to donating the whole amount of \$10,000 as requested by Just Cats, or they may agree that the \$2,000 already agreed in the budget is sufficient.

## 11 ATTACHMENTS

Nil.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### RECOMMENDATION

That Council agree to donate \$10,000 to Just Cats.

### DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goninon

That Council provide \$2,000 to Just Cats as provided for in the 2019/2020 municipal budget, and the request for an additional \$8,000 be considered in the mid-year budget review.

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 244/19 POLICY REVIEW: MOBILE FOOD VENDORS

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

*Report prepared by:* Lucie Copas, Executive & Communications Officer

### 1 PURPOSE OF REPORT

The Mobile Food Vendor Policy was adopted in response to growing interest from Mobile Food Vendors to operate in Northern Midlands towns. The operation of mobile food vendors has been successful to date.

The purpose of this report to present the Mobile Food Vendor Policy for Review.

### 2 INTRODUCTION/BACKGROUND

Council Officers have recently conducted a review of the Mobile Food Vendors Policy and identified changes and amendments that are required.

Council Officers have recently prepared an information pack relating to our Mobile Food Vendor frequently asked questions. Council's Environmental Health Officer works on a part time basis. Other Officers often receive enquiries relating to Food Trucks and Mobile Food Vendors. In an effort to reduce Officer time and costs the Mobile Food Vendor Information Pack was prepared, during this process Council's Environmental Health Officer identified amendments and changes to the Mobile Food Vendor policy.

The Mobile Food Vendor pack includes:

- Cover Letter
- Mobile Food Vendor Permit Application Form
- Mobile Food Vendor Policy
- Example Risk Assessment

The pack is available in hard copy at reception or electronically upon request.

The changes to the policy are minor and include:

- Typographical errors – highlighted
- Amendment of clause 4.4 regarding issuing permits for state owned roads

### 3 STRATEGIC PLAN 2017-2027

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

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Excellent standards of customer service
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Proactive engagement drives new enterprise
    - ♦ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- ♦ Towns are enviable places to visit, live & work
  - People –
    - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ Living well – Valued lifestyles in vibrant, eclectic towns

## 4 POLICY IMPLICATIONS

Council adopted the policy in December 2017, and it is timely to review the policy.

## 5 STATUTORY REQUIREMENTS

### Vehicle and Traffic Act 1999

#### 56C. Certain activities prohibited on public streets

*(1) A person who does not have a permit to do so must not set up or use a stall, stand or vehicle on a public street for the purposes of –*

*(a) selling any goods; or*

*(b) a business, calling or employment.*

*Penalty: In the case of –*

*(a) a first offence – a fine not exceeding 20 penalty units; or*

*(b) a second or subsequent offence – a fine not exceeding 40 penalty units.*

*(2) Permits for this section may be issued by the general manager of the council in which the public street is located (the "relevant council") and any person may apply in writing for such a permit.*

*(3) In determining whether or not to grant an application for a permit, the general manager of the relevant council –*

*(a) must consult the police officer in charge of the police district in which the public street is located; and*

*(b) must have regard to relevant traffic conditions and the safety and convenience of the public; and*

*(c) may have regard to such other considerations as appear relevant in the circumstances.*

*(4) A permit –*

*(a) is to be in such form as the general manager issuing it determines; and*

*(b) must be issued only for a specific date or dates, or for a specific period not exceeding 12 months; and*

*(c) may be made subject to such conditions as the general manager issuing it considers necessary or expedient in the interests of public safety and convenience; and*

*(d) must specify the name of the permit holder and the date or period, and the public street, for which it is issued.*

*(5) A permit –*

*(a) may be surrendered but is not capable of being amended, renewed or transferred; and*

*(b) may, by written notice to the permit holder, be cancelled by the general manager of the relevant council if he or she is satisfied on reasonable grounds that the permit holder has committed serious or repeated breaches of the permit conditions; and*

*(c) is not a defence to an action or indictment for nuisance.*

*(6) The holder of a permit must –*

*(a) comply with its conditions; and*

*(b) immediately produce it to any police officer who demands to see it.*

*Penalty: Fine not exceeding 10 penalty units.*

## 6 FINANCIAL IMPLICATIONS

No financial implications have been identified with this review.

## 7 RISK ISSUES

Council must be prudent in reviewing its policies on a regular basis. There is a risk they will become outdated if this is not done.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 8 CONSULTATION WITH STATE GOVERNMENT

N/a

## 9 COMMUNITY CONSULTATION

N/a

## 10 OPTIONS FOR COUNCIL TO CONSIDER

To accept the amended policy or not.

## 11 OFFICER'S COMMENTS/CONCLUSION

The Department of State Growth need to approve operations on State owned roads. Therefore clause 4.4 has been amended to reflect both Northern Midlands Council and Department of State Growth approval requirements.

## 12 ATTACHMENTS

12.1 Mobile Food Vendors Policy (marked up).

## RECOMMENDATION

That Council endorse the amendments to the Mobile Food Vendor Policy.

## DECISION

Cr Brooks/Cr Goss

Endorse the policy with the inclusion of a provision: *4.6 Operating Hours – vendors are not to commence operations before 3pm.*

## AMENDMENT

Cr Polley/Cr Goninon

That the matter be deferred to a workshop.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Brooks

The Amendment became the Motion and  
was Put and  
Carried

Voting for the motion:

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

Voting against the motion:

Cr Brooks



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 245/19 PROPOSAL TO RELOCATE THE FRED DAVIES GRANDSTAND

*Responsible Officer:* Leigh McCullagh, Works Manager  
*Report prepared by:* Jonathan Galbraith, Engineering Officer &  
Damien Wilson, Building & Maintenance Supervisor

### 1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information about the proposal to relocate the Fred Davies Grandstand at Longford.

### 2 INTRODUCTION/BACKGROUND

In July 2016 an inspection of the Fred Davies Grandstand was carried out by Council's Building and Maintenance Supervisor, Damien Wilson. The inspection concluded that the existing building does not meet current safety standards and has high maintenance costs. A significant amount of work is required to upgrade the grandstand and it was recommended that a new building be constructed which met the needs of all user groups. The new building was completed in June 2019.

In July 2019 a *Business Plan for Fred Davies Stand* was submitted to Council by the Save the Grandstand Project Team. The Project team propose to preserve the grandstand as "a legacy of Longford's greatest era – the time when our country town had the best football team in Tasmania".

The plan recommends relocating the grandstand to the western side of the oval and carrying out upgrade works for use by the Longford Junior Football Club, Longford Cricket Club and Longford Senior Football Club. The plan provides a costing for the proposed works prepared by the Save the Grandstand Project Team.

#### Review of Business Plan for Fred Davies Stand

The business plan for the Fred Davies Stand was reviewed by Council Officers and the following points have been noted:

- The building will be clad with iron on the outside and new windows will be installed. From the outside the only part of the building that will resemble the old structure is the roof
- The building will have a flat floor so it will no longer be a grandstand.
- Significant works will be required internally. The building will be classed by the building surveyor as a 9b structure (assembly building). This will require it to be lined, insulated, fitted with lights, smoke alarms and meet all fire safety and disability standards. The costings in the Business Plan have not considered all the requirements of a class 9b building.
- The report proposes using volunteer labour to carry out much of the work. It is important that all volunteers and contractors are accredited, hold the correct insurances and meet Council's WH&S requirements.
- Council have outlaid a significant amount of money to construct a new building that is suitable for all user groups and has excellent function facilities, any facilities provided in the relocated grandstand will be an unnecessary duplication.
- A number of costs have not been considered in the costing provided in Business Case for the Fred Davies Grandstand, including: planning, building and plumbing fees, security system, buildings surveyors fees, connection to the nearest sewer which is 120m away, engineering tie downs, labour to brace the structure before removing and labour to dig pour and set up piers to support the structure.
- The building measures 107.38 m<sup>2</sup>. Council's estimate for the project has been calculated at \$153,808 (excl. GST).



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates. The following sections from the Strategic Plan have relevance to this proposal:

- Lead –
  - Money Matters  
Core Strategies:
    - ♦ Budgets are responsible yet innovative
    - ♦ Efficiency in resource sharing and Council reform
    - ♦ Improve community assets responsibly and sustainably
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Continuous improvement is embedded in staff culture
    - ♦ Effective and efficient marketing, communications & IT
    - ♦ Excellent standards of customer service
- 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
- Place –
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

### 4 POLICY IMPLICATIONS

N/A

### 5 STATUTORY REQUIREMENTS

The following Acts and Codes have relevance to the proposed works:

- Building Code of Australia
- Work Health and Safety Act 2012

### 6 FINANCIAL IMPLICATIONS

The Business Plan to save the Fred Davies stand estimates the cost of relocation and upgrade works at \$45,600, this price is believed to be significantly under-estimated.

Council's estimate for the project has been calculated at \$153,808 (excl. GST). The estimated costs have been calculated without detailed plans and engineering drawings, and include allowance for some fees.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

There will also be significant ongoing maintenance costs, even with the proposed upgrade works the Grandstand will continue to be a higher maintenance building than the new facility that has been constructed.

### **7 RISK ISSUES**

There are a number of significant risk issues that need to be considered

- The works are likely to be significantly more expensive than the estimate provided in the Business Plan for the Fred Davies Grandstand.
- The report proposes using volunteer labour – It is important to ensure that all contractors have the appropriate inductions.
- Even with the proposed upgrades the grandstand will continue to be safety and maintenance issue for Council.
- Responsibility/liability if works aren't completed to a standard or fail.

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

N/A

### **9 COMMUNITY CONSULTATION**

In December 2016 Council contracted Leon Lange to develop a master plan for the Longford Recreation Ground. Which included the removal of the Fred Davies Grandstand and the construction of the new multi-purposes building. Broad community consultation underpinned the development of the Master Plan, including consultation with the Longford Recreation Ground Management Committee and Longford residents, and a survey of user groups.

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

The options for Council are:

- 10.1 To demolish the Fred Davies Grandstand immediately.
- 10.2 To retain the Fred Davies Grandstand and demolish the rear changerooms.
- 10.3 Relocate the Fred Davies Grandstand as recommended.
- 10.4 Relocate the Fred Davies Grandstand and fence it off; with the grandstand being retained for visual purposes only.

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

A new building has been constructed at the Longford Recreation Ground that is suitable for all user groups. The relocated grandstand will be an unnecessary duplication. The relocation works will be expensive and there will be significant ongoing maintenance costs.

### **12 ATTACHMENTS**

- 12.1 Business Plan for Fred Davies Grandstand
- 12.2 Estimate



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## RECOMMENDATION

That Council

- A) i) retain the Fred Davies Grandstand but demolish the changeroom section immediately; and  
ii) demolish the grandstand when/if Stage 2 of the multi-function facility is funded.

OR

- B) agree to the relocation of the grandstand as per the provided Business Plan with the following conditions incorporated into a lease:
- i) all costs to relocate and maintain are met by the group
  - ii) all works are to be completed within planning, building and work health and safety regulations
  - iii) that the building be removed by the group in the future if no longer required.

## DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That the matter be deferred to a Council workshop.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 246/19 PROPOSED BUS TURNING CIRCLE PATEENA ROAD

*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 the proposal to construct a bus stop on Pateena Road.

### 2 INTRODUCTION/BACKGROUND

The bus stop on Pateena Road, near the intersection with Illawarra Road, is used by two school busses. The bus stop is close to the intersection with limited sight distances. Busses currently turn from Illawarra Road onto Pateena Road. After dropping off students the bus driver executes a u-turn to return to Illawarra Road. Consideration has recently been given to improving safety at this bus stop due to the works being carried out on the Perth Link Road and the property owner Mr Hugh Mackinnon has offered to lease land to Council at a nominal fee, payable on demand, to allow an off-road bus turning area to be constructed.

Council recently engaged Mr Andrew Howell, Traffic Engineer, to provide a report for Council's consideration. Mr Howell has advised that the proposal would be a significant safety improvement over the current arrangement. A copy of Mr Howell's report is attached.

#### 2.1 Proposal details

A design similar to the bus turning circle at Devon Hills has been proposed. This will allow the bus to stop safely away from the road and will allow children to be dropped off without the need to cross a road. The existing bus shelter will be relocated at the head of the turning circle located on Mr Mackinnon's property. Council would seal the section of the access between the edge of the road and the property boundary and the contractor undertaking the works on the Perth Link Road has offered to construct the internal road from gravel at no cost to Council.

### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates. The following section from the strategic plan has relevance to this matter.

- 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





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## 4 POLICY IMPLICATIONS

N/A

## 5 STATUTORY REQUIREMENTS

N/A

## 6 FINANCIAL IMPLICATIONS

The following costs will be the responsibility of Council

• Relocate existing rural fence	\$ 4,000
• Seal entrance and exit from edge of road to property boundary	\$ 9,000
• Relocate existing bus shelter	\$ 1,800
<b>Total cost</b>	<b>\$ 14,800</b>

All other cost will be carried by Shaw Contracting at no cost to Council.

The costs are considered non-capital and will need to be funded as follows

• general road maintenance for digouts/edging	\$ 9,000
• public amenities bus shelter maintenance	\$ 5,800

## 7 RISK ISSUES

There are currently risk issues associated with busses doing u-turns close to the intersection. The proposed works will eliminate these risks.

## 8 CONSULTATION WITH STATE GOVERNMENT

N/A

## 9 COMMUNITY CONSULTATION

N/A

## 10 OPTIONS FOR COUNCIL TO CONSIDER

To support construction of the bus stop and contribute towards the cost of the works or not.

## 11 OFFICER'S COMMENTS/CONCLUSION

This proposal represents a significant safety improvement at the bus stop at minimal cost to Council. It is recommended that the offer made by the property owner and Shaw Contracting be accepted.

## 12 ATTACHMENTS

- 12.1 Proposed bus turning circle layout
- 12.2 Traffic Management Report by Andrew Howell



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## RECOMMENDATION

That Council

- i) accept the offer and enter into a lease agreement with Mr Hugh Mackinnon to lease the portion of land located on Pateena Road at a nominal fee, payable on demand, on which to relocate the bus shelter and construct a bus turning facility; and
- ii) allocate \$14,800 from the budget to carry out these works, as follows:
  - general road maintenance for digouts/edging \$ 9,000
  - public amenities bus shelter maintenance \$ 5,800

## DECISION

Cr Goss/Cr Lambert

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Davis

That Council

- i) accept the offer and enter into a lease agreement with Mr Hugh Mackinnon to lease the portion of land located on Pateena Road at a nominal fee, payable on demand, on which to relocate the bus shelter and construct a bus turning facility; and
- ii) allocate \$14,800 from the budget to carry out these works, as follows:
  - general road maintenance for digouts/edging \$ 9,000
  - public amenities bus shelter maintenance \$ 5,800

Carried unanimously

## 247/19 APPLICATION TO PURCHASE ROAD RESERVE: TRAFALGAR STREET, ROSS

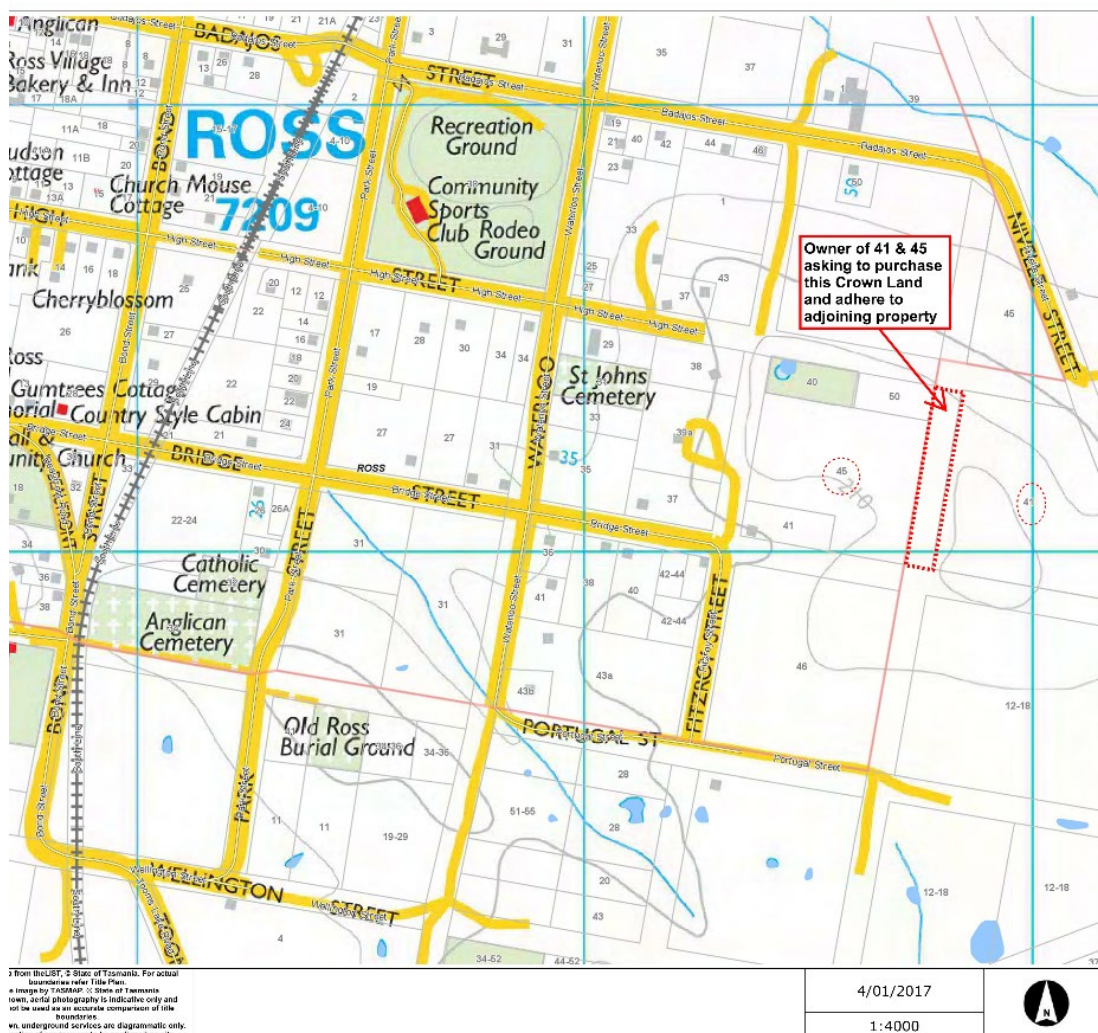
Responsible Officer: Leigh McCullagh, Works Manager  
Report prepared by: Leigh McCullagh, Works Manager

### 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 was considered by Council in 2017, with the following decisions recorded at that time:

- 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.

When 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.

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.



The matter was again considered at the 24 June 2019 Council Meeting (Minute No. 183/19), at which time the following decision was recorded:

*Cr Polley/Cr Brooks*

*That the matter be deferred so that the Local District Committee can further discuss.*

*Carried*

In accordance with Council's decision the matter was referred to the Ross Local District Committee for discussion and comment. Correspondence from the Chair of the Ross Local District Committee and supporting documents are included in the Agenda attachments.

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

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- Lead –
    - Leaders with Impact
- Core Strategies:
- ♦ Lead – Councillors represent honestly with integrity
  - ♦ Manage – Management is efficient and responsive

## 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.

In accordance with Council's decision of 24 June 2019 the matter was referred to the Ross Local District Committee for further discussion and comment. Correspondence from the Chair of the Ross Local District Committee and supporting documents are included in the Agenda attachments.

The submission includes the following comments/reasons for the Committee not supporting the sale of the road reserve by the Crown:

- It is part of the historical heritage of Ross having been established and laid out by the Village Founders and appearing on the earliest maps of the Ross Village.
- If it is allowed to be sold it will be gone from Public ownership for good.
- 2021 is the Bicentennial of Ross, selling off Road Reserves is hardly a good look when we should be protecting our Historical Heritage not selling it.
- The loss of the Trafalgar Street Road Reserve makes any future sub-division of the lands much more difficult. It is understood that the present owners of the land adjoining Trafalgar Street may have no intentions of sub-dividing their land, but ownership of land is not static and obviously changes hands over time, and a future owner may wish to sub-divide.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- Future sub-division becomes less attractive when a developer has to provide an access road to land they wish to sub-divide. Providing road access diminishes lot sizes making them less attractive to prospective purchasers and diminishes return on investment. Larger lot sizes are popular with purchasers, for example the 5 acre lot sizes that were sub-divided and sold at Devon Hills.
- The loss of the Trafalgar Street Road Reserve prevents access via the remaining portion of Trafalgar Street to blocks of land held by other landowners in the vicinity. Two of these large blocks of land would be eminently suited to Light Industrial Zoning should the current owner wish to apply to Council to rezone the land for this purpose.
- For over a hundred years the Road Reserve which the Applicant wishes to purchase has been available for use by means of an access license. The Applicant has current use of the Road Reserve via this method and suffers no land use impediment by virtue of this current arrangement, having not utilised the land for any purpose including the running of stock.
- This alternative method of use currently costs approximately \$259, which would appear to be a very cost effective means of having access and use of the Road Reserve rather than the cost of outright purchase.
- The Applicant has apparently stated that the reason for wanting to purchase the Trafalgar Street Road Reserve is that the purchase would make their land “complete”. This is hardly an adequate reason to justify the loss of a public asset for all time, considering that the Applicant is not disadvantaged by the current access license arrangement.
- It is also noted that the Applicant has two other adjoining blocks of land which are divided by Fitzroy Street – will it be necessary to purchase Fitzroy Street as well for the sake of “completeness”.

### 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; or
- c) it does not support the sale of the land or a lease/licence over the land.

### 11 OFFICER'S COMMENTS/CONCLUSION

Following the Council decision of 24 June 2019 the matter was again referred to the Ross Local District Committee for further discussion and comment; the matter was considered at the Committee's 6 August meeting, with advice being provided to Council via email on 7 August.

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. It is unknown whether the applicant currently holds a licence or lease over the land.

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 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*



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

*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.

The Department of Primary Industries, Parks, Water and Environment (DPIPWE) have advised that there is currently no access licence or lease over that section of land.

### 12 ATTACHMENTS

Correspondence and attachments forwarded by the Chair of the Ross Local District Committee dated 7 August 2019.

### RECOMMENDATION

That Council advise the Department of Primary Industries, Parks, Water & Environment that it

a) supports a recommendation of the sale of the Crown land on the condition that it is adhered to the adjoining title.

OR

b) does not support the sale of the Crown land on the grounds that a lease over the land would be preferable.

OR

c) does not support the sale of the land or a lease/licence over the land.

### DECISION

Cr Polley/Cr Lambert

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Lambert

That Council advise the Department of Primary Industries, Parks, Water & Environment that it does not support the sale of the Crown land on the grounds that a lease over the land would be preferable.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Goninon

*Mayor Knowles adjourned the meeting for the meal break at 6.02pm*

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





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 248/19 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

**GOV 12: Request to Remove Name on Plaque from Eliza Forlong Sculpture in Campbell Town**

[David Gatenby, Campbell Town](#)

Mr Gatenby expressed his concerns in relation to the vandalism of the statues in Campbell Town and Evandale.

He queried whether Council is doing anything to prevent the vandalism; and stated that he was of the opinion that the removal of the names from the plaques would also be vandalism.

The General Manager, Mr Jennings, advised that he had viewed the alleged vandalism footage on social media; had subsequently inspected the statue and determined there was no damage to the statue. He noted that the matter had been reported to Tasmania Police. Tasmania Police have since advised Council that the incident has not been recorded as the statue had not incurred any damage; however, Police officers have been made aware of the incident. Mr Jennings indicated that he did not believe it was appropriate for him to make comment in relation to Mr Gatenby's query relating to the removal of names.

**WORKS 3: Application to Purchase Road Reserve - Trafalgar Street, Ross**

[Jennifer Bolton, Ross](#)

Dr Bolton provided the following statement from which she read:

*In June 2016 we applied to purchase a section of Crown land road reserve that runs between our properties in Ross as seen in the attached maps. We own 45 Bridge Street, 50 High Street and 47 Bridge Street, Ross. Part of the Trafalgar Street unmade road reserve runs between these properties. This is the only part of the road reserve that we have applied to purchase. No other landowners adjoin this section of Trafalgar Street.*





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*Trafalgar Street is not a road anywhere along its length and has never been a road. No made roads connect to the section of Trafalgar Street we have applied to purchase and it is not used as an access to any other properties.*

*The Crown does not manage this parcel of land and neither does the Council. We have no choice but to manage this land as part of our property. With this in mind we felt it was appropriate to formalise this arrangement by applying to purchase the land.*

*Crown Land Services determined that if the land was sold it should be adhered to our land at 47 Bridge Street. They then referred the matter to the Northern Midlands Council for comment and the Council has referred it to the Ross Local District Committee, twice.*

*The Ross Local District Committee has not spoken with us about our purchase application. Instead, the committee has produced a document to detail their opposition to the sale of this section of unmade road reserve. Many of the points they raise are irrelevant or spurious.*

*They raise the question of access to land held by other landowners in the vicinity. Those landowners do not use the Trafalgar Street unmade road reserve now as they have much easier access available by other routes. Why would they want to drive straight up a hill across a paddock strewn with rocks when they can use existing tracks across flat terrain?*

*They have also suggested we may apply to purchase part of Fitzroy Street in the future which is simply not true. This is blatant scaremongering designed to shore up support for the committee's opinion.*

*Council officers have prepared four reports for Council on this matter over the past three years. Each time they have determined that this section of road reserve is not required for a future road or access to other properties and no other property owner would be affected should it be sold.*

*The Ross Local District Committee also raised the heritage of the original street plan as an issue. The historic street plan will still exist in the original maps of Ross even if this section of Trafalgar Street is sold. There are many examples of how the Ross town plan has been altered over the years such as by the construction of New Street and the railway line, the loss of Park Street south of Wellington Street and the building of the weir that has changed the course of the Macquarie River causing the relocation of Esplanade. If heritage is a genuine concern perhaps Council should commission a report from a heritage consultant.*

*I am happy to answer questions from the Council.*

### ***Epping Forest: Property Valuation and Provision of Services***

#### Michael Geeves, Epping Forest

Mr Geeves expressed his concerns in relation to the increased value placed on his property, the Caltex Service Station at Epping Forest, in the recent revaluation and noted that the increased value was not within the hands of Council. He advised that the increase in AAV placed upon his property had resulted in an increase in his rates of over 100% in a single year; and he has disputed the valuation with the Valuer General. He acknowledged that when he raised the matter directly with Council his query had been dealt with professionally and he had been provided with assistance in pursuing the matter.

Mr Geeves queried what services would be made available at Epping Forest, as currently there are no toilet facilities, footpaths, etc.

### ***WORKS 3: Application to Purchase Road Reserve - Trafalgar Street, Ross***

#### Kim Peart, Ross

Mr Peart provided the following statement from which he read:

*I address our application to purchase an area of Crown land in Ross.*

*The original Council decision is under a form of appeal, at the direction of the Minister for Crown Land Services. This matter was recently sent to the Ross Local District Committee, again, as an extended part of community consultation. The Minister will judge if this consultation has been run appropriately, and if a fair decision is made. Two years ago I proposed a solution for the Crown land problem in Ross. Decide which roads should be kept open for the public land, and which can be leased or sold.*



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

*Did the Council consider my proposal?*

*There are 12 kilometres of 30 metre wide unmade Crown land road reserves in Ross, which adds up to 36 hectares, or 89 acres. That is a small farm. The Ross Local District Committee has now woken up to the detail that there is quite a lot of public land around Ross.*

*Who will manage this land?*

*I have proposed to Crown Land Services that we need a landcare plan for this land, which would include the Walk Around Ross. Would the Council support a landcare plan for Ross?*

*I have recently written to the Council proposing that a committee be formed to look at a heritage plan for Ross, to include consideration of the next National Heritage List application, which I suggest needs to cover all the convict heritage of Ross, including the Ross Bridge. There are convict sites in Ross that are not yet on the Tasmanian heritage register, and this must happen, if they are to be included in a National Heritage application. We now know that a National Heritage List application is a huge and serious challenge, with years of preparation ahead. This committee could also look at a plan for the fate and future of the Crown land road reserves in Ross, and be run openly for the whole community. A conference in Ross in 2021, as part of the town's bicentenary, could serve as a progress report on Ross heritage.*

*Has the Council considered my proposal on this?*

*We need a plan for the remaining public land in Ross. Selling the old Ross School, public land, was a huge mistake. It was a gift to the people of Ross by the Tasmanian Government. It was a natural Town Park, and with toilets by the Town Hall. We need a heritage plan for Ross.*

*Any questions?*

### GOV 10: Local District Committees: Review of Memorandum of Understanding

#### Jennifer Bolton, Ross

Dr Bolton provided the following statement from which she read:

*I wish to comment on the Memorandum of Understanding under which the Local District Committees operate and which is currently being reviewed by the Council. Under the Meeting Procedures section the Memorandum states that a decision by the Local District Committee is to be made by consensus, which is further defined as half the members present at a meeting, plus one.*

*Why isn't the decision making process the same as for the Council?*

*Why isn't a formal vote conducted with the votes of the individual members of the committee recorded in the minutes?*

*Every decision I have ever seen recorded in the minutes from a Local District Committee has stated it was carried unanimously. Surely that isn't correct? At the very least decisions should be reported as carried by consensus but it would be far better to change the procedure to a proper vote.*

*Consensus in this context seems to mean groupthink where the strongest opinion in the room overwhelms the others and some members agree to a decision simply to avoid conflict.*

*Doesn't the Council want to know whether a Local District Committee is strongly in favour of a motion they pass or if it was actually a split decision?*

*Shouldn't the community know how the Local District Committee in their town is arriving at the motions they send to Council?*

*Wouldn't we be better off with a vote?*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 249/19 COUNCIL ACTING AS A PLANNING AUTHORITY

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

### DECISION

Cr Goss/Cr Goninon

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

Carried unanimously

## 2 STATEMENTS

### *PLAN 2: PLN-18-0216: 16338 Midland Highway, Perth*

#### Jeff Carins, Longford

Mr Carins provided the following notes to which he spoke:

##### *Demand*

- Few if any similar blocks available in the municipality let alone the Perth area*
- Similar sized blocks nearby in Collins Street, attracted 114 inquires in 10 days and sold \$12,000 above asking price.*

##### *Productivity*

- Under the proposal, the subdivision could support up to 25 families with their various diversity of requirements and further strengthen the human and capital value of the area*

##### *Safety*

- Until recently the old Main Road had been the scene of a number of accidents, including fatalities. With the downgrading of the highway and the proposed entry to the subdivision many of the safety issues with respect of access are resolved.*

##### *Public Concerns*

- The developers have done their utmost to address as many as possible issues raised by the general public and council and apart from the smaller titles, the proposal meets all criteria.*
- The small titles were included after consultation and means the subdivision is similar to Devon Hills with the small lots along the road access with the larger lots to the outside.*
- The smaller lots are also in keeping with recent subdivisions in the Meander Valley area, where the lot sizes were suggested by the council officers and proved to be very popular and allows for those who are looking for lifestyle without the responsibility of maintaining the larger lots.*

#### George Walker, Planning Consultant 6ty°

Mr Walker provided the following notes to which he spoke:

*The development application involves subdivision of land at 16338 Midland Highway which will create:*

- 25 residential lots*
- A road lot*
- A combined public open space and stormwater detention lot*

*The subdivision has been designed to accord with the requirements of the Northern Midlands Interim Planning Scheme. To this effect:*

- Each lot is of a size that is capable of providing for an onsite waste-water management system and on-site water storage for potable and firefighting supply;*
- Each lot, including lots with long access strips, will be capable of accommodating the necessary bushfire protection measures which are required by the Bushfire-Prone Areas Code of the planning scheme;*
- Lots with an area of less than 1ha will not have a detrimental impact on the character of the area:*
  - All lots, except for Lot 1, will be located centrally within the subdivision and will be surrounded by lots that comply with the minimum lot size specified by the planning scheme (1ha)*
  - Lot 1 will be adjacent to the public open space lot and will therefore read as a larger lot within the landscape.*



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- *The proposed road junction and lot accesses have been sited to ensure they achieve the best outcome for pedestrian and vehicle safety*

**PLAN 3:** *Request to Amend the Northern Tasmania Regional Land Use Strategy:  
98 Ridgeside Lane, 211 Logan Road and Ct 101154/1, Logan Road, Evandale*

### Brett Robinson, Traders in Purple (proponents)

Mr Robinson advised that information requested previously has been provided. He acknowledged that the development, if approved, would result in the loss of low-grade agricultural land, however this needs to be assessed in conjunction with the benefits of the project.

Mr Robinson noted that

- the development is not proposed to be a standard development, the investment over the 20-year period is proposed to benefit the local and regional economy, create new jobs and provide housing;
- it is proposed to develop a sustainable lifestyle community;
- the development complies with the setbacks of the Planning Scheme and has significant vegetation buffers along the entire perimeter;
- the state government has a detailed strategy to grow the Tasmanian population and NTDC has requested to have its own population targets for the North in order to turn around the decline in working age people in the region;
- feedback in the community consultation sessions highlighted the decline in services to Evandale, which is forecast to continue if no change occurs.

Mr Robinson confirmed that should the application be successful, they would continue to consult with stakeholders.

### Barry Lawson, Evandale

Mr Lawson provided the following statement from which he read:

*Council has been asked by Traders in Purple to amend the Northern Tasmanian Regional Land Use Strategy by changing an Urban Growth Boundary near Evandale. Such a change requires acceptance by Council, acting as a planning authority, the general agreement of the other seven Northern councils and approval of the Minister for Planning.*

*Ministerial guidelines for any amendment to a Regional Land Use Strategy require the proponent to identify and justify the need for the amendment, or show exceptional circumstances, or change in strategic direction and provide supporting information such as an analysis of residential supply and demand considering the region in its entirety. Traders in Purple have failed to satisfy this requirement.*

*I submit and table a current report dated June 2019 prepared by PDA Surveyors (Launceston), using verifiable data sources, which demonstrates clearly that, taking into account the Department of Treasury's most recent population projections (April 2019), there are already more than enough residential lots within Urban Growth Boundaries in the Northern Tasmanian region to adequately meet needs until at least 2032. Therefore, there is no demonstrated need to change Urban Growth Boundaries near Evandale. Unless and until TIP demonstrates a "need, or exceptional circumstances, or change in strategic direction" that requires a change to Urban Growth Boundaries EVERYTHING else submitted by TIP in support of their request is irrelevant to the decision you have to make. Incidentally, nor have they made contact or agreed access arrangement with the owners of 763 White Hills Road as they were required to do by Council in March.*

*Traders in Purple's request for change to Urban Growth Boundaries should be rejected.*

*Your Interim Planning Scheme identifies Perth, then Longford as the preferred urban growth areas. According to your current guidelines, this proposed development is simply in the wrong place. Traders in Purple bought land zoned non-residential near Evandale, not Perth or Longford, at their own risk.*

### Cynthia Edginton, Evandale

Ms Edginton advised that she is a long-term resident; has raised her children and has a long family association; and has worked in and around Evandale. She noted that

- there had been adversity to the 2007 development within the town;
- 200 homes had been built between 1986 and 2007;
- she had not observed any impact on traffic, despite the developments and increased visitor numbers transiting the Launceston Airport;



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- the proposed development was not to be sited within the town bounds and the proponents had not sought to extend the town boundary;
- there is a need for aged care, palliative care and other facilities within the community;
- the development would bring about a considerable increase in employment opportunities locally.

### Neil MacKinnon, Evandale

Mr MacKinnon provided the following statement from which he read:

*My name is Neil MacKinnon, a resident of Evandale. My comments are directed to Council sitting as a Planning Authority and concern Traders in Purple's request to amend Evandale's Urban Growth Boundary. I have no land use or planning expertise. I turned to your Council's current planning guidelines to help me form a view on this request. Specifically, your Regional Land Use Strategy, your Interim Planning Scheme and your Evandale Development Plan.*

*Your current planning guidelines are entirely consistent with earlier planning studies for Evandale over some 40 years, including Scott and Furphy, '76, Glenn Smith Architects, '80, the Evandale Planning Study and the Tourism Tasmania Study '90, Wendy Morris '91 and the Denman Heritage Report, all funded by ratepayers.*

*All of the studies, bar none, conclude that Evandale's best interests are served by limiting its growth to about 2,000 residents within existing Urban Growth Boundaries. It is the consistency of these recommendations over a 40 year period that has preserved Evandale, attracted new residents, an increasing flow of tourists and kept it as the attractive drawcard it now is. Your Interim Planning Scheme identifies Perth, then Longford as the preferred urban growth areas. According to all the planning experts and your current guidelines, this proposed development is simply in the wrong place. Traders in Purple bought land zoned non-residential near Evandale, not Perth or Longford, at their risk. I am not taking an anti-development stance. It's just in the wrong place. All the experts and your guidelines say so.*

*Your RLUS and the Minister for Planning's guidelines say changes to boundaries will only occur in exceptional circumstances ...supported by relevant studies that prove the need. The Minister's letter to the Mayor included in the Agenda papers said "amendment will not be considered unless it is needed to address an urgent strategic direction for a region or the State". Even at their second attempt, despite prompting and guidance from Council, the proponents have not demonstrated exceptional circumstances or proved a need or an urgent strategic direction and haven't even tried to do so. Your Senior Planner's report on the proponent's request sets out three options for Council – refer to the Minister, refer to other Councils or reject the request. For the reasons set out above, I believe Council sitting as a Planning Authority has only one option - advise the proponent that it rejects the request.*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 250/19 PLANNING APPLICATION PLN19-0121: 12 COUNTRY FIELD COURT, LONGFORD

**File Number:** 103150.05; CT152938/14  
**Responsible Officer:** Amanda Bond, Community & Development Manager  
**Report prepared by:** Erin Boer, Urban & Regional Planner

### 1 INTRODUCTION

This report assesses an application for 12 Country Field Court, Longford to construct a shed (6m x 6m, 2.4m eaves). A variation to the rear setback was sought.

### 2 BACKGROUND

**Applicant:**

KR & DM Bailey

**Owner:**

Kenneth Ronald & Denise Molly Bailey

**Zone:**

General Residential Zone

**Codes:**

Car Parking and Sustainable Transport Code

**Classification under the Scheme:**

Discretionary

**Existing Use:**

Residential

**Deemed Approval Date:**

Extension of time till 26.08.2019.

**Recommendation:**

Approve

#### Discretionary Aspects of the Application

- Variation to development standards of the General Residential Zone (rear setback). A rear setback of 1.25m is sought.

**Planning Instrument:** Northern Midlands Interim Planning Scheme 2013, Version 29, Effective from 3<sup>rd</sup> June 2019.

#### Subject Site



## 3 STATUTORY REQUIREMENTS

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

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

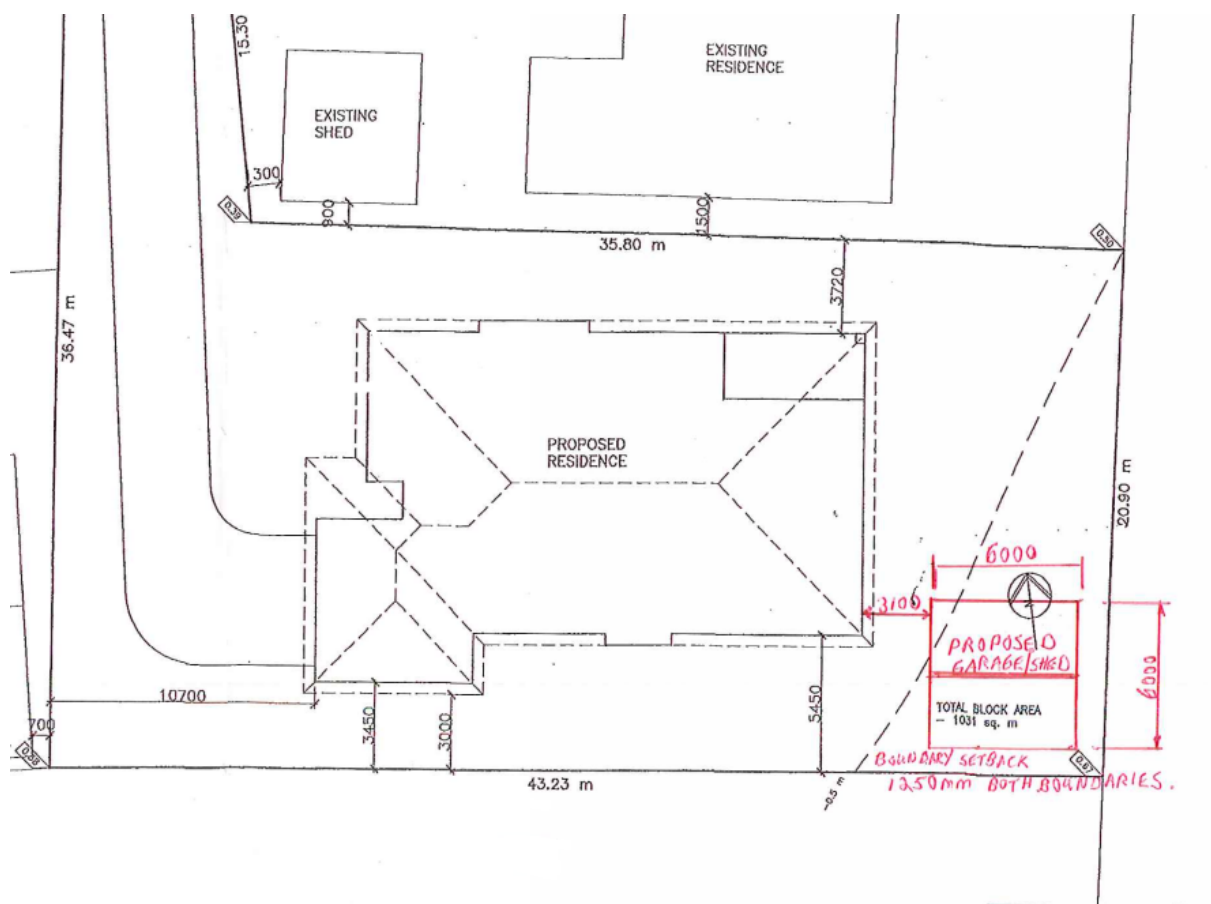
## 4 ASSESSMENT

### 4.1 Proposal

It is proposed to:

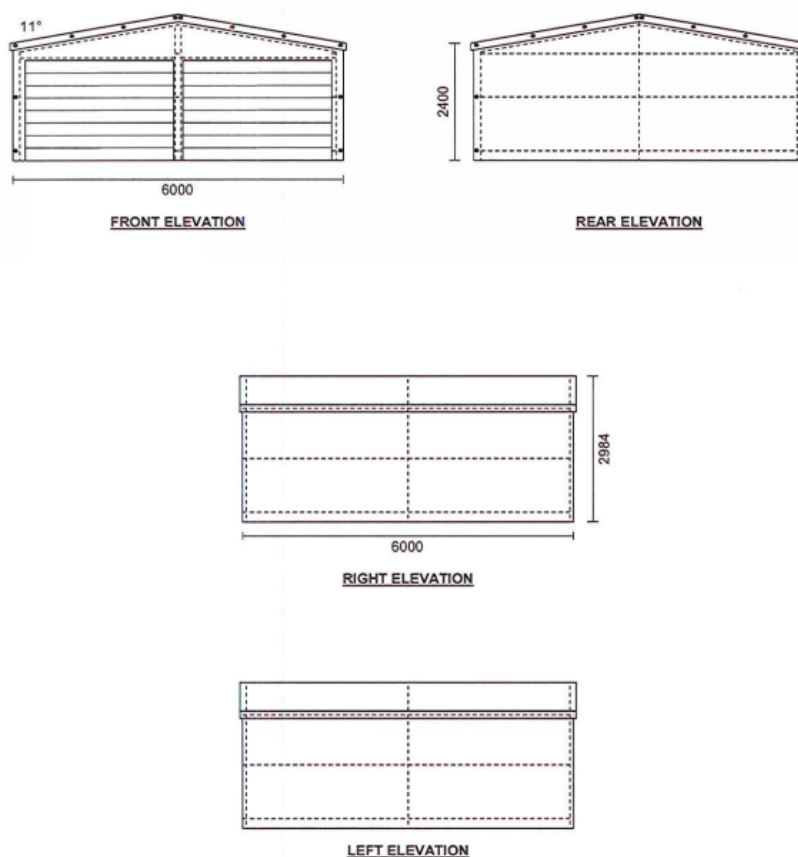
- Construct a 6m x 6m Colorbond shed.

*Site Plan*





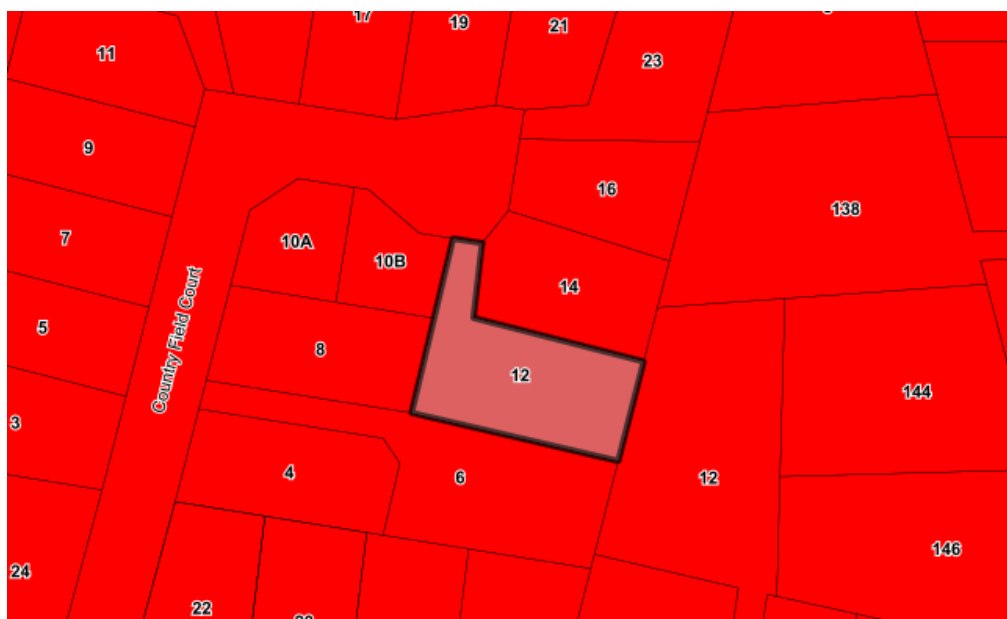
## Elevations



PROPERTY DETAILS: OWNER: K.R. & D.M. BAILEY - SITE ADDRESS: 12 COUNTRY FIELD COURT LONGFORD 7301  
MUNICIPAL DISTRICT: NORTHERN MIDLANDS COUNCIL

## 4.2 Zone and land use

### Zone Map – General Residential Zone





The land is zoned General Residential Zone and is subject to the Car Parking and Sustainable Transport Code.

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</i>

Residential is a 'no permit required' use in the zone for a single dwelling; however, the application became discretionary due to a variation to the rear setback.

#### 4.3 Subject site and locality

The author of this report carried out a site visit on the 21st June 2019 to place a site notice on the property boundary and inspect the site. A further inspection was undertaken on the 8th August 2019. The subject site is a 1013m<sup>2</sup> internal lot, accessed by a 15m long driveway. The existing dwelling is positioned centrally on the lot. Established residential uses surround the site and the area is characterised by single dwellings and outbuildings.

*Aerial photograph of area*



*Photographs of subject site*



^View up driveway of #12 Country Field Court (subject site)



^View up driveway of representor's property (#6 Country Field Court) showing approximate location of proposed shed from southern side of boundary



#### 4.4 Permit/site history

Relevant permit history includes:

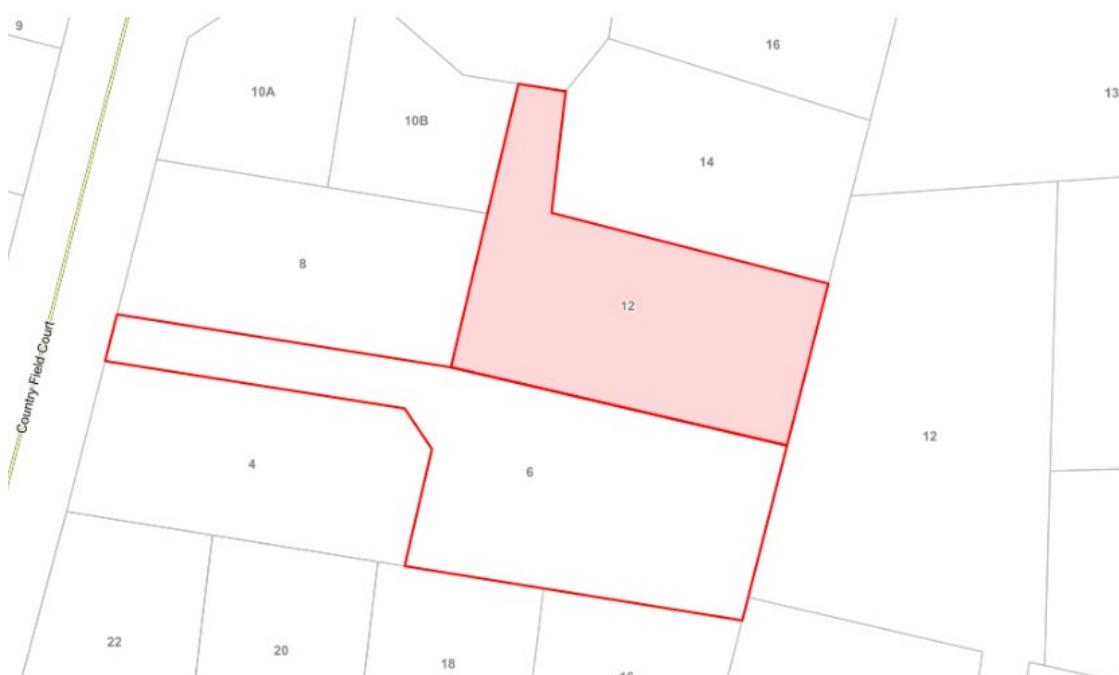
- P14-314 - Dwelling

#### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that a representation (attached) was received from:

- Veronica Faint, 6 Country Field Court, Longford.

*Map showing location of representor's property in relation to subject site (subject site is highlighted and representor property outlined in red).*



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

##### Issue 1

- Visual impact – only boundary free from a shed when viewed from family room and alfresco space.

##### Planner's comment:

In assessment against the visual impact of the development, the scale, bulk or proportions of the dwelling (including an outbuilding) when viewed from an adjoining lot must be taken into consideration, when determining whether the structure will cause an 'unreasonable' loss of amenity. The Planning Scheme does not allow consideration of the number of outbuildings on other nearby lots and the proposed structure must be assessed on that basis. At the closest point, the shed will extend 0.75m above the height of the existing 1.65m fence on the boundary. The southern boundary of the subject site is 43.23m long, and the shed is adjacent to 13.8% of the southern boundary.

##### Issue 2

- Setback variation

##### Planner's comment:

The Planning Scheme allows for a variation to the setback to be sought but the development must be assessed against the relevant performance criteria which looks at the standard of amenity maintained as

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a result of overshadowing, visual impacts and separation compatibility with surrounding lots. The assessment must determine whether the siting and scale of the structure will cause an unreasonable loss of amenity. The assessment of the performance criteria is contained in part 4.7 of this report.

#### **Issue 3**

- Ground works/footings commencing prior to approval.

#### **Planner's comment:**

This matter is not relevant to the assessment of the proposal under the Planning Scheme; however, Council has enforcement capabilities under the *Land Use Planning and Approval Act 1993* and is obliged to ensure observance of the Planning Scheme under section 48 of the Act. A decision on the proposed development is sought, prior to any compliance action being commenced. The shed would be considered 'Low Risk' work under part 1.3.2 of the Director's Determination – Categories of Building and Demolition Work and no building approvals are required for the works, other than notification upon completion (form 80).

#### **4.6 Referrals**

The application did not require any referrals.

#### **4.7 Planning Scheme Assessment**

GENERAL RESIDENTIAL ZONE		
ZONE PURPOSE		
<i>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</i>		
<i>To provide for compatible non-residential uses that primarily serve the local community.</i>		
<i>Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off-site impacts.</i>		
<i>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</i>		
<b>Assessment:</b> The proposal meets the zone purpose.		
LOCAL AREA OBJECTIVES		
<i>To consolidate growth within the existing urban land use framework of the towns and villages.</i>		
<i>To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.</i>		
<i>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</i>		
<b>Assessment:</b> The proposal meets the local area objectives.		
PRECIS OF DEVELOPMENT STANDARDS FOR SINGLE DWELLINGS		
10.4.2 Setback and building envelopes for dwellings		
	A1	Unless within a building area, then
✓	(a)	4.5m from primary frontage; or not less than existing dwelling on site; OR
N/a	(b)	3m to secondary frontage; or not less than existing dwelling on site; OR
N/a	(b)	if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
N/a	(c)	not less than the existing dwelling setback if less than 4.5m; OR
N/a	(d)	as per road setback specified in Planning Scheme
	A2	Garage or carport to be set back:
✓	(a)	5.5m from primary frontage or 1m behind the façade, OR
N/a	(b)	The same as the dwelling façade if under dwelling
N/a	(c)	1m if gradient > 1:5 for 10m from frontage
	A3	Dwellings (excluding minor protrusions extending to 1.5m)
X	(a)	to be within building envelope
	(i)	frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot
	(ii)	45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND

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	✓	(b) 1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or ½ of the side boundary, whichever is lesser)
<b>10.4.3 Site coverage and private open space for dwellings</b>		
	✓	A1 (a) max. site coverage of 50% (excluding eaves)
	✓	(c) at least 25% free from impervious surfaces
	✓	A2 (a) POS of 24m <sup>2</sup> in one location
	✓	(b) horizontal dimension of 4m; AND
	✓	(c) directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
	✓	(d) not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
	✓	(e) between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
	✓	(f) not steeper than 1:10, AND
	✓	(g) not used for vehicle parking
<b>10.4.4 Sunlight and overshadowing</b>		
	N/a	A1 1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
<b>10.4.5 Width of openings for garages and carports</b>		
	N/a	A1 Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).
<b>10.4.6 Privacy</b>		
	N/a	A1 Balconies, decks, carports etc. OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: <ul style="list-style-type: none"> <li>(a) side boundary – 3m</li> <li>(b) rear boundary – 4m</li> </ul> A2 Window or glazed door to be offset 1.5m from neighbour's window, OR sill height 1.7m above floor level, OR obscure glazing to 1.7m OR external screen to 1.7m
<b>10.4.7 Frontage fences for single dwellings</b>		
	N/a	A1 Applies to maximum building height of fences on and within 4.5m of a frontage
	N/a	(a) 1.2m if solid; OR
	N/a	(b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency
<b>Easements</b>		
	✓	No construction over an easement

The application meets the acceptable solutions of the General Residential zone, except for the variation to the rear setback. The rear setback is located opposite the primary frontage, which is defined by The Scheme as “where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.” The southern boundary is the rear boundary.

Accordingly, the development relies on the following performance criteria:

P3	The siting and scale of 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.

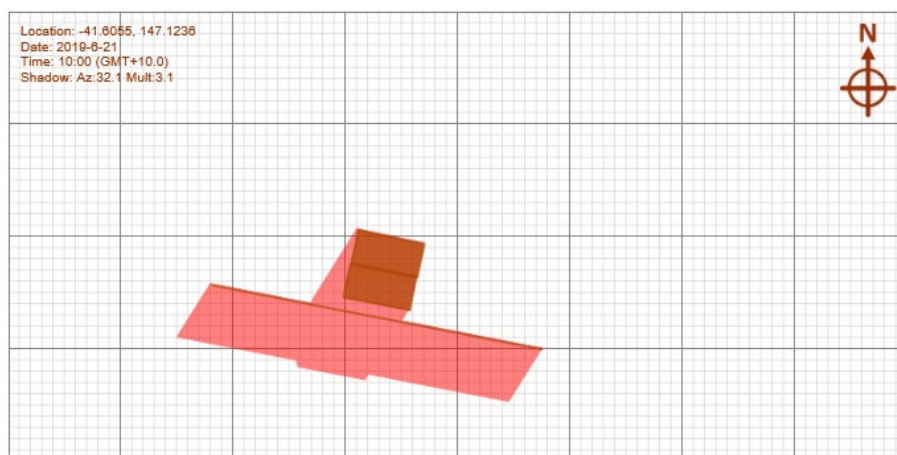
#### Comment

It is considered that the variation to the rear setback meets the performance criteria, as follows:

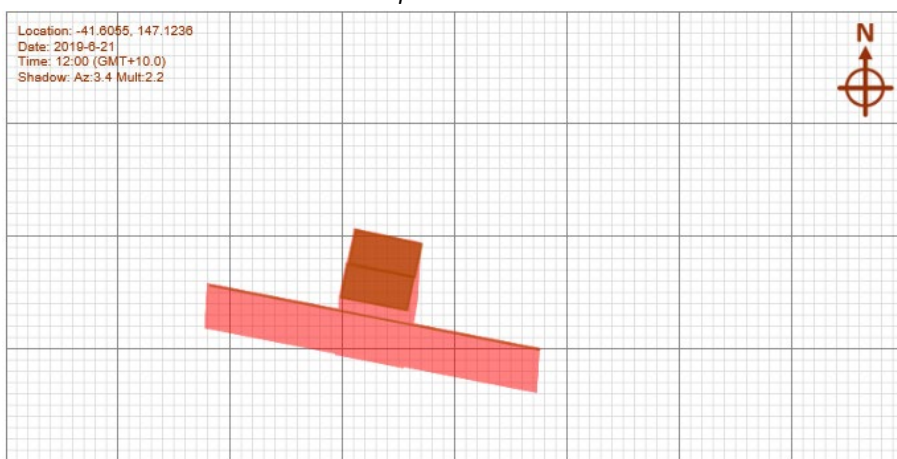
- a) i-ii) The proposed shed will not cause an unreasonable loss of amenity, as the proposed shed will cast almost the same shadow as a 1.8m high fence on the boundary (refer shadow diagrams below). The orientation of the roof pitch assists in lessening the degree of overshadowing, as the highest point (the 2.9m pitch) is located in an east-west direction, 4.25m from the southern boundary.
- iii) N/a – the adjoining lot contains a house.
- iv) The proposed shed is not considered to cause an unreasonable loss of amenity, when viewed from an adjoining lot, when considering the scale, bulk and proportions of the building. The proposed shed is a 6m x 6m structure, with a 2.4m wall height and 2.9m apex height. As previously noted, the pitch of the roof is orientated parallel to the southern boundary; therefore, the lower 2.4m wall is located closest to the southern boundary at a 1.25m setback. At the closest point, the shed will extend 0.75m above the height of the existing 1.65m fence. The southern boundary of the subject site is 43.23m long, and the shed is adjacent to 13.8% of the southern boundary. The dwelling on the adjoining lot to the south is located approximately 7.5m from the proposed shed in a south westerly direction and plantings have been established on both sides of the fence. If the southern boundary were a side boundary, the shed would not require planning approval. The shed is of a size that is compatible with a residential environment and use.
- b) Of the five lots surrounding the subject site, four contain an outbuilding at a similar setback to the proposed shed. It is considered that the separation distances are compatible with that prevailing in the surrounding area.

#### *Shadow Diagrams with 1.8m high fence*

*10 am 21st June*

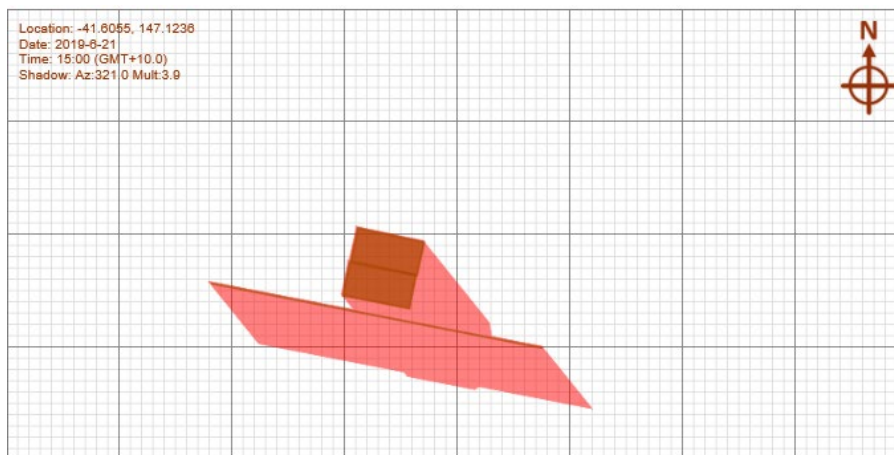


*12pm 21st June*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

*3pm 21st June*



CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	N/a
E5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no changes to existing parking arrangements (in garage) are proposed.
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	N/a
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

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

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

STATE POLICIES		
The proposal is consistent with all State Policies.		

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

*Strategic Plan 2017-2027*

*Statutory Planning*

### 5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

### 6 OPTIONS

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

### 7 DISCUSSION

Discretion to refuse the application is limited to the variation to the rear setback. As discussed in part 4.7 of this report, the proposal requires assessment against the relevant performance criteria, which looks at the standard of amenity maintained as a result of overshadowing, visual impacts and separation compatibility with surrounding lots. The proposed shed will result in almost the same level of shadowing as a 1.8m high fence which is the common (and exempt) fence height in a residential setting. When considering the scale, bulk and proportions of the shed, the shed is not considered to cause an unreasonable loss of amenity to the adjoining lot to the south and the separation distances between dwellings (including outbuildings) are consistent with that prevailing in the surrounding area.

There will be no changes to the existing car parking arrangement which utilises the two-car garage and no other codes of the Planning Scheme apply. No referrals were required as part of the application.

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

### 8 ATTACHMENTS

- A. Application & plans
- B. Representation & applicant's response

### RECOMMENDATION

That land at 12 Country Field Court, Longford be approved to be developed and used for a shed (vary rear setback) in accordance with application PLN-19-0121, and subject to the following condition:

#### 1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P3** (*Site plan annotated by owner, shed elevation – drawing number LEG9168-1, page 1, dated 04.06.2019 & colour schedule*).

### DECISION

Cr Goninon/Cr Goss

That land at 12 Country Field Court, Longford be approved to be developed and used for a shed (vary rear setback) in accordance with application PLN-19-0121, and subject to the following condition:

#### 1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P3** (*Site plan annotated by owner, shed elevation – drawing number LEG9168-1, page 1, dated 04.06.2019 & colour schedule*).

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 251/19 PLANNING APPLICATION PLN-18-0216: 16338 MIDLAND HIGHWAY, PERTH

*File Number:* 203300.29  
*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Rebecca Green, Consultant Planner

### 1 INTRODUCTION

This report assesses an application for a 25 Lot Subdivision plus public open space & cul de sac at 16338 Midland Highway, Perth.

### 2 BACKGROUND

**Applicant:**

6ty° Pty Ltd

**Zone:**

Low Density Residential Zone

**Owner:**

W Dornauf and S Dornauf

**Codes:**

Bushfire-Prone Areas Code  
Road & Railway Assets Code  
Flood Prone Areas Code  
Parking and Sustainable Transport Code  
Open Space & Recreation Code

**Classification under the Scheme:**

Subdivision

**Existing Use:**

Rural/Residential

**Deemed Approval Date:**

26 August 2019

**Recommendation:**

Approve

#### Discretionary Aspects of the Application

- Variation to development standards (Low Density Residential zone) – 7 lots less than 1ha, lots not connected to reticulated water and sewer
- Variation to development standards – traffic volume, new access
- Flood prone area
- Provision of public open space

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013, Version 29, Effective from 3<sup>rd</sup> June 2019*

### 3 STATUTORY REQUIREMENTS

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

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme.

Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

## 4 ASSESSMENT

### 4.1 Proposal

It is proposed to:

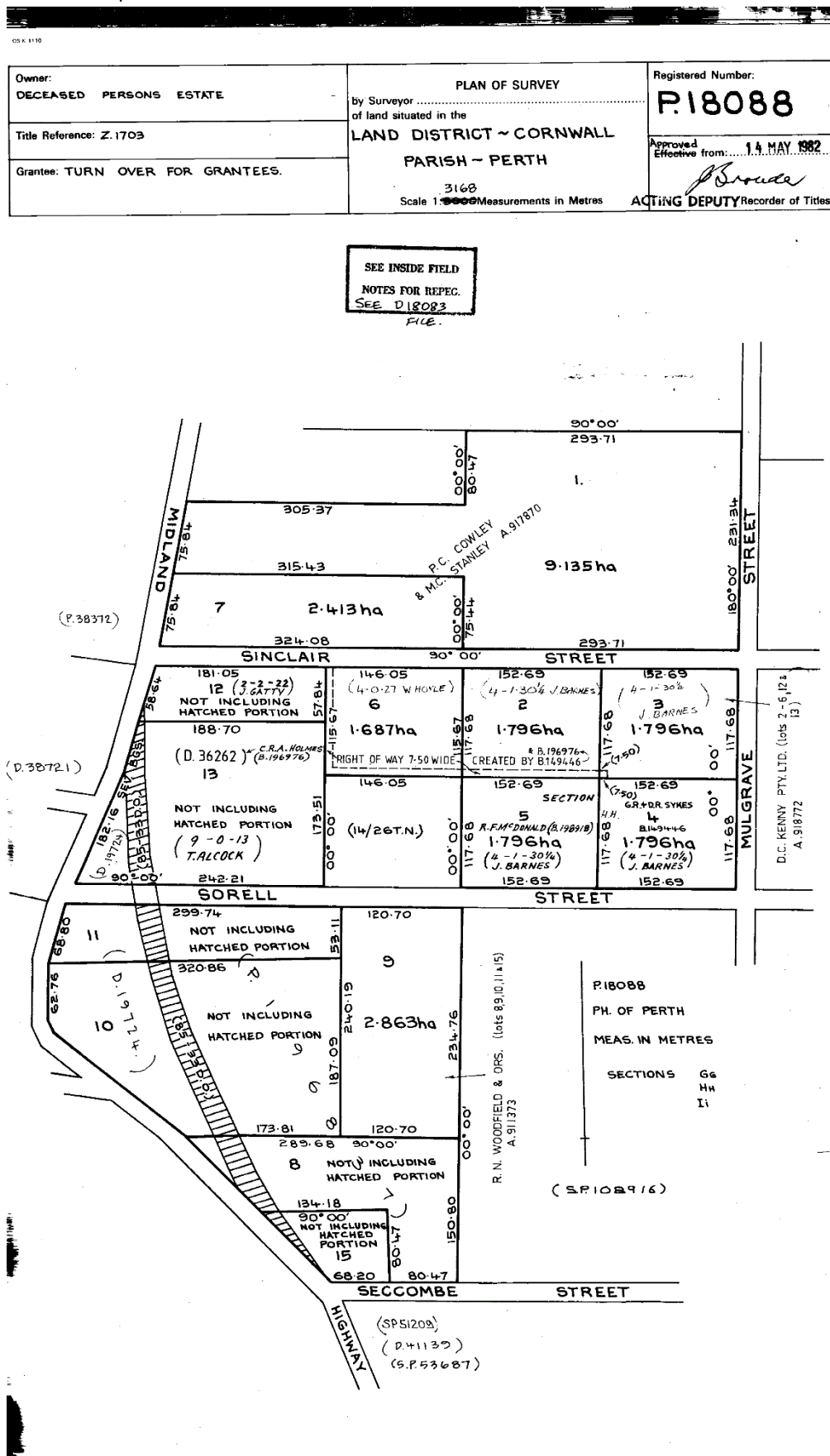
- Undertake a 25-lot subdivision at 16338 Midland Highway, Perth, a road lot (cul-de-sac) and a public open space lot and to undertaken associated works including the construction of a road, stormwater detention basin and installation of service infrastructure.

*Subdivision plan*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

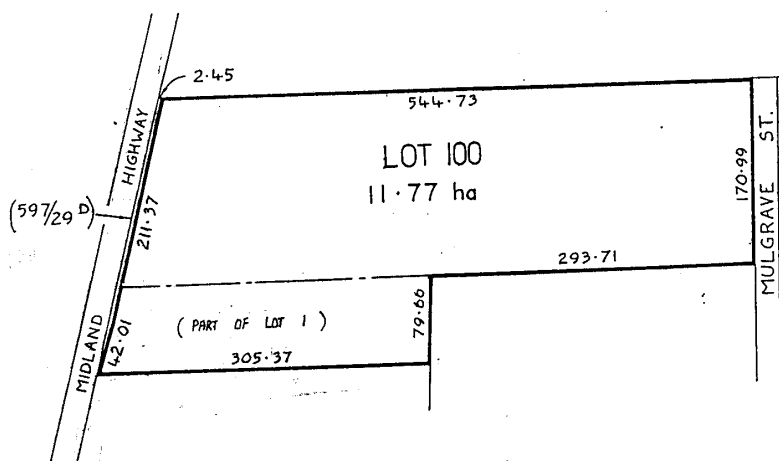
## Current title plan





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

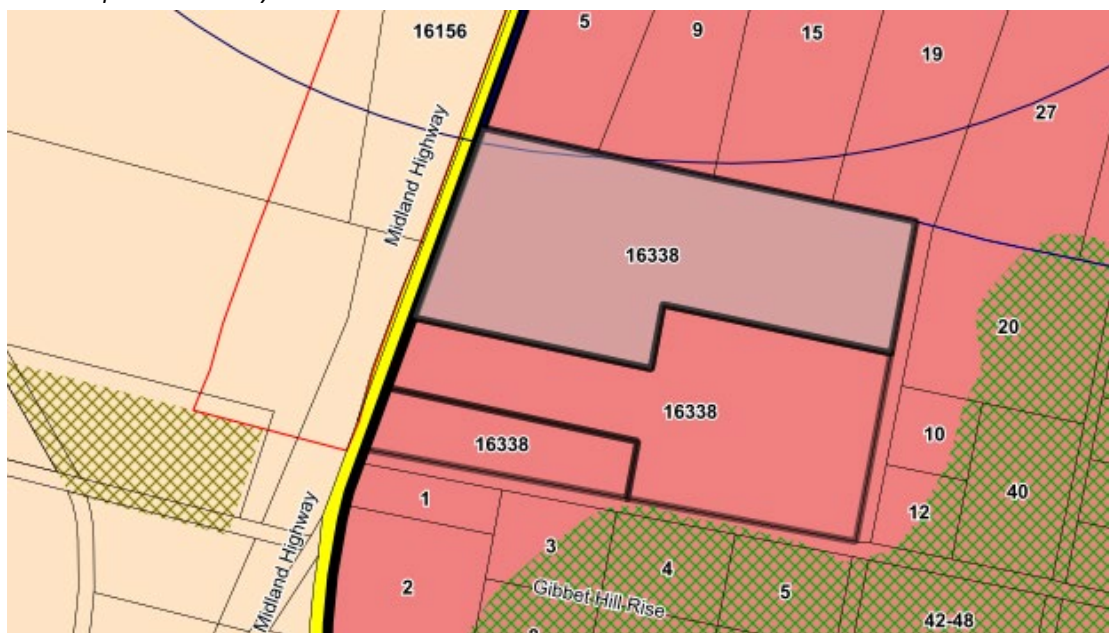
Owner:	<b>PLAN OF TITLE</b> of land situated in the	Registered Number: <b>D 37065</b>
Title Reference: C.T. 3321-46	<b>TOWN OF PERTH</b>	Approved:.....
Grantee: C.T. 3321-46	COMPILED FROM.....	Recorder of Titles
SCALE 1:4000 MEASUREMENTS IN METRES		





## 4.2 Zone and land use

*Zone Map – Low Density Residential Zone*



The land is zoned Low Density Residential and subject to the Flood Prone Areas Code.

The relevant Planning Scheme definition is:

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

The author of this report carried out a site visit on 9 August 2019. The site is approximately 23.3 hectares and comprises of three titles. The subject site contains an existing dwelling, a large horse stable and a horse training track. The site is otherwise undeveloped and contains managed pasture, with scatters of trees and scrub.

The subject site is located to the northern end of Perth township and surrounded to the north, east and south by other Low Density Residential zoned properties, predominantly characterised with single dwellings. To the west is the former state highway, to be known as Haggerston Road. The new highway is located approximately 20 metres to the west of Haggerston Road and shares the same alignment. Haggerston Road is in the process of being reverted to a local road to be transferred to the Northern Midlands Council.

A wide, open field of tall, dry grass under a bright blue sky with scattered white clouds. A gravel path runs along the right side of the field. In the background, there are trees and a distant building.



















#### 4.4 Permit/site history

Relevant permit history includes:

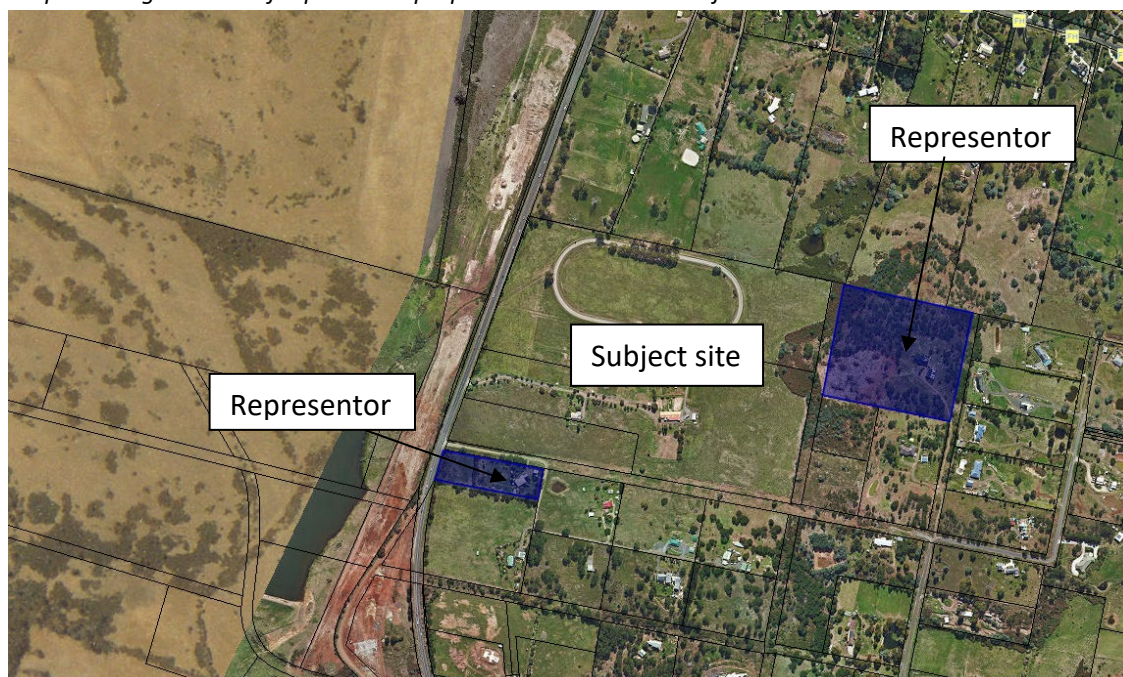
- No relevant history applicable or available.

#### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's ECM system after completion of the public exhibition period revealed that representation/s (attached) were received from:

- Sondra White, 20 Fairtlough Street, Perth
- Erin Eiffe, 1 Gibbet Hill Rose, Perth
- Phill Canning, PO Box 800, Kings Meadows (Chairman Devon Hills N.H.W and Residents Committee)

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



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

#### **Issue 1**

- Concern that the lots less than 1ha are not in keeping with the surrounding properties in the area.

#### **Planner's comment:**

Seven of the proposed 25 lots are to be less than 1ha and rely upon assessment against the applicable performance criteria. The area includes a diverse mix of lots that vary in shape, size and orientation. The dimensions of the seven lots provide a sufficient area to enable a future dwelling to be located in a position that can comply with the relevant acceptable solution for building setbacks. The proposal will provide for a lot density of 1 lot per 0.9 hectares relative to the total area of the site. Except for Lot 1, all other lots less than 1ha will be centrally located within the subdivision. This will ensure that the perimeter lots blend with the surrounding development. Lot 1 will be located beside public open space and will read therefore as a larger lot within the streetscape. Further assessment against the relevant performance criteria for lots less than 1ha is provided elsewhere within this assessment.

#### **Issue 2**

- Concern with increase in noise in the area (both from vehicles and animals)

#### **Planner's comment:**

The low density residential zone is intended primarily for residential use and development. The density of the subdivision is 1 lot per 0.9 hectares which is generally in accordance with the zone purpose statements. Consideration to the increase in traffic movements has been considered in relation to safety matters. The nature of future users of each of the lots, and the resultant noise is not a consideration of the planning scheme, it is likely that the users, given the allowable uses in the zone, will provide for compatible rather than conflicting land uses into the future with each of the lots intended for residential purposes.

#### **Issue 3**

- Why cannot the property be retained as rural, and sold as such?



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### Planner's comment:

The subject site is zoned Low Density Residential within the Northern Midlands Interim Planning Scheme 2013, and subdivision is available to the proponents as a development option provided that the development meets the requirements of the subdivision provisions within the Planning Scheme. Although the site has been used for many years for rural activities, the Low Density Residential zone intent is for provision of residential use or development on larger lots in residential areas.

### **Issue 4**

- No Environmental Impact Statement provided as part of the proposal.

### Planner's comment:

The proponents provided Council with a Planning Submission prepared by 6ty°, which provided information relating to Natural Values and Hazards. The subject site is not within an attenuation area of an environmentally sensitive use and therefore no environmental impact statement is required.

### **Issue 5**

- Concerns in relation to visual impact from overlooking blocks and on public view points, and concerns as to why scenic management no longer is applicable to this area

### Planner's comment:

Haggerston Road which is adjacent to the frontage boundary of the site is shown as a scenic management – tourist road corridor on the planning scheme maps. However, pursuant to clause E7.3 (a) the site does not form part of the scenic management – tourist road corridor on the basis that it is an extension of the Perth urban area and is zoned Low Density Residential. The site is not subject to a local scenic management area. The subdivision design has considered the surrounding areas, and it is noted that the larger lots are located around the perimeter of the subject site, and adjacent to a number of roads, or road reservations. The northern lots only abound directly to privately owned property, and the number of lots along this boundary have been considered to provide only maximum 3 direct neighbours to existing titles. Overlooking concerns is expected in an area where the land is not always flat.

### **Issue 6**

- Habitat and extinction concerns, including lack of extensive planting between the old and new Midland Highway to provide a wildlife corridor

### Planner's comment:

Concerns in relation to areas outside the subject site cannot be considered as part of this assessment. It is noted that the subject site is predominantly managed pasture at present with little native vegetation that could provide possibilities for wildlife corridors.

### **Issue 7**

- The north-western corner is subject to flooding, concerns are raised in relation to accommodation of on-site wastewater management infrastructure, particularly the lots less than 1ha. Concerns in relation to contamination of the designated catchment area and the frog pond across the road.

### Planner's comment:

A Stormwater report accompanied the development application. The analysis assessed a total catchment area of approximately 95.6ha. The overall catchment boundaries will not change from their pre-development locations because of the subdivision on the subject land. Due to the zoning, the change in the percentage of impervious surfaces is minor. The Public Open Space will also provide for detention basin. The report also found

the likely inundation in a major 100-year ARI storm event is isolated to the Public Open Space, Lot 1 and Lot 20. Lot 1 is to receive a filled pad, and with this, the expected inundation zone leaves ample area for an unaffected building envelope on these lots with flood waters being shallow and slow moving over privately-owned land. At time of future dwelling development on each lot, a wastewater design and report is to be undertaken specific to each lot and characteristics of the lot and the location and size of the development proposed in the future. It is noted that each lot is of sufficient area to accommodate an onsite wastewater management system. The report recommends that the minimum floor level for future dwellings created as part of the proposed subdivision be at least 300mm higher than the expected ARI flood level, this would seem appropriate to condition a Part V Agreement so that future land owners are aware of this requirement.

**Issue 8**

- Concerns that there is not mention of how electricity will be connected to the proposed lots.

**Planner's comment:**

The low density residential zone does not have any specific requirements in relation to whether electricity must be underground. There is no provision in the Planning Scheme to require as such, it will therefore be up to the proponents to decide.

**Issue 9**

- Safety concerns with multiple new access points to the old Midland Highway.

**Planner's comment:**

The initial design of the subdivision did indicate multiple new access points to the old Midland Highway. An amended plan which is subject now to this assessment, demonstrates that all lots proposed are to be accessed off the new road and cul-de-sac only.

**Issue 10**

- How will cat control be implemented?

**Planner's comment:**

This is not a consideration of the Planning Scheme, no further analysis is therefore required.

**Issue 11**

- Air quality concerns including new houses installing wood heating and smoke.

**Planner's comment:**

This is not a consideration of the Planning Scheme, no further analysis is therefore required.

**Issue 12**

- Will the development require any blasting to take place. Concerns in relation to further major disruptions and noise in the area that would put an unfair burden on the residents.

**Planner's comment:**

Any future blasting would be subject to the Quarry Code of Practice requirements, and would only be required for construction of the road if necessary as well as a possibility for footing construction for future dwellings. All relevant requirements of the Code should be undertaken should blasting be required to provide for infrastructure to the subject development or any future development and is not a consideration of the Planning Scheme.





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### **Issue 13**

- Query as to what kind of fencing that would be provided along Sinclair Street. Concerns regarding privacy being compromised raised.

#### **Planner's comment:**

The low density residential zone does not have any specific requirements in relation to fencing provisions. There is no provision in the Planning Scheme to require a particular style, it will therefore be up to the proponents/future land owners to decide.

### **Issue 14**

- Height and placement of future buildings, will they be single storey? Concerns also regarding setbacks to Gibbet Hill Rise. Concerns mostly in relation to Lot 22.

#### **Planner's comment:**

The current low density residential development standards provide for an acceptable solution for building height 8 metres, noting that a corresponding performance criteria is available. Frontage setbacks are 15m, rear setbacks 5m and side setbacks are 7.5m to meet the applicable acceptable solutions.

### **Issue 15**

- Should this subdivision be approved, will rates be increased?

#### **Planner's comment:**

This is not a consideration of the Planning Scheme, no further analysis is therefore required.

### **Issue 16**

- Query as to when the zoning was put in place and when was the land rezoned? A question of the representor was raised in 2000 whether any further subdivision could occur at that time, which they were told no.

#### **Planner's comment:**

The subject site has been zoned Low Density Residential since the introduction of the 1995 Northern Midlands Planning Scheme.

### **Issue 17**

- Traffic safety concerns on Haggerston Road, and whether any speed limit changes are proposed. Concerns as to whether the junction/intersection should be a "stop" rather than a "give way".

#### **Planner's comment:**

A Traffic Impact Assessment was prepared by a suitably qualified person and further reviewed by the Department of State Growth. No further speed limit changes are proposed or any other changes to that proposed in the report. It is noted that since the original plan of subdivision was received, an amended plan which is subject now to this assessment, demonstrates that all lots proposed are to be accessed off the new road (cul-de-sac) only. There is no concern in the report or raised by Department of State Growth in relation to traffic safety.

### **Issue 18**

- It is raised that the present building guidelines covering Devon Hills also apply to this subdivision.

#### **Planner's comment:**

The Devon Hills No Subdivision Area does not apply to the subject site. It is considered appropriate though to

condition that there is to be no further subdivision of the land other than the number of lots and density proposed, to ensure that the character of the area is not compromised by any further re-subdivision.

**Issue 19**

- Query as to whether the blocks could be constrained from any further subdivision, keeping this area and Devon Hills in keeping with each other.

**Planner's comment:**

See comment above in response to Issue 18.

**4.6 Referrals**

The only referrals required were:

**Council's Works & Infrastructure Department**

Precis: Council's Works & Infrastructure Department (Leigh McCullagh/Jonathan Galbraith) reported on 21/6/19 that Council services for this subdivision can be addressed by standard conditions and their recommended conditions are included in the conditions of approval.

**TasWater**

Not applicable to this application, following receipt of a TasWater RAI, the applicant's have decided not to extend reticulated water network to the subdivision but to rely on on-site static water supply for future development of lots

**Department of State Growth**

Precis: The Department of State Growth confirmed on 8 August 2019, that the Department accept the revised plan provided. In regards to Department requirements it has requested that conditions relating to site drainage discharge to the Midland Highway road reserve and the new intersection with Haggerston Road be included on any permit issued by Council and including of notes on the permit for information also.

**Environmental Health Officer**

Precis: Council's Environmental Health Officer (Chris Wicks) advised the applicant is to submit to Council a wastewater disposal assessment, representative of each proposed parcel of land, indicating the suitability of the land for wastewater effluent disposal. The assessment is to be undertaken by a suitably qualified person.

**Crown Land Services**

Precis: Crown Landowner Consent provided under Section 52 (1B) (b) of LUPAA, by Andrew Hargrave, Delegate of Minister for Infrastructure for the making of the application.

**4.7 Planning Scheme Assessment**

**12 Low Density Residential Zone**

**12.1 Zone Purpose**

**12.1.1 Zone Purpose Statements**

- 12.1.1.1** To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.2** To provide for non-residential uses that are compatible with residential amenity.
- 12.1.1.3** To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

**12.1.2 Local Area Objectives**

To make provision for any additional future needs in low-density residential development at Avoca, Campbell Town, Cressy, Devon Hills and Longford by the incremental expansion of those areas already established for the purpose.

**12.1.3 Desired Future Character Statements**

There are no desired future character statements





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 12.2 Use Table

Permitted	
Use Class	Qualification
Residential	If an ancillary dwelling, caretakers dwelling, home-based business, single dwelling

## 12.3 Use Standards

Not applicable to this application for subdivision.

## 12.4 Development Standards

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

N/A - subdivision

## 12.4.3 Subdivision

### 12.4.3.1 Lot Area, Building Envelopes and Frontage

<p>Objective</p> <p>To ensure:</p> <ul style="list-style-type: none"> <li>a) the area and dimensions of lots are appropriate for the zone; and</li> <li>b) the conservation of natural values, vegetation and faunal habitats; and</li> <li>c) the design of subdivision protects adjoining subdivision from adverse impacts; and</li> <li>d) each lot has road, access, and utility services appropriate for the zone.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Each lot must:</p> <ul style="list-style-type: none"> <li>a) have a minimum area of 1ha; and</li> <li>b) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</li> <li>c) be required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or</li> <li>d) be for the provision of public utilities; or</li> <li>e) for the consolidation of a lot with another lot with no additional titles created; or</li> <li>f) to align existing titles with zone boundaries and no additional lots are created.</li> </ul> <p>A1.2 Subdivision at Devon Hills will not result in any new lots.</p>	<p>P1.1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ul style="list-style-type: none"> <li>a) a dwelling to be erected in a convenient and hazard free location; and</li> <li>b) on-site parking and manoeuvrability; and</li> <li>c) adequate private open space; and</li> <li>d) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and</li> <li>e) development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape.</li> </ul> <p>P1.2 Land in Devon Hills must not be further subdivided</p>
<p>Comment:</p> <p>A1.1 a) All lots other than Lots 1, 6a, 6b, 16a, 16b, 19a and 19b will have an area greater than 1ha and comply with the acceptable solution.</p> <p>A1.1 b) There are three existing buildings on the site to be retained. Lot 18 will contain the existing single dwelling. The setbacks of the dwelling to the proposed boundaries exceed the relevant acceptable solutions. Lot 15 will contain the existing stable and associated outbuilding. The setbacks of the existing buildings to the proposed boundaries exceeds the relevant acceptable solutions.</p> <p>A1.2 Not applicable, the site is located within the district of Perth.</p>	<p>Comment:</p> <p>P1.1 Lots 1, 6a, 6b, 16a, 16b, 19a and 19b all rely upon assessment against the performance criteria. The application has demonstrated that each of these seven lots will be provided with sufficient useable area and dimensions having regard to the following:</p> <ul style="list-style-type: none"> <li>a) Each lot is capable of accommodating a hazard management area equal to a BAL 19, as demonstrated in the certified BHMP accompanying the application. The subject sites are not identified as being subject to any other natural hazards including landslip and flooding;</li> <li>b) Each lot is to be provided with sufficient area to accommodate a driveway, parking and vehicle manoeuvrability;</li> <li>c) Each lot is provided with sufficient area to provide for an area of private open space;</li> <li>d) The majority of lots will have direct road frontage, with the minority being internal lots, with a frontage of at least 6m width;</li> </ul>



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 19 AUGUST 2019

	<p>e) The size and dimensions of all lots proposed, enable a future dwelling to be located compliant with the acceptable setback provisions. The lot density proposed is 1 lot per 0.9ha which is relative to the character of the area. The amenity of adjoining lots is maintained. Except for Lot 1, all lots less than 1ha will be centrally located, with Lot 1 adjacent to the dedicated public open space and will therefore read as a larger lot within the streetscape.</p> <p>The proposal is considered compliant with the performance criteria.</p> <p>P1.2 Not applicable, the site is located within the district of Perth.</p>
A2 Each lot must have a frontage of at least 6m.	P2 No performance criteria.
Comment: Complies, each lot has frontage greater than 6m.	NA
A3 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	<p>P3 Lots that are not provided with reticulated water and sewerage services must be:</p> <p>a) in a locality for which reticulated services are not available or capable of being connected; and</p> <p>b) capable of accommodating an on-site wastewater management system.</p>
Comment: Does not comply.	<p>Comment: Lots will not be connected to a reticulated sewerage or water supply system. The zone recognises that lots for residential purposes are not explicitly required to be serviced by reticulated sewerage or water infrastructure. Each lot is of sufficient size to provide enough space to locate a dwelling and onsite wastewater management system, including secondary absorption and disposal areas as well as water storage infrastructure. The site is surrounded by dwellings that rely on onsite water and sewerage infrastructure.</p> <p>It is further recommended that a part 5 agreement be placed on all titles stating that the owners recognise that the lots do not have a reticulated water supply.</p> <p>The proposal is considered compliant with the performance criteria.</p>
A4 Each lot must be connected to a reticulated stormwater system.	<p>P4 Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any watercourses, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <p>a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and</p> <p>b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</p> <p>c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and</p> <p>d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</p>
Comment: Each lot is capable of connecting to the reticulated stormwater system. Council's Works and Infrastructure Department have provided conditions for any approval.	NA

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

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CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	A report has been provided by Scott Livingston BFP-105, Version 3, Dated 3 <sup>rd</sup> June 2019 in relation to the subdivision and demonstrates compliance with the applicable acceptable solutions in relation to subdivision.
E2.0 POTENTIALLY CONTAMINATED LAND	Not applicable
E3.0 LANDSLIP CODE	Not applicable
E4.0 ROAD AND RAILWAY ASSETS CODE	Applicable, see Code assessment below
E.5.0 FLOOD PRONE AREAS CODE	Applicable, see Code assessment below
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Applicable, see Code assessment below
E7.0 SCENIC MANAGEMENT CODE	Not applicable, pursuant to Clause E7.2.1
E8.0 BIODIVERSITY CODE	Not applicable
E9.0 WATER QUALITY CODE	Not applicable
E10.0 RECREATION AND OPEN SPACE CODE	Applicable, see Code assessment below
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	Not applicable
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	Not applicable
E13.0 LOCAL HISTORIC HERITAGE CODE	Not applicable
E14.0 COASTAL CODE	Not applicable
E15.0 SIGNS CODE	Not applicable

#### ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

#### E4.6 Use Standards

##### E4.6.1 Use and road or rail infrastructure

<b>Objective</b> To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

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**Comment:**

The development of the dwellings on the lots facilitated by the proposed subdivision will increase traffic generation by more than 10%. A Traffic Impact Assessment was prepared for the proposed subdivision. The report concludes that the vehicle traffic at Haggerston Road from the new access road will be safe and will not unreasonably impact on the efficiency of the road network.

The proposal is considered compliant with the performance criteria.

#### **E4.7 Development Standards**

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

**Objective**

To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) ensure the safe and efficient operation of roads and railways; and
- b) allow for future road and rail widening, realignment and upgrading; and
- c) avoid undesirable interaction between roads and railways and other use or development.

**Acceptable Solutions**

- ~~A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:~~
- ~~a) new road works, buildings, additions and extensions, earthworks and landscaping works; and~~
  - ~~b) building envelopes on new lots; and~~
  - ~~c) outdoor sitting, entertainment and children's play areas~~

**Performance Criteria**

- P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:
- a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and
  - b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and
  - c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and
  - d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.

**Comment:**

The junction of the new access road will be located within 50m of the eastern edge of the new highway which is a category 1 road. It is noted that whilst no building areas on the new lots have been shown, each lot will have sufficient separation from the new Midland Highway to ensure that building envelopes are setback a minimum distance of 50m from the eastern edge of the highway. It is further noted that the proposed road and earthworks associated with the subdivision will not affect the safety and efficiency of the new highway and the proposed road and earthworks will not be affected by transport related environmental impacts generated by the operation of the new Midland Highway.

The proposal is considered compliant with the performance criteria.

##### **E4.7.2 Management of Road Accesses and Junctions**

**Objective**

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

**Acceptable Solutions**

- ~~A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.~~
- ~~A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.~~

**Performance Criteria**

- ~~P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.~~
- P2 For limited access roads and roads with a speed limit of more than 60km/h:
- a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and



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	<p>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>
<p><b>Comment:</b> A new road junction is proposed, which will not unreasonably impact the safety and efficiency of the road network. The Traffic Impact Assessment submitted with the application, demonstrates that the new junction onto Haggerston Road is unlikely to affect traffic amenity and safety of the road given the low traffic volumes and adequate sight distances in both directions at the road junction. The proposal is considered to be compliant with the performance criteria.</p>	

#### E4.7.3 Management of Rail Level Crossings – NA

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

<p><b>Objective</b> To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p><del>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</del></p>
<p><b>Comment:</b> The application demonstrates that sight distances in both direction at the proposed junction onto Haggerston Road will comply with the requirements of Table E4.7.4.</p>	

### ASSESSMENT AGAINST E5.0 FLOOD PRONE AREAS CODE

#### E5.5 Use Standards

##### E5.5.1 Use and flooding

<p><b>Objective</b> To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The use must not include habitable rooms.</p>	<p>P1 Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.</p>
<p><b>Comment:</b> Complies. The proposal is for subdivision which does not include habitable rooms. Building areas on the future lots are located outside the flood area.</p>	<p>NA</p>
<p>A2 Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.</p>	<p>P2 Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.</p>
<p><b>Comment:</b> The stormwater catchment and flooding report submitted with the application concluded that the site is subject to a low risk in accordance with Clause E5.7 and Table E5.1.</p>	<p>NA</p>



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#### E5.6 Development Standards

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

<b>Objective</b> To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1.1 It must be demonstrated that development:</p> <ul style="list-style-type: none"> <li>a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or</li> <li>b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7.</li> </ul> <p>P1.2 Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.</p> <p>P1.3 Where mitigation of flood impacts is proposed or required, the application must demonstrate that:</p> <ul style="list-style-type: none"> <li>a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and</li> <li>b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures;</li> <li>c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and</li> <li>d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.</li> </ul>
NA	<p>Comment:</p> <p>P1.1 NA</p> <p>P1.2 The likely inundation in a major 100-year ARI storm event is isolated to Lots 1, 20 and the Public Open Space. The expected inundation zone leaves ample area for an unaffected building envelope on these lots, together with proposed fill on Lot 1. In accordance with the risk assessment in E5.7 the flooding likelihood is deemed to be “unlikely” and the consequence is deemed to be “minor” with temporary access restrictions and minor environmental damage likely in such an event.</p> <p>P1.3 The proposed development will not significantly increase impervious areas on the site. Provided site works are completed in accordance with standard soil and water management policy, the proposal will not result in additional watercourse pollution.</p> <p>The proposal is considered compliant with the performance criteria.</p>

#### E6.0 – Car Parking & Sustainable Transport Code

##### E6.6 Use Standards

##### E6.6.1 Car Parking Numbers

Acceptable Solutions	Comment
The number of car parking spaces must not be less than the requirements of Table E6.1.	complies. One space per bedroom is required. There is sufficient parking space for the existing dwelling, and for future dwellings on the new lots.



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## ASSESSMENT AGAINST E10.0 RECREATION AND OPEN SPACE CODE

### E10.6 Development Standards

#### E10.6.1 Provision of Public Open Space

Objective	
a) To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and b) To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.	
Acceptable Solutions	Performance Criteria
A1 The application must: a) include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.	P1 Provision of public open space, unless in accordance with Table E10.1, must: a) not pose a risk to health due to contamination; and b) not unreasonably restrict public use of the land as a result of: i) services, easements or utilities; and ii) stormwater detention basins; and iii) drainage or wetland areas; and iv) vehicular access; and c) be designed to: i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and ii) reasonably contribute to the pedestrian connectivity of the broader area; and iii) be cost effective to maintain; and iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and v) provide for public safety through <i>Crime Prevention Through Environmental Design</i> principles; and vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and ix) create attractive environments and focal points that contribute to the existing or desired future character statements, if any.
NA – Council’s General Manager has advised that land for public open spaces purposes is required to be provided as part of the subdivision.	Comment: The subject land size has an area of 23.318ha. 5% of this land area is 11,659m <sup>2</sup> . The total lot area dedicated for Public Open Space/detention is 6,768m <sup>2</sup> . A cash in lieu of the difference should be required and form part of conditions on any approval. The location and configuration of the proposed public open space lot has been selected under the guidance of Council officers. It will have frontage to Haggerston Road and the proposed new road. It is proposed to incorporate some of the lot into a stormwater detention basis, the remaining area of the lot is otherwise level and is easily accessed for use and maintenance purposes. The proposal is considered compliant with the performance criteria.

#### SPECIFIC AREA PLANS

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

#### SPECIAL PROVISIONS

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





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9.5	Access and Provision of Infrastructure Across Land in Another Zone	N/A
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## STATE POLICIES

The proposal is consistent with all State Policies.

## OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the *Land Use Planning & Approvals Act 1993*.

## STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

### **Strategic Plan 2017-2027**

- Statutory Planning

## 5 SERVICES

### Stormwater & Access

The application was referred internally to the Council's Works Department, who advised that the subdivision can be serviced by Council infrastructure. Their recommended conditions of approval will be included if a permit is issued.

### Provision of Services

Prior to the sealing of the final plan of subdivision, the applicant would be required to provide services to the property boundaries of all lots (as required by Works Department Section's conditions).

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

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?		✓
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?		✓
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some specified kind of effluent from the block?		✓
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?		✓
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?		✓
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on-site sewerage treatment?		✓
83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <i>Water and Sewerage Industry Act 2008</i> , that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		✓
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		✓
Section 84	Council not to approve subdivision	Yes	No
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		✓
	If 'yes', refuse the subdivision.		
Section 85	Refusal of application for subdivision		



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	<b>Council may refuse the application for subdivision if it is of the opinion:</b>		
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;		✓
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;		✓
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;		✓
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;		✓
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;		✓
85(d)(ii)	alleys or rights of way to give access to the rear of lots;		✓
85(d)(iii)	public open space;		✓
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;		✓
85(d)(v)	private roads, ways or open spaces;		✓
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;		✓
85(d)(vii)	licences to embank highways under the <i>Highways Act 1951</i> ;		✓
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;		✓
85(d)(ix)	provision for the preservation of trees and shrubs;		✓
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;		✓
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		✓
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		✓
85(g)(ii)	party-wall easements;		✓
85(g)(iii)	the state of a party-wall on its boundary.		✓
<b>Section 86</b>	<b>Security for payment</b>	<b>Yes</b>	<b>No</b>
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public storm water system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of storm water connections from a place on the boundary of each lot to the public storm water system in accordance with the by-laws of the council and to the satisfaction of its engineer;		✓
86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the <i>Local Government (Highways) Act 1982</i></u> in respect of the highways opened or to be opened on the subdivision;		✓
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		✓
86(2)(f)	the filling in of ponds and gullies;		✓
86(2)(g)	the piping of watercourses.		✓
	<b>If 'yes':</b>		
	council may refuse to approve the application until such security is given.		



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	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		
<b>Section 107</b>	<b>Access orders</b>	<b>Yes</b>	<b>No</b>
107 (2)	Is work of a substantial nature needed to provide access for vehicles from a highway onto the block?		✓
	If 'yes', council may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called upon by it to do so.		
<b>Section 108</b>	<b>Road widening</b>	<b>Yes</b>	<b>No</b>
108 (1) (a)	Does council, in respect of an existing highway, require to obtain a dedication of land for widening or diverting? (compensation is not payable for the dedication of land which lies within 9 metres of the middle line of the highway of a parcel into which the land is subdivided and on which no building stands)		✓
108 (1) (b)	Does council, in respect of an existing highway, require to obtain a licence to embank?		✓

## 7 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

## 8 OPTIONS

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

## 9 DISCUSSION

Discretion to refuse the application is limited to:

- Variation to development standards (Low Density Residential zone) – 7 lots less than 1ha, lots not connected to reticulated water and sewer
- Variation to development standards – traffic volume, new access
- Flood prone area
- Provision of public open space

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

The proposal meets the requirements of the Low Density Residential Zone, Road and Railway Assets Code, Recreation and Open Space Code and the Flood Prone Areas Code.

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

## 10 ATTACHMENTS

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

## RECOMMENDATION

That land at 16338 Midland Highway, Perth be approved to be developed and used for a 25 Lot Subdivision plus public open space & cul de sac in accordance with application PLN-18-0216 and subject to the following conditions:



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## 1 LAYOUT NOT ALTERED

The use and development shall be generally in accordance with the endorsed plans numbered **P1** (6ty°, *Keppoch Lodge Proposed Subdivision Plan, Project No: 11.105, Rev: 4, Dated: 26.07.19*), and **D1** (6ty°, *Planning Submission, Issue: 02, Dated: 22 May 2019*), and **D2** (*Scott Livingston, Bushfire Hazard Management Report: Subdivision, Version: 3, Dated: 3<sup>rd</sup> June 2019*), and **D3** (6ty°, *Stormwater Catchment and Flooding Report, Issue: 01, Dated: 22.08.2018*), and **D4** (6ty°, *Traffic Impact Assessment, Issue: 01, Dated: 22.08.2018*).

## 2 COUNCIL'S WORKS DEPARTMENT CONDITIONS

### 2.1 Stormwater

- The applicant must enter into, and comply with all conditions of, an agreement under Part 5 of the Act with the Northern Midlands Council for each lot to provide for the following: The owners of lots 2,3,4, & 5 agree to provide a clear access to the easement at the rear of their property suitable for a medium size truck for purposes of draining cleaning.
- A stormwater design plan including long sections, cross sections and calculations shall be provided for all stormwater drains. The plan must demonstrate that all water can be adequately drained to the roadside drainage system in Haggertson Road.

### 2.2 Access (Rural)

- A driveway crossover and hotmix sealed apron must be constructed from the edge of the subdivision road to the property boundary of all Lots in accordance with Council standard drawing TSD R03. If headwalls are less than 3.2m from the road the type DCe headwalls on the standard drawing must be used.
- Access works must not commence until an application for vehicular crossing has been approved by Council.
- Driveway culverts must be sized adequately for the peak 20% AEP event and calculations provided.
- Details must be provided regarding culvert type and cover

### 2.3 As constructed information

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

### 2.4 Municipal standards & certification of works

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

### 2.5 Works in Council road reserve

- Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

### 2.6 Works in State road reserve (if Haggertson Road is still Department of State Growth at the time of commencement)

- The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.
- Application requirements and forms can be found at [transport.tas.gov.au/road/permits](http://transport.tas.gov.au/road/permits), applications must be submitted at least twenty-eight (28) days prior to any scheduled works. In accordance with the



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Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

### 2.7 Infrastructure Bond

- A bond based on 5% of the total cost of the civil works shall be provided to Council as an infrastructure maintenance bond.
- The infrastructure maintenance bond shall be held by Council for a minimum period of 12 months and shall be returned after satisfactory final completion inspection.

### 2.8 Roadworks

- Prior to commencement of works a full road design must be provide and approved by Council. The design shall include long sections, cross sections, drainage and driveway details shall be provided to Council for approval. Works must not commence on site until design approval has been given by Council
- All roads are to be two-coat sealed and must be in accordance with Council Standard Drawings, including but not limited to TSD-R02-v1, TSD-R04-v1 and TSD-R08

### 2.9 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

### 2.10 Pollutants

- The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

### 2.11 Street Trees

Before the final plan is sealed the applicant must submit a landscaping plan to the approval of the General Manager. The landscaping plan must show at least one street tree outside each non-internal lot along the cul-de-sac including the public open space lot.

The street trees as shown in the approved landscaping plan must be installed prior to the sealing of the final plan, unless the General Manager approves a later installation date, which may or may not be subject to further conditions. Each tree is to be provided with a means of irrigation, a root guard to prevent damage to adjoining infrastructure and an anti-vandalism tie down to prevent removal, and be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each tree.

### 2.12 Nature strips

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

## **3 DEPARTMENT OF STATE GROWTH CONDITIONS**

- 3.1 With respect to site drainage discharge to the Midland Highway road reserve, the applicant shall request and obtain ministerial consent under s17 of the *Roads and Jetties Act 1935* prior to the commencement of works. This can be facilitated via the Crown Land Owner Consent process form which can be found at [www.transport.tas.gov.au/road/permits/crown\\_landowner\\_consent](http://www.transport.tas.gov.au/road/permits/crown_landowner_consent).



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- 3.2 The applicant must provide flow calculation details / drawings of all stormwater drainage upgrades, including underground stormwater reticulation, that is directed to the State Road reserve to the Department for review and acceptance prior to commencing any works.
- 3.3 The applicant must provide engineering design details / drawings of the new intersection with Haggerston Road inclusive of the relevant geometric layout to Austroads Guidelines and how the arrangement incorporates the existing shared path to the Department for review and acceptance prior to commencing any works.

*NOTE: A valid works permit is required for all works undertaken in the State Road (Midland Highway / Haggerston Road) reservation. Details of the permit process and application forms can be found at: [www.transport.tas.gov.au/road/permits/road-access](http://www.transport.tas.gov.au/road/permits/road-access). Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.*

*NOTE: The Department of State Growth (nor its successors) have no control over current, or further increases in, traffic noise arising from the Midland Highway and subsequently no requirement to address any concerns relating to traffic noise that may arise in the future. This is inclusive of funding and / or providing any form of sound mitigation or attenuation treatments and signage. It is the responsibility of the applicant to consider the impacts from traffic noise including potential increases that may occur over time from future traffic volume growth. Provision and associated costs of any appropriate sound mitigation measures are a matter for the applicant and if undertaken, must be outside the State Road reserve boundary.*

#### **4 COUNCIL'S ENVIRONMENTAL HEALTH DEPARTMENT CONDITIONS**

The applicant is to submit to Council a wastewater disposal assessment, representative of each proposed parcel of land, indicating the suitability of the land for wastewater effluent disposal. The assessment is to be undertaken by a suitably qualified person.

#### **5 AGREEMENT UNDER PART 5 OF THE LAND USE PLANNING AND APPORVAL ACT 1993**

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

- (a) *The owner of the lot recognizes that the lot does not have a reticulated water supply.*
- (b) *The minimum floor level for future dwellings on Lots 1 and 20 must be at least RL180.60*
- (c) *That no lot shall be further subdivided.*

This agreement shall be prepared by the applicant and forwarded to the Council (with a cheque for the Recorder of Titles for the fee for the registration of the Agreement) and shall be forwarded to the Land Titles Office with the final plan of survey.

#### **6 PAYMENT IN LIEU OF OPEN SPACE**

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

- The applicant must obtain a valuation not less than one month old by a registered land valuer, of the subject land. The Public Open Space Rate shall be equivalent to the value of 4891m<sup>2</sup> of land, as the shortfall of provision of 5% of the total land area for Public Open Space purposes.

#### **7 SEALING OF PLANS**

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

#### **DECISION**

Cr Adams/Cr Goss

That the matter be discussed.

Carried unanimously



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Cr Adams/Cr Goss

That application PLN-18-216 to develop and use the land at 16338 Midland Highway, Perth for a 25 Lot Subdivision plus public open space & cul de sac be refused on the following grounds

- 1) The lots proposed with areas less than 1ha do not provide sufficient useable area and dimensions to allow for development that would not adversely affect the amenity of, or be out of character with, surrounding development, contrary to clause 12.4.3.1 P1.1 e).
- 2) The subdivision is not provided with reticulated water services, contrary to clause 12.4.3.1 P3 a).
- 3) The public open space unreasonably restricts public use of the land as a result of being shared with a stormwater detention basin, contrary to clause E10.6.1 P1 b) ii).

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 252/19 REQUEST TO AMEND THE NORTHERN TASMANIA REGIONAL LAND USE STRATEGY: 98 RIDGESIDE LANE, 211 LOGAN ROAD AND CT 101154/1, LOGAN ROAD, EVANDALE

*File:* 13/005/004/003  
*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Paul Godier, Senior Planner

### 1 SUMMARY INFORMATION

**Applicant:**

TCG Planning obo Traders in Purple

**Proposal:**

Amend the Northern Tasmania Regional Land Use Strategy to include the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1, Logan Road, Evandale within the 'urban growth area' classification under the Strategy

**Zone**

Rural Resource

**Use**

Grazing

**Critical Date:**

There is no statutory time frame for Council to decide on the request

**Recommendation:**

That Council write to the Northern Region Councils seeking their view on the request to amend the Northern Tasmania Regional Land Use Strategy

**Planning Instrument:**

Northern Midlands Interim Planning Scheme 2013

**Planning Authority:**

Northern Midlands Council

### 2 BACKGROUND

At its March 2018 Meeting, Council considered a request from TCG Planning, acting on behalf of Traders in Purple, for an amendment to the Northern Tasmania Regional Land Use Strategy to allow the progression of their 'Ridgeside Lane' project.

The project is proposed to be located on land fronting Ridgeside Lane and Logan Road, Evandale on certificates of title 145763/2 (98 Ridgeside Lane), 106773/1 (211 Logan Road), and 101154/1 (Logan Road), (see Figure 1) with a combined area of 246.97 hectares according to the titles.

To develop the project in accordance with the Concept Masterplan, an amendment to the *Northern Midlands Interim Planning Scheme 2013* (the planning scheme), rezoning the land from Rural Resource to General Residential, Low Density Residential, Rural Living, Mixed Use, Open Space and Utilities is required.

The *Land Use Planning & Approvals Act 1993* requires that an amendment to a planning scheme must be consistent with the relevant regional land use strategy.

The Northern Tasmania Regional Land Use Strategy is the relevant regional land use strategy and it does not identify the land for a development as is proposed. As such an amendment to the planning scheme would be inconsistent with the relevant regional land use strategy.

TCG Planning is therefore requesting an amendment to the Northern Tasmania Regional Land Use Strategy to include the land within the 'urban growth area' classification under the Strategy. This would allow consideration of an



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

amendment to the planning scheme.

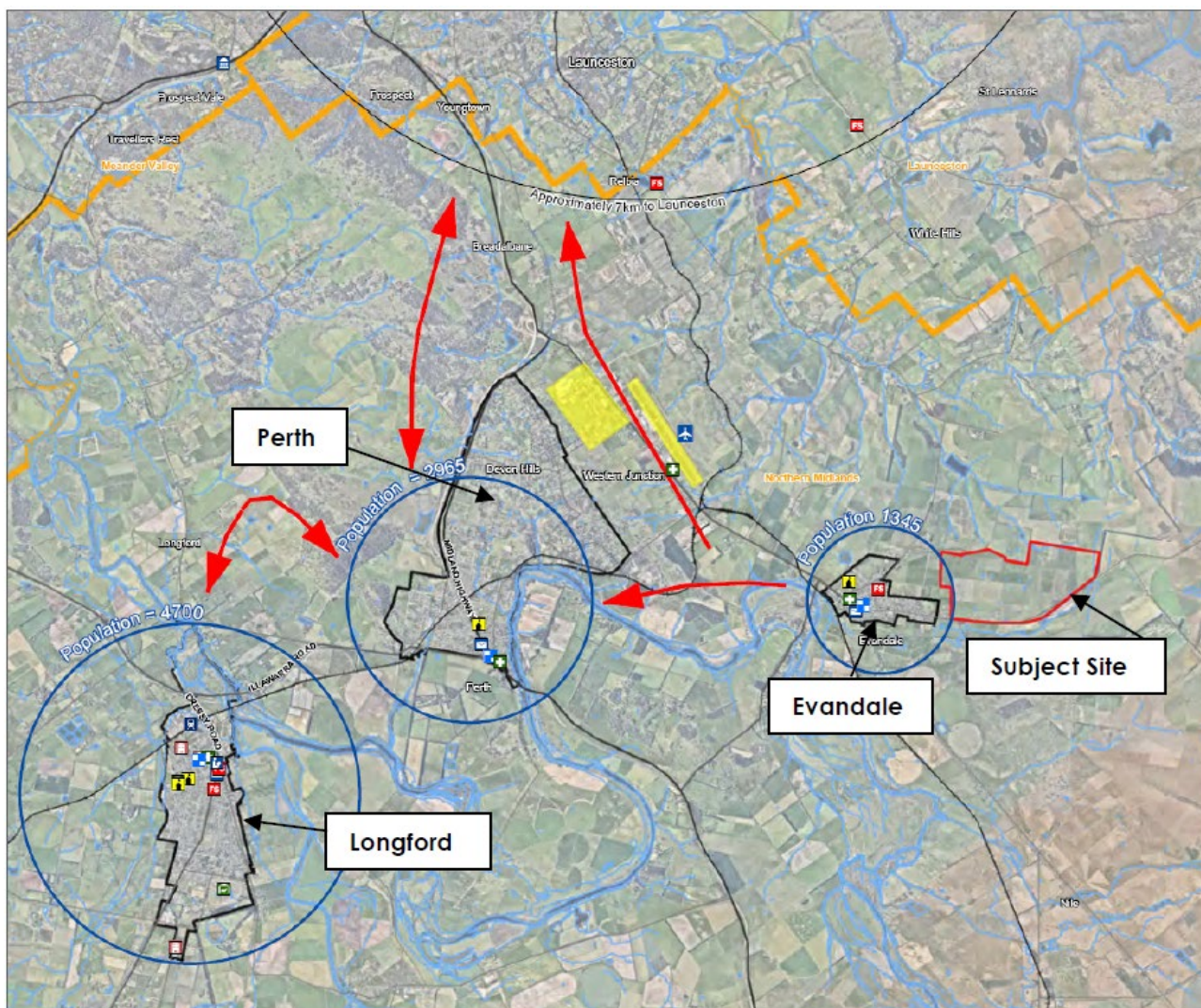
TCG Planning has provided a Concept Masterplan and advises that the project will incorporate the following key elements:

- A village comprising a café, restaurant, cellar door specialising in local produce. The village will also include a sustainability centre, education hub and artisan village, with a variety of Green Star buildings accommodating workshops, studios and classroom facilities for sustainable living, backyard growing and small-holder farm courses, culinary arts and art & craft courses.
- A 4.5 star 100 room hotel with conference and wedding facilities for 200 guests, restaurant, bar and café. A hotel management education facility will provide training for up to 25 students.
- A health and wellbeing retreat in a tranquil setting with accommodation.
- Eco resort accommodation consisting of 20 villas within a landscaped setting.
- A retirement village comprising a care centre including specialist aged care, palliative care and dementia care facilities in addition to independent living units.
- 7 residential super lots to provide sustainably designed and constructed multiple dwellings offering a variety of housing opportunities.
- 346 x General Residential allotments ranging in size from 450m<sup>2</sup> to 669m<sup>2</sup>.
- 81 x Low Density Residential allotments ranging in size from 1,500m<sup>2</sup> to 5,500m<sup>2</sup>.
- 27 x Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares.
- 17 x Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road.
- Botanical gardens featuring native and exotic species and demonstration gardens, pathways, picnic shelters and seating area.
- Neighbourhood parkland providing recreational open space for residents and visitors, with a pathway network connection through to Evandale village.
- Utilities precinct to accommodate the neighbourhoods 'state of the art' sewerage and waste water treatment facility, renewable energy storage facility, recycling centre and green waste composting facility.

At its March 2018 meeting, Council requested additional information be sought. The request for additional information is attached.



**Figure 1 – aerial photo showing location of subject site (Source: TCG Planning letter dated 12 December 2018)**



**Figure 1: Aerial photo showing location of subject site (Base Map Source: Cardno 2018)**



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

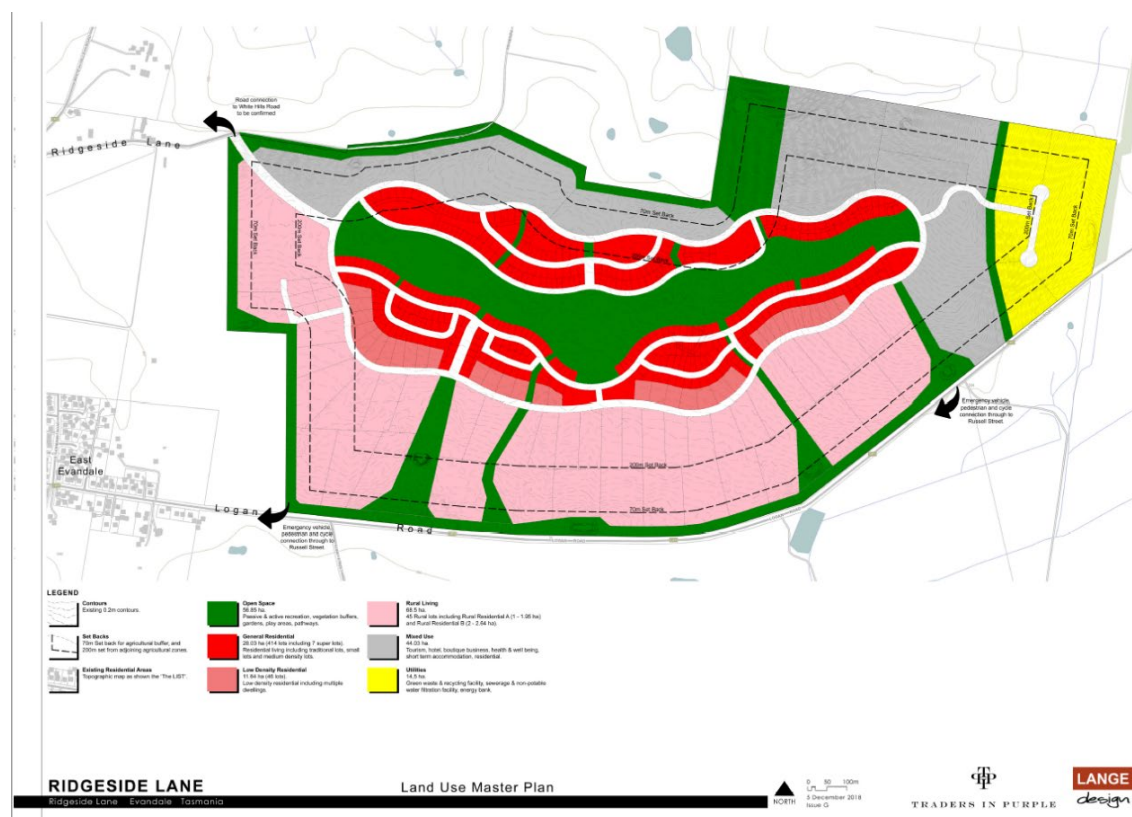
Figure 2 - Concept Master Plan presented to March meeting



Figure 3 - Concept Master Plan revised



**Figure 4 – Land Use Master Plan presented to March meeting**



**Figure 5 – Land Use Master Plan revised**





### 3 STATUTORY REQUIREMENTS

The regional land use strategies are given legal effect through section 5A of the *Land Use Planning & Approvals Act 1993*.

In January 2019 the Minister for Planning, Hon. Roger Jaensch MP, released an Information Sheet titled “Reviewing and Amending the Regional Land Use Strategies” (attached) which states:

*Any amendment to a regional land use strategy that is requested by an individual or a planning authority would need to be supported by documentation that identified and justified the need for the amendment. Moreover, as the regional land use strategies are a regional plan, it would require the general support from all councils within the region.*

*Minimum information requirements to support an amendment request:*

1. *All requests for an amendment to a regional land use strategy should first be directed to the **relevant local planning authority or regional body representing the local planning authorities in the region.***
2. *All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the **relevant local planning authority or regional body representing the local planning authorities in the region.***
3. *The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.*
4. *The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:*
  - a) *further the Schedule 1 objectives of the Land Use Planning & Approvals Act;*
  - b) *is in accordance with State Policies made under section 11 of the State Policies and Project Act 1993;*
  - c) *is consistent with the Tasmanian Planning Policies, once they are made;*
  - d) *meets the overarching strategic directions and related policies in the regional land use strategy*

Comment is provided below regarding the requirements of item 4.

#### **SCHEDULE 1 - Objectives**

##### **PART 1 - Objectives of the Resource Management and Planning System of Tasmania**

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; and*

**Comment:** The draft amendment includes reports relating stormwater and wastewater disposal which indicate the proposal can be developed sustainably.

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

**Comment:** If the proposed amendment is successful, following public exhibition, and input from State Service agencies and authorities and other infrastructure providers, it considered it will result in the fair, orderly and sustainable use and development.

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

**Comment:** The Minister for Planning is likely to seek public input through a formal public exhibition process.

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

**Comment:** The supporting documentation estimates a value of construction over the 15 year period, covering civil works on site, housing, tourism and care facilities and site infrastructure at \$385.2 million (in 2018 prices). In addition, there is a total of \$45.9 million in other costs, comprising design (architects, engineers) and marketing, for a total project cost of \$431.1 million, or an average of \$28.7 million per year.

*(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 draft amendment will receive comment from the Northern Region Councils, State Service agencies and authorities and other infrastructure providers.

*2. In clause 1 (a) , sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –*

*(a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*

*(b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*

*(c) avoiding, remedying or mitigating any adverse effects of activities on the environment.*

**PART 2 - Objectives of the Planning Process Established by this Act**

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

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

**Comment:** The proposed amendment supports the economic development objectives of the Northern Tasmania Regional Land Use Strategy.

*(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; and*

**Comment:** The Northern Midlands Interim Planning Scheme 2013 is the planning instrument relevant 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; and*

**Comment:** The Aboriginal Heritage Assessment and Land Capability Assessment indicate that the land is grazed and find no particular environmental concerns. The utilities assessments indicate water and sewer can be discharged so as not to cause detrimental impact to the environment.

*(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; and*

**Comment:** This is not directly relevant to this request.

*(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; and*

**Comment:** This is not directly relevant to this request.

*(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*

**Comment:** It is expected that the amendment will result in a development that is pleasant, efficient and safe for working, living and recreation.

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

**Comment:** The site is not heritage listed and the Historic Heritage Assessment found no heritage sites, buildings or suspected features on the property. The Assessment advised that given the high social significance to the local community, it will be critical that the project proponent continues to engage with the public, as well as relevant government stakeholders on the Masterplan design for the development and ensuring that it is sympathetic with existing heritage values around Evandale, or at least minimises visual impacts on these values.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

*(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; and*

**Comment:** TasWater has advised that:

*The submission concerning existing servicing/utilities is acceptable, however it needs to be clear that the existing spare capacity available at the two reservoirs at Devon Hills is not solely for the take-up of this development. The capacity will gradually get consumed by other users/developments, on a first-come-first-serve basis, and so could ultimately be insufficient for this development.*

*Further, the addition of 2000 Equivalent Tenements from this development would increase the minimum storage requirement for the Devon Hills Reservoirs, which supply Evandale, from approximately 4.0 ML to 7.9 ML – which exceeds the current reservoirs' capacity of 6.8 ML. This summer we were already seeing some difficulties in re-filling the Mackinnons Hill reservoir, which feeds the Devon Hills reservoirs, following hot days. The proposed development would likely exacerbate such problems if additional storage is not provided for. It's also worth noting that we have not yet looked into the capacity of the reticulation, Water Treatment Plant or yield, and so the future approvals process would be subject to these considerations.*

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

**Comment:** Land Capability has been considered in the Agricultural Assessment and responses.

- Be in accordance with State Policies made under section 11 of the State Policies and Project Act 1993;
  - State Policy on the Protection of Agricultural land 2009

**Comment:** A report and review regarding the Policy are attached. A follow up peer review of the response to the review has been received.

- State Coastal Policy 1996

**Comment:** Not applicable to this land.

- State Policy on Water Quality Management 1997

**Comment:** Council's consultant engineer advises: *The strategy report is a statement of how they intend to manage stormwater quality and quantity, as such there is no meat on the bones of it yet. Their proposed stormwater quantity management strategy is in line with what we would require of developers, and the quality strategy is in line with best practice:*

*Quantity: To ensure post-development discharge rates are mitigated to pre-development discharge rates or better*

*Quality: In the absence of a Council stormwater quality targets in the Interim Planning Scheme it will be line with those in the State Stormwater Strategy – 80% reduction in Total suspended solids (TSS), and 45% reduction in Total Nitrogen and Total Phosphorus loads based on typical urban stormwater concentrations.*

*If they deliver on these commitments it should be a good outcome for the proposed development and surrounding environment.*

- National Environment Protection Measures (NEPMs)

**Comment:** There are none relevant to this matter.

- Be consistent with the Tasmanian Planning Policies, once they are made;

**Comment:** Tasmanian Planning Policies have not yet been made.

- Meet the overarching strategic directions and related policies in the regional land use strategy

**Comment:** The draft amendment meets the following Economic Goals of the regional land use strategy:



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## **C.4.1 Goal 1: Economic Development**

To facilitate economic development and productivity through integrated land use and infrastructure planning.

### **Strategic Direction G1.1**

Capitalise on the region's sources of competitiveness by identifying future opportunities for sustainable competitive advantage.

- Add value, diversify the economy and generate jobs.
- Develop the preconditions for business competitiveness through merits-based planning and development assessment processes that:
  - Flexibly consider the location of economic development having regard for the changing economic environment; and
  - Focus on community-specific outcomes and environmental impacts, rather than a standards-based approach.

### **Strategic Direction G1.3**

Develop a thorough understanding of key industry needs, including future demand and location requirements.

- Support tourism, culture and arts by:
  - Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character; and
  - Providing for development of tourism products including accommodation.

### **Strategic Direction G2.2**

Plan for socio-economic changes.

- Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15-29, to provide for a sustainable future workforce.

## **4 CONSULTATION**

According to the Department of Justice Information Sheet RLUS 1 – Reviewing and Amending Regional Land Use Strategies (attached) at a minimum the Minister for Planning is required to consult with the Tasmanian Planning Commission, planning authorities, and relevant State Service Agencies and State Authorities on all amendments to regional land use strategies. The Minister will consult with the relevant entities for at least 5 weeks. For amendments seeking to incorporate broader strategic changes to a regional land use strategy, the Minister for Planning is also likely to seek public input through a formal public exhibition process during this 5 week consultation period.

## **5 FINANCIAL IMPLICATIONS**

The cost of assessing the amendment request is within existing budget allocations.

## **6 STRATEGIC PLAN 2017-2027**

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

- Lead –
  - Leaders with Impact
  - Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
- 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





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- ♦ 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
- 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

### 7 OPTIONS

Options for Council to consider include:

- Request the Minister for Planning amend the Northern Tasmania Regional Land Use Strategy as proposed; and/or
- Write to the Northern Councils (Break O'Day, Dorset, Flinders, George Town, Launceston, Meander Valley and West Tamar) seeking their view on the request to amend the Northern Tasmania Regional Land Use Strategy; or
- Advise the proponent that Council does not support the amendment request.

### 8 DISCUSSION

#### Aboriginal Heritage

The proponent provided an Aboriginal Heritage Assessment Report by Cultural Heritage Management Australia which advises that:

A field survey was undertaken over 3 days with the field team walking 28.4km of survey transects with the average width of the transects being 10m. No Aboriginal heritage sites or specific areas of elevated Aboriginal heritage sensitivity were identified. The search of the Aboriginal Heritage Register shows that there are no registered Aboriginal sites within or in the immediate vicinity. The proposal will not impact on known Aboriginal heritage sites and there is very low potential to impact undetected Aboriginal heritage. However, if previously undetected archaeological sites or objects are located, the processes outlined in the Unanticipated Discovery Plan should be followed.

Copies of the report should be submitted to Aboriginal Heritage Tasmania (AHR) for review and comment.



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### **Economic Impact**

The proponent provided an Economic Impacts Analysis Summary Report from Michael Connell & Associates which advises:

The assessment covers the construction phase, spanning a 15 year period from 2020 – 2034 and the operations phase when houses are completed and occupied and on site business operations commence.

The construction phase is outlined as follows:

2020-2034	Housing (50 per year)
2021-2022	Hotel (100 rooms)
2022	Hotel education centre
2022	Agribusiness/demonstration farm
2022-2024	Gardens & Amphitheatre
2023	Childcare centre
2023	Sustainability centre
2024	Wellness centre
2024	Artisan village
2024-2029	Retirement villas
2026	Eco resort
2027-2028	Aged care facility
2029	Dementia facility

Economic benefits are measured in terms of direct jobs and indirect/induced jobs generated in the region and the increase in regional income which is generated by the larger resident population and their expenditure and the increase in visitors attracted to the activities in the new precinct.

Direct on site construction jobs (FTE) would average 63 per year over the 15 year period (2020-2034). Materials/equipment supply would average 15 per year over the period.

When the indirect/induced jobs are taken into account total jobs (construction and materials/equipment supply) generated would average 93 per year (78 direct FTE jobs and 15 indirect/induced jobs)

The operations phase covers the period to 2037, as precinct businesses commence and the resident population increases as new houses are built and occupied. The total regional jobs (direct and indirect/induced) increase from 12.6 in 2021 to 366.5 in 2037.

The 336 jobs in 2037 comprise 276 direct jobs in those businesses that residents and visitors are spending in (including the 133 precinct jobs) and 60 indirect/induced jobs, which are generated by the spending of the direct employees.

At full completion (from 2030 onwards) there would be a total of 133 on-site management and operations jobs in hospitality, care professions, education/training, agribusiness, environment and land care.

Total value of construction over the 15 year period, covering civil works on site, housing, tourism and care facilities and site infrastructure is estimated at \$385.2 million (in 2018 prices). In addition, there is a total of \$45.9 million in other costs, comprising design (architects, engineers) and marketing, for a total project cost of \$431.1 million.

In current 2018 prices, total annual household income (pre-tax) of the new residents would increase from \$3.511 million in 2021 to \$58.285 million by 2035.

Annual resident consumption spending will increase from \$1.685 million in 2021 to \$27.977 million in 2035.

Council had the Economic Analysis review by Choice Location Strategists who advised:

The Concept Master Plan includes a number of elements:

- Possible 4.5 star 100 room hotel with conference, wedding facilities and hotel management training



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

facility.

- Health and well-being retreat for up to 40 guests
- 20 villa eco resort
- Sustainability Centre, education hub and artisan village
- Child care centre
- Retirement village
- Aged care facility with specialist beds and dementia patient beds
- On-site sewerage and waste water treatment
- Neighbourhood demonstration farm.

Michael Connell & Associate's estimates of jobs stimulated by the project during the build phase namely 63 full time equivalent on site construction jobs, 15 jobs in the region associated with material supply and further 15 indirect jobs induced seem reasonable based on relativities to other projects of comparable scale.

Direct on-site jobs during the operation phase are forecast to increase over time from an initial 3 in 2020 to 276 on build out in 2037. The number of forecast operational jobs is considered consistent with the proposed elements outlined in the Master Plan.

Presumably these are full time equivalent, as is the convention for economic impact assessments. For the sake of clarity it would be helpful if this were stated explicitly.

The estimate of jobs induced by these direct jobs also seems reasonable. Again, it would be helpful to confirm whether these are full time equivalent.

The proponent provided a final Economic Analysis Report by Michael Connell & Associates dated May 2019 which refers to full time equivalent jobs.

### **Historic Heritage**

The proponent provided a Historic Heritage Assessment Report by Cultural Heritage Management Australia which advises that:

A field survey was undertaken over 3 days with the field team walking 28.4km of survey transects with the average width of the transects being 10m.

No Historic heritage sites or specific areas of elevated heritage sensitivity were identified. The search of the heritage registers shows that there are no registered Historic buildings, properties or features that are located within or in the immediate vicinity. The proposal will not impact on known Historic heritage sites and there is very low potential to impact undetected heritage features. However, as per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features or deposits be revealed during works.

Evandale is a National Trust classified Georgian village, with some 39 heritage listed properties included on the Australian Heritage Database. Evandale is described as 'An administrative and agricultural settlement with a rich agricultural setting, consistent architectural quality, good urban spaces and fine town plantings resulting in a high integrated and successful townscape' (Australian Heritage Database Place File No 6/03/070/0046).

Given the high social significance to the local community, it will be critical that the project proponent continues to engage with the public, as well as relevant government stakeholders on the Masterplan design for the development and ensuring that it is sympathetic with existing heritage values around Evandale, or at least minimises visual impacts on these values.

### **Road Capacity**

The proponent provided a Traffic Impact Assessment by Pitt&Sherry dated July 2019. Council had this peer



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reviewed by Midson Traffic.

Keith Midson of Midson Traffic advised:

In general terms I am comfortable with the analysis with respect to network capacity and parking requirements. The traffic generation and SIDRA software analysis appears to be acceptable (I have undertaken some confirmation of these results and they are fine).

The Traffic Impact Assessment does not go into any detail on the access arrangements – the normal requirements contained in the Planning Scheme such as E4.7.4 (sight distance). Whilst I accept that this is a high level assessment, I would have thought it would be important to understand that the access conditions were safe as well as efficient. I would recommend that all access designs be subject to approval in terms of design and condition that they must meet the Safe Intersection Sight Distance requirements contained in E4.7.4 of the Planning Scheme.

We discussed the potential loss of on-street parking in our meeting to cater for vehicle movements. It appears that this is not necessary now – or at least the Traffic Impact Assessment does not mention this. It does mention that road widening of Logan Road is required – this should be a condition of approval.

### Utilities

TasWater provided Water and Sewerage Servicing Advice dated 6 ay 2019 which advises:

- *TasWater is aware of the Ridgeside Lane Proposal, and preliminary discussions have been had with the developer. The proposal, whilst outside of current strategy studies, does broadly form part of Longford/Perth/Evandale Area growth and capacity considerations.*
- *TasWater does not yet have a development strategy for the Evandale area. Consequently specific infrastructure improvements have not been determined nor scheduled. The Ridgeside Lane proposal itself may drive growth, with corresponding capacity demands which TasWater would respond to.*
- *In the event that the development would take place over a period currently estimated to be over 15 years, corresponding infrastructure improvements would be required as a cost to development.*
- *TasWater is currently undertaking growth and capacity studies for both water and sewerage infrastructure. Strategy investigations require some degree of confidence in their assumptions and need to be considered within the context of overall community projections which is the domain of the local Planning Authority (Council). The Ridgeside Lane proposal would be a significant development and will be included in future strategy deliberations unless other advice to the contrary comes to hand.*
- *TasWater welcomes further discussions with the Developer and the Developers Engineer in relation to infrastructure.*

### Stormwater

The proponent provided a Stormwater Report from MRC Consulting Engineers. This was reviewed by Council's consulting engineer, Hydrodynamica, who advised that:

*The strategy report is a statement of how they intend to manage stormwater quality and quantity, as such there is no meat on the bones of it yet.*

*Their proposed stormwater quantity management strategy is in line with what we would require of developers, and the quality strategy is in line with best practice:*

*Quantity: To ensure post-development discharge rates are mitigated to pre-development discharge rates or better*

*Quality: In the absence of a Council stormwater quality targets in the Interim Planning Scheme it will be line with those in the State Stormwater Strategy – 80% reduction in Total suspended solids (TSS), and 45% reduction in Total Nitrogen and Total Phosphorus loads based on typical urban stormwater concentrations.*

*If they deliver on these commitments it should be a good outcome for the proposed development and surrounding environment.*



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### **State Policy on the Protection of Agricultural Land**

The proponent has provided the following documents (attached) from Macquarie Franklin; Agricultural Assessment December 2018; Response to GES Geo-Environmental Solutions Initial Review of the Agricultural Assessment, February 2019; Agricultural Report No. 3 – property development responses, May 2019.

Council has had these documents peer reviewed by GES Geo-Environmental Solutions (attached). Regarding the Agricultural Report No. 3, the author of the GES Geo-Environmental Solutions review concludes:

*It is my opinion that the response documents do not adequately address the State Policy on the Protection of Agricultural Land, and in particular principles 1, 7, & 8. The proposal would result in the permanent loss of agricultural land of local and regional agricultural significance within a declared irrigation district. It is therefore my conclusion that the proposal does not comply with the State Policy on the Protection of Agricultural Land and should not proceed.*

### **Preliminary Report on the Heritage Impacts of the proposed Ridgeside Lane subdivision on the township of Evandale**

Council had Susan Small Landscape Architects provide a Preliminary Report on the Heritage Impacts of the proposed Ridgeside Lane subdivision on the township of Evandale (attached). The report concludes:

*To summarise the issues likely to impact on the heritage values of Evandale (as defined in the planning scheme), its setting and location within the rural landscape, and the implications of the development on the wider viewscape we would make the following points – in no particular order of priority:*

- *Development of Ridgeside Lane and White Hills Road should, respond to 'country town' character with respect to width, verge and footpath design, fencing and services, kerb and pavement finishes and requirements for trees to be planted within the property.*
- *If the Barclay St/High St intersection becomes a primary traffic management junction it will be essential to contain traffic engineering to protect the highly significant heritage values of this part of Evandale Rd.*
- *Regarding the boundary to the development along Logan Road – visual amenity should have a high priority including minimising the impact of entrance and fencing design, the proposed vegetation screen, maximum building heights and colours.*
- *Longer term planning for traffic management relating to the Midlands Highway and the South Esk floodplain should be considered in relation to the overall development and any likely subsequent developments of scale on all approaches to the town.*
- *Attention should be given to the scale of larger built elements on the site, their location and siting, height, finishes and treatment of curtilage. The fact that the site is overlooked from parts of Evandale and the approach roads will tend to magnify the prominence of buildings and roads.*
- *Likewise, street, amenity and pedestrian lighting should be designed to minimise light pollution and visibility from outside the site. The developer includes extensive plantings throughout the site in concept. The design (species selection, rate of establishment, scale, longevity and colour) will have considerable effect on aspects of visual amenity both within and from around the development.*
- *Further to the last point, the intent to surround the site with a barrier of vegetation will be helpful in ultimately screening much of the development from ground level view, but it might also tend to create a 'gated', or 'walled garden' impression of the development – it may be important to finesse the design of the vegetation screen to mitigate this in some way.*

## **Regional Land Use Strategy**

The requested amendment has the potential to meet the overarching strategic directions and related policies in the regional land use strategy, particularly the following regarding economic development:

### ***C.4.1 Goal 1: Economic Development***

To facilitate economic development and productivity through integrated land use and infrastructure planning.

#### ***Strategic Direction G1.1***

Capitalise on the region's sources of competitiveness by identifying future opportunities for sustainable competitive advantage.

- Add value, diversify the economy and generate jobs.
- Develop the preconditions for business competitiveness through merits-based planning and development assessment processes that:
  - Flexibly consider the location of economic development having regard for the changing economic environment; and
  - Focus on community-specific outcomes and environmental impacts, rather than a standards-based approach.

#### ***Strategic Direction G1.3***

Develop a thorough understanding of key industry needs, including future demand and location requirements.

- Support tourism, culture and arts by:
  - Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character; and
  - Providing for development of tourism products including accommodation.

#### ***Strategic Direction G2.2***

Plan for socio-economic changes.

- Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15-29, to provide for a sustainable future workforce.

Council has been requested to progress this amendment to the Regional Land Use Strategy. The potential economic impact of the development is in line with the Economic Development Goals of the Regional Land Use Strategy. On this basis, and to be consistent with the objective of the Land Use Planning & Approvals Act to promote the sharing of responsibility for planning between the different spheres of Government and the community, it is recommended that Council write to the Northern Region Councils seeking their view on the amendment before finalising its view on the amendment.

## **9 ATTACHMENTS**

- Request from TCG Planning obo Traders in Purple for Amendment to Northern Tasmania Regional Land Use Strategy dated 12 December 2018 including attachments:
  - Concept Master Plan
  - Land Use Master Plan
  - Aboriginal Heritage Assessment
  - Agricultural Assessment
  - Community Engagement Report
  - Economic Impact Analysis
  - Historic Heritage Assessment
  - Road Capacity Assessment
  - Utilities Assessment
  - Stormwater Strategy





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- Reviews requested by Northern Midlands Council
  - Review of Agricultural Assessment
  - Review of Economic Impact Analysis
  - Review of Road Capacity Assessment
  - TasWater advice on Utilities Assessment
  - Review of Stormwater Strategy
- Response to reviews provided by Traders in Purple
  - Response to review of Agricultural Assessment
  - Response to review of Road Capacity Assessment
- Letter and Information Sheet from the Minister for Planning – Reviewing and Amending the Regional Land Use Strategies
- Northern Midlands Council's request for additional information dated 21 March 2019
- Additional information received 8 July 2019 and 18 July 2019
  - Ridgeside Lane Master Plan Presentation - H
  - Ridgeside Lane – Land Use Plan - J
  - Economic Impact Analysis MCA May 12
  - Agricultural Assessment December 2018
  - Agricultural GES Response Feb 2019
  - Agricultural Report No. 3 May 2019
  - Initial Bushfire Assessment May 2019
  - Natural Values Report April 2019
  - Stage 1 Preliminary Assessment June 2019
  - Preliminary Flood Hazard Assessment May 2019
  - Landslip Assessment May 2019
  - Response to RTLS Request April 2019
  - TasWater Servicing Advice May 2019
  - Infrastructure Plan
  - Assessment of Growth TIP
  - Traffic Impact Assessment July 2019
  - Aircraft Noise Intrusion Assessment
  - Regional General Manager Consultation Report
  - Engagement Report Version 7
  - Evandale Servicing Assessment – Sept 2018 Cardno
- Reviews requested by Northern Midlands Council
  - Agricultural review
  - Traffic Review
  - Preliminary Report on the Heritage Impacts of the proposed Ridgeside Lane subdivision on the township of Evandale.

### RECOMMENDATION

That Council write to the Northern Region Councils seeking their view on the request to amend the Northern Tasmania Regional Land Use Strategy by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'urban growth area' classification under the Strategy.



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## DECISION

Cr Goss/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Davis

That Council write to the Northern Region Councils seeking their view on the request to amend the Northern Tasmania Regional Land Use Strategy by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'urban growth area' classification under the Strategy.

Carried

Voting for the motion:

Mayor Knowles, Cr Brooks, Cr Davis, Cr Goninon, Cr Goss, Cr Lambert, Cr Polley

Voting against the motion:

Cr Adams



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## 253/19 PLANNING APPLICATION PLN-19-0117: 11 RUSSELL STREET, EVANDALE

*File Number:* 204300.27  
*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Rebecca Green, Planning Consultant

### 1 INTRODUCTION

This report assesses an application for 11 Russell Street, Evandale to construct alterations & additions to hotel (heritage listed property within heritage precinct).

### 2 BACKGROUND

**Applicant:**

David Denman & Associates

**Zone:**

Local Business Zone

**Owner:**

L Nettlefold

**Codes:**

Road & Railway Assets Code  
Car Parking and Sustainable Transport Code  
Heritage Code  
Heritage Precinct

**Classification under the Scheme:**

Discretionary

**Existing Use:**

Hotel Industry

**Deemed Approval Date:**

20 August 2019

**Recommendation:**

Approve

#### Discretionary Aspects of the Application

- Reliance on the Performance Criteria of the Heritage Code;
- Reliance on the Performance Criteria of the Heritage Precinct Specific Area Plan.
- Reliance on the Performance Criteria for car parking within front setback.
- Reliance on the Performance Criteria for car parking number.

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013, Version 29, Effective from 3 June 2019.*

*Subject site from Russell Street*



### 3 STATUTORY REQUIREMENTS

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

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

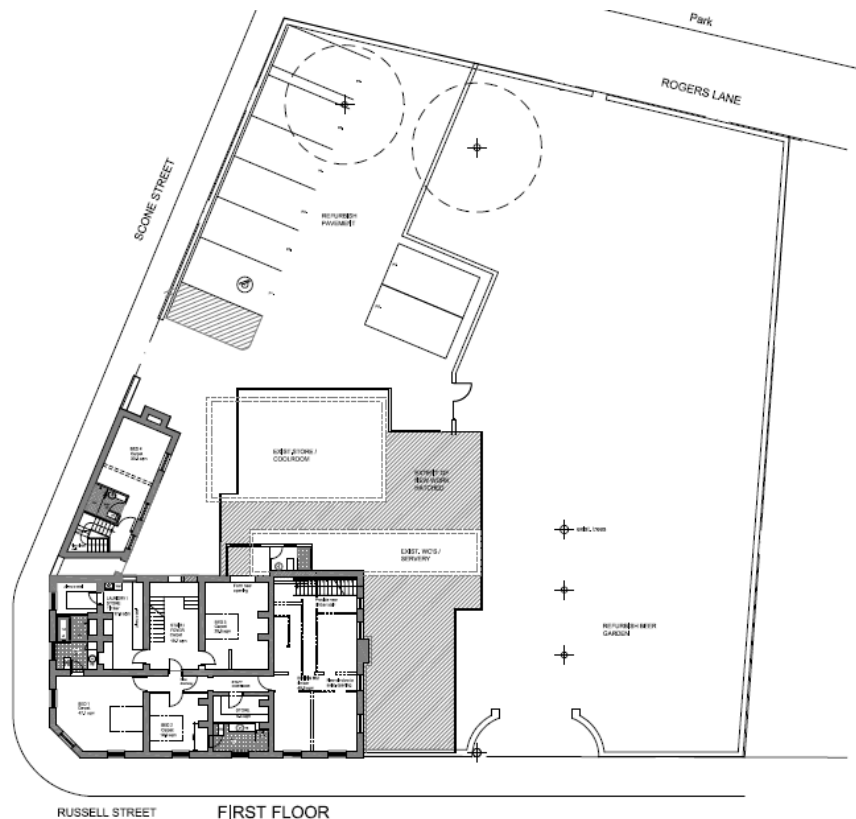
### 4 ASSESSMENT

#### 4.1 Proposal

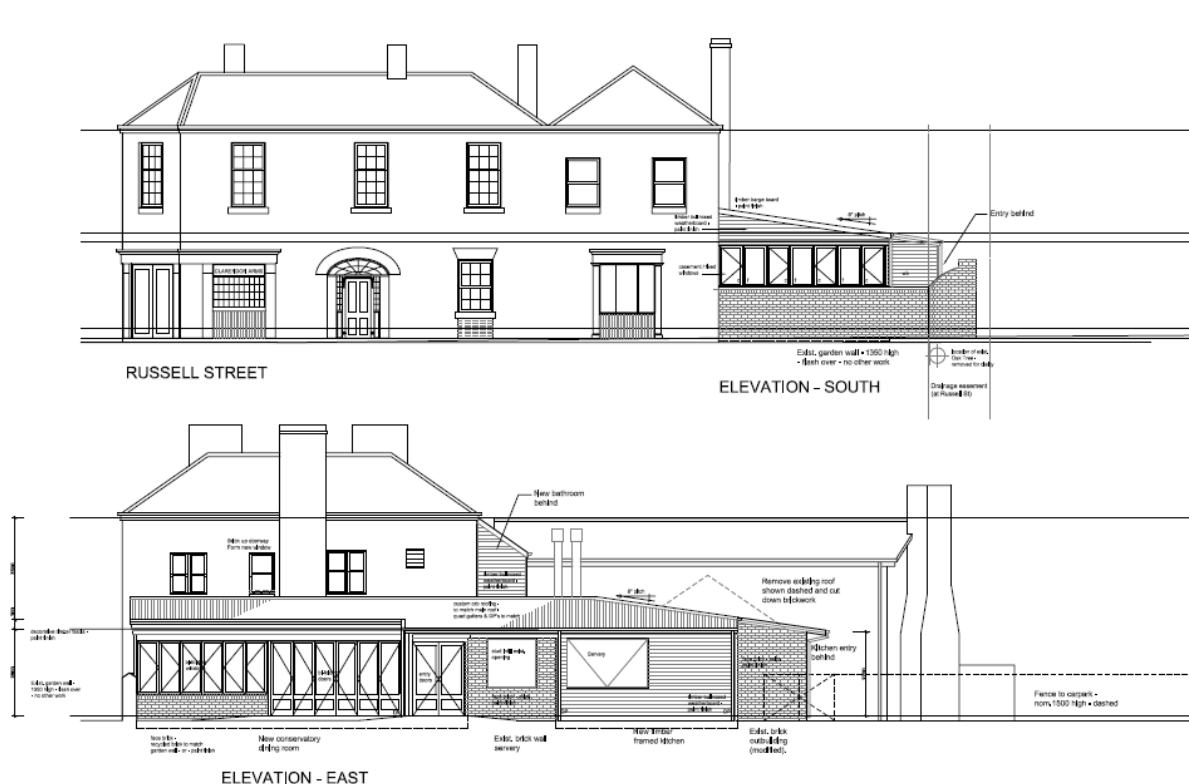
The following is proposed:

- Alterations & additions to Hotel (heritage listed property within heritage precinct). The ground floor alterations include extension of the dining area into the beer garden, reconfiguration of toilets, provide accessible toilet, amendments to the kitchen area and new kitchen fitout and provide ground floor access suite and reconfigure the car parking. The first floor level will see a new dining area and reconfiguration for four accommodation suites.

## Site Plan



### Elevations





## 4.2 Zone and land use

### Zone Map – Local Business Zone



The land is zoned *Local Business*, and is within the *Heritage precinct* and is subject to the *Heritage Code and Heritage Precinct Area Plan*.

The relevant Planning Scheme definition is:



Hotel industry	Use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.
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Alterations and additions to the existing hotel is Permitted (Permit Required) in the zone.

#### 4.3 Subject site and locality

Erin Boer, Council's Urban and Regional Planner carried out a site visit on 12 July 2019. The Clarendon Arms Hotel is a brick two storey Georgian building that wraps the corner of Russell Street and Scone Street, Evandale. There is a distinct kink in the boundary of Scone Street, this change in orientation delineates the end of the hotel building and the start of an adjoining two storey outbuilding.

There is only one property that adjoins the subject sites, 11-13 Russell Street. The remainder of the Clarendon Arms property is surrounded by road reserve. The dominant setback in the street is a zero metre alignment. The dominant building in the street is the Clarendon Arms Hotel.

*Aerial photograph of area*



*Photographs of subject site*

















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### 4.4 Permit/site history

Relevant permit history includes:

- DA15-54 – Additions + Toilets
- DA1974 – Alterations
- DA198-85 – Stables (Fire Damage)
- DA1996 – Sunday Market
- DA208/01 – Free Standing Sign
- P14-161 – Brick wall alterations, tree removal
- P16-036 – Alterations to brick walls
- P17-025 – Alterations & Additions
- P17-159 – Alterations and Additions

### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that no representations were received.

### 4.6 Referrals

The only referrals required were as follows:

#### Heritage Adviser

Council's Heritage Advisor, Tony Purse, reviewed the application on the 26 July 2019. Mr Purse noted that he had no objections to the proposal and his comments form the Heritage Code assessment of this report. Mr Purse further notes that "this proposal incorporates an appropriate low-level addition that suitably unifies and brings order to a potentially eclectic service area associated with the premise's function. The adopted simplistic forms and supportive fenestration appear to sit cohesively with the existing heritage fabric without significant impact upon of the predominant building form in addition to minimal disruption of vistas to and from the site."

#### Tasmanian Heritage Council

Precis: As the property is on the Register of the Tasmanian Heritage Council, the proposal was also subject to a Notice of Heritage Decision. A Notice of Heritage Decision was issued on 2 August 2019 (Ref: 15-19-67THC) and includes conditions regarding flooring. The Planning Permit will condition the development to be in accordance with the Notice of Heritage Decision.

### 4.7 Planning Scheme Assessment

LOCAL BUSINESS ZONE	
20.1.1 ZONE PURPOSE STATEMENTS	
20.1.1.1	<i>To provide for business, professional and retail services which meet the convenience needs of a local area.</i>
20.1.1.2	<i>To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted.</i>
20.1.1.3	<i>To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.</i>
20.1.1.4	<i>To minimise conflict between adjoining commercial and residential activities.</i>
20.1.1.5	<i>To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.</i>





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**20.1.1.6** *To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.*

**Assessment:** The proposal meets the zone purpose.

## LOCAL AREA OBJECTIVES

*To consolidate growth within the existing urban land use framework of Avoca, Cressy, Evandale, and Ross.*

*In Evandale and Ross to manage development in the Local business zone so as to conserve and enhance the quality of the Heritage Precincts in these villages.*

*To ensure developments within street reservations contribute positively to the Heritage Precincts.*

**Assessment:** The proposal meets the local area objectives.

### 20.1.3 Desired Future Character Statements

There are no desired future character statements

### 20.3 Use Standards

#### 20.3.1 Amenity

**Objective:** To ensure that the use of land is not detrimental to the amenity of the surrounding area in terms of noise, emissions, operating hours or transport.

#### Acceptable Solutions

A1 Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.

A2 Noise levels at the boundary of the site with any adjoining land must not exceed:

- a) 50dB(A) day time; and
- b) 40dB(A) night time; and
- c) 5dB(A) above background for intrusive noise.

**Comment:** No changes to existing operational conditions.

### 20.4 Development Standards

#### 20.4.1 Siting, Design and Built Form

**Objective:** To ensure that buildings are visually compatible with surrounding development.

Acceptable Solutions	Performance Criteria
A1 The entrance of a building must be: a) clearly visible from the road or publically accessible areas on the site; and b) provide a safe access for pedestrians.	<del>P1 No performance criteria.</del>
A2 Building height must not exceed: a) 8m; or b) 1m greater than the average of the heights of buildings on immediately adjoining lots.	<del>P2 Building height must: a) be consistent with the local area objectives if any, and b) have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and c) avoid unreasonable levels of overshadowing to public places or adjoining properties.</del>
A3.1 Buildings must be: set back the same as or less than the setback of an immediately adjoining building; A3.2 Extensions or alterations to existing buildings must not reduce the existing setback.	<del>P3 Building setbacks must: a) provide for enhanced levels of public interaction or public activity; and b) ensure the efficient use of the site; and c) be consistent with the established setbacks within the immediate area and the same zone; and d) be consistent with the local area objectives, if any; and e) provide for emergency vehicle access.</del>

**Comment:** Proposal meets all the Acceptable Solutions of development standards; therefore, cannot be refused on siting, design and built form.

#### 20.4.2 Subdivision – NA

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a



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E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies – See code assessment below
E5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

#### ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

#### E4.6 Use Standards

##### E4.6.1 Use and road or rail infrastructure

<b>Objective</b> To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
<b>Comment:</b> A2 – The proposal includes redevelopment of the car park area for 8 car parking spaces (1 additional space than provided currently). The site management plan is to limit site parking to hotel staff and guests staying at the hotel. Based on an average car space generation of 3 two-way trips per days indicated daily traffic volumes less than 40 vehicles.	

#### E4.7 Development Standards

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

##### E4.7.2 Management of Road Accesses and Junctions

<b>Objective</b> To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
<b>Comment:</b> Restricting driveway use to vehicles only for service vehicles, staff and accommodation guests is not seen as materially increasing the present use of the driveway. It is not intended to change the present driveway width (wall opening) due to the heritage classification of the site. However, in the interest of access safety it is suggested that the driveway be signed: <ul style="list-style-type: none"> <li>To face the street, "No Entry, Service Vehicles, Staff &amp; Unit Guests Excepted"</li> <li>To face toward the property, "Watch for Pedestrians, Exit with Care"</li> <li>Pavement surface marking within the property, "Keep Clear"</li> </ul>	

##### E4.7.3 Management of Rail Level Crossings - NA

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

<b>Objective</b> To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.
<b>Comment:</b> Sight distances at the existing access to Scone Street is quite low when vehicles are parked close to the driveway, but with crash records indicating no reported accidents at the location. Removing parking from close to the driveway by extending the existing yellow line from Russell Street by 9 metres to the driveway with a 7 metre line north from the driveway will extend the sight distance to some 16 metres to the north and 24 metres to the south.	

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#### ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

#### E6.6 Use Standards

##### E6.6.1 Car Parking Numbers

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

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

#### Comment:

Proposal is to increase the off-street car parking available to the existing use – Hotel Industry by a further 1 space. Whilst the number of bedrooms is decreasing from 9 to 5, the overall floor area is to increase by approximately 75m<sup>2</sup>. An increase of 4 car spaces is required due to the expanded net public area of approximately 75m<sup>2</sup>, whilst 4 fewer car parking spaces are required to service the accommodation rooms, giving a change of 0. One additional car space is to be provided on site. New works are not expected to add substantially to the existing parking load, but will provide an additional parking space on-site including one disabled parking space. The proposal is considered to be compliant with the performance criteria.

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

Use	Parking Requirement	
	Vehicle	Bicycle
Hotel Industry	1 space per 20m <sup>2</sup> of net public area + 1 space per bedroom + 6 spaces for drive-in bottle shop	1 space per 100m <sup>2</sup> net floor area

##### E6.6.2 Bicycle Parking Numbers

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

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

#### Comment:

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Proposal is to increase the off-street car parking available to the existing use – Hotel Industry by a further 1 space. The proposal increases the net floor area by 75m<sup>2</sup>, thereby not increasing the required spaces of the existing use.

## E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.	
Acceptable Solutions	Performance Criteria
A1 <del>One dedicated taxi drop off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).</del>	P1 <del>No performance criteria.</del>
<b>Comment:</b> N/a	

## E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.	
Acceptable Solutions	Performance Criteria
A1 <del>One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.</del>	P1 <del>No performance criteria.</del>
<b>Comment:</b> N/a	

## E6.7 Development Standards

### E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1 <del>All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</del>
<b>Comment:</b> The proposed plans show compliance.	

### E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 <del>Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</del> A1.2 <del>Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</del>	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.
<b>Comment:</b> The proposed car park is within the 5m frontage to Scone Street. Landscaping and fencing as well as articulation will ensure that the car parking will not be detrimental to the streetscape or the amenity of the surrounding areas. Performance criteria met.	
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and	P2 <del>Car parking and manoeuvring space must:</del> a) <del>be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</del> b) <del>provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</del>

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A2.2 The layout of car spaces and access ways must be designed in accordance with *Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking*.

**Comment:**

The proposal complies with the acceptable solution.

**Table E6.2: Access Widths for Vehicles**

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
6 to 20	4.5m for initial 7m from road carriageway and 3.0m thereafter	Every 30m

### E6.7.3 Car Parking Access, Safety and Security

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

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

**Comment:**

N/a

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

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

Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	<del>P1 No performance criteria.</del>
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	<del>P2 No performance criteria.</del>

**Comment:**

The proposal complies with the acceptable solution.

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

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

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

**Comment:**

N/a

## E6.8 Provisions for Sustainable Transport

### E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme



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## E6.8.2 Bicycle Parking Access, Safety and Security

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

## E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
<p><b>Comment:</b> The proposal complies with the acceptable solution.</p>	

**Table E6.5: Pedestrian Access**

Number of Parking Spaces Required	Pedestrian Facility
1-10	No separate access required (i.e. pedestrians may share the driveway)

### Notes

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

## ASSESSMENT AGAINST E13.0 LOCAL HISTORIC HERITAGE CODE

### E13.1 Purpose

E13.1.1 The purpose of this provision is to:

- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
- b) encourage and facilitate the continued use of these items for beneficial purposes; and
- c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and
- d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and
- e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place



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## E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

- a) within a Heritage Precinct;
- b) a local heritage place;
- c) a place of identified archaeological significance.

## E13.3 Use or Development Exempt from this Code

E13.3.1 The following use or development is exempt from this code:

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings which connect above ground or utilise existing service trenches;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

Comment:

The subject site is within a Heritage Precinct. The subject place is heritage listed.

## E13.5 USE STANDARDS

### E13.5.1 Alternative Use of heritage buildings

N/a

## E13.6 DEVELOPMENT STANDARDS

### E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	Performance Criteria
<del>A1 Removal of non-original cladding to expose original cladding.</del>	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ol style="list-style-type: none"> <li>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</li> <li>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</li> <li>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</li> <li>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</li> </ol> <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

### E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	Performance Criteria
<del>A1 No acceptable solution.</del>	<p><del>P1 Subdivision must:</del></p> <ol style="list-style-type: none"> <li><del>a) be consistent with and reflect the historic development pattern of the precinct or area; and</del></li> <li><del>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</del></li> <li><del>c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</del></li> <li><del>d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or</del></li> </ol>

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

Comment: N/a

## E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 <del>Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</del>	P1 The site coverage must: a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

## E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 <del>New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.</del>	P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

## E13.6.5 Fences

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

Acceptable Solutions	Performance Criteria
A1 <del>New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</del>	P1 <del>New fences must:</del> a) <del>be designed to be complementary to the architectural style of the dominant buildings on the site or</del> b) <del>be consistent with the dominant fencing style in the heritage precinct; and</del> c) <del>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</del>

Comment: N/a

## E13.6.6 Roof Form and Materials

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

Acceptable Solutions	Performance Criteria
A1 <del>Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</del>	P1 Roof form and materials for new buildings and structures must: a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

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#### E13.6.7 Wall materials

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

Acceptable Solutions	Performance Criteria
<del>A1 — Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</del>	<p>P1 Wall material for new buildings and structures must:</p> <p>a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

#### E13.6.8 Siting of Buildings and Structures

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

Acceptable Solutions	Performance Criteria
<del>A1 — New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</del>	<p>P1 The front setback for new buildings or structure must:</p> <p>a) be consistent with the setback of surrounding buildings; and</p> <p>b) be set at a distance that does not detract from the historic heritage significance of the place; and</p> <p>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

#### E13.6.9 Outbuildings and Structures

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

Acceptable Solutions	Performance Criteria
<del>A1 — Outbuildings and structures must be:</del>	P1 New outbuildings and structures must be designed and located;
<del>a) — set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</del>	a) to be subservient to the primary buildings on the site; and
<del>b) — in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</del>	b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

#### E13.6.10 Access Strips and Parking

*Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

Acceptable Solutions	Performance Criteria
A1 Car parking areas for non-residential purposes must be:	<del>P1 — Car parking areas for non-residential purposes must not:</del>
a) located behind the primary buildings on the site; or	<del>a) — result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</del>
b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	<del>b) — detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</del>

Comment: Meets acceptable solution (non-residential car parking located behind the building line).

#### E13.6.11 Places of Archaeological Significance

*Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.*

Acceptable Solutions	Performance Criteria
<del>A1 — No acceptable solution.</del>	<del>P1 — For works impacting on places listed in Table E13.3:</del>
	<del>a) — it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</del>
	<del>b) — details of survey, sampling and recording techniques technique be provided; and</del>

e) ~~that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.~~

Comment: N/a

#### E13.6.12 Tree and Vegetation Removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 <del>No acceptable solution.</del>	P1 <del>The removal of vegetation must not:</del> a) <del>unreasonably impact on the historic cultural significance of the place; and</del> b) <del>detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</del>

Comment: N/a

#### E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
A1 <del>Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m<sup>2</sup>.</del>	P1 <del>New signs must be of a size and location to ensure that:</del> a) <del>period details, windows, doors and other architectural details are not covered or removed; and</del> b) <del>heritage fabric is not removed or destroyed through attaching signage; and</del> c) <del>the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</del> d) <del>signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</del>

Comment: N/a

#### E13.6.14 Maintenance and Repair

Objective

To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the [historic cultural heritage significance](#) of local heritage places and precincts.

Acceptable Solution

New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

Comment: Satisfies the performance criteria.

#### Table E13.1: Local Heritage Precincts

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

Existing Character Statement - Description and Significance
<p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b></p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>
Management Objectives
<p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p> <p>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>



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**Comment:** The proposal is consistent with the Evandale Heritage Precinct Character Statement and satisfies the Management Objectives.

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

## **F2.1 Purpose of Specific Area Plan**

**F2.1.1** In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

## **F2.2 Application of Specific Area Plan**

**F2.2.1** This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

**F2.2.2** The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

## **F2.3 Definitions**

### **F2.3.1 Streetscape**

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

### **F2.3.2 Heritage-Listed Building**

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

**Comment:** The subject site is within the Heritage Precincts Specific Area Plan and a design statement was provided.

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

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

## **5 FINANCIAL IMPLICATIONS TO COUNCIL**

Not applicable to this application.





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### 6 OPTIONS

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

### 7 DISCUSSION

Discretion to refuse the application is limited to reliance on the Performance Criteria of the Heritage Code, the Heritage Precinct Specific Area Plan, the location of car parking within front setback and the variation of car parking numbers on site.

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

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

### RECOMMENDATION

That land at 11 Russell Street, Evandale be approved to be developed and used for a Alterations & additions to Hotel (heritage listed property within heritage precinct) in accordance with application PLN-19-0117, and subject to the following conditions:

#### 1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P12**; and **D1 Traffic Assessment** (Terry Eaton, dated: August 2017);

and **D2 Planning Submission** (David Denman & Associates, dated: 06 June 2019):

**P1** Cover Page (David Denman & Associates, dwg No: A00A; dated: 03.06.19);

**P2** Locality Plan (David Denman & Associates, dwg No: A01A; dated: 03.06.19);

**P3** Demolition – Ground Floor (David Denman & Associates, dwg No: A02A; dated: 03.06.19);

**P4** Demolition – First Floor (David Denman & Associates, dwg No: A03A; dated: 03.06.19);

**P5** Demolition - Elevations (David Denman & Associates, dwg No: A04A; dated: 03.06.19);

**P6** Extent of New/Refurbish Work (David Denman & Associates, dwg No: A05A; dated: 03.06.19);

**P7** Site Plan (David Denman & Associates, dwg No: A06A; dated: 03.06.19);

**P8** Proposed Ground Floor Plan (David Denman & Associates, dwg No: A07A; dated: 03.06.19);

**P9** Proposed First Floor Plan (David Denman & Associates, dwg No: A08A; dated: 03.06.19);

**P10** Basement Plan (David Denman & Associates, dwg No: A09A; dated: 03.06.19);

**P11** Dining Room Elevations (David Denman & Associates, dwg No: A10A; dated: 03.06.19);

**P12** Kitchen Elevation (David Denman & Associates, dwg No: A11A; dated: 03.06.19).

#### 2 Traffic Impact Assessment conditions

Prior to the use commencing, the proponent must undertake access management, signing and “No Standing” extensions in accordance with the recommendations outlined within the Traffic Assessment (**D1**) prepared by Mr Terry Eaton, August 2017. The proponent must liaise with Council to undertake the work within the Road Reservation.

#### 3 Tasmanian Heritage Council

The use and development approved by this permit shall comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (Reference: 15-19-67THC, dated: 2 August 2019) – Attachment A.

### DECISION

Cr Goss/Cr Davis

That the matter be discussed.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## Cr Goninon/Cr Polley

That land at 11 Russell Street, Evandale be approved to be developed and used for a Alterations & additions to Hotel (heritage listed property within heritage precinct) in accordance with application PLN-19-0117, and subject to the following conditions:

### 1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P12**; and **D1 Traffic Assessment** (Terry Eaton, dated: August 2017);

and **D2 Planning Submission** (David Denman & Associates, dated: 06 June 2019):

**P1** Cover Page (David Denman & Associates, dwg No: A00A; dated: 03.06.19);

**P2** Locality Plan (David Denman & Associates, dwg No: A01A; dated: 03.06.19);

**P3** Demolition – Ground Floor (David Denman & Associates, dwg No: A02A; dated: 03.06.19);

**P4** Demolition – First Floor (David Denman & Associates, dwg No: A03A; dated: 03.06.19);

**P5** Demolition – Elevations (David Denman & Associates, dwg No: A04A; dated: 03.06.19);

**P6** Extent of New/Refurbish Work (David Denman & Associates, dwg No: A05A; dated: 03.06.19);

**P7** Site Plan (David Denman & Associates, dwg No: A06A; dated: 03.06.19);

**P8** Proposed Ground Floor Plan (David Denman & Associates, dwg No: A07A; dated: 03.06.19);

**P9** Proposed First Floor Plan (David Denman & Associates, dwg No: A08A; dated: 03.06.19);

**P10** Basement Plan (David Denman & Associates, dwg No: A09A; dated: 03.06.19);

**P11** Dining Room Elevations (David Denman & Associates, dwg No: A10A; dated: 03.06.19);

**P12** Kitchen Elevation (David Denman & Associates, dwg No: A11A; dated: 03.06.19).

### 2 Carparking

- An amended plan must be submitted showing an additional 4 carparking spaces on the site, provided these do not impact on the heritage values of the site. The plans must be to the approval of the General Manager and when endorsed will form part of the permit.
- Prior to the use commencing, the proponent must undertake the access management, signage, and 'No Standing' extensions in accordance with the recommendations outlined in the Traffic Assessment (**D1**) prepared by Mr Terry Eaton, August 2017, except that the sign stating "No Entry, Staff and Service Vehicles Excepted" as recommended in the Traffic Assessment must not be installed. The proponent must liaise with Council to undertake the work within the Road Reservation.
- Prior to the use commencing, the carpark must be signed for customers only, and the existing staff parking sign must be removed.

### 3 Tasmanian Heritage Council

The use and development approved by this permit shall comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (Reference: 15-19-67THC, dated: 2 August 2019) – Attachment A.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 254/19 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

### RECOMMENDATION

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

### DECISION

Cr Goss/Cr Goninon

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

Carried unanimously

*Ms Boer and Mr Godier left the meeting at 7.38pm.*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 255/19 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 July 2019.

### 2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 July 2019 is circulated for information.

### 3 ALTERATIONS TO 2018-19 BUDGET

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

#### SUMMARY FINANCIAL REPORT

For Month Ending: 30-Jul-19 1

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$11,271,634	-\$11,271,634	-\$11,264,738	-\$7	99.9%	
Recurrent Grant Revenue	-\$4,218,203	-\$351,517	\$4,560	-\$356	-1.3%	Advanced grants to come
Fees and Charges Revenue	-\$1,901,837	-\$158,486	-\$152,483	-\$6	96.2%	
Interest Revenue	-\$863,007	-\$71,918	-\$7,390	-\$65	10.3%	Accrued revenue adjustment included
Reimbursements Revenue	-\$53,079	-\$4,423	-\$64,392	\$60	1455.8%	
Other Revenue	-\$1,490,085	-\$124,174	\$31,334	-\$156	-25.2%	
	-\$19,797,845	-\$11,982,153	-\$11,453,109	-\$529	95.6%	
Employee costs	\$5,635,968	\$469,664	\$480,014	-\$10	102.2%	
Material & Services Expenditure	\$4,818,946	\$401,579	\$460,560	-\$59	114.7%	
Depreciation Expenditure	\$5,458,770	\$454,898	\$454,897	\$0	100.0%	
Government Levies & Charges	\$845,274	\$70,440	\$3,986	\$66	5.7%	
Councillors Expenditure	\$204,330	\$17,028	\$9,053	\$8	53.2%	
Interest on Borrowings	\$272,007	\$22,667	\$87,216	-\$65	384.8%	
Other Expenditure	\$1,289,810	\$107,484	\$567,886	-\$460	528.3%	Pension rebates for full year
Plant Expenditure Paid	\$519,210	\$43,268	\$81,520	-\$38	188.4%	
	\$19,044,315	\$1,587,026	\$2,145,132	-\$558	135.2%	
	-\$753,530	-\$10,395,126	-\$9,307,977			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$566,317	\$47,193	\$0	\$47	0.0%	
Underlying (Surplus) / Deficit	-\$187,213	-\$10,347,933	-\$9,307,977			
	-		-			
Capital Grant Revenue	-\$1,460,936	-\$121,745	\$0	-\$122	0.0%	
Subdivider Contributions	-\$541,533	-\$45,128	0	-\$45	0.0%	
Capital Revenue	-\$2,002,469	-\$166,872	\$0			
	-		-			

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## Budget Alteration Requests

- For Council authorisation by absolute majority

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

## July

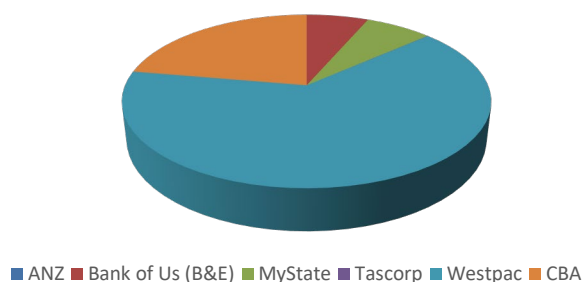
HR Consultancy - transfer budget allocation  
Media Consultancy - for Corporate branding review

100500	-\$3,000
103700	\$3,000

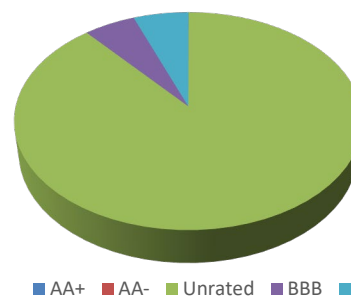
## B. Balance Sheet Items

	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance						
- Opening Cash balance	\$16,539,074		\$16,539,074			
- Cash Inflow	\$1,483,490		\$1,483,490			
- Cash Payments	-\$2,679,996		-\$2,679,996			
- Closing Cash balance	\$15,342,568		\$15,342,568			
	-		-			
Account Breakdown						
- Trading Accounts	\$527,394					
- Investments	\$14,815,174					
	\$15,342,568					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation Call Account	2/07/2019	31/07/2019	1.00	\$5,352	\$5,356	
CBA Call Account	17/07/2019	31/07/2019	0.90	\$829,088	\$829,375	
Bank of Us (B&E)	30/07/2019	30/10/2019	1.90	\$516,300	\$518,773	
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	15/07/2019	15/01/2020	1.88	\$2,500,000	\$2,523,630	
Bank of Us (B&E)	24/01/2019	24/01/2020	2.85	\$658,197	\$676,956	
Westpac	4/07/2019	4/07/2022	3.37	\$5,500,000	\$6,056,558	
Westpac	28/06/2019	28/06/2023	3.30	\$1,050,000	\$1,188,695	
Total Investments				\$14,815,174	\$15,626,667	

Investments by Institution



Total Investments by Rating (Standard & Poor's)

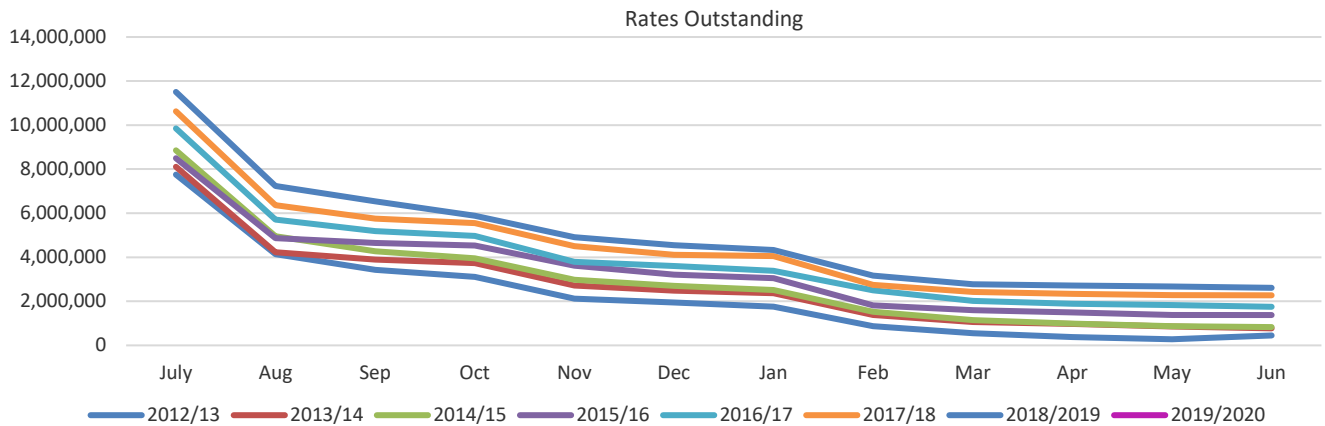


Rate Debtors	2019/20	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$2,612,926		\$2,245,313	
Rates Raised	\$10,934,477		\$10,542,415	
	\$13,547,403		\$12,787,728	
Rates collected	\$1,565,557	14.3%	\$917,744	8.7%
Pension Rebates	\$444,267	4.1%	\$424,740	4.0%
Discount & Remissions	\$14,267	0.1%	\$8,161	0.1%
	\$2,024,092		\$1,350,645	



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Rates Outstanding	\$11,599,781	106.1%	\$11,506,827	109.1%
Advance Payments received	-\$76,470	0.7%	-\$69,744	0.7%



## Trade Debtors

Current balance \$538,415

- 30 Days	\$449,765
- 60 Days	\$18,388
- 90 Days	\$1,520
- More than 90 days	\$68,743

## Summary of Accounts more than 90 days:

- Norfolk Plains Book sales	639	Paid by outlet as sold
- Hire/lease of facilities	596	
- Removal of fire hazards	9,528	
- Dog Registrations & Fines	36,642	Send to Fines Enforcement
- Private Works	144	
- Regulatory Fees	1,194	
- Govt Reimbursements	20,000	

## C. Capital Program

	Budget	Actual (\$,000)	Target 8%	Comments
Renewal	\$7,707,615	\$174,195	2%	
New assets	\$4,308,737	\$87,456	2%	
Total	\$12,016,352	\$261,652	2%	
Major projects:				
- Longford Sports Centre Extension	\$1,250,000	\$715,062 incl c/fwds	57%	Substantially complete
- Campbell Town Rec Ground Site Works	\$748,190	\$86,777	12%	In progress
- Evandale Rec Ground Amenities	\$968,600	\$1,182	0%	In progress
- Cressy Rec Ground Amenities	\$708,155	\$0	0%	In progress
- Office extension/upgrades	\$710,000	\$0	0%	Substantially complete
- Valleyfield Road reconstruction	\$200,000	\$0	0%	Slab / Shed stage
- Saundridge Road reconstruction	\$588,542	\$0	0%	Complete
- Sheepwash Creek development	\$998,500	\$1,504	0%	Complete
- Campbell Town Main Street Improvements	\$890,000	\$0	0%	Design
- Bridge Replacements				
- Bridge 2057 Gipps Crk Road, Unnamed Crk	210,000	\$0	0%	Substantially complete
- Bridge 4000 Storrs Crk Road, Tasmania Crk	175,000	\$0	0%	Substantially complete
- Bridge 5028 Old Coach Road,	90,000	\$0	0%	Substantially complete

\* Full year to date capital expenditure for 2019/20 provided as an attachment.

## D. Financial Health Indicators

	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	56.9%	98.4%	-41.4%	⬇️
- Own Source Revenue / Total Revenue	79%	100%	-21.3%	⬇️
Sustainability Ratio				
- Operating Surplus / Operating Revenue	0.9%	81.3%	-80.3%	⬇️







# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- Debt / Own Source Revenue	47.6%	64.8%	-17.1%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	77.9%	100.4%	-22.5%	⬇	
- Employee costs / Revenue	28.5%	4.2%	24.3%	⬆	
- Renewal / Depreciation	141.2%	38.3%	102.9%	⬆	
Unit Costs					
- Waste Collection per bin	\$10.53	#DIV/0!		↔	
- Employee costs per hour	\$46.97	\$30.90		⬆	
- Rate Revenue per property	\$1,586.66	\$1,585.69		↔	
- IT per employee hour	\$3.30	\$2.64		⬇	

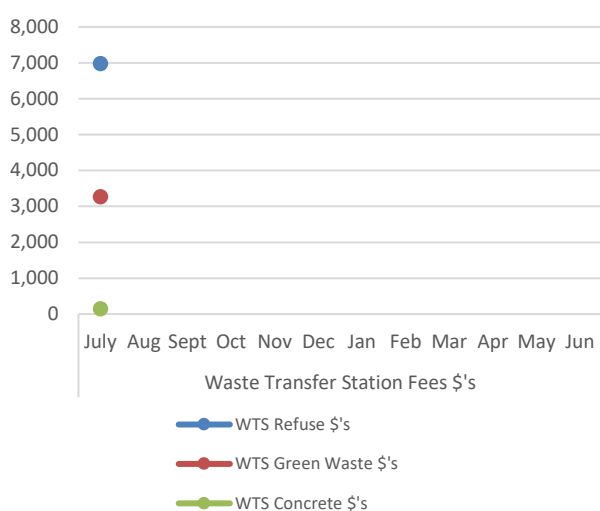
## E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	95	95
New Employees	1	1
Resignations	0	0
Total hours worked	15533	15532.91
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	2	2
Hazards Reported	8	8
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	0	0
IT - Unplanned lost time	1	1
Open W/Comp claims	1	1

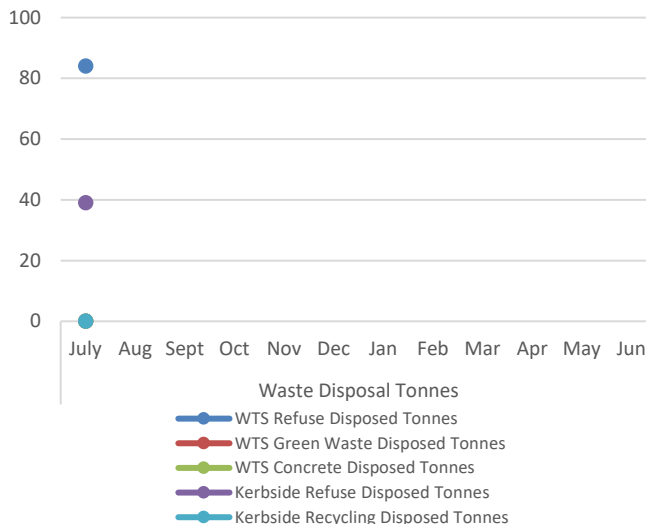
## F. Waste Management

	2017/18	2018/19	2019/20 Budget	2019/20 Year to Date
<b>Waste Transfer Station</b>				
<b>Takings</b>				
- Refuse	\$96,262	\$90,972	\$92,611	\$6,977
- Green Waste	\$55,282	\$52,633	\$50,996	\$3,275
- Concrete	\$1,333	\$2,376	\$1,551	\$145
<b>Total Takings</b>	<b>\$143,942</b>	<b>\$152,877</b>	<b>\$11,899</b>	<b>\$10,397</b>
<b>Tonnes Disposed</b>				
WTS Refuse Disposed Tonnes	1510	1325	1693	84
WTS Green Waste Disposed Tonnes	4123	5200	5898	0
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2201	2217	2185	39
Kerbside Recycling Disposed Tonnes	1037	1051	1139	0
<b>Total Waste Tonnes Disposed</b>	<b>8871</b>	<b>9793</b>	<b>10915</b>	<b>123</b>

Waste Transfer Station Fees \$'s 2019/20



Tonnes Waste Disposed 2019/20





## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 4 OFFICERS COMMENTS

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

### 5 ATTACHMENTS

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

### RECOMMENDATION

That Council

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

### DECISION

Cr Goninon/Cr Goss

That Council

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

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 256/19 LONGFORD RECREATION GROUND – COMPLEX UPGRADE

Responsible Officer: Des Jennings, General Manager  
Report prepared by: Maree Bricknell, Corporate Services Manager

### 1 PURPOSE OF REPORT

This report is in relation to the replacement of the Longford Recreation Ground clubrooms, home and visitors changerooms, new umpires, public disabled toilet facility, upgraded public toilet (exterior), new storage shed, upgraded infrastructure services, and formalised dual entrance/carpark.

### 2 INTRODUCTION/BACKGROUND

With the announcement of State Government Stimulus funding in 2017 Council sort to bring forward some major building improvement works largely in accordance with adopted facility Master Plans.

A stimulus loan of \$1m was approved for improvements at the Longford Recreation Ground. Artas Architects Pty Ltd was engaged to provide an upgrade concept and design to redevelop the Longford Recreation Ground building complex to incorporate a ground facing function room and two new changerooms to meet regional country football standards.

The plans were developed with input from user groups at the ground, and Council approved the project to proceed at its meeting on 21 August 2018.

A decision was to use Council's internal building construction team to undertake the works, and the cost estimation for the project supplied by Core Construction Management was used to develop the budget detailed as follows:

Function	\$ 616,935
Changerooms	\$ 462,266
Civil Works	<u>\$ 543,244</u>
Stage 1 total	\$ 1,622,445
Stage 2 & 3	\$ 793,742

This estimation excluded design, statutory fees, contingencies, wall tiling, floor tiling, acoustic linings, infrastructure upgrades and ducted heating.

A budget for \$110,000 was allocated for preliminary design, and a further \$100,000 for final design and supervision.

In addition, Council allocated a budget of \$40,000 towards a 5 bay storage shed, and \$195,000 towards an upgraded formal carpark and a two way entrance to the ground.

An application was successful in the State Government Levelling of the Playing Field Grant Program towards the cost of the changerooms as well as an application to the Tasmanian Community Fund.

Total budget was allocated as follows:

Loan	\$ 1,000,000
Interest on loan funds	\$ 20,000
Grant funding	\$ 233,409
Tas Community Fund	\$ 80,000
Design & Supervision	\$ 210,000
Carpark/Entrance	\$ 195,000
Storage Shed	<u>\$ 40,000</u>
	\$ 1,778,409



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

Whilst this budget included design and supervision, it was believed at that time with Council's building construction team savings could be recognised throughout the build.

A separate issue was the maintenance required to ensure the waterproofing / integrity of the grandstand and a budget allocation was provided of \$120,000 towards this expense item, actual cost being \$168,398 or \$48,398 over budget due mainly to the relocation of the stairway to the side of the building so it did not obstruct the viewing from the function room.

Building approval was provided on the basis calculated by the Building Surveyor Greg Green that the project cost would be \$2,500,000 (Stage 2 and 3 included).

Using the Rawlinsons Construction Cost Guide rates for Hobart for this class of building construction the estimations would have been:

Shed	\$ 75,600
Club rooms	\$ 2,111,530
Umpires/Public Toilets	\$ 164,957
2.5% CPI and out of area allowance	<u>\$ 105,843</u>
TOTAL Stage 1 only no carpark	\$ 2,457,930

The actual costs in comparison are expected to be:

Shed	\$ 53,739
Club rooms & umpires/public toilets	<u>\$ 2,248,294</u>
	\$ 2,302,033
Or with design, supervision and statutory fees	\$ 2,494,444

The project commenced in September 2018, and fortnightly project meetings were held throughout the project.

It became evident that the budget allocation would not be sufficient as the project progressed, however given the timeframe to have the complex ready for user groups the project was not stalled.

The expected overruns were reported to Council to allow it to make necessary adjustments to the 2019/20 Budget forecasts so that the overruns could be funded.

In hindsight it is evident that Council need to learn from this experience and in future projects of this scale ensure the following be check points:

- full independent costings / estimation be undertaken prior to approval to proceed
- industry standard unit rates per building size be applied for comparison with estimates
- building surveyor estimation be checked against estimates
- building supervisors be provided with detailed costings and project timing chart to use as a guide to construction and to seek variation approvals if necessary
- appointment of a building project manager.

### 3 STRATEGIC/OPERATIONAL PLAN

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

- Lead –
  - Money Matters
- Core Strategies:
  - ♦ Improve community assets responsibly and sustainably
- Progress –



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

- Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
  - ♦ Attract healthy, wealth-producing business & industry
- Economic Development – Supporting Growth & Changes
  - ♦ Support new businesses to grow capacity & service
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Public assets meet future lifestyle challenges

## 4 POLICY IMPLICATIONS

Council is guided by its procurement and tendering policy for sourcing materials and contractors.

## 5 STATUTORY REQUIREMENTS

All building projects must meet the Building Regulations, and any new recreation ground/building regulations.

## 6 FINANCIAL IMPLICATIONS

Detailed financial summary is attached but in summary the project includes:

Original Budget	\$ 1,778,409
Approved variations	\$ 209,000
Additional Budget	<u>\$ 650,000</u>
Total Budget	\$ 2,637,409
<u>Project costs</u>	
Storage Shed 5 bays	\$ 53,739
Design & supervision	\$ 192,411
Clubrooms & umpires/public toilets	<u>\$ 2,248,294</u>
	\$ 2,494,444
Carpark & dual entrance	<u>\$ 195,000</u> (not yet complete)
	\$ 2,689,444

## 7 RISK ISSUES

There is a risk that Council estimates are not realistic causing project cost overruns. Tendering of major projects can transfer the estimate cost risk to a third party building construction contractor.

## 8 CONSULTATION WITH STATE GOVERNMENT

No consultation required.

## 9 COMMUNITY CONSULTATION

No consultation required.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse the changes to procedure for Council Building Construction team, or Tender all future major building projects.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 11 OFFICER'S COMMENTS/CONCLUSION

The works undertaken by the Council workforce is very good workmanship, quality finished, and provided the opportunity to make some changes to ensure long term operational savings for Council or user groups.

### 12 ATTACHMENTS

- 12.1 Cost breakdown for Longford Recreation Ground Complex improvements 2018-19
- 12.2 Core Construction Management estimation

### RECOMMENDATION

That Council note the report and endorse procedural changes to Council's Building Construction process.

### DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That Council note the report and endorse procedural changes to Council's Building Construction process.

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 257/19 POLICY REVIEW: RELATED PARTY DISCLOSURE

*Responsible Officer:* Maree Bricknell, Corporate Services Manager

*Report prepared by:* Gail Eachar, Executive Assistant

### 1 PURPOSE OF REPORT

The purpose of this report is to endorsement of minor amendments to the Related Party Disclosure Policy.

### 2 INTRODUCTION/BACKGROUND

The review of all of Council's policies is undertaken as is required by legislation or periodically to ensure accuracy of content and relevance.

The Related Party Disclosure Policy was adopted on 15 May 2017 (min. ref. 162/17), minor amendments have been made to the policy to ensure relevance.

Changes are highlighted and deletions include a ~~striketrough~~.

### 3 STRATEGIC PLAN 2017-2027

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

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

### 4 POLICY IMPLICATIONS

The Related Party Disclosure Policy was adopted on 15 May 2017 (min. ref. 162/17), minor amendments have been made to the policy to ensure relevance.

It is recommended that this policy is reviewed every 4 years with the next review to be undertaken in 2023.

### 5 STATUTORY REQUIREMENTS

The following legislation has relevance to this policy:

*Local Government Act 1993 (S28E)*

*Audit Act 2008, Archives Act 1983*

*Privacy Act 1988*

*Personal Information Protection Act 2004 (PIP Act)*

*Right to Information Act 2009*

### 6 FINANCIAL IMPLICATIONS

Not applicable.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### **7 RISK ISSUES**

Not applicable.

### **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**

The review of all of Council's policies is undertaken as is required by legislation or periodically to ensure accuracy of content and relevance.

### **12 ATTACHMENTS**

12.1 Related Party Disclosure (current, marked-up)

### **RECOMMENDATION**

That Council endorse the minor amendments to the Related Party Disclosure Policy.

### DECISION

Cr Polley/Cr Goninon

That Council endorse the minor amendments to the Related Party Disclosure Policy.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 258/19 ITEMS FOR THE CLOSED MEETING

### DECISION

Cr Goninon/Cr Lambert

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

Carried unanimously

### 259/19 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*

### 260/19 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*.

### 261/19 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

### 262/19(1) PERSONNEL MATTERS

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

### 262/19(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*

### 262/19(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*

### 262/19(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 19 AUGUST 2019

### 262/19(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*.

*Property matters*

### 263/19 TENDER: COLLECTION OF KERBSIDE WASTE

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

#### DECISION

Cr Goss/Cr Adams

That Council

- A)
  - i) accept the tender provided by JJ's Waste and Recycling; and
  - ii) accept the request of the tenderer that northern and southern parts of Longford be collected on two separate days.
- 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

### 264/19 FEE SCHEDULE REVIEW

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

#### DECISION

Cr Goss/Cr Brooks

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Brooks

- A) That Council:
  - i) note the report;
  - ii) endorse the removal of the fee of \$1,200 – developer contribution for strata developments from its fee schedule;
  - iii) refund any fees paid between 31 July 2018 and 31 July 2019 for developer contribution for strata developments.
- 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

### 265/19 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

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

*Lease proposal: Campbell Town*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

## 266/19 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*.  
*LGAT By-Election*

## 267/19 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*.  
*Rates matter*

## 268/19 LOCAL DISTRICT COMMITTEE MEMBERSHIP

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

### DECISION

Cr Adams/Cr Lambert

That Council

- A) in relation to this matter accept:
  - i) Larna Pittiglio as a member of the Ross Local District Committee; and
  - ii) Bronwyn Baker as a member of the Longford Local District Committee until the conclusion of the 2018-2020 term.
- B) in relation to this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
  - ii) determined to release the decision to the public.

Carried unanimously

## 269/19 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

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

### DECISION

Cr Goss/Cr Lambert

That Council move out of the closed meeting.

Carried unanimously

*Mayor Knowles closed the meeting at 8.47pm.*

MAYOR \_\_\_\_\_

DATE \_\_\_\_\_