



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 20 JANUARY 2020



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL
HELD AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD AT 5.04PM ON MONDAY,
20 JANUARY 2020

001/20 ATTENDANCE

1 PRESENT

Mayor Mary Knowles OAM, Deputy Mayor Richard Goss, Cr Dick Adams OAM, Cr Matthew Brooks, Cr Andrew Calvert, Cr Jan Davis, Cr Ian Goninon, Cr Janet Lambert, Cr Michael Polley AM (from 5.11pm)

In Attendance:

Mr Des Jennings – General Manager, Miss Maree Bricknell – Corporate Services Manager (to 8.45pm), Mr Leigh McCullagh – Works Manager (to 8.45pm), Mrs Amanda Bond – Community & Development Manager (to 8.45pm), Mr Trent Atkinson – Project Manager (from 6.46pm to 8.29pm), Mr Paul Godier – Senior Planner (from 6.46pm to 8.29pm), Mrs Gail Eachar – Executive Officer (to 8.45pm)

2 APOLOGIES

Nil.

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003/20 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, present and emerging.

004/20 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 Matthew Brooks

PLAN 2: PLN-19-0216: 72 Main Street, Cressy



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005/20 CONFIRMATION OF MINUTES

1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES

DECISION

Cr Goss/Cr Calvert

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 9 December 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)	01/10/2019	Perth Community Centre Management Committee	Ordinary
ii)	13/10/2019	Devon Hills Neighbourhood Watch & Residents Committee	Ordinary
iii)	7/11/2019	Perth Local District Committee	Ordinary
iv)	28/11/2019	Avoca, Royal George & Rossarden Local District Committee	Ordinary
v)	03/12/2019	Longford Local District Committee	Ordinary
vi)	03/12/2019	Ross Local District Committee	Ordinary
vii)	04/12/2019	Ross Community Sports Club Inc.	Ordinary
viii)	05/12/2019	Perth Local District Committee	Ordinary

DECISION

Cr Adams/Cr Davis

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.*

Ross Local District Committee

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

Heritage Signs

The Ross Local District Committee request NMC urgently endeavour to resolve this long outstanding issue and request clarification on the status of each of the 4 intended site ownership issues.

Officers comment:

Crown Lands has given consent for the signs to be installed. The original Development Application has been withdrawn and will be readvertised due to the amendment.

Recommendation:

That Council note the information.

DECISION

Cr Calvert/Cr Davis

That Council note the information.

Carried unanimously



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Campbell Town & District Mens Shed

The Ross Local District Committee enthusiastically supports the proposal to extend the Campbell Town and District Mens Shed, and recommends that the Northern Midlands Council provides assistance wherever possible to the Mens Shed in their endeavours to improve the value and appearance of a Council owned asset, which contributes to the health and wellbeing of the community.

Officers comment:

The Campbell Town & District Mens Shed is very active amongst the Campbell Town community and is a vital asset to the Campbell Town and wider community.

Recommendation:

That Council assess and consider any request received from the Mens Shed at the time of receipt subject to budget consideration.

DECISION

Cr Lambert/Cr Davis

That Council assess and consider any request received from the Mens Shed at the time of receipt subject to budget consideration.

Carried unanimously

Perth Local District Committee

At the ordinary meeting of the Perth Local District Committee held on 5 December 2019 the following motion/s were recorded for Council's consideration:

Murals, Artworks & 2021 Perth Bicentenary

- A) The Committee request that, subject to the endorsement of the artists, in order to achieve the best possible outcome for the project the two mural projects be merged as a single mural project for Perth.
- B) The Committee request that Council, subject to the endorsement of the artists, progress with the following three murals in the 2019/2020 financial year:
 - 1. Perth 200 years timeline
 - 2. Perth Train Park
 - 3. Perth Primary School.
- C) The Committee request that Council, subject to the endorsement and availability of the artists, progress the first mural of the three (i.e. the 200 years timeline, attached to the IGA wall) with a preferred completion date for the mural to be prior to the end of the 2019/2020 financial year.
- D) The Committee request that Council, subject to the endorsement of the artists and the completion of the first mural (i.e. the 200 years timeline, attached to the IGA wall), launch the mural project and the project to celebrate the 2021 Bicentenary of Perth.
- E) That Council, subject to the endorsement of the artists, endorse the Committees request that the themes of the murals be consistent with the location in which they are installed, i.e.:

Location	Theme
IGA Wall at Perth	Perth 200 years timeline
Perth Train Park	History of Trains
Perth Primary School	History of the School

- F) That Council review the mural project in the 2020/2021 year.

Officers comment:

Recommendations A to F above have been included in a formal report to Council contained within this Council Meeting Agenda, titled *C&D 3 Perth Mural Project*.

Recommendation:

That recommendations A to F above be considered in conjunction with the report *C&D 3 Perth Mural Project* listed for consideration within this Council Meeting Agenda.

DECISION

Cr Lambert/Cr Goninon

That Council note the recommendations of the Perth Local District Committee.

Carried unanimously



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Main Street Planters

That Council clad the existing flower pots (e.g. with mod wood), replant the planters with hardier plants and remove the upper centre portion of the planter.

Officers comment:

At the 21 October 2019 meeting Council resolved:

That

- A) future streetscape design works for the main street of Perth include the provision of flower pots/planters; and*
- B) Council maintain the current flower pots in Perth Main Street; and*
- C) in the mid-year review, allow for an increased number of flower pots with a suitable external finish to be determined.*

The matter of the Perth main street flower pots has been included for consideration in the mid-year budget review.

Recommendation:

That Council note the recommendation of the Committee.

DECISION

Cr Davis/Cr Adams

That Council note the recommendations of the Perth Local District Committee.

Carried unanimously

Cr Polley attended the meeting at 5.11pm

Examiner News Article

That Council, following the negative feedback received, consider the publication of a follow up article in the Examiner and Northern Midlands Courier with the intent to portray Perth in a more positive light than the recent Examiner article.

Officers comment:

Matter for Council discussion.

Recommendation:

Matter for Council decision.

DECISION

Cr Davis/Cr Lambert

That Council note the recommendations of the Perth Local District Committee.

Carried unanimously

Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 7 January 2020 the following motion/s were recorded for Council's consideration:

Longford Equestrian Facility & Recreational Path at the Longford Racecourse

Council investigate feasibility of funds to be allocated for Horse trails.

Officers comment:

The LLDC has previously requested Council progress this. TasRacing attended the 2 September Council Workshop where they advised that they were currently investigating further upgrades to the Longford Racetrack.

Recommendation:

That Council note the information.

DECISION

Cr Adams/Cr Davis

That Council note the information.

Carried unanimously

Wellington & Marlborough Streets Intersection – Sticky Beaks Accident

Due to the number of accidents in the past twelve months, the LLDC requests Council to approach State Growth and ask for



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a review of the intersection of Wellington and Marlborough Streets and consider other ways to make it safe and protect the buildings in the Heritage precinct. In particular, the building that houses Sticky Beaks, which is a significant feature of Longford

Officers comment:

The LLDC has raised concerns over this intersection previously.

Recommendation:

That Council Officers request the Department of State Growth review the intersection.

DECISION

Cr Adams/Cr Brooks

That

- i) Council Officers request that the Department of State Growth review the intersection;
- ii) Council endorse the actions taken by Council officers; and
- iii) Council receive a formal report in 2 months time.

Carried unanimously

006/20 DATE OF NEXT COUNCIL MEETING: 17 FEBRUARY 2020

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, 17 February 2020.



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007/20 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
13/01/2020	Council Workshop Discussion: <ul style="list-style-type: none"> Legal Advice
20/01/2020	Council Workshop Discussion: <ul style="list-style-type: none"> Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 10 December 2019 to 20 January 2020 are as follows:

Date	Activity
10 December 2019	Attended Perth Primary School End of Year Assembly, Perth
10 December 2019	Attended Liffey Hall Committee meeting, Liffey
11 December 2019	Attended Longford Primary School End of Year Assembly, Longford
11 December 2019	Attended meeting with Rebecca White, Longford
12 December 2019	Attended Free2B Girls Morning Tea, Longford
12 December 2019	Attended meeting with Midlands Rural & Remote Child Care Services Director, Perth
12 December 2019	Attended Tasmanian Liberal Party End of Year Luncheon, Launceston
12 December 2019	Attended Tourism Northern Tasmania meeting, Riverside
12 December 2019	Attended Chamber of Commerce Cocktail Function, Launceston
13 December 2019	Attended Cressy District High School End of Year Assembly, Cressy
13 December 2019	Attended Campbell Town District High School End of Year Assembly, Campbell Town
14 December 2019	Attended meeting with ratepayer, Royal George
16 December 2019	Attended meeting with Brighton City Council Deputy General Manager, Brighton
16 December 2019	Attended meeting with Minister Jaensch, Hobart
17 December 2019	Attended meeting and media opportunity with Perth Primary School students and Alison Andrews, Perth
17 December 2019	Attended meeting with Mark Baker (Northern Tasmanian Development Corporation), Longford
17 December 2019	Attended Heart FM meeting, Longford
18 December 2019	Attended Evandale Primary School End of Year Assembly, Evandale
18 December 2019	Attended Campbell Town District High School Grade Ten Assembly, Campbell Town
20 December 2019	Attended Works Department End of Year luncheon, Longford
2 January 2020	Attended meeting with emergency services, Kings Meadows
7 January 2020	Attended meeting with General Manager, Longford
8 January 2020	Attended Festival of Small Halls, Longford
9 January 2020	Attended meeting with emergency services, Fingal
10 January 2020	Attended citizenship ceremony, Longford
10 January 2020	Attended meeting with Mark Shelton, Longford
13 January 2020	Attended Council Workshop, Longford
14 January 2020	Attended meeting with Senator Claire Chandler, Longford
17 January 2020	Attended meeting with Gender Equality, Oatlands
18 January 2020	Attended unveiling of new headstone for Anne Edmunds, Longford
20 January 2020	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	



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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

3.1 Conara Toilet Block and Park

A non-compliant *petition* was received by Council on 14 January 2020 in relation to the proposal to provide toilet and playground facilities at Conara.

The non-compliant *petition* is attached for information.

4 Attachment

Non-compliant *petition*

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 2019/2020 year												Total 2019/2020 YTD	Total 2018/2019
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	96	50	68	100	74	72							460	934
337	48	25	29	49	43	33							227	462

6 ANIMAL CONTROL

Prepared by: *Maree Bricknell, Corporate Services Manager and
Tammi Axton, Animal Control Officer*

Item	Income/Issues 2018/2019		Income/Issues for December		Income/Issues 2019/2020	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,224	101,911	21	589	4,150	98,423
Dogs Impounded	77	4,771	2	150	22	2,012
Euthanized	7	-	-	-	-	-
Re-claimed	56	-	2	-	19	-
Re-homed/To RSPCA	14	-	-	-	3	-
New Kennel Licences	8	576	3	216	11	792
Renewed Kennel Licences	70	3,080	-	-	70	3,080
Infringement Notices (paid in full)	54	10,773	2	504	13	3,187
Legal Action	-	-	-	-	-	-
Livestock Impounded	-	-	-	-	-	-
TOTAL		121,112		3,728		107,494

Registration Audit of the Municipality:

Unregistered dogs are now being followed up by Alyshia and infringements will be issued . Audit will start again one day a week early 2020 Perth, Longford and Cressy to start with.

Kennel Licences

All kennel licence renewals have been received and issued.

Microchips:

0 dogs microchipped.

Infringements:

1 infringement issued.

Attacks:

1 attack – on a dog – dog owner and dog has not been identified.

Impounded Dogs:

2 dog impounded – 2 reclaimed by owner.

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	72	42
October-December	39	31	41	41	46	31
January-March	39	38	-	-		
April-June	39	37	62	45		

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	2016/2017	2017/2018	2018/2019	2019/2020
Notifiable Diseases	4	4	5	1
Inspection of Food Premises	75	77	127	90

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	-	-	2	-	-						
Building & Planning	1	-	-	1	3	-						
Community Services	-	-	-	1	3	-						
Corporate Services	-	-	-	1	-	1						
Governance	-	1	-	-	-	-						
Waste	-	-	-	-	-	-						
Works	6	8	3	24	33	10						

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

Date	Recipient	Purpose	Amount \$
	Council wages and plant	Assistance to Campbell Town SES	
	Council gifts and donations	Flowers and gifts	
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
14-Oct-19	Campbell Town District High School	Donation - School Achievement Awards	\$150
14-Oct-19	Perth Primary School	Donation - School Achievement Awards	\$50
14-Oct-19	Evandale Primary School	Donation - School Achievement Awards	\$50
14-Oct-19	Longford Primary School	Donation - School Achievement Awards	\$50
14-Oct-19	Cressy District High School	Donation - School Achievement Awards	\$150
14-Oct-19	Perth Fire Brigade	Donation	\$100



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Date	Recipient	Purpose	Amount \$
14-Oct-19	Longford Fire Brigade	Donation	\$100
18-Dec-19	Launceston Arts Society	Donation - Esklegh Art Award Exhibition	\$150
17-Dec-19	Cressy District High School	Inspiring Positive Futures Program	\$8,000
17-Dec-19	Longford Care-a-car Committee	Donation	\$1,000
18-Dec-19	Helping Hand Association	Donation	\$1,500
School & Bursary Programs			
14-Oct-19	Aladdin Addicoat	Bursary Program 2019 - instalment 2	\$1,000
23-Oct-19	Ruby Graham	Bursary Program 2019 - instalment 1	\$1,000
28-Oct-19	Eden Arrieta-Shadbolt	Bursary Program 2019 - instalment 2	\$1,000
18-Dec-19	Ruby Graham	Bursary Program 2019 - instalment 2	\$1,000
24-Dec-19	Adam Martin	Bursary Program 2019 - instalment 2	\$1,000
Sporting Achievements			
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
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
22-Aug-19	Lucy Smith	NTJSA Girls Rep Team - Oceania Cup NSW	\$100
19-Sep-19	Jade McLennan	U15 Aust School Football carnival	\$100
23-Sep-19	Lachlan Colgrave	U13 State Soccer team	\$100
TOTAL DONATIONS			\$28,400

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status
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	Info item - January 2019 Council Agenda.
21/10/2019	323/19	Northern Midlands Land Use and Development Strategy	That Council 2. receive updates, to be provided in the INFO items section of the Council Meeting Agenda	Community & Development Manager	Submitted 20/12/2019.
21/10/2019	324/19	Overhanging Trees – Hedge at Evandale	That Council requires the owners of 12 Macquarie Street, Evandale, and any other locations in the municipality to remove their hedges in accordance with Council's Overhanging Tree Policy, and that Council officers notify the owners accordingly and proceed in accordance with Council's Overhanging Tree Policy.	Community & Development Manager	Listed for workshop discussion.
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	Listed for workshop discussion.
18/11/2019	375/19	Proposed Mural Installation – Perth	That Council i) seek comment from the Perth Local District Committee, in particular in relation to 1)Timeline 2)Images; and 3)Location; prior to the matter being referred back to Council for a decision at the 20 January 2020 Council meeting.	Community & Development Manager	Report to Council.
18/11/2019	375/19	Proposed Mural Installation – Perth	That Council ii) encourages the groups to work together to get the best possible outcome.	Community & Development Manager	Complete.



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20 JANUARY 2020

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.	Senior Planner	Certification Report to be tabled at future Council meeting, once Sheepwash Creek works finalised.
9/12/2019	405/19	Confirmation Of Minutes Of Committees - Cressy Local District Committee - Doggy Waste Bag Dispenser – Cressy Recreation Ground	That Council install a waste bag dispenser for dog faeces at the Cressy Recreation Ground.	Animal Control Officer	
21/10/2019	313/19	Confirmation of Minutes - Ross Local District Committee - 7.1 Macquarie River	The Ross Local District Committee requests that the Northern Midlands Council progress the dual naming of the Macquarie River to Tinamirakuna which includes community consultation and investigation. - That Council support the proposal and progress the request	Corporate Services Manager	Community consultation to be progressed.
21/10/2019	316/19	Perth Main Street Flower Pots	C) in the mid-year review, allow for an increased number of flower pots with a suitable external finish to be determined.	Corporate Services Manager	Listed for consideration in mid-year budget review.
16/09/2019	280/19	Northern Midlands Youth Advisory Group	That the matter be deferred to a workshop, in order to consider the inclusion of youth across the municipality who are in attendance at other schools which may be outside of the municipal area (inclusive of logistics).	Youth Officer	Discussed at Council workshop 5/11/2019.
21/01/2019	008/19	Establishment of Bendigo Bank Service in Longford	That Council proceed to Stage 1 of the Bendigo Bank process and organise a community meeting to gauge the support for the formation of a steering committee to investigate the establishment of a Community Bank/ Agency.	General Manager	Meeting with representative from Bendigo Bank 5/12/2019. Not to be pursued at this time.
19/08/2019	238/19	Local District Committees: Review of Memorandum of Understanding	That the matter be deferred to a workshop	General Manager	Listed for further workshop discussion.
10/12/2018	361/18	Municipal Swimming Pools	That a decision be deferred subject to further information being available.	General Manager	Discussed at 28/10/2019 Special Projects Workshop. Awaiting outcome of grant funding application.
9/12/2019	408/19	Northern Tasmania Development Corporation (NTDC): Regional Economic Development Strategy	That Council endorse the final Regional Economic Development Strategy (REDS) as provided by Northern Tasmania Development Corporation (NTDC) Ltd taking into account the changes as requested by Council Members and Stakeholders.	General Manager	Advice sent.
9/12/2019	409/19	Waste Management: Recycling	That Council officers prepare a Terms of Reference for a Local Recycling Committee.	General Manager	Report to Council.
9/12/2019	410/19	Nomination As Local Government Association Of Tasmania (Lgat) Representative To The Family And Sexual Violence Consultative Group	That Council endorse Mayor Knowles renomination as the Local Government of Tasmania's (LGAT) representative to the Family and Sexual Violence Consultative Group.	Exec Assistant	Complete.
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	Report to Council.
21/10/2019	320/19	Street Libraries Project	ii) quotes be sought from the Mens Shed to build the street libraries and a report be presented to Council.	Exec Assistant	Quotes to be sought from Mens Sheds
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.
16/09/2019	281/19	Northern Midlands Further Education Bursary Program Update	That i) Council maintain its number of bursaries for this cycle (5 bursaries); and ii) Council workshop the review of the criteria for the award of bursaries in the new cycle; and iii) a report be presented to Council following workshop discussion.	Project Officer	Workshop date to be set.
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	Interpretation panel in final stages of design. Video production to commence January 2020.



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Date	Min. Ref.	Details	Action Required	Officer	Current Status
21/10/2019	313/19	Confirmation of Minutes - Longford Local District Committee - 7.2 Characteristics of Longford - (see also 8.5)	That this committee request that a planner attend a meeting to explain the future direction of the planning in Longford, with reference to the 'desired future characteristics' for planning out the town in the future. - That the General Manager arrange a presentation	Executive & Communications Officer	To be arranged when the Land Use Strategy is released for public comment. Date to be set.
21/10/2019	313/19	Confirmation of Minutes - Longford Local District Committee - 7.4 Longford Equestrian facility and recreational path	That this committee supports the Councillors to continue the development of the horse centre and trails and forward the Longford Equestrian Centre paperwork to the General Manager for consideration and a time line. - That the Longford Local District Committee be advised that Council is awaiting advice from TasRacing on opportunities associated with the Longford Race Track.	Executive & Communications Officer	Committee advised.
9/12/2019	405/19	Confirmation Of Minutes Of Committees - Cressy Local District Committee - Spraying of Cape Weed	That the request be noted and consideration be given to spraying for cape weed in all towns in the municipality through the 2020/2021 budget deliberations.	Works Manager	Included in the list for 2020/2021 budget consideration.

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status
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	Report to February workshop.
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 - listed for workshop.
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.
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 Council meeting once finalised.
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. Listed for 2020/2021 budget deliberations.
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 progressed.

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 9 December
 - Annual General Meeting 9 December
- Council Workshops:
 - 9 December – Scheduled
- Executive Management Team:
 - 3 December
 - 17 December
- Staff Meeting
 - 10 December



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- Community meetings:



- Meetings:

- Attended Southern Local District Committee Christmas function
- Attended Northern Local District Committee Christmas function
- Presented to Local Government Professionals meeting
- Attended Local Government Association of Tasmania general meeting
- Attended lunch meeting with Rebecca White MP, Tasmanian Labor Leader
- Attended Ben Lomond Reference Group Meeting
- Attended lunch with Premier and Tasmanian State Liberal Team
- Met with developer re Longford project
- Met with developer re Evandale project
- Met with ratepayer re Cressy development
- Attended Technology One presentation re Northern Councils proposal
- Attended Tasplan Fund update
- Attended Regional General Manager's meeting

b. General Business:

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

c. Human Resources

- Recruitment
 - Early Childhood Educators – interviews scheduled



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- Pool Lifeguards – further resources recruited. Recruitment now complete
- Casual Cleaner (Campbell Town Complex) – shortlisting applicants for interview
- Corporate Services Department review – summary document provided to Corporate Services team
- Family and Domestic Violence Policy – complete and with the General Manager for his review
- Corporate Voice and Organisational Branding Project – Style Guides received and approved by General Manager. Implementing across Council early in the new year
- All staff end of year dinner held at Marjories at Woolmers Estate on 20 Dec 2019
- General human resource matters – ongoing
- Performance management and disciplinary matters – as required
- Employee learning and development – as required
- Development and implementation of new Human Resources Policies and Procedures – as required
- Continuous Improvement meeting – next meeting on 19/2/20.

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
- 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
- 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
- Plumbing Surveyor appointed as Vice Chair of Tasmanian Plumbing Surveyors Association.

c. Planning

- Submission of Local Provisions Schedules for incorporation into statewide Planning Scheme to Tasmanian Planning



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Commission

- Northern Midlands Land Use Strategy (endorsed, to be publicly advertised in line with Local Provisions Schedule)
- 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
- Response to enquiries and development opportunities
- Amendments to Interim Scheme
- Assessment of development proposals
- Liaison with appellants and RMPAT regarding Planning Appeals and attendance at Tribunal hearings for Planning Appeals
- Review of policies, by-laws and procedures.

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 expires in 2020 and working to consolidate into one by-law (submitted to Director of Local Government for comment in December 2019)
- 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 registrations and conducting inspections
- Responding to general enquiries from the public on health matters
- Issuing Place of Assembly licences for events, as required
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Use of drone for investigations, as required
- Facilitation of School Immunisation Program.

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



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20 JANUARY 2020

- 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
- Attendance at Tourism related forums and conferences.

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.
- MGB maintenance and allocation.

b. Finance

- Issue and collection of Rates and Animal registration and sundry fees and charges.
- Municipal revaluation 2019, valuation maintenance and adjustments, and supplementary valuations.
- Street numbering, address allocation and road and street naming.
- Cash, electronic receipting, and direct debit system administration.
- Rate interest and penalty calculations and administration.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of Centrelink data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries. ABN administration. Electronic Ordering and committals.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, one touch payroll process, 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



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policies and procedures.

- Banking & Investments, borrowings administration. Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2019/20 Rating and instalments, 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, Internal 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, strategic upgrade planning.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- Council Website, and Town / Local District Committee website maintenance and upgrades.
- Livepro System setup and development
- Support Open Office Town Planning & Development system
- Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.
- Sundry database creation and maintenance.
- 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.



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- Audio system improvements in community facilities
- Tech One Information System – move to hosting in cloud
- 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.
- 9 Lot Youl Road Subdivision, Perth at practical completion.
- Stage 1 of 25 Lot Dixon Subdivision, Clarence Street, Perth 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.
- Tenders awarded for Snow Hill Road, Old Coach Road, Storys Creek Road and Gipps Creek Road.

f. Flood levee

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

g. Engineering

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

h. Capital works

- Longford Sports Centre building – in progress.
- Longford Recreation Ground Carpark – in progress.
- Water main relocation Drummond Street Perth (to allow for flood mitigation works to be carried out) – in progress.
- Saundridge Road reconstruction works – complete.
- Paton Street reconstruction – in progress.
- Mary Street footpath – in progress.

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

Resource Sharing Summary 1/7/19 to 30/6/20
As at 31/12/19

Units Billed	Amount Billed GST Exclusive \$
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Meander Valley Council

Service Provided by NMC to MVC

Street Sweeping Plant Operator Wages and Oncosts	143.00	7,804.47
Street Sweeper - Plant Hire Hours	129.50	10,972.47
Total Services Provided by NMC to Meander Valley Council		18,776.94

Service Provided by Meander Valley Council to NMC

Wages and Oncosts

Plumbing Inspector Services	339.70	25,366.33
Total Service Provided by MVC to NMC		25,366.33

Net Income Flow **- 6,589.39**

Total Net **- 6,589.39**

Private Works and Council Funded Works for External Organisations

Hours

Economic & Community Development Department

Northern Midlands Business Association

Promotion Centre Expenditure *Not Charged to Association Funded from Council Budget A/c 519035*

- Tourism Officer

40.00

Works Department Private Works Carried Out

53.50

93.50

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		Dec 2019	Total 2019/20	Dec 2018
Nil reported		\$ -		
TOTAL COST VANDALISM		\$ -	\$ 3,250	\$ 1,050-

14 YOUTH PROGRAM UPDATE

Prepared by: Billie-Jo Lowe, Youth Officer

PCYC

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

PCYC sessions were held in Evandale and Perth during December, attendance statistics for December are not available due to staff leave.

Free2B girls program

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

Date of Session	Attendance
5/12	12
12/12	10

On 12 December the girls enjoyed an excursion to City Park in Launceston where they had the opportunity to meet with the Free2b girls group from Beaconsfield. This event was enjoyed by all.

Billie-Jo has successfully applied for \$35888 funding from Tasmania Community Fund to continue the Free2b girls program in Longford and extend the program to Campbell Town over 2 years.

Active Northern Midlands Youth program

Billie-Jo has successfully applied for \$34,000 funding to implement this program enabling students from Campbell Town and Cressy to participate in weekly physical activity sessions.

Longford Skate Park Art project

The painting project was scheduled for 15 December, however, has been postponed to 2020 due to paint supply issues.



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Tas Water Mural Project

Billie-Jo and Lucie Copas are working with Tas Water, Cressy and Campbell Town District High School students and artist Ben Miller to develop artwork on water towers in the Northern Midlands.

Christmas Street Banners

Billie-Jo worked with Evandale and Perth Primary School students to develop artwork for display on street banners during the festive season.

Meetings

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

15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 13 JANUARY 2020

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Blessington			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15		<ul style="list-style-type: none"> Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations. State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder. Project completed June 2019 Jan 2019: Application submitted nominating Ben Lomond as the state's next iconic walk. Nomination unsuccessful. Being discussed with Tourism Northern Tasmania
Campbell Town			
War Memorial Oval Precinct Cenotaph redevelopment			<ul style="list-style-type: none"> Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade. Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Final report due 31 Dec 2019. Work complete: acquittal report being prepared.
Tennis/multi-purpose courts			<ul style="list-style-type: none"> September 2017: Funding application submitted to TCF for \$55,000 towards the courts development: application successful. Grant deed executed and funds received. Final report due date extended to 31 Dec 2019. November 2017: Funding application submitted to Sport & Recreation Tas for \$80,000 to assist with the courts development: application successful. Final report due 31 Dec 2019. Work completed: Acquittal reports being prepared.
CBD Urban Design and Traffic Management Strategy (GHD) (Lange Design and Rare Innovations)	May-16		<ul style="list-style-type: none"> GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6 April 2017 Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy Strategy adopted for consultation purposes at May 2017 meeting. Final report accepted at November 2017 Council Meeting. Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy. 20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. Stage 1 concept plan received April 2018. June 2019: Landscape Works Technical Specification received.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15		<ul style="list-style-type: none"> Master Plan accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure. Liberal election commitment of \$100,000 to upgrade the complex. Agreed completion date 30.11.19. Extension being sought. Playground installation completed May 2019 externally funded by Tasmanian Community Fund and Stronger Communities Programme. Acquittal reports



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> accepted. Nationals in Government funding commitment of \$400,000 made March 2019. Documentation to secure funds submitted 1 Oct 2019. Funding agreement being finalised January 2020.
Recreation Ground Master Plan (Lange Design & Loop Architecture)	Feb-17		<ul style="list-style-type: none"> 17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package. Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan. Master Plan accepted at April 2018 Council Meeting. Levelling the Playing Field grant for inclusive changerooms (\$354,076) secured October 2019 (to be matched by Council funding). October 2019: assisted Cressy Cricket Club with funding application to Stronger Communities Programme for clubrooms upgrade: outcome anticipated Dec 2019.
Evandale			
Honeysuckle Banks			<ul style="list-style-type: none"> 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.
Morven Park Master Plan (Lange Design) Clubhouse	Nov-16 April 18	April 18	<ul style="list-style-type: none"> Nov 2016 Lange Design contracted to develop master plan. Council accepted 2030 Master Plan at April 2018 Council Meeting. State Liberal election commitment of \$158,000 towards facilities' upgrades. Progress reports submitted Dec 2018, March 2019 and Sept 2019. Feb 2019: funding of 50% matching grant by Council (\$430,300) secured under Levelling the Playing Field State Government Grant Program. First progress report submitted 7 Oct 2019. Final report due 30 June 2020. AFL Tas funding commitment of \$60,000 secured – to be paid upon project completion. Tender process completed December 2019.
Longford			
Community Sports Centre Master Plan (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> 17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package March 2018: Tender for new gym and amenities shed awarded to RT & NJ Construction Services. Work underway. November 2019: Work progressing within available funding.
CBD Urban Design Strategy (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> Site Investigation Report completed October 2016. December 2016: Draft Urban Design Strategy received. Parklet design & plans approved June 2017. Strategy and Guidelines manual accepted at the October 2017 Council Meeting. Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout. Nationals in Government funding commitment of \$4 million made in March 2019. Documentation to secure funds submitted 3 October 2019. Outcome anticipated early 2020.
Memorial Hall & Village Green Infrastructure			<ul style="list-style-type: none"> Sept 17: Philp Lighton Architects contracted to undertake the study of the Council Offices, Memorial Hall, Town Hall and Library facilities. Report received. 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 to secure the funding commitment submitted 3 October 2019. Outcome anticipated early 2020.
Perth			
Community Centre Development Plan/Perth Early Learning Centre Redevelopment (Loop Architecture)	Oct-15		<ul style="list-style-type: none"> Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome unsuccessful. March 2019: Nationals in Government funding commitment of \$2.6million for the redevelopment of the Early Learning Centre. Documentation to secure funds submitted 4 Oct 2019. Outcome anticipated early 2020.
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> Draft Master Plan received May 2016: structural assessment approved August 2016 Final plan received June 2017 Final report to be presented to workshop September 2017



NORTHERN MIDLANDS COUNCIL

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

16 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 13 JANUARY 2020

Election Commitment	Estimated Completion Date	Current Status
Ben Lomond		
Assisting to improve water supply to Ben Lomond Village and ski fields (\$60,000 commitment to Ben Lomond Committee)		Informal report May 2019 that the stakeholders are working to reach agreement with the way forward for this project.
Campbell Town		
Redevelopment of Cenotaph (\$70,000)	31/12/2019	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress reports submitted Dec 2018 and June 2019. Final report due Dec 2019. Work completed: acquittal report being prepared.
Midlands Highway pedestrian underpass (\$1.5million)		Project listed in the State Government 2019 Budget.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Election Commitment	Estimated Completion Date	Current Status
Cressy		
Infrastructure upgrade at Cressy Swimming Pool (\$100,000)	30/11/2019	13 June 2018: signed grant deed returned with tax invoice for the funds. July 2018: Loop Architecture preparing concept plans for kiosk upgrade and toddler's pool shade structure. Dec 2018: first progress report submitted. Completion date extended to November 2020 in light of securing Australian Govt grant of \$400,000. .
Evandale		
Morven Park Recreation Ground Upgrades (\$158,000)	30/6/2020	Recipient information form submitted 16 July 2018. Grant deed signed Sept 2018. Election commitment first progress report submitted March 2019, second report submitted June 2019: third report submitted Sept 2019.
Western Junction		
Duplication of road from Breadalbane roundabout to Airport roundabout (\$5.5million)		March 2018: Council wrote to State Growth to initiate participation in the design for the road duplication. State Government 'Building Your Future: First Year Agenda' document states planning for this work will commence in the quarter Jan-March 2019.

17 STRATEGIC PROJECTS OUTCOMES AND DELIVERY 2017-2027

Prepared by: Departmental Managers

Progress Report:

Not Started (obstacles)
On Hold
On Track
Completed

	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
GOVERNANCE						
Local Government Reform	✓	Review	Review	✓		Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services tender submissions being considered. NOA workshops on 5 priority Council functions: IT, Regulatory Services (Planning/Building Compliance), Payroll/Rates, Risk Management/WH&S. Completed, report being reviewed by GMs. Legal Services project considered by GMs, contract finalised. Joint IT platform to be investigated.
Elected Members Development and Annual Plans		✓	Review	✓		Policy and Annual Plan to be prepared.
People and Culture Plan	✓	✓	Update	✓		Framework utilised for recruitment is best practice <ul style="list-style-type: none"> Early Childhood Educators – interviews confirmed Pool Lifeguards – recruited additional resources to carry through till the end of the season Casual Cleaner (Campbell Town Complex) – currently shortlisting for interview Corporate Services Department review –summary document provided to the Corporate Services team Corporate Voice and Organisational Branding Project – Style Guides received and approved by General Manager. Implementing across the organisation – early 2020 Family and Domestic Violence Policy – complete and with the General Manager for his review before going to a future Council meeting General human resource matters - ongoing Performance management and disciplinary matters – ongoing (as required) Employee learning and development - ongoing Development and implementation of Human Resources Policies and Procedures – ongoing.



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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Best Business Practice, Governance and Compliance	✓	Update	Update	✓		Legislative Audit, Delegations Review and Policy Manual update ongoing.
Media and Marketing		Update	Update	✓		Communications Strategy and Framework to be developed. Expanding Council's communications through social media and other publications. Marketing Plan to be prepared.
CORPORATE SERVICES						
Asset Management Plan Annual Review	✓	✓	Review	2017 - 2027		Road and Building revaluation currently being undertaken, review of Asset Plans to be completed upon receipt of review.
Annual Budget and Quarterly Review	✓	✓	Review	2017 - 2027		Long Term Financial Plan updated, and annual budget adopted by Council at 24 June 2019 meeting.
Information Technology Upgrade Program	✓	✓	Review	2017 - 2027		Security penetration testing report Feb 2019 and recommendations implemented by end of May 2019. One-Touch Payroll implemented from June 2019. ECM hosted in the cloud Dec 2019.
Emergency Management	✓	✓	Review	2017 - 2027		Next municipal emergency meeting held in Nov 2019, updated Emergency Recovery Plan adopted May 2017 by Council, revision of Emergency Management Plan approved by State Govt April 2018.
Workplace Health and Safety Action Plan Annual Review	✓	✓	Review	2017 - 2027		Risk Register reviewed. WHS audit assessment complete Nov 2018. Asbestos – individual registers for all properties completed. 1 WorkSafe Tasmania notifiable incident Feb 2019.
Customer Service Standards	✓	Review	Review	Review		LGAT state-wide community satisfaction annual survey was complete early 2019. Attending the National Local Government Customer Service Network state meetings on regular basis. Implemented Live-Pro customer service system early 2019.
COMMUNITY & DEVELOPMENT						
Land Use and Development Strategy		✓	Review	2017 - 2019		Endorsed 21 October 2019. To be released for public consultation (awaiting timelines for LPS to consolidate the release)
Tasmanian Planning Scheme Integration	✓	✓	Review	2017 - 2020		Endorsed 21 October 2019 with some amendments required. Submitted to Tasmanian Planning Commission December 2019. Awaiting contact for post-lodgement meeting.
Strategic Projects Team						
Economic Development Master Plan - Prepare, Prioritise, Implement	✓	✓	Review	✓		1) Council and NMBA are collaborating on a small-scale project to identify opportunities to grow the number of businesses in the TRANSLink precinct. Council accepted in principle the TRANSLink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the TRANSLink Business Precinct in Northern Tasmania Report, August 2018. NMBA contracted April 2019 to implement the TRANSLink Engagement Project. Project underway. 2) Draft of economic development framework being finalised January 2020.
Strategic Infrastructure Projects						
Launceston Gateway Precinct Master Planning	✓			2017 - 2020		Listed as a component of the Municipal Land Use & Development Strategy. Options for southern expansion prepared.
Northern Midlands Rural Processing Centre	✓	✓	✓	2017 - 2020		Combined with Launceston Gateway Precinct component of the Municipal Land Use & Development Strategy.
Perth Town Structure Plan	✓			2017 - 2018		Council has endorsed the plan and draft amendments to planning scheme to be prepared.
Perth Community & Recreation Centre & Primary School Integrated Master Plan	✓			2017 - 2018		Funding committed from Federal Government toward expansion of Perth Childcare Centre. Pursuing funding commitment.
Sense of Place Planning - all villages and towns	✓	✓	✓	✓		Master planning for townships underway.
Longford CBD Urban Design Strategy	✓	✓				Commitment of \$4million from National Party prior to federal election. Documentation to secure funds submitted. Outcome awaited.
Longford Place Activation Plan	✓	✓				Complete.
Campbell Town CBD Urban Design and Traffic	✓	✓	✓	✓		Awaiting detailed design. Allocation in 2018/2019 budget to commence works. State Liberal election commitment of \$1.9 million for underpass between War



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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Management Strategy						Memorial Oval and School/Multipurpose Centre
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Planning approval received. Stormwater and footpath works commenced.
Ross Swimming Pool Master Plan	✓			2017 - 2020		Plan complete. No funding committed for implementation.
Cressy Recreation Ground Master Plan		✓		2017 - 2020		Council accepted Cressy Recreation Ground 2030 Master Plan at April 2018 Council meeting. Levelling the Playing Field funding received. Final plans being prepared.
Cressy Swimming Pool Master Plan		✓		2017 - 2020		State election funding grant of \$100,000 received. \$400,000 commitment from National Party prior to federal election. Funding agreement being finalised January 2020.
Evandale Morven Park Master Plan		✓		2017 - 2020		Council accepted Morven Recreation Ground 2030 Master Plan at April 2018 Council meeting. State Government levelling the Playing Field grant: \$430,300 secured towards development of inclusive changerooms. Tender awarded November 2019.
Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania	✓	✓		✓		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2019 document.
Sheepwash Creek WSUD Open Space Corridor						July 2018: WSUD space corridor concept plan and concepts – Phillip to Drummond streets – received from consultants. Land acquired. Stormwater works underway.
Economic Development						
Economic Development Master Plan Strategy Delivery		✓	✓	✓		Draft of economic development framework being finalised.- See <i>Strategic Projects Team</i> above.
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓		
Tourism Strategy Implementation		✓	✓	✓		Augmented Reality Project - For the northern part of the Heritage Highway, Ross is the first town to come on board. Work commenced June 2019. Northern Midlands Business and Volunteer Expo – planning underway for March 2020 expo.
Community Development						
Youth and Ageing Strategy		✓	Review	✓		Youth programs and services being pursued. Grant funding received for 2020 programs.
Discrimination Strategy		✓	Review	✓		Officers investigating development of strategy
Family Violence Strategy		✓	Review	✓		Council continues to support <i>End Men's Violence Against Women</i> campaign. Officers investigating development of strategy
Supporting Health and Education Programs	✓	✓	Review	✓		Participating in the Northern Health Providers Networks meetings. Further Education Bursary Program.
Supporting Employment Programs	✓	✓	Review	✓		Participate in LGAT special interest groups on a quarterly basis. Support Work for the Dole program. Participate in work experience and University placements.
Supporting Sport and Recreation Programs	✓	✓	Review	✓		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level.
Social Recovery Plan	✓			✓		Review complete
Disability Action Plan	✓			✓		Review complete
Cohesive Communities and Communities at Risk		✓	Review	✓		Not yet commenced.
Regulatory						
Legislative Audit	✓			✓		Review of legislation ongoing.
Delegations Reviews	✓			✓		Review as new staff commence and legislation changes. Regulatory software purchased to assist.
Council Policy Manual Review	✓			✓		Policies due for review, relevant managers and officers notified, schedule for review in place. Ongoing.
WORKS & INFRASTRUCTURE						
TRANSLink Precinct Renewal - Stormwater	✓	✓		2017 - 2020		Seeking grant assistance to fund planned works. Included in NMC Priority Projects 2019 document.



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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Campbell Town War Memorial Oval	✓			2017 - 2020		Ancillary works being finalised. Car park complete, external landscaping works in progress.
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		Plaster linings in place, budgeted works progressing.
Evandale Honeysuckle Banks				2017 - 2020		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects 2019 document. Table and bench seating replaced.
Nile Road Upgrade		✓	✓			Included in Roads 5-year Capital Works program. Included in NMC Priority Projects 2019 document.
Stormwater Management Plans	✓	✓	Review	2017 - 2027		Model build for all Towns in progress.
Waste Management 2017 - 2020		✓	Review	2017 - 2027		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services. Concrete material being collected, to be crushed at a later date.
NRM Program Collaboration	✓	✓	Review	✓		Collaborating with NRM North on the WSUD Master Plan for Sheepwash Creek.
Longford Recreation Ground Master Plan	✓	✓				Ancillary works being finalised, car park works commenced.
Sheepwash Creek	✓	✓				Stage 2 planning commenced.

18 FESTIVAL OF SMALL HALLS

Prepared by: Lucie Copas, Executive & Communications Officer

Festival of Small Halls was once again held in Longford on Wednesday 8 January. The 2020 event featured Siobhan Miller and band (Scotland) and Jack Carty (Australia). Both artists were in Tasmania for the first time and thoroughly enjoyed visiting Longford. The event was well attended and received positive feedback.

19 INSTALLATION OF REVERSING CAMERAS TO COUNCIL VEHICLES

Prepared by: Meryl Richardson, Work Health & Safety Officer

An audit undertaken of the works department mobile plant fleet identified five trucks without reverse cameras fitted.

Fleet 42, 36 and 33 (6-yard trucks) have now all been fitted with reverse cameras. A camera has been ordered for Fleet 16 (Isuzu F Series FVR 1000 Medium) and fleet 15 (Hino 300 FVR 1000 Medium) is due for trade-in.

All new plant requisitions include that an effective reverse camera be fitted by the supplier.

20 NTDC: QUARTERLY PROGRESS REPORT TO COUNCIL MEMBERS OCTOBER TO DECEMBER 2019

Prepared by: Mark Baker, NTDC

New CEO

New CEO Mark Baker's first month has been dedicated to understanding NTDC's priorities, ongoing work and the background behind it. The CEO has continued, reestablished or formed relationships with key stakeholders in a series of meetings that has outlined the value proposition for NTDC as the principle regional economic development body for Northern Tasmania.

The first priority was to meet or speak to all mayors and GMs, which the CEO has now done with the exception of Flinders acting GM and incoming Meander GM.

Has also met with Dorset Mayor Greg Howard on whether council will consider coming back into NTDC.

New Executive Assistant/Communications Officer

One of our main priorities at NTDC is attracting great people to the live and work in Northern Tasmania. So we are delighted to announce Anna Di Camillo as our new Executive Support and Communications Officer.

Anna has extensive experience in executive assistance, communication and marketing, and brings tremendous skills to the role with her graphic design background.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Born in Perth, Western Australia, she recently moved to Launceston with her fiancé after stints in Melbourne and Darwin.

Anna has been in Launceston for about nine months and is looking to settle permanently in the city. With a strong interest in arts, culture, film and photography, Anna has already immersed herself in the Launceston community and joined the board of Sawtooth ARI in December.

Her first day with NTDC will be on January 20.

Regional Economic Development Strategy

All councils endorsed the REDS in their December meetings and we are lining up council workshops for February/March for the implementation strategy planning.

A small media release welcoming the endorsement gained good media coverage through The Examiner on p3 and its social media.

The REDS has been a long and detailed process and NTDC would like to recognise former CEO Maree Tetlow and Project Officer Georgie Brown for their work on getting it to the final stage.

Next Steps:

- a) February/March – Workshops with Council Members first and then State Government agencies to commit to supporting specific actions and programs to deliver on the REDS.
- b) April/May 2020 – Draft Implementation Plan available for review (this is dependent on agreement of State Government and Council Members)

Envision workshops

Population Coordinator Edward Obi is arranging workshops in each council area for jobseekers and those who want to help jobseekers find employment.

The presentations will be primarily targeted to people who are currently looking for work but will also be of value to those people in the community who know and wish to assist people looking for work. The presentations will also be promoted to local schools who may use the information provided to assist their students with increased knowledge of the local labour market. The presentations will cover a range of areas including job search technique and possible employment opportunities that could assist those looking for work. The presentations will also have a 'Jobseeker Champion' talk about their experiences of being unemployed and their move to employment and an 'Employer Champion' talking about what employers are looking for in their employees.

Tentative dates are:

- Break O'Day - Wednesday 11/3
- Georgetown - Friday 13/3
- Northern Midlands - Wednesday 18/3
- Meander Valley - Friday 20/3
- West Tamar - Wednesday 25/3
- Launceston - Friday 27/3

We will be recording a session and working with Flinders to have them video conference into a session as costs prohibited holding one on the Island.

Mayors' quarterly catch-up

CEO has secured mayors' support for quarterly informal catch-up each quarter with the CEO and NTDC staff.

Anna will be arranging these dates but the idea is to hold them in the first week of each season, so March, June, September and December, rotating around the seven member councils.

They are planned as an informal gathering with a flexible agenda and designed more to keep the lines of communication and feedback open and relationships strong.

2020 Vision message

NTDC wants to get on the front foot for the new year by looking at each municipality and what the key projects, priorities and developments are that will drive economic growth - a sort of "2020 Vision" concept.

NTDC will promote this through its channels and take it to the media to further spread the word on what is happening in Northern Tasmania.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

I have an agreement from The Examiner to run it as a series over several days.

All mayors/councils were asked:

- 1) What is the main economic priority for your council in 2020?
- 2) What projects or developments have the greatest potential to deliver economic growth in your region?
- 3) How can people learn more or get involved in supporting these projects, developments or concepts?
- 4) What traditional industry, ie, agriculture, tourism, manufacturing, is in good shape for 2020 and why?
- 5) What industry is emerging as a growing area in your region?
- 6) What excites you most about the year ahead?
- 7) Where do you see your region at the end of this decade?
- 8) Looking back at the last decade, where have you come from, what has been the successes and what has surprised you?

Population advisory group

Population coordinator Edward Obi continues to work well in attracting and supporting new people to the region.

He is supporting about five skilled migrants per week in their settlement and job hunting. That work is making regular case studies for our social media channels and is showing the value NTDC provides by supporting many skilled workers such as engineers, accountants, researchers and medical professionals remain in Northern Tasmania.

Edward is arranging four meetings of the population advisory group between March-December.

Hydrogen Energy Plant Bell Bay

The development of a hydrogen energy hub concept at Bell Bay was endorsed in early 2019 by Member Councils as one the priority projects for the region.

NTDC has been working with Council Members to position Bell Bay as a potential green hydrogen energy hub that could attract support from the Federal Government for demonstration and early stage commercial projects.

Energy Minister Guy Barnett has released the state government's draft action plan, which outlines a vision for the state to become a world leader in large-scale renewable hydrogen production by 2030.

Minister Barnett has said Bell Bay manufacturing zone is an ideal site for developing hydrogen.

NTDC will be seeking Chief Scientist Dr Alan Finkel and Minister Barnett address a business breakfast or lunch on the topic early in the year.

NTDC also had a briefing with a private company looking to get the technology into the bus fleet so this space is looking very promising.

UTAS I-PREP

NTDC had reopened conversations with UTAS about greater promotion and facilitation of its intern program I-PREP. I-PREP is a program for international students and Humanitarian Visa holders to better equip them for their future working lives. The program is designed for students in their final year of study and delivers a range of experiences, including an unpaid internship in a Tasmanian organisation, to prepare students for the workplace and graduate employment. NTDC sees supporting this program to provide interns to private business and councils, if desired, as a great way to engage potential employees to stay in the region.

Work experience

In late January, we will be joined by UTAS student Josh Rowlands for work experience. Josh is studying business and Chinese language. He is passionate about supporting Tasmanian business, industry development, and sustainable economic initiatives. Josh will play a role in working on the 2020 Vision and, given he speaks fluent Mandarin after living in China for 3.5 years with his parents, will help NTDC plan a Chinese student retention and community/business engagement strategy.

Board update

Directors Greg Bott, Lucy Byrne and Chris Griffin will serve their last board meeting in February.

Interim chair Sue Kilpatrick is happy to continue in that role until a new chair is appointed. The constitution calls for the independent chair to be advertised by members.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

This leaves the board with the minimum three directors. The constitution allows for a maximum of nine directors with a preference for seven.

Members have discussed having mayoral and GM representation on the board to greater align strategy and communication between NTDC and members.

21 DRAFT PLACEMENT OF SHIPPING CONTAINERS BY-LAW

Prepared by: Amanda Bond, Community & Development Manager

The purpose of this report is to provide Council with an update regarding the progress of its Draft Shipping Containers By-Law.

Background

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

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

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

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

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

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

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

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

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

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

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

Cr Knowles/Cr Goss

That, in accordance with s.156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law No. 1 of 2017 to regulate the placement of shipping containers in the Northern Midlands municipality.

Carried unanimously

In April 2018 a further report was presented to Council at which time the following decision was made, Minute Reference 93/18:

Cr Adams/Cr Polley

- In accordance with section 156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law to regulate the placement of shipping containers in the Northern Midlands municipality; and*
- Council endorse the attached Regulatory Impact Statement.*

Carried unanimously

Council officers forwarded the draft by-law and Regulatory Impact Statement to the Director of Local Government in April 2018. The Director of Local Government issued his Certificate of Approval of Regulatory Impact Statement on 1 June 2018.

The Northern Midlands Council advertised the draft by-law for public consultation in August 2018. In accordance with section 159 of the *Local Government Act 1993* Council must consider all representations.

Council officers continued to have concerns regarding the conflict of the draft by-law with the Northern Midlands Interim Planning Scheme 2013. On this basis the matter was relisted for discussion at a Council workshop.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Council has subsequently workshopped the matter and was presented a report in June 2019. The decision of the June meeting (Minute Reference 174/19) was:

Cr Goninon/Cr Polley

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

Carried unanimously

Council has specifically enquired as to what other Councils do to enforce the placement of shipping containers. Telephone calls have been made to surrounding Councils who have advised as follows:

- West Tamar Council – regulate the placement of shipping containers through the planning scheme
- Break O’Day Council – regulate the placement of shipping containers through the planning scheme
- Meander Valley Council – regulate the placement of shipping containers through the planning scheme
- Southern Midlands Council – regulate the placement of shipping containers through the planning scheme

Concerns have been raised regarding a Shipping Container By-Law contravening the *Northern Midlands Interim Planning Scheme 2013*. The only way for this to be resolved is for it to be tested by way of an appeal of a decision pursuant to the by-law. It is noted that the Resource Management and Planning Appeals Tribunal recently decided an appeal in respect to the placement of shipping containers which gives the indication that shipping containers are considered “development” in accordance with a planning scheme, and therefore a by-law may in fact contravene the existing legislation of a planning scheme. The decision was *CMK Architects v West Tamar Council & Anor [2019] TASRMPAT 18*.

Process and Action Taken

In accordance with the Department of Premier and Cabinet, Local Government Division – Making By-Laws (2) Fact Sheet, the process for making a by-law and action taken to date are both identified below:

1. Consider the need for regulation, in the context of existing regulation, and with regard to the alternatives to making a by-law.

Council first considered making a by-law regarding shipping containers in June 2016 (Minute Reference 172/16).

2. Prepare a draft by-law.

Council first considered the draft by-law on 15 August 2016 (Minute Reference 229/16).

3. Undertake initial consultation on the by-law with key stakeholders. This may include inviting comments or submissions and holding meetings or workshops.

At its meeting of 15 August 2016 (Minute Reference 229/16) Council directed the draft by-law be referred to stakeholders and a report be brought back to a future meeting.

4. Adjust the by-law to reflect comments received during initial consultation process.

A report was presented back to Council on 10 April 2017 (Minute Reference 126/17) outlining the feedback received from Council’s Local District Committees regarding the draft by-law.

5. Council passes a formal resolution (by an absolute majority) of its intention to make a by-law.

At its meeting of 21 August 2017 (Minute Reference 253/17) Council resolved unanimously its intention to make the Placement of Shipping Containers By-Law.

6. Council prepares a draft Regulatory Impact Statement (RIS) if required.

At its meeting of 16 April 2018 (Minute Reference 93/18) Council endorsed a draft Regulatory Impact Statement in support of the proposed by-law.

7. The RIS and by-law are referred to the Director of Local Government for consideration.

Following the decision of Council at its meeting of April 2018 (Minute Reference 93/18) the draft Placement of Shipping Containers By-Law and draft Regulatory Impact Statement were referred to the Director of Local Government for consideration on 24 April 2018.

8. If satisfied the RIS meets all statutory requirements, the Director will issue a certificate of approval to the council.

The Director of Local Government issued a certificate of approval on 1 June 2018.



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9. Council gives notice of the proposed by-law and carries out its public consultation.

Notification was given by way of publication in the Examiner newspaper on 25 August 2018.

10. Notice of the proposed by-law is advertised in print media.

Notification was given by way of publication in the Examiner newspaper on 25 August 2018.

11. Copies of the RIS and by-law are to be made available for public inspection/purchase, and displayed on the council's website, as required under section 158 of the Act.

This occurred following advertising on 25 August 2018.

12. Submissions are invited from the community and key stakeholders. Section 159 of the Act requires that all submissions are to be considered by the council.

A report will be presented to Council in February 2020 detailing the submissions received.

It is noted there was a delay between the by-law being publicly advertised and the report back to Council due to concerns of officers regarding the by-law contravening the *Northern Midlands Interim Planning Scheme 2013* and the matter being further workshopped.

DECISION

Cr Goninon/Cr Lambert

That Council receive the information in relation to the *Draft Placement of Shipping Containers By-Law* and await a further report to be tabled at the next Council meeting.

Carried unanimously

Cr Lambert/Cr Adams

That Council receive the information items.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

008/20 NORTHERN MIDLANDS COUNCIL LOCAL RECYCLING COMMITTEE: TERMS OF REFERENCE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of this report is to consider a draft Terms of Reference for the Local Recycling Committee.

2 INTRODUCTION/BACKGROUND

Council at its meeting on 9 December 2019, minute reference 409/19:

DECISION

Cr Goninon/Cr Adams

That Council officers prepare a Terms of Reference for a Local Recycling Committee.

Carried unanimously

The establishment of a Local Recycling Committee will allow interested parties to explore ways to encourage the community to recycle.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
 - Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise
 - ♦ Collaborative partnerships attract key industries
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties

4 POLICY IMPLICATIONS

Council is a member of the Northern Regional Waste Management Group, a group made up of representatives from all Northern Councils. The proposed local Recycling Group should work with and share information with the Northern Regional Waste Management Group.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

5 STATUTORY REQUIREMENTS

5.1 *Environmental Management and Pollution Control (Waste Management) Regulations 2010*

5.2 *Local Government Act 1993:*

24. Special committees

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

6 FINANCIAL IMPLICATIONS

The identified cost will include Council officer support and meeting room facilities.

Costs associated with identified initiatives will be assessed as they arise.

7 RISK ISSUES

N/a.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

Council may determine to establish the committee membership through community expressions of interest.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether they support/not support the draft Local Recycling Committee - Terms of Reference with or without amendment.

11 OFFICER'S COMMENTS/CONCLUSION

The Terms of Reference for the Committee is provided as an attachment and is self-explanatory.

Council need only endorse the Terms of Reference with or without amendment.

12 ATTACHMENTS

12.1 Draft Local Recycling Committee – Terms of Reference

RECOMMENDATION

That Council endorse the Terms of Reference for the Local Recycling Committee.

DECISION

Cr Goss/Cr Calvert

That Council endorse the Terms of Reference for the Local Recycling Committee.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

009/20 POLICY REVIEW: CODE OF CONDUCT FOR ELECTED MEMBERS

File: 44/001/001
Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is for Council to review and amend its Code of Conduct for Elected Members Policy.

2 INTRODUCTION/BACKGROUND

The *Local Government Model Code of Conduct Amendment Order 2018* came into effect on 26 December 2018.

Under section 28T(1) of the *Local Government Act 1993*, Councils must adopt the amended Model Code within three months of the Order taking effect (which was 26 March 2019).

Officers presented a report to Council at its meeting of 18 February 2019 to adopt the amended Model Code.

On 11 December 2019 Council received a letter from the Director of Local Government advising there are three minor omissions which were made in the Model Code the Northern Midlands Council adopted on 18 February 2019. These are:

- Part 2 – omitted in the title – ‘that are not pecuniary’;
- Part 2(6)(a) – omitted ‘and the nature of the interest’; and
- Part 5(1) – omitted ‘or use’.

The purpose of this report is for Council to correctly adopt the Model Code.

Attached to this report is the amended Code of Conduct for Elected Members Policy with the required changes highlighted.

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

3 STRATEGIC PLAN 2017-2027

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

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



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

4 POLICY IMPLICATIONS

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

5 STATUTORY REQUIREMENTS

Local Government Act 1993

Local Government (Model Code of Conduct) Order 2016

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

There is a risk of councillors being subject to a Code that is at a different standard to all other Councils if the corrections identified in this report are not adopted.

8 CONSULTATION WITH STATE GOVERNMENT

The State Government developed the Model Code of Conduct.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

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

11 OFFICER'S COMMENTS/CONCLUSION

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

12 ATTACHMENTS

- 12.1 Amendments to *Local Government Act 1993* and *Local Government (Model Code of Conduct) Order 2016* – Information Sheet.
- 12.2 Amended Code of Conduct for Elected Members policy

RECOMMENDATION

Council adopts the Model Code of Conduct for Councillors set out in Schedule 1 of the *Local Government (Model Code of Conduct) Order 2016*, as notified in the Tasmanian Government Gazette on 13 April 2016, and as amended by the



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Local Government (Model Code of Conduct) Amendment Order 2018, as notified in the Tasmanian Government Gazette on 26 December 2018.

DECISION

Cr Davis/Cr Polley

That Council adopts the Model Code of Conduct for Councillors set out in Schedule 1 of the *Local Government (Model Code of Conduct) Order 2016*, as notified in the Tasmanian Government Gazette on 13 April 2016, and as amended by the *Local Government (Model Code of Conduct) Amendment Order 2018*, as notified in the Tasmanian Government Gazette on 26 December 2018.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

010/20 RECONCILIATION TASMANIA – JANUARY CELEBRATION

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

1 PURPOSE OF REPORT

The purpose of this report is to seek support and endorsement from Council to host an event focused on celebrating Tasmanian Indigenous culture. Council Officers have been liaising with Fiona Hughes from Reconciliation Tasmania who has advised that the Department of Premier and Cabinet has allocated a \$5,000 budget towards the Northern Midlands Council hosting an event within January, within the Northern Midlands.

The event has been titled 'Walk with Us – a celebration of Tasmanian Indigenous culture' and has been tentatively organised to take place on Saturday 15 February 2020 at the Longford Village Green from approximately 12pm – 3pm.

The purpose of the event is to celebrate and recognise the indigenous communities within our municipality.

2 INTRODUCTION/BACKGROUND

Recently Mayor Knowles OAM met with members of Reconciliation Tasmania, Mark Redmond and Fiona Hughes to discuss the possibility of the Northern Midlands Council organising an event in early 2020 to celebrate the Indigenous community in the Northern Midlands.

Mayor Knowles advised that the request was required to go before Council for a formal decision.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with ImpactCore Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
- People –
 - Sense of Place – Sustain, Protect, ProgressCore Strategies:
 - ♦ Council nurtures and respects historical culture
 - Lifestyle – Strong, Vibrant, Safe and Connected CommunitiesCore Strategies:
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - History – Preserve & Protect our Built Heritage for TomorrowCore Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

N/a.



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5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

Organising another large event in January will require Officer time and resources to plan, organise and liaise with required stakeholders.

There is no other direct cost to Council, due to the allocation of budget provided from DPAC.

7 RISK ISSUES

Due to minimal and little advertising ability the event may not be well attended. Due to budget restraints and Officer availability, the event can only take place on the allocated date, Saturday 15 February 2020.

8 CONSULTATION WITH STATE GOVERNMENT

There has been no formal request from the Premier or DPAC to support or host an event.

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

To support or not support the implementation and organisation of an event aimed at celebrating Indigenous culture and history during January, on an annual basis.

11 OFFICER'S COMMENTS/CONCLUSION

A tentative event has been organised and can go ahead if approval is given. The event will be small and informal but will provide an intimate and personal connection for all attendees.

Should Council wish to support the request this would allow 19 working days to organise and prepare for the event to be held on 15 February 2020.

If approved the event can be promoted through Council's Facebook page, the Northern Midlands Courier, The Examiner, local noticeboards and shopfronts and also via our Local District and Management Committees.

12 ATTACHMENTS

N/a.

RECOMMENDATION

That Council **supports / does not support** the implementation of an annual event aimed at celebrating Tasmanian Indigenous culture and history within the Northern Midlands, commencing Saturday 15 February 2020.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

DECISION

Cr Polley/Cr Calvert

That Council supports the implementation of an annual event aimed at celebrating Tasmanian Indigenous culture and history within the Northern Midlands, commencing Saturday 15 February 2020 subject to external funding being available.

AMENDMENT

Cr Lambert/Cr Goninon

That Council support the event in principle, however, seek further input from the group for a date later in the year.

Carried unanimously

The Amendment became the motion
and was Put and
Carried unanimously

011/20 MONTHLY REPORT: DEVELOPMENT SERVICES

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

1 PURPOSE OF REPORT

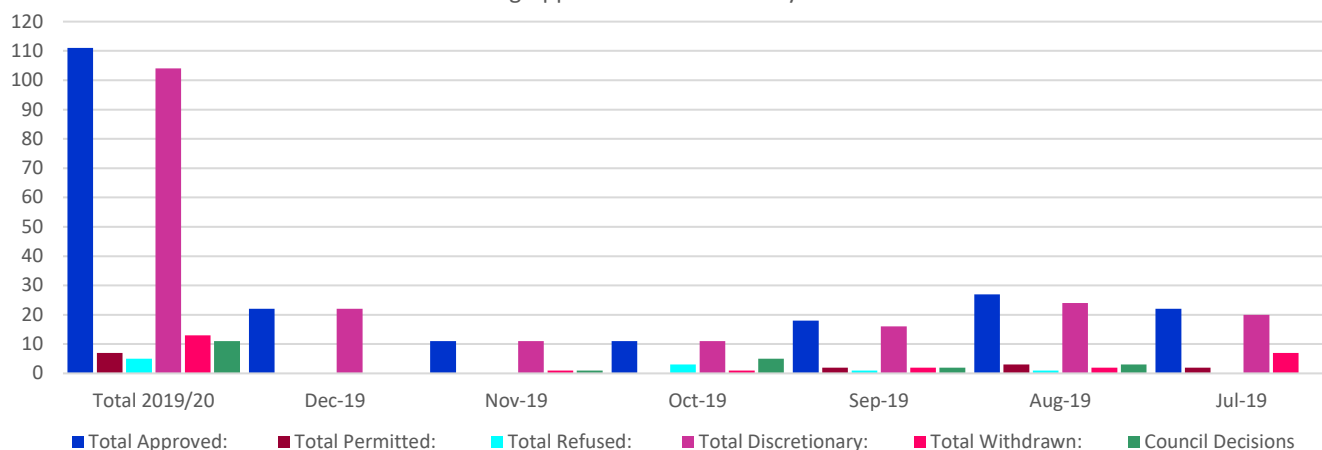
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

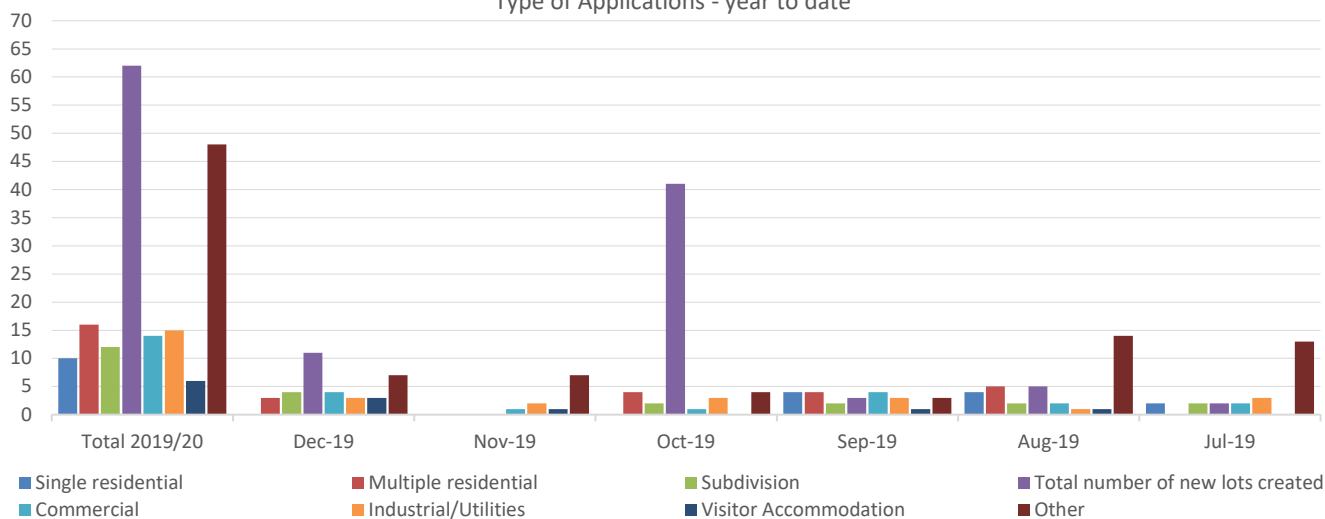
Planning decisions	Total 2019/20	Dec-19	Nov-19	Oct-19	Sep-19	Aug-19	Jul-19
Number of valid applications	92	11	18	11	11	18	23
Single residential	10	0	0	0	4	4	2
Multiple residential	16	3	0	4	4	5	0
Subdivision	12	4	0	2	2	2	2
Total number of new lots created	62	11	0	41	3	5	2
Commercial	14	4	1	1	4	2	2
Industrial/Utilities	15	3	2	3	3	1	3
Visitor Accommodation	6	3	1	0	1	1	0
Total permitted	0	0	0	0	0	0	0
Total discretionary	6	3	1	0	1	1	0
Other	48	7	7	4	3	14	13
Total Approved:	111	22	11	11	18	27	22
Total Permitted:	7	0	0	0	2	3	2
Average Days for Permitted		-	-	-	28	25	25
Days allowed for approval by LUPAA		28	28	28	28	28	28
Total Exempt under IPS:	27	2	9	5	0	4	7
Total Refused:	5	0	0	3	1	1	0
Total Discretionary:	104	22	11	11	16	24	20
Average Days for Discretionary:		39	36	40	38	41	40
Days allowed for approval under LUPAA:		42	42	42	42	42	42
Total Withdrawn:	13	0	1	1	2	2	7
Council Decisions	11	0	1	5	2	3	0
Appeals lodged by the Applicant	3	0	1	0	1	0	1
Appeals lodged by third party	1	0	1	0	0	0	0

Planning Applications Processed - year to date

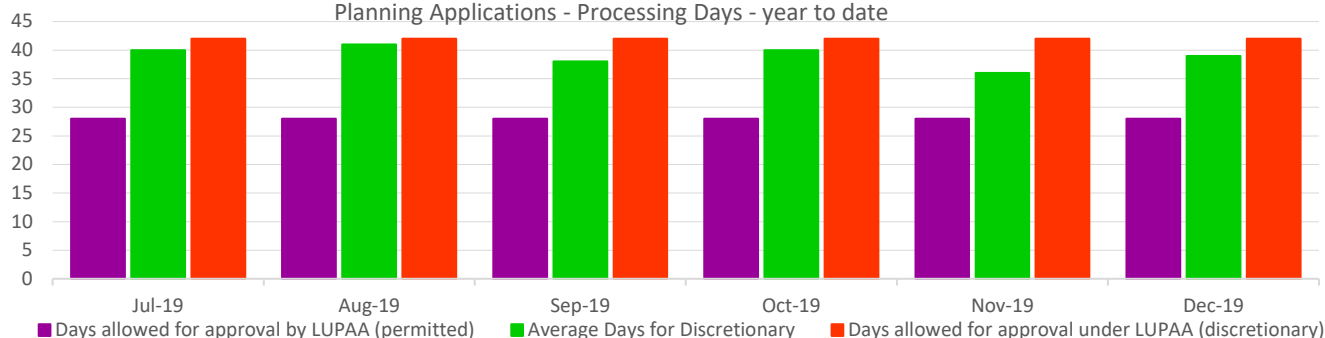


NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Type of Applications - year to date



Planning Applications - Processing Days - year to date



December 2019

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-19-0139	Multiple Dwellings (3) (within 50m rail corridor & watercourse; vary rear setback and north facing windows) and filling of land potentially subject to flooding	9 Effra Court, Perth TAS 7300	BVZ Designs	42	D
PLN-19-0207	8 Lot subdivision (Road & Railway Assets Code, Water Quality Code)	17 Youl Road, Perth TAS 7300	Woolcott Surveys	42	D
PLN-19-0208	Bridge replacement & temporary bypass works including tree trimming/removal (Biodiversity Code; works within 50m of watercourse)	3.7km south from McShane Rd, Old Coach Road, Royal George TAS 7213	Northern Midlands Council	42	D
PLN-19-0209	Bridge Replacement (constructed over boundary; minor vegetation removal & within 50m of watercourse)	Snow Hill, Snow Hill Rd, Royal George TAS 7213	Northern Midlands Council	42	D
PLN-19-0211	Home based business (dog grooming)	3 Thames Court, Perth TAS 7300	Alyce Cusick	22	D
PLN-19-0215	Install flow meter in Sheepwash Creek on 30 Phillip St, Perth (utilities, Flood Prone Areas Code, Water Quality Code)	30 Phillip Street, Perth TAS 7300	Northern Midlands Council	41	D
PLN-19-0217	Coolroom & Kitchen Blocks (Visitor Accommodation) (vary parking provisions)	74 Main Street, Cressy TAS 7302	Prime Design	42	D
PLN-19-0222	Use ancillary dwelling as visitor accommodation (vary Car Parking & Sustainable Transport Code provisions)	235 Perth Mill Road, Evandale TAS 7212	Beverley & Anthony Peters	30	D
PLN-19-0226	Garage (vary side & rear setbacks; Scenic Management Area)	3 Maxwell Avenue, Poatina TAS 7302	David Alan Ireson	28	D



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

December 2019

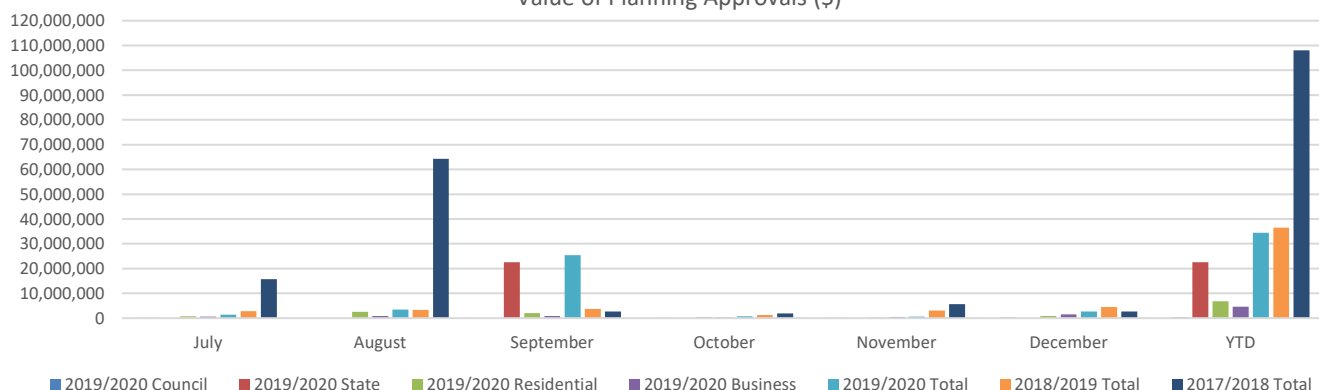
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-19-0191	Solar panels on roof of dwelling (Heritage Precinct)	33 High Street, Evandale TAS 7212	Allied Roofing and Construction	40	D
PLN-19-0196	Partial Change of Use to General Retail and Hire, installation of new sliding door & signage (heritage precinct, variation to carparking/loading bay requirements)	29 Church Street, Ross TAS 7209	James & Leonie Dennis	42	D
PLN-19-0203	extension to dwelling (heritage listed property within heritage precinct)	13-15 Russell Street, Evandale TAS 7212	Natural Energy Designs	42	D
PLN-19-0210	Signage for B&B (Heritage listed property within heritage precinct)	28-30 High Street, Evandale TAS 7212	Julie & Gary Grant	42	D
PLN-19-0189	Contractors Depot (warehouse/office) & Signage (vary screening, parking location, pedestrian access & signage provisions; Road and Railway Assets Code & Airports Impact Management Code)	6 Richard Street, Western Junction TAS 7212	6ty°	42	D
PLN-19-0213	Boundary adjustment (vary solar orientation; Heritage Precinct)	29 Murray Street & 2 Rodgers Lane, Evandale TAS 7212	6ty°	42	D
PLN-19-0200	5 Lot Subdivision (from 3 lots) (Bushfire-prone Areas Code)	Verwood, 546 Verwood Road, Ross TAS 7209	Cohen & Associates	42	D
PLN-19-0201	8m x 15m Shed (vary side [S] and internal front [W] setbacks)	224 Leighlands Road, Evandale TAS 7212	Gregory & Louise Foot	42	D
PLN-19-0204	Change of use to visitor accommodation (non-impervious access and parking; Heritage Precinct)	6 King Street, Campbell Town TAS 7210	Susan Perrott	33	D
PLN-19-0205	Visitor Accommodation (non-impervious access and parking)	22A Logan Road, Evandale TAS 7212	Robert Boden	42	D
PLN-19-0206	Dwelling & shed additions (vary rear [S] setback)	6A Jetson Court, Cressy TAS 7302	Nick Fitsialos	42	D
PLN-19-0214	3 lot subdivision (vary side setback of house, demolition of shed, access lot 3 by right of way)	19 Laycock Street, Longford TAS 7301	Mr Carlton Dixon	38	D
PLN-19-0220	12m x 6m garage (vary side [N] setback) & additional crossover	5 Effra Court, Perth TAS 7300	John & Dorothy Slore	32	D
COUNCIL DECISIONS					
COUNCIL DECISIONS - REFUSAL					
RMPAT DECISIONS					
TPC DECISIONS					

2.2 Value of Planning Approvals

	2019/2020				2018/2019	2017/2018
	Council	State	Residential	Business	Total	Total
July	30,500	0	721,500	677,000	1,429,000	15,790,718
August	0	0	2,595,000	908,000	3,503,000	64,268,900
September	0	22,600,000	1,999,000	858,550	25,457,550	2,749,945
October	20,900	0	491,000	206,000	717,900	1,922,200
November	2,000	0	180,000	466,500	648,500	5,671,000
December	295,000	0	827,000	151,400	2,636,000	2,660,300
YTD	53,400	22,600,000	5,986,500	3,116,050	31,755,950	36,482,950
						108,049,468

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Value of Planning Approvals (\$)



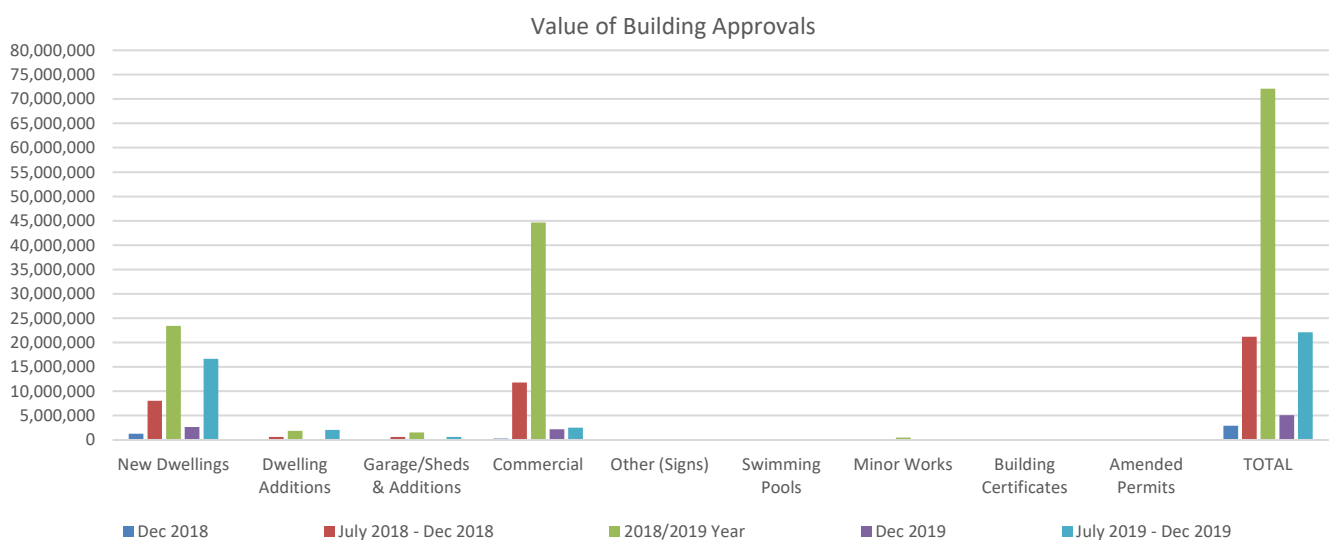
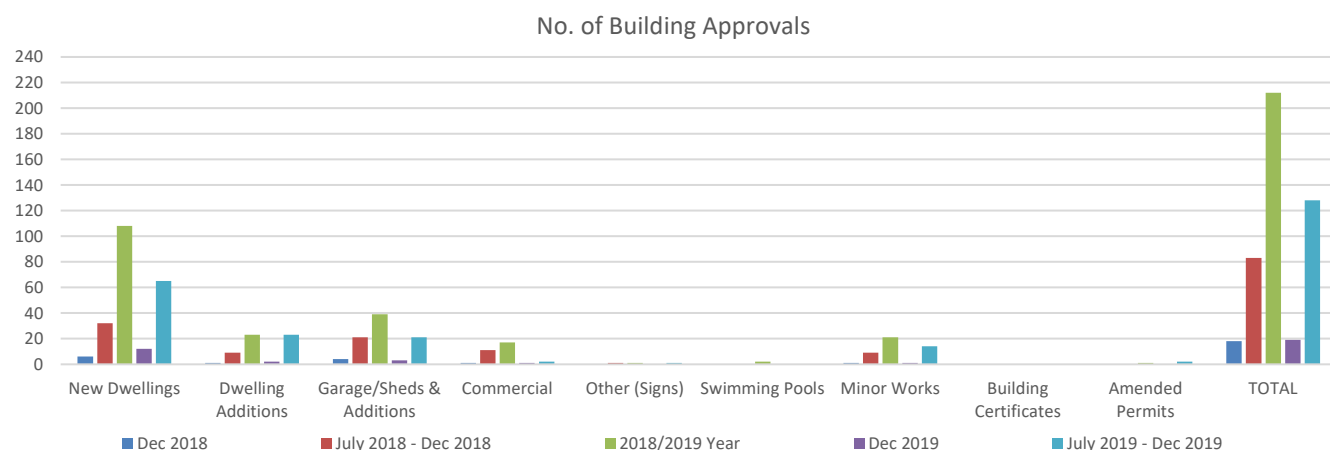
2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area. Northern Midlands Council's Draft Local Provisions Schedule submitted to TPC 19 December 2019.
02/2019	PLN19-0070, 86 Burghley St Longford, rezone to General Residential and s43A application for 7 Lot Subdivision. Hearing held 13 December 2019. TPC has directed Council to provide additional information on or before 21 January 2020.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
	Appeal 118/19P, 495 Nile Road, Evandale, Visitor Accommodation. Preliminary Conference held 10 December 2019. Hearing set for 23-25 March 2020, Hobart.
PLN19-0182	Appeal 116/19P, Road Reserve adjacent to and opposite 55a Main St Perth, 2 bus stops, Dept State Growth. Preliminary Conference held 20 November 2019. Hearing adjourned to allow consideration of alternative sites.
Decisions received	
TPC	
03/2019	PLN19-0151, 7 & 7A Wellington St Longford - Rezoning, realignment of urban growth boundary & site specific amendment to rural resource zone. TPC considers it does not have jurisdiction to make a decision due to the application not being signed by the body corporate or the other owners of lots in the strata.
RMPAT	
PLN18-0216	Appeal 82/19S, 16338 Midland Highway Perth - 25 Lot Subdivision. Hearing held 21 & 22 November 2019. Decision received - Council's refusal upheld.

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		YEAR: 2019 - 2020			
	Dec 2018		July 2018 - Dec 2018		July 2018 - June 2019		Dec 2019		July 2019 - Dec 2019	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
	\$		\$		\$		\$		\$	
New Dwellings	6	1,299,000	32	8,061,121	108	23,419,306	12	2,664,046	65	16,680,051
Dwelling Additions	1	70,000	9	634,000	23	1,846,538	2	84,000	23	2,084,001
Garage/Sheds & Additions	4	117,584	21	612,184	39	1,536,420	3	132,142	21	625,942
Commercial	1	300,000	11	11,778,132	17	44,672,414	1	2,200,000	2	2,520,000
Other (Signs)	0	0	1	8,000	1	10,000	0	0	1	5,000
Swimming Pools	0	0	0	0	2	98,000	0	0	0	0
Minor Works	1	3,500	9	103,781	21	479,264	1	30,000	14	190,705
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	1	35,000	0	0	2	0
TOTAL	18	2,915,988	83	21,197,218	212	72,096,942	19	5,110,188	128	22,105,699
Inspections										
Building	0		40		9		0		1	
Plumbing	13		127		317		23		178	



2.5 Planning and Building Compliance – Permit Review

There has been a spike in compliance issues this month. Generally, the response to complaints raised is positive with property owners working with Council to remedy the issue, whether it be by removing the works or applying for the appropriate permits.

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	3	21	47
Property owner not home or only recently started		1	
Complying with all conditions / signed off	2	7	28
Not complying with all conditions			1
Re-inspection required	1	9	6
Notice of Intention to Issue Enforcement Notice			
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required		4	16



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Building Permit Reviews	This Month	2019/2020	Total 2018/2019
Number of Inspections		18	42
Property owner not home or only recently started			
Complying with all conditions / signed off		5	3
Not complying with all conditions		1	
Re-inspection required		4	
Building Notices issued			
Building Orders issued			
No Further Action Required		9	34

Illegal Works - Building	This Month	2019/2020	Total 2018/2019
Number of Inspections	3	14	14
Commitment provided to submit required documentation			3
Re-inspection required		2	4
Building Notices issued	1	3	3
Building Orders issued	1	2	3
Emergency Order			
No Further Action Required	2	6	2

Illegal Works - Planning	This Month	2019/2020	Total 2018/2019
Number of Inspections	6	38	17
Commitment provided to submit required documentation	2	4	5
Re-inspection required	2	19	5
Enforcement Notices issued			3
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued	2	3	1
No Further Action Required	2	7	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 20 JANUARY 2020

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.

7 OFFICER'S COMMENTS/CONCLUSION

To date there has been 2 commercial building approval valued at \$2,520,000 for 2019/2020 (year to date), compared to 11 commercial building approvals valued at \$11,778,132 (year to date) for 2018/2019.

In total, there were 128 building approvals valued at \$22,105,699 (year to date) for 2019/2020, compared to 83 building approvals valued at \$21,197,218 (year to date) for 2018/2019.

RECOMMENDATION

That the report be noted.

DECISION

Cr Goninon/Cr Davis

That the report be noted.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

012/20 PROPOSED MURAL INSTALLATION – PERTH

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

1 PURPOSE OF REPORT

The purpose of this report is for Council to endorse the Perth Mural Project to progress.

2 INTRODUCTION/BACKGROUND

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

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

A report was presented to Council on 18 February 2019 and the following decision was made (Minute Reference 047/19):

Cr Lambert/Cr Gonion

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

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

Carried unanimously

At its meeting of 21 October 2019 Council endorsed an Implementation Plan for the project making the following decision (Minute Reference: 338/19):

That Council endorses the attached implementation plan for the Perth Mural Project and the artists be approached to provide finalised designs for the four designated sites this financial year; and that possible locations for the murals be referred to the Perth Local District Committee.

The finalised images were presented to Council at its meeting of 18 November 2019 to be endorsed. Council at that time made the following decision (Minute Reference: 375/19):

Cr Polley/Cr Davis

That Council

- i) seek comment from the Perth Local District Committee, in particular in relation to
 - Timeline;
 - Images; and
 - Location*

prior to the matter being referred back to Council for a decision at the 20 January 2020 Council meeting.
and

- ii) encourages the groups to work together to get the best possible outcome.*

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

A second report was also presented to Council at its meeting of 18 November 2019 regarding a request from Ms Sue Field to incorporate two additional sites in the Perth Mural Project. The following decision was made (Minute Reference: 376/19):

Cr Davis/Cr Goss

That Council does include and fund the additional sites of the Perth Primary School and Perth Newsagency and IGA Xpress in the Perth Mural Project.

Carried unanimously

The Perth Local District Committee considered the Perth Mural Project at its meeting of 5 December 2019. Below is an extract from the minutes of that meeting. Officer comments have been provided in red following each recommendation, after discussion with the artists.

Extract from Perth Local District Committee meeting minutes – 5 December 2019

The Committee noted that in order for a report to be tabled at the 20 January 2020 Council meeting, the Committee were required to provide comment in relation to the Council minute decision 375/19 by 8 January 2020.

T Purse/D Smith

- A) *The Committee request that, subject to the endorsement of the artists, in order to achieve the best possible outcome for the project the two mural projects be merged as a single mural project for Perth.*

*Carried
5 for / 1 against*

Officer comment:

It is the preference of the artists that the two projects remain separate. The artists have been planning the Perth Mural project for two years and are ready to proceed with their plan as soon as Council endorses it. The artists are very happy to complete the Perth IGA wall mural and the Perth School mural, however, wish to keep the two projects separate.

S Field/S White

- B) *The Committee request that Council, subject to the endorsement of the artists, progress with the following three murals in the 2019/2020 financial year:*

- 1. Perth 200 years timeline*
- 2. Perth Train Park*
- 3. Perth Primary School.*

*Carried
5 for / 1 against*

Officer comment:

The artists have advised they are happy to complete the projects listed above this financial year.

D Smith/S Field

- C) *The Committee request that Council, subject to the endorsement and availability of the artists, progress the first mural of the three (i.e. the 200 years timeline, attached to the IGA wall) with a preferred completion date for the mural to be prior to the end of the 2019/2020 financial year.*

*Carried
5 for / 1 against*

Officer comment:

The artists have advised they are ready to commence the project as soon as Council endorses it. It is estimated it will take 4 weeks to complete the Perth IGA Wall mural. Planning approval for the IGA wall will also need to be obtained, the statutory timeframe for this approval is 42 days (however may be longer if there is further information required or representations to the application lodged).

Officers do not recommend the painting of the mural be commenced until planning approval has been received.

D Smith/S Field

- D) *The Committee request that Council, subject to the endorsement of the artists and the completion of the first mural (i.e. the 200 years timeline, attached to the IGA wall), launch the mural project and the project to celebrate the 2021 Bicentenary of Perth.*

*Carried
5 for / 1 against*



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Officer comment:

Officers note the Perth Bicentenary is in 2021. Care will need to be taken that momentum is not lost / the mural has reduced impact if it is launched 1 year prior to the celebration of the bicentenary. However, the launch of the IGA mural is considered part of the Perth Bicentenary project, and separate to the mural project therefore does not impact the progress of the Mural Project.

T Purse/S Field

- E) That Council, subject to the endorsement of the artists, endorse the Committees request that the themes of the murals be consistent with the location in which they are installed, i.e.:

Location	Theme
IGA Wall at Perth	Perth 200 years timeline
Perth Train Park	History of Trains
Perth Primary School	History of the School

Carried
5 for / 1 against

Officer comment:

The artists have advised as follows regarding the proposed locations and themes:

IGA wall at Perth – agree

Perth Train Park – the artists have indicated they are happy to include the history of trains in the mural at the Train Park, however, they wish to keep the project a combination of history through to current times, and not only focus on trains. It is the preference of the artists to keep the Perth Train Park separate from the Perth Bicentenary project.

Perth Primary School – agree

J Stagg/S Field

- F) That Council review the mural project in the 2020/2021 year.

Carried unanimously

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
- Progress –
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - Tourism Marketing & Communication
 - ♦ Tourism thrives under a recognised regional brand
 - ♦ Tourism partnerships build sense of place identity
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - History – Preserve & Protect our Built Heritage for Tomorrow
 - Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

Not applicable.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

5 STATUTORY REQUIREMENTS

5.1 Northern Midlands Interim Planning Scheme 2013

A planning permit is required for the Train Park (if not within setbacks) and IGA wall.

6 FINANCIAL IMPLICATIONS

The project is to be funded from the 2019/20 allocation for Tourism & Promotion – Signage and Town Brochures.

Estimated costs:

IGA Wall at Perth

Planning approval application:	\$	392
Cement sheet:	\$	350
Paint:	\$	200
Labour to erect mural:	\$	1,800
TOTAL	\$	2,742

Perth Train Park

Planning approval application (if required):	\$	392
Cement sheet:	\$	350
Paint:	\$	200
Labour to erect mural, including frame:	\$	5,700
TOTAL	\$	6,642

***Note – the site at the Perth Train Park has not been finalised. The preferred location of Council officers is the vacant wall of the toilet block facing Little Mulgrave Street. This location will not require planning approval, or the cost of the frame to erect the mural as it can be fitted to the existing building.**

Perth Primary School:

Cement sheet:	\$	170
Paint:	\$	200
Labour to erect mural:	\$	1,800
TOTAL	\$	2,170

Funding will need to be allocated in the 2020/21 financial year to complete the project.

7 RISK ISSUES

This is a project brought to council by individuals in the community. There is a risk that it does not fall within current town planning for Perth and will appear ad hoc and out of place.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

The proposal has been referred to the Perth Local District Committee and the Community in general through a public survey.

10 OPTIONS FOR COUNCIL TO CONSIDER

To proceed with the Perth Mural project, or not.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

11 OFFICER'S COMMENTS/CONCLUSION

Discussion with the artists confirm they are very happy to paint the IGA wall and Perth School murals as part of the Perth Bicentenary Celebration, however, their wish is for the Perth Mural project to be standalone from the Bicentenary celebration.

12 ATTACHMENTS

Revised implementation plan.

RECOMMENDATION

That Council endorses the attached revised implementation plan and the project be progressed immediately.

DECISION

Cr Davis/Cr Goninon

That Council endorses the attached revised implementation plan and the project be progressed immediately.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

013/20 CONARA PARK PROPOSAL

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

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider a request from the Department of State Growth to formally decommission the existing rest area at Conara in light of the proposed park at the corner of Panec Street and Conara Road, Conara.

2 INTRODUCTION/BACKGROUND

Conara is located slightly north of the intersection to Avoca and the East Coast of Tasmania. There is a large area of public space at the entrance to Conara including a playground and car park.

The Department of State Growth owns and is responsible for maintaining the current park site, except for the playground which Council maintains. In 2015 the Department of State Growth removed the public toilet facility at the Conara Park due to structural safety concerns. At that time, the Department offered to re-build a public toilet facility on the proviso Council would accept responsibility for the site and clean and maintain the facility. Council declined the offer.

In 2018 the Department of State Growth removed the public BBQ and shelter at the site, as well as the water connection, due to vandalism concerns. Council agreed with this removal.

The site is not a recognised free camping area. The site has previously been identified on some camping websites as a free rest area for self-contained vehicles, these websites have been contacted to have the reference removed. Despite not being a designated free camping area the site is used by self-contained and in some instances non self-contained campers. This use has caused issues with residents of Conara, in particular with the lighting of camp fires in summer, public defecation and privacy with some campers parking against backyards of private residents.

Discussion has been had with the Department of State Growth regarding the Conara Park and potential for improvement to the site.

It has previously been informally proposed by the Department of State Growth that:

- A master plan for the current rest area site be prepared;
- The playground be relocated and car parking area be tidied, with the land then becoming the responsibility of the Northern Midlands Council;
- The Department of State Growth maintain or develop the remaining land owned by it at the site.

Council considered the proposal at its meeting of 26 June 2017 (Min. Ref. 202/17) and made the following decision:

Cr Polley/Cr Goninon

That Council

- does not progress the development of a master plan for the Conara Park site; and*
- formally approaches the Department of State Growth to fund the relocation of the playground to an alternate identified site within the township.*

Carried unanimously

Council officers have investigated alternative sites in Conara for a park facility and have identified the following area of land on the corner of Panec Street and Conara Road.



The site is owned by Crown Land Services (Department of Primary Industries Water & Environment). There is water infrastructure on the Conara Road side of the property. There is sewer infrastructure on the Panec Street side of the Fingal railway line.

The site is zoned Village.

Passive Recreation, as described below is no permit required in the zone (ie could occur in the current zone without a permit).

Passive recreation	use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.
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A concept plan was presented to Council at its meeting of 18 November 2019 at which time the following decision was made (Minute Reference: 374/19):

Cr Polley/Cr Adams

That Council:

- a) accept in principle the concept plan for the proposed Conara Park at the corner of Panec Street and Conara Road, Conara; and*
- b) authorise officers to contact the Department of Primary Industries and Water regarding transfer of the land to Council; and*
- c) release the concept plan for public comment following discussions with Department of Primary Industries and Water; and*
- d) seek external funding; and*
- e) consider the development in the 2020/21 budget deliberations.*

Carried unanimously

Contact was made with Crown Land Services and advice received that the Department of State Growth has no issues with the Panec Street park proposal and the transfer of the DPIWWE Crown land to Council for this purpose.

However, the Department has raised a series of other questions, regarding formally decommissioning the existing rest area site, should the proposed park proceed. The Department of State Growth is seeking Council's position on the following:

1. Confirmation that Council owns and maintains the existing playground equipment.

Officer comment: correct.

2. **Confirmation that a number of Conara Road residents use the Crown land for access to the rear of their properties, and advice as to whether or not this access would need to be maintained, noting it is the preference of the Department of State Growth to decommission the site fully which includes discontinuing access.**

Officer comment: yes, access to the rear of the properties is currently gained over the Crown land. Consultation would need to occur with affected landowners prior to a response being given to the Department of State Growth.

3. **The Department of State Growth will undertake the works to decommission the existing rest area, on the basis that Council undertakes necessary stakeholder management.**

Officer comment: It is recommended Council be clear as to the scale of stakeholder management that is expected by the Department of State Growth, prior to accepting the responsibility of stakeholder management. Officers suggest the following stakeholder engagement: letter box drop to all Conara residents, discussion through the Campbell Town District Forum, and advertising on Council's Facebook page and in the Northern Midlands Courier.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
- Progress –
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - Tourism Marketing & Communication
 - ♦ Tourism thrives under a recognised regional brand
 - ♦ Tourism partnerships build sense of place identity
- 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
 - ♦ Connect – Improve sense of community ownership

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

The cost to Council as proposed by the Department of State Growth to decommission the existing Conara rest area site, is the cost of stakeholder management of the project.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Suggested stakeholder management is identified in Part 2 (3) of this report. The financial implications are the cost of a mail out to affected residents, and staff time to prepare the communications.

7 RISK ISSUES

There is a risk to Council if it undertakes stakeholder management on behalf of the Department of State Growth that Council will be seen as responsible for a project it is not managing. However, conducting stakeholder management ensures Council is fully aware of the position of the Conara residents prior to agreeing to any action.

There is a risk that the existing area will be decommissioned prior to Council having funding to develop the new park site. Timelines will need to be managed accordingly.

8 CONSULTATION WITH STATE GOVERNMENT

Council will work closely with the Department of State Growth throughout the process.

9 COMMUNITY CONSULTATION

Community consultation has not occurred to date.

Community consultation would need to occur with the residents of Conara and other affected stakeholders regarding:

- Existing access to the rear of residences over Crown Land;
- The decommissioning of the existing rest area; and
- The proposed new Conara Park site.

10 OPTIONS FOR COUNCIL TO CONSIDER

To agree to undertake the stakeholder engagement regarding the decommissioning of the existing Conara rest area on behalf of the Department of State Growth, or not.

11 OFFICER'S COMMENTS/CONCLUSION

The suggested means of stakeholder management in this report is considered reasonable and not too onerous on Council. However, it is recommended that communications clearly identify that the Department of State Growth is responsible for the decommissioning of the existing site.

12 ATTACHMENTS

Nil.

RECOMMENDATION

That Council agrees/does not agree to undertake the stakeholder engagement on behalf of the Department of State Growth regarding the decommissioning of the existing rest area in Conara.

DECISION

Cr Polley/Cr Davis

That Council does not agree to undertake the stakeholder engagement on behalf of the Department of State Growth regarding the decommissioning of the existing rest area in Conara.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

014/20 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 December 2019.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 December 2019 is circulated for information.

3 ALTERATIONS TO 2019-20 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending: 31-Dec-19 6

A. Operating Income and Expenditure

	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$11,271,634	-\$11,271,634	-\$11,318,318	\$47	100.4%	
Recurrent Grant Revenue	-\$4,218,203	-\$2,109,102	-\$2,016,365	-\$93	95.6%	Advanced grants to come
Fees and Charges Revenue	-\$1,901,837	-\$950,919	-\$1,197,713	\$247	126.0%	
Interest Revenue	-\$863,007	-\$431,505	-\$379,457	-\$52	87.9%	
Reimbursements Revenue	-\$53,079	-\$26,540	-\$84,336	\$58	317.8%	
Other Revenue	-\$1,490,085	-\$745,043	-\$248,150	-\$497	33.3%	Problem with Plant Income
	-\$19,797,845	-\$15,534,741	-\$15,244,339	-\$290	98.1%	
Employee costs	\$5,635,968	\$2,817,984	\$2,734,132	\$84	97.0%	
Material & Services Expenditure	\$4,831,396	\$2,415,698	\$2,565,596	-\$150	106.2%	
Depreciation Expenditure	\$5,458,770	\$2,729,385	\$2,729,274	\$0	100.0%	
Government Levies & Charges	\$845,274	\$422,637	\$415,101	\$8	98.2%	
Councillors Expenditure	\$204,330	\$102,165	\$104,344	-\$2	102.1%	
Interest on Borrowings	\$272,007	\$136,004	\$105,224	\$31	77.4%	
Other Expenditure	\$1,291,540	\$645,770	\$731,437	-\$86	113.3%	Pension rebates for full year
Plant Expenditure Paid	\$519,210	\$259,605	\$372,960	-\$113	143.7%	
	\$19,058,495	\$9,529,248	\$9,758,068	-\$229	102.4%	
	-\$739,350	-\$6,005,493	-\$5,486,271			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$566,317	\$0	\$0	\$0	0.0%	
Underlying (Surplus) / Deficit	-\$173,033	-\$6,005,493	-\$5,486,271		1*	
	-	-	-			
Capital Grant Revenue	-\$1,484,666	-\$742,333	-\$621,537	-\$121	83.7%	
Subdivider Contributions	-\$541,533	\$0	0	\$0	0.0%	
Capital Revenue	-\$2,026,199	-\$742,333	-\$621,537			
	-	-	-			

Budget Alteration Requests

- For Council authorisation by absolute majority

Budget Budget Actuals
Operating Capital

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

December

Original Budget Operating Surplus	-\$173,033		1*
- Interest on Investments	-\$41,000		1 Additional interest expected
- Internal Audit function	\$4,000		2 Additional functions audited
- Youth Bursary reimbursements from Cape Hope	-\$8,000		3 Contribution for existing bursaries
- Election roll maintenance	\$6,340		4 Budget allocation required
- NTDC Population Program	\$5,360		5 Budget allocation required
- Youth Program Grant Youth Camp	-\$3,000		6 Grant funding



NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JANUARY 2020

- Youth Program Grant Active NM Youth		-\$34,410		6	Grant funding
- Youth Program Grant Free2b Girls		-\$35,888		6	Grant funding
- Youth Grant funding expenditure		\$73,298		6	Grant funding expenditure
- Supplementary Rates		-\$40,000		7	Rate revenue above budget
- General Financial Assistance Grant Revenue		-\$7,000		8	Allocation above budget
- Rate Certificate revenue		-\$10,000		9	Allocation above budget
- Property Revaluation		\$117,450		10	Budget allocation required not billed in 18/19
- Economic Development Plan		\$2,462		11	Budget allocation required not billed in 18/19
- Lfd Sports Centre plumbing works		\$0		PBI	Fund from Public Building Improvements
- Evandale Community Centre rising damp/painting		\$0		PBI	Fund from Public Building Improvements
- Street Banner maintenance		\$3,988		12	Budget allocation required
- Planning Fees		-\$80,000		13	Revenue incl \$50k from TasWater
- Planning appeal reimbursements		-\$12,500		14	Valleyfield cost reimbursement
- Planning Appeal costs		\$80,000		15	Additional allocation
- Planning Advice costs		\$12,500		16	Additional allocation
- Works trainee reimbursements		-\$20,000		17	Budget allocation required
- Ct Rec Special Ctee reimbursement		-\$11,496		18	Committee ceased to operate
- Morven Park Ctee reimbursement for works		-\$13,602		19	Reimbursement for works performed
- Town Tennis Club contribution to Tennis Court Development			-\$60,000	20	Donation
- Evandale Community Centre glass roof contribution			-\$35,000	21	Contribution
- Cressy Rec Amenities Upgrade Grant			-\$354,076	22	Grant revenue
- Public Open Space revenue		-\$25,000		23	Additional revenue allocation
- Strata Development contributions		\$15,192		24	Delete budget no longer levied
- Strata Development contributions refunded		\$19,200		25	Budget allocation required
- Maintenance for Sheepwash Creek & Lions Park extension		\$4,000		26	Budget allocation required
- Abandoned Vehicle removals		\$3,000		27	Additional budget
- Grant Avoca Hall supper room improvements			-\$15,641	28	Grant funding
- Special Projects 2018/19 not carried forward		\$10,738		29	Budget allocation required
New Items					
- Integrated Priority Projects Report		\$40,000		-	Minute Ref: 426/19
- Manager Planning & Development		\$88,542		-	Prorata budget - \$200,000 per annum
- Perth Streetscape Concept Plan		\$17,820		-	Consultancy
- Anzac Day Banners for four towns		\$6,000		-	
- Additional Donation to Just Cats Assoc.		\$5,000		-	Second donation of \$5,000
New Operating Surplus		-\$39		1*	
Capital					
- Parklets tables/seating	707987	\$15,000			Budget reallocation
- Street Furniture	715255	-\$15,000			Budget reallocation
- Fleet 1 Utility	700001	\$21,460			Budget reallocation
- Fleet 66 Reach Arm Slasher	700066	\$78,309			Budget reallocation
- Fleet 154 Slasher head	700154	\$10,525			Budget reallocation
- Fleet 65 Reach Arm Tractor	700065	-\$110,294			Budget reallocation
- Rossarden Shipping Container for storage	720206	\$5,440			Budget reallocation
- Small Plant	715320	-\$5,440			Budget reallocation
- Rec Ground Lighting	708000	\$7,522			Budget reallocation
- Power Pole Replacements	707801	-\$7,522			Budget reallocation
- Town Rec Scoreboard	707805.42	\$22,698			Budget reallocation
- Town Rec Power Poles	707805.44	-\$20,000			Budget reallocation
- Town Rec Irrigation	707805.41	-\$2,698			Budget reallocation
- Town Rec Landscaping	707805.85	\$60,000			Budget reallocation
- Town Rec Site Works	707805.31	-\$40,000			Budget reallocation
- Town Rec Footpaths	707805.32	-\$20,000			Budget reallocation
- Evan High Street Stormwater	788617	\$12,500			Budget reallocation
- Stormwater unallocated projects	788575	-\$12,500			Budget reallocation
New Capital Items					
- Perth Bypass Grant associated works funding		-\$924,000			Grant revenue
- Perth Bypass Grant expenditure		\$924,000			Grant funded
- Nth Waste Management Group solar bin contribution		-\$4,429			Grant revenue
- Nth Waste Management Group solar bin expenditure		\$4,429			Grant funded
- Roads - Seccombe Street connection to roundabout		\$225,000			Budget allocation required
- Roads - Carins Street reconstruction deferred	750235	-\$175,000	reduce to fund		Defer Carins Street project
- Roads - Resheeting		-\$50,000	Seccombe St		Reduce program to fund balance required
- Lfd - Smith St connection to Rec Ground entrance		\$10,000	reduce to fund		Budget allocation required
- Unallocated stormwater projects		-\$10,000			Budget reallocation
- Longford Fred Davies Grandstand repairs		\$21,433	fund from Public	PBI	Approval Minute Ref: 377/19



NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JANUARY 2020

additional stiffening joist at the mid span, to make decking safe for public use

- Ctown Hall Exterior painting/improvements

- Perth Main Street flowering pots

707814

- Perth Train Park shelter

Bid Improv
fund from Public

\$5,000 Bid Improv
funded original
budget

\$10,000 fund from Street
Trees
awaiting
\$0 design/decision

PBI Additional Budget required

Take budget off HOLD status

New Budget Item -Minute Ref: 316/19
Defer to Budget 2020/21 Minute Ref:
162/19

November

State Growth - Bus Shelter Grant

325043

-\$22,830

Teddy Sheean Grant - Campbell Town War Memorial

515772

-\$900

October

September

August

Carried Forward budgets

Lfd - Parklet actual exp plus \$10k install	707987	\$61,716
Grant - R&R Childcare Capital Shed / Bathroom	791099	\$7,362
Evan - Lamp Posts Main Street	707774	\$15,000
Street Tree Program	707814	\$38,500
Evan - Town Entrance Statement	707855	\$3,141
Cry - Recreation Ground Building Redevelopment	707923	\$12,795
Ross - Town Square Development	707972	\$21,262
Grant - Avoca Museum Solar Panels and Heat Pump	707994	\$23,000
Lfd - Rec Ground Grandstand Improvements	707962	\$161,239
Lfd - Recreation Ground Amenities Redevelopment	707995	\$2,408,386
Lfd - Recreation Ground Carpark Upgrade	708008	\$33,022
Ctown - Recreation Ground Redevelopment	707805	\$3,484,792
Lfd - Longford Community Sports Centre Redevelopment	707990	\$1,000,000
Perth - Bus Shelter	707877.2	\$9,914
Lfd - Council Chambers Toilet and Kitchen Upgrade	720117	\$34,168
Pth - Old Punt Rd Midlands Hwy to William St		
Footpaths	750971.6	\$92,000
Ctown - High St Streetscape Improvements (Bridge St to King St)	750544	\$110,000
Evan - Morven Park Amenities Redevelopment	720119	-\$6,557
Total c/fwds		\$7,509,740
Ctown - War Memorial Oval Upgrade - Audio Equip	707805.9	\$30,000
Ctown - War Memorial Oval Upgrade - Curtains	707805.9	\$10,000
Ctown - War Memorial Oval Upgrade - Irrigation	707805.44	-\$40,000
Waste - Kerbside Collection additional	321800	\$11,500

July

HR Consultancy - transfer budget allocation	100500	-\$3,000
Media Consultancy - for Corporate branding review	103700	\$3,000

B. Balance Sheet Items

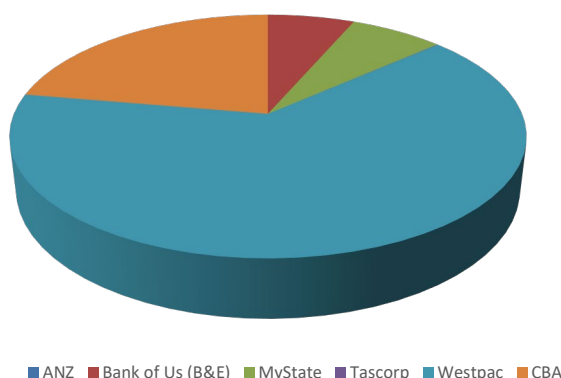
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance						
- Opening Cash balance	\$16,539,074		\$21,253,517			
- Cash Inflow	\$13,601,500		\$1,022,646			
- Cash Payments	-\$10,624,187		-\$2,759,777			
- Closing Cash balance	\$19,516,387		\$19,516,387			
	-		-			
Account Breakdown						
- Trading Accounts	\$831,914					
- Investments	\$18,684,472					
	\$19,516,387					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation Call Account	1/12/2019	31/12/2019	0.75	\$5,372	\$5,375	
CBA Call Account	24/12/2019	31/12/2019	0.65	\$159,463	\$159,483	



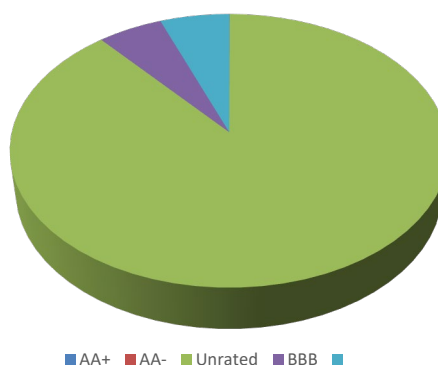
NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Commonwealth Bank	28/10/2019	2/01/2020	1.32	\$1,000,000	\$1,002,387
Westpac	15/10/2019	15/01/2020	1.60	\$2,500,000	\$2,510,068
Bank of Us (B&E)	24/01/2019	24/01/2020	2.85	\$658,197	\$676,956
Commonwealth Bank	26/11/2019	24/01/2020	1.40	\$1,000,000	\$1,002,263
Commonwealth Bank	26/11/2019	24/01/2020	1.40	\$1,000,000	\$1,002,263
Westpac	3/10/2019	3/02/2020	1.49	\$500,000	\$502,511
Commonwealth Bank	4/12/2019	4/03/2020	1.32	\$1,000,000	\$1,003,291
Westpac	7/11/2019	10/03/2020	1.38	\$2,500,000	\$2,511,721
Bank of Us	30/10/2019	30/03/2020	1.60	\$518,773	\$522,229
My State Financial	25/12/2019	25/05/2020	2.00	\$1,292,668	\$1,303,434
Westpac	4/10/2019	4/07/2022	3.37	\$5,500,000	\$6,009,839
Westpac	30/12/2019	29/06/2023	3.30	\$1,050,000	\$1,171,228
Total Investments				\$18,684,472	\$19,383,047
Total Investments	0/01/1900	0/01/1900	0.00	\$18,895,618	\$19,650,857

Investments by Institution

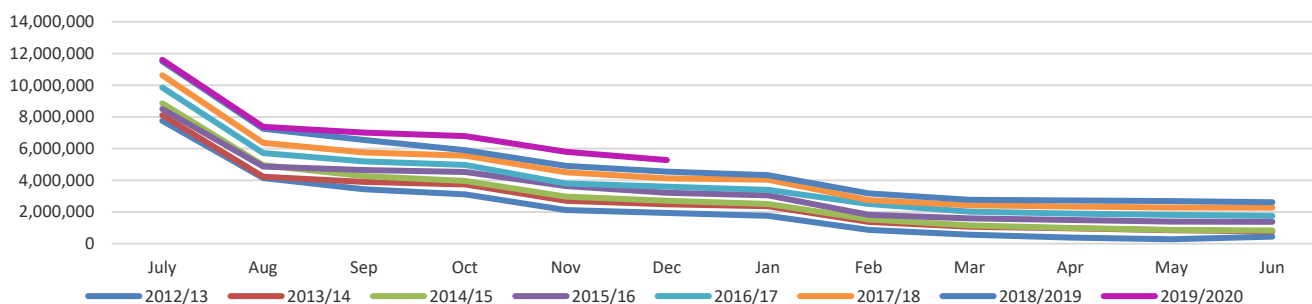


Total Investments by Rating (Standard & Poor's)



Rate Debtors	2019/20	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$2,275,315		\$2,245,313	
Rates Raised	\$11,415,361		\$10,659,337	
	\$13,690,676		\$12,904,650	
Rates collected	\$8,088,034	70.9%	\$7,985,624	71.2%
Pension Rebates	\$455,634	4.0%	\$448,582	4.2%
Discount & Remissions	\$42,591	0.4%	\$101,409	1.0%
	\$8,586,259		\$8,535,615	
Rates Outstanding	\$5,272,636	46.2%	\$4,543,020	46.2%
Advance Payments received	-\$168,220	1.5%	-\$173,986	1.5%

Rates Outstanding



Trade Debtors	
Current balance	\$182,518
- 30 Days	\$87,037
- 60 Days	\$13,575
- 90 Days	\$2,958
- More than 90 days	\$78,948
Summary of Accounts more than 90 days:	
- Norfolk Plains Book sales	639
- Hire/lease of facilities	2,525
- Removal of fire hazards	8,697

Paid by outlet as sold



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

- Dog Registrations & Fines	36,090		Send to Fines Enforcement
- Private Works	16,916		
- Regulatory Fees	2,968		
- Govt Reimbursements	11,115		

C. Capital Program


	Budget	Actual (\$,000)	Target 50%	Comments
Renewal	\$13,357,642	\$6,857,268	51%	
New assets	\$6,317,180	\$2,664,457	42%	
Total	\$19,674,822	\$9,521,725	48%	
Major projects:				
- Campbell Town Rec Ground	\$4,002,292	\$3,780,946 incl c/fwds	94%	Substantially complete
- Longford Sports Centre Extension	\$1,276,255	\$940,874 incl c/fwds	74%	Stage 2 - fitout commenced
- Campbell Town Main Street Improvements	\$1,000,000	\$125,741 incl c/fwds	13%	Design stage
- Sheepwash Creek development	\$998,500	\$136,620 incl c/fwds	14%	In progress
- Evandale Rec Ground Amenities	\$962,043	\$33,887	4%	Design stage
- Office extension/upgrades	\$744,168	\$43,642 incl c/fwds	6%	Tender stage
- Cressy Rec Ground Amenities	\$720,950	\$13,249	2%	Design stage
- Saundridge Road reconstruction	\$588,542	\$416,050	71%	Substantially complete
- Valleyfield Road reconstruction	\$200,000	\$0	0%	Programmed early 2020
- Bridge Replacements				
- Bridge 2057 Gipps Crk Road, Unnamed Crk	184,832	\$127	0%	Design & Construct
- Bridge 4000 Storys Crk Road, Tasmania Crk	153,445	\$127	0%	Design & Construct
- Bridge 5028 Old Coach Road,	136,723	\$1,176	1%	Design & Construct
- Bridge 2150 Snow Hill Road	125,000	\$872	1%	Design & Construct

* 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%	74.2%	-17.3%		
- Own Source Revenue / Total Revenue	79%	87%	-8.1%		
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.9%	36.0%	-35.1%		
- Debt / Own Source Revenue	47.6%	56.1%	-8.5%		
Efficiency Ratios					
- Receivables / Own Source Revenue	35.0%	34.3%	0.7%		
- Employee costs / Revenue	28.5%	17.9%	10.5%		
- Renewal / Depreciation	244.7%	251.2%	-6.5%		
Unit Costs					
- Waste Collection per bin	\$10.53	\$10.83			
- Employee costs per hour	\$46.97	\$38.61			
- Rate Revenue per property	\$1,586.66	\$1,593.23			
- IT per employee hour	\$3.30	\$3.61			

E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	98	98	
New Employees	17	2	
Resignations	4	0	
Total hours worked	70807	16328	
Lost Time Injuries	0	0	
Lost Time Days	0	0	
Safety Incidents Reported	10	6	
Hazards Reported	50	7	
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	0	
Open W/Comp claims	1	0	

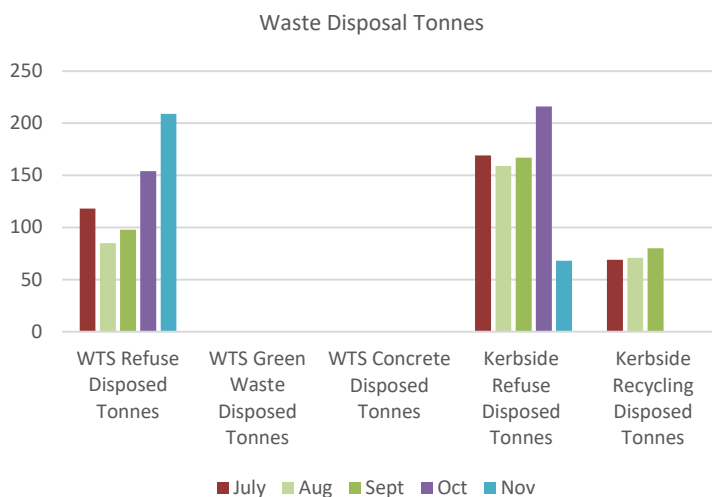
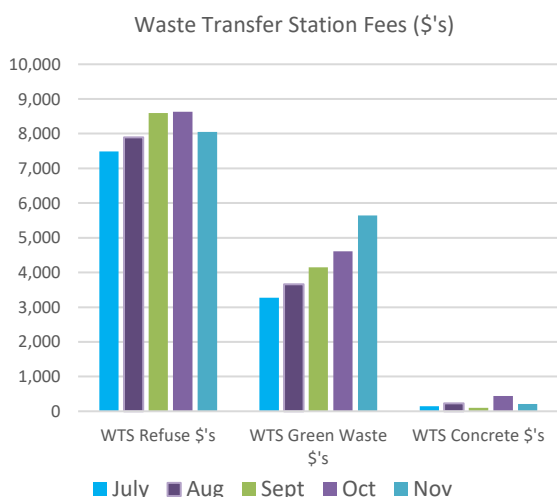
F. Waste Management

Waste Transfer Station	2017/18	2018/19	2019/20 Budget	2019/20
Takings			Year to Date	
- Refuse	\$96,262	\$93,411	\$46,306	\$40,648
- Green Waste	\$55,282	\$52,960	\$25,498	\$21,330
- Concrete	\$1,333	\$2,376	\$776	\$1,130



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Total Takings	\$143,942	\$152,877	\$71,391	\$63,108	
Tonnes Disposed					
WTS Refuse Disposed Tonnes	1510	1325	690	664	
WTS Green Waste Disposed Tonnes	4123	5200	2458	0	
WTS Concrete Disposed Tonnes	0	0	0	0	
Kerbside Refuse Disposed Tonnes	2201	2217	894	779	
Kerbside Recycling Disposed Tonnes	1037	1051	447	220	
Total Waste Tonnes Disposed	8871	9793	4489	1663	



4 OFFICER COMMENTS

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

5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending December 2019.
- 5.2 Capital Works Report to end December 2019.
- 5.3 Secombe Street, Perth – construction plan.

RECOMMENDATION

That Council

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

DECISION

Cr Goninon/Cr Brooks

That Council not agree to the new items in mid-year budget amendment recommendations and that the new items be listed for consideration in the 2020/2021 budget.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

015/20 POLICY: INFORMATION TECHNOLOGY SECURITY

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 seek Council's endorsement of the Information Technology Security Policy.

2 INTRODUCTION/BACKGROUND

This policy has been drafted in response to the findings of Council's External Audit for year ending 30 June 2019.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Continuous improvement is embedded in staff culture

4 POLICY IMPLICATIONS

Regular review of Council's policies is important to ensure they remain current and correspond with corporate changes.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

This policy serves to reduce the risk of information technology security breaches which includes the following measures:

- All inbound and outbound traffic is inspected by our stateful packet inspection firewall to monitor for suspicious traffic and detect potential attacks as early as possible
- Internet traffic is logged and monitored, both to limit user's ability to reach malicious/compromised websites, but more generally to ensure that in the event a user's internet activity is having a significant impact on their own or other's productivity that the behaviour can be managed
- Inbound email traffic is proactively filtered for spam and malware, and URLs in emails proactively checked to limit the risk of users inadvertently clicking through to malicious websites. All email is archived in a third party system to prevent users from permanently deleting council information, whether inadvertently or with malicious intent
- All of NMC's on premises data is backed up regularly (at a minimum, daily) in multiple diverse locations to protect from data loss
- Any of NMC's data that is stored off premises (e.g. in the cloud) is subject to checks for security and backup compliance



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

- Where possible, two factor authentication is enabled for highly privileged user accounts, e.g. the IT Systems Officer.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse or reject the implementation of the Information Technology Security Policy.

11 OFFICER'S COMMENTS/CONCLUSION

This implementation of this policy has been prepared in response to the findings of the Audit Committee and is supported by the Committee.

12 ATTACHMENTS

12.1 Information Technology Security Policy.

RECOMMENDATION

That Council endorse the implementation of the Information Technology Security Policy.

DECISION

Cr Adams/Cr Calvert

That Council endorse the implementation of the Information Technology Security Policy.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

016/20 POLICY: CONTRACTUAL INSURANCES

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 review Council's Contractual Insurances Policy.

2 INTRODUCTION/BACKGROUND

This policy is to provide criteria for officers in specifying the type and value of insurances required by contractors when providing works, goods and / or services to Council.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Continuous improvement is embedded in staff culture

4 POLICY IMPLICATIONS

Regular review of Council's policies is important to ensure they remain current and correspond with corporate changes.

In this review it is recommended to increase the level of public liability insurance required for civil engineering construction contractors or building construction contractors from \$10m to \$20m unless the value of the contract is less than \$100,000.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

This policy serves to reduce the risk to Council against legal liability for personal injury and/or property damage claims made by third parties, claims for breach of professional duty, employer's liability to employees, and insurance of works and goods under construction or stored on-site by a contractor.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse or reject the changes to the Contractual Insurances Policy.

11 OFFICER'S COMMENTS/CONCLUSION

The review of the level of insurances required is to bring this policy in line with recommendations of the Workplace Health and Safety Officer following consultation with other Councils and insurers.

12 ATTACHMENTS

12.1 Contractual Insurances Policy.

RECOMMENDATION

That Council endorse the changes to the Contractual Insurances Policy.

DECISION

Cr Goss/Cr Davis

That Council endorse the changes to the Contractual Insurances Policy with the level of public liability insurance required for all civil engineering construction contractors or building construction contractors to be \$20m (including contracts under \$100,000).

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Goninon



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

017/20 LONGFORD LOCAL LEGENDS COMMITTEE ESTABLISHMENT AND POLICY

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report Prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is for Council to establish a special committee and adopt a policy for a Longford Local Legends recognition program.

2 INTRODUCTION/BACKGROUND

The Memorandum of Understanding for a committee has been drafted (as attached) to allow a committee of five people plus one councillor to meet, in collaboration with the Longford Rotary Club, to be known as the Longford Local Legends Committee.

The relationship between the Northern Midlands Council and the 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, meeting procedures, and approval to place plaques in Council reserves.

Initial membership suggested includes Mr Neil Tubb, Mrs Dee Alty, Dr Tim Flanagan, Mr Linus Grant, Mr Bob Pitt, Mr Len Langan, Mr Neil Kearney, Mrs Margie Moore, and Councillor Brooks.

The aim of the committee is to allow people who live in or visit Longford to be made aware of individuals and families who have a strong association with Longford and have influenced, helped locally or attained significant prominence elsewhere at a national, or international level in their field of endeavour, however humbly they may have approached their challenges.

The initial goal of the committee is to identify individuals or clubs/groups or events which identify with the Longford Legends policy objectives, and launch the project with placement of the initial 5 – 7 plaques in 2020.

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

The proposed Longford Local Legends Policy is as follows:

Objectives:

Northern Midlands Council is committed to the recognition of individuals and families who have a strong association with Longford and who have made significant contributions to the Longford region by way of their tireless work, humane attitude towards others and their commitment to make Longford a better place for past,



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

present and future generations.

To provide a resource that will easily assist the community to locate information about their legends.

To be a source of civic pride which can inspire future generations of residents of the Longford region to strive and meet aspirations.

To promote the achievements and contributions of Longford Legends to the broader national and international community.

Selection Criteria:

Longford Legends will be established to meet the following criteria:

- Identified to be within one or more of the following categories – Aboriginal People, Colonial era, Convicts, Sport, Workers, Businesses, Religion and Events, Community Involvement
- Nomination supported by Committee and Council
- Not living.

The committee will consider, in addition to the individuals' achievements, that person's integrity, character and sportsmanship where necessary.

The committee reserves the right to apply reasonable flexibility when considering a nomination for Council approval.

A nomination form to be established for members of the public to nominate in future.

Target 2 legends be selected for placement per year (please see attached 7 sample plaques for year 1).

Location/Site:

The proposed site for the plaques is initially along Abel Tasman Avenue, and within Stokes Park as landscape development occurs (see attached landscape concept plan).

The base to hold each plaque is not yet decided upon, however options must be flood proof and both the base and plaque must be long lasting.

5 STATUTORY REQUIREMENTS

Each committee is formed as a committee of Council pursuant to the *Local Government Act 1993*.

Planning approval needs to be sought.

6 FINANCIAL IMPLICATIONS

No financial implications have been identified in relation to the setup of the committee.

The initial project budget is estimated as follows:

- | | |
|-------------------------------------|--|
| • Council Special Project Funding | \$ 5,000 (additional contributions may include contribution from Rotary, government grants, private benefactors or families that may wish to fund plaques) |
| • Laying of base stone/structure | \$ not yet established preferred structure |
| • Plaque costs 6 x \$500 | \$3,000 |
| • Initial Opening costs/advertising | \$2,000 |

An ongoing budget will be required to maintain the plaques as well as the placement of a number of new plaques each year.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

7 RISK ISSUES

The risk issues of the project are associated with the ongoing funding and interest in the project.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

The Longford Local District Committee support the Longford Local Legends project.

10 OPTIONS FOR COUNCIL TO CONSIDER

- To support of the establishment of a Longford Legends Committee and adopt the proposed policy
- Suggest alternative changes to the Memorandum of Understanding and /or policy
- Refuse the proposal.

11 OFFICER'S COMMENTS/CONCLUSION

The proposed Longford Local Legends project is making sure we, as a community, celebrate and promote those who deserve it most. This has potential to become a popular walking area and tourism attraction.

12 ATTACHMENTS

- 12.1 Memorandum of Understanding incl Policy
- 12.2 Long Term Landscape Concept Plan for Stokes Park and Abel Tasman Avenue
- 12.3 Sample of plaque

RECOMMENDATION

That Council establish a Longford Local Legends project.

DECISION

Cr Adams/Cr Polley

That Council establish a Longford Local Legends Project committee and the existing members be appointed for a period of 12 months, following which time the committee membership will be advertised in accordance with the Memorandum of Understanding.

Carried unanimously

Mayor Knowles adjourned the meeting for the meal break at 6.09pm

Mayor Knowles reconvened the meeting after the meal break at 6.46pm



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

018/20 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

WORKS 1 PROPOSAL TO RELOCATE LIONS PARK PICNIC SHELTER TO PERTH TRAIN PARK

Graeme Eberhardt, Perth

Mr Eberhardt referred to the history of the park, advising that the Lions Club had taken over the park from Council approximately 40 years ago, at which time they had upgraded the surface of the park, installed the train and playground equipment; and built the barbecue shelter.

He noted

- the plans in the Council report included the removal of the shelter and the erection of new facilities
- the shelter was maintenance free
- that there is a dedication plaque in the shelter
- the Lions Club do not wish to see the shelter removed
- that the Lions Club members were aggrieved as no consultation with the Club had been undertaken

Mr Eberhardt referred to the removal of the Norfolk Street shelter and requested that consultation be undertaken with the Lions Club prior to any decision being made.

With regard to the Norfolk Street shelter, Cr Goninon enquired as to the future of the Norfolk Street shelter.

General Manager, Des Jennings, advised that no decision had been made in this regard and the future of the shelter would be subject to the discretion of Council, noting that the recommendation of the report is that the matter be listed for budget consideration. He noted that no decision had been made in relation to the relocation or future of the Norfolk Street shelter.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

019/20 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 Davis

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

Carried unanimously

2 STATEMENTS

PLAN 1 PLN-19-0231: 11 BURGHLEY STREET, LONGFORD

Pamela Coleman - Longford

Ms Coleman provided the following statement from which she read:

The main concerns we have regarding the proposed subdivision are in relation to

- (a) the erosion of the "country town charm" which may happen if sub-division is allowed to occur*
- (b) the potential future development on this site and the impact it could have on our quiet use and enjoyment of our own property.*

I will address these concerns in two parts.

Firstly, the erosion of the "country town" charm

The blocks in the area are large and private. By allowing the division of these blocks into smaller parcels, we believe that the "small town charm" that attracts people to Longford will be eroded.

The response from Rebecca Green, compared the sub-division which resulted in our property, at 15 Burghley Street, to the application under consideration. The 2 subdivisions are very different and cannot be directly compared. Our block was the result of the sub-division of a large double-width block, so it was effectively a double block cut into 2 x single blocks. Our block is 33 metres wide and 1300m² overall. Our dwelling is single storey as are all the neighbouring dwellings.

The proposed subdivision is in relation to a single block which will result in an additional vacant lot of approximately 820m² whilst reducing the size of the front block to less than 600m². The proposed vacant lot will be less than 20 metres in width which includes the space for the driveway.

The second part of our submission is in relation to the potential future development on the sub-divided lot:

Ms Green has mentioned in her response that "the future development possibilities" are not relevant to this application. We disagree with this statement as, in our view, the potential future development which may occur on the site is directly relevant to whether the sub-division should be approved. Consideration needs to be given to whether the proposed vacant lot which would be created from the sub-division is appropriate for the creation of additional housing in the area.

Our concern relates to the potential area available to build a dwelling on the new vacant lot if the sub-division is approved. We are concerned that the space available to build a reasonable sized dwelling, will result in a double-storey dwelling which we strongly object to. Our objection to a double-storey dwelling is due to the fact that the proposed vacant lot will sit directly adjacent to the most used part of our house (our living/dining/kitchen area) and our outdoor area which we use frequently as part of our living space. As our living area faces North all the natural light and sun comes from the direction of the proposed subdivision and we would be overshadowed by a double-storey dwelling on the proposed vacant lot (permanently in winter when the sun is low and a fair part of the day in summer).



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We understand that the Planning Scheme requires developments to comply with certain criteria including Performance Criteria 3.

This criteria states that developments must:

- (a) Not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iv) visual impacts caused by the scale, bulk or proportions of the dwelling when viewed from an adjoining lot.**
- (b) Provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

We were advised that we would not be notified of any proposed development and that we may not be afforded the opportunity to have input or objection should the proposed development, in our view, provide unreasonable loss of amenity as detailed beforehand. This is the main reason we have lodged an objection. Without being able to view proposed future development on this site, we remain concerned about the impact to our property.

We are asking the Council not to exercise discretion on this proposed subdivision because it does not meet the intent of the General Residential Zone if you apply the Council's Planning Scheme Objectives: 3.1 Social and Economic Context: "There is a strong attachment to the existing scale, lifestyle, character and values expressed through the physical environment of our towns and villages".

We ask the Council for an independent assessment of the discretions if the Council is going to allow them because of the "Conflict of Interest" with this particular developer who is also a planner and who is party to many of the planning activities that Council undertakes.

Council's General Manager advised that due to the association of the applicant with Council, Chloe Lyne, a Consultant Planner had been engaged to provide an independent assessment in relation to the application.

PLAN 2 PLN-19-0216: 72 MAIN STREET, CRESSY

Kate Sutherland, for Burlington Berries and Farm, Cressy

Ms Sutherland noted that they wished to raise concerns with the proposal despite Burlington Berries and Farm being a major employer and having previously highlighted the need for additional accommodation in the area.

Ms Sutherland noted that their business had no financial gain in raising the following matters:

- the use of land for short/medium term accommodation:
 - how long is medium term accommodation?
- must not cause an unreasonable increase in noise:
 - noted that it is not unreasonable to expect noise from the housing of a large number of people in one location and associated transport requirements;
- respect to the character and use of the area:
 - Cressy is a small community the development will change the ratio to 1:4 seasonal workers to residents
- number of parking spaces:
 - noted that the application relies on the use of bus transport, with no provision for individual vehicle ownership/use;
 - in the past backpackers and seasonal workers residing at the hotel have used private vehicles
- the welfare of large numbers of people being housed in a confined space without a shared amenity/recreation building
- seasonal worker accommodation must meet strict criteria, and should this not occur the industry and the area as a whole would be tarnished.



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Katie Lamprey for Rustic Bakery, Cressy

Ms Lamprey agreed with Ms Sutherland's comments and concerns.

She advised that her concerns were mainly in relation to the provision of parking, noting

- parking in the main street was already utilised to capacity;
- the current and potential future impact on customers and businesses due to vehicles being parked on the main street parking for long periods.

Ms Lamprey noted that

- in previous seasons, seasonal workers had owned vehicles and utilised bus transport to and from work which meant that vehicles were parked on the street for long periods of time; and
- her business is already currently impacted by the lack of turnover of parking spaces in the main street.

Ms Lamprey queried

- 1) the requirement for parking in relation to the application?

Council's Senior Planner, Paul Godier, noted that based on the number of 72 beds, 18 car parking spaces are required to be provided on site.

- 2) whether Council would be placing restrictions on parking in the main street?

Mr Jennings advised that no consideration had been given to the imposition of parking restrictions; and that Council would need to make a determination in regard to the application prior to any review taking place.

**020/20 PLANNING APPLICATION PLN-19-0231:
11 BURGHLEY STREET, LONGFORD**

File Number: 101800.06; CT32979/1
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Chloe Lyne, Consultant Planner

1 INTRODUCTION

This report assesses an application for 11 Burghley Street, Longford to develop a 2-lot subdivision (vary access width; partially within attenuation distance) and demolition of a shed.

2 BACKGROUND

Applicant:

Rebecca Green & Associates

Owner:

Richard Martin & Rebecca Jane Green

Zone:

General Residential

Codes:

Road and Railway Assets Code

Car Parking and Sustainable Transport Code

Environmental Impacts and Attenuation Code

Classification under the Scheme:

Discretionary

Existing Use:

Residential

Deemed Approval Date:

Extension of time until 24.01.2020

Recommendation:

Approve

Discretionary Aspects of the Application

- Reliance on the Performance Criteria of the Car Parking and Sustainable Transport Code.
- Reliance on the Performance Criteria of the Environmental Impacts and Attenuation Code.

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

Preliminary Discussion

Prior to the application being placed on public exhibition, further information was requested from the applicant for minor revisions to the Plan of Subdivision.

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.

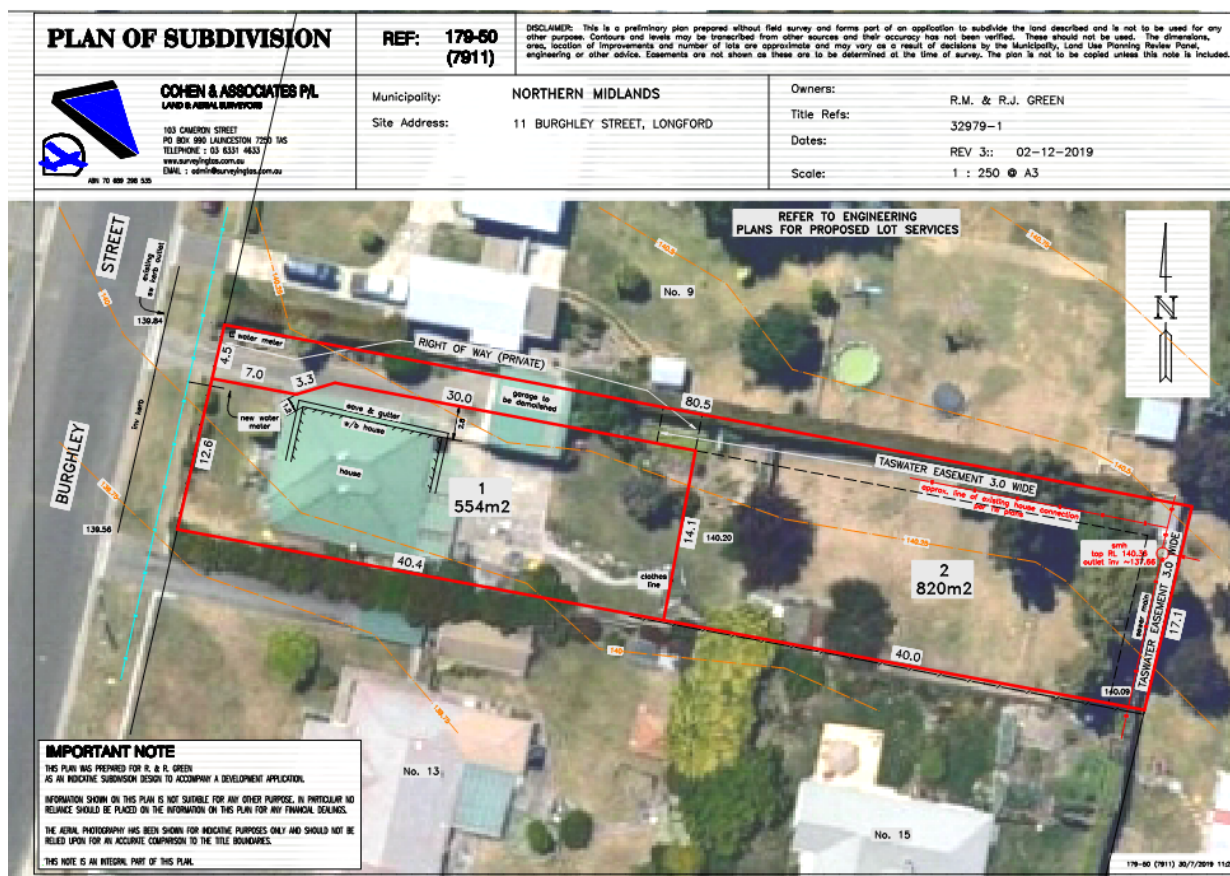
4 ASSESSMENT

4.1 Proposal

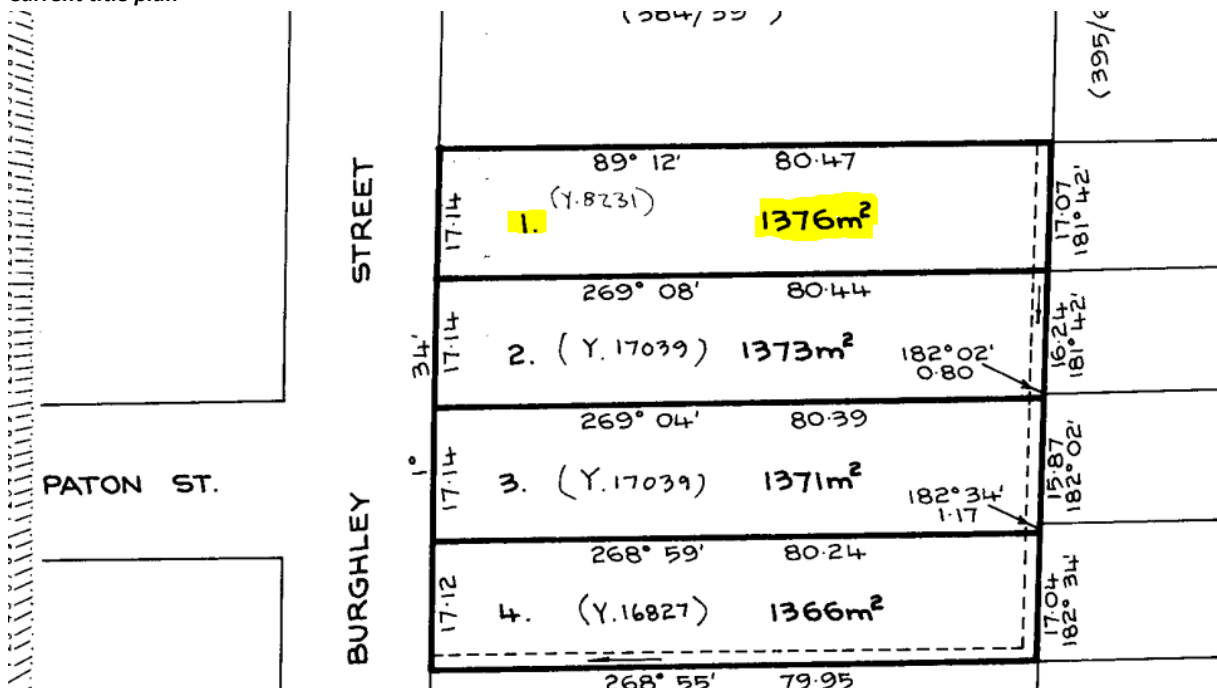
It is proposed to:

- 2-lot subdivision (vary access width; partially within attenuation distance) & demolition of shed.

Plan of Subdivision



Current title plan



4.2 Zone and land use

Zone Map – General Residential (Attenuation Area covers north western corner of lot)



The land is zoned General Residential and is partly within the Attenuation Distance of the JBS Swift Abattoir at the northern end of Longford.

The relevant Planning Scheme definition is:

subdivision	means the act of subdividing or the lot subject to an act of subdividing.
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4.3 Subject site and locality

An inspection of the site was undertaken by Council's Urban and Regional Planner, Erin Boer, on the 6th December 2019. The subject site is a 1376m², level, rectangular shaped lot, that currently contains an existing dwelling and shed. The site has established landscaping, including a hedge along the northern boundary of proposed lot 2, and the southern boundary of proposed lot 1. A timber paling fence with lattice topper is located on the southern boundary of proposed lot 2.

Aerial photograph of area



Photographs of subject site





4.4 Permit/site history

Relevant permit history includes:

101800.06 - 11 BURGHLEY ST - LONGFORD - GREEN RICHARD MARTIN

... P92-114 - M Dennis - Garage
101800.06 - 11 BURGHLEY ST - LONGFORD - GREEN RICHARD MARTIN

... P92-12 - A Gibbons - Extension
101800.06 - 11 BURGHLEY ST - LONGFORD - GREEN RICHARD MARTIN

... PLN19-0231 - R Green & Associates - 2 Lot Subdivision
101800.06 - 11 BURGHLEY ST - LONGFORD - GREEN RICHARD MARTIN

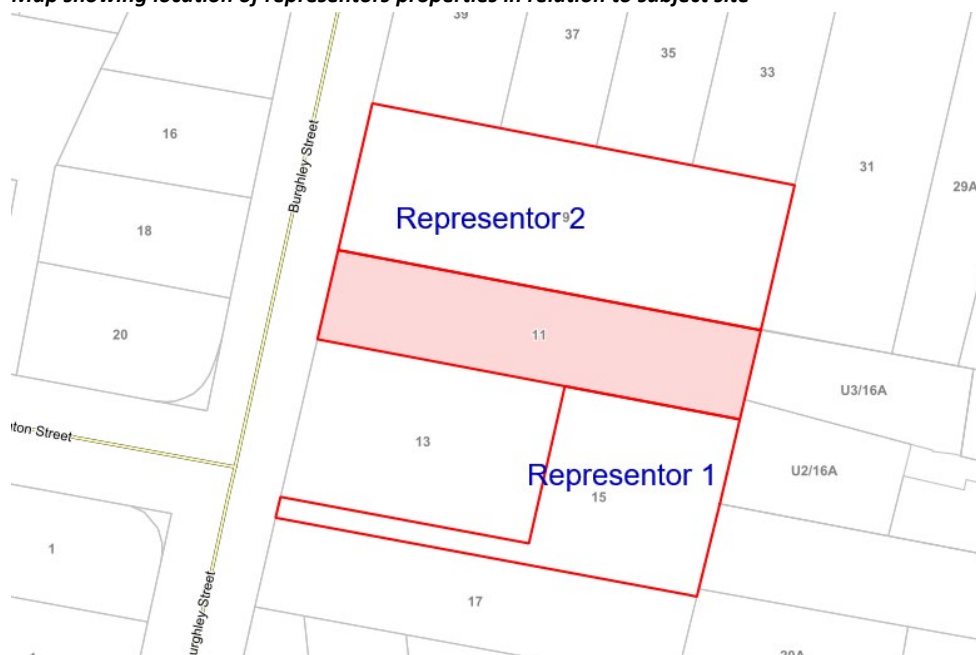
4.5 Representations

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 2 representations (attached) were received from:

- 1) Pamela & Peter Coleman, 15 Burghley St Longford
- 2) Anthony & Susan Gibbons, 9 Burghley St Longford

Map showing location of representors properties in relation to subject site





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

Issue 1

- Concern regarding the potential removal of a hawthorn hedge on the northern property boundary.

Planner's comment:

The proposal is for a 2-lot subdivision. The proposal does not include any reference to removal of the hedge and the applicant has indicated that removal of the hedge is not intended as part of the application. Exemptions for vegetation removal are listed under clause 6.3.1 of the Planning Scheme.

Issue 2

- Preference should be given to 'small town' way of life and privacy afforded by large blocks.

Planner's comment:

Use and development of land is governed by the *Northern Midlands Interim Planning Scheme 2013*. The General Residential zone provisions relating to lot size are listed at clause 10.4.15.1 A1 (a) of the Planning Scheme and require a minimum lot size of 450m². The subdivision proposes lot sizes of 554m² (containing existing dwelling) and 820m² (vacant lot). Further assessment against the Planning Scheme provisions are detailed in part 4.7 of this report.

Issue 3

- Stormwater run-off

Planner's comment:

Each lot is proposed to be provided with a stormwater connection to the kerb. Future development of the site may assist in reducing run-off by collecting stormwater from hard stand areas and directing it to the kerb.

Issue 4

- Potential for future development of the site to be restricted to a single dwelling and request for notification of any future development.

Planner's comment:

The subject site is zoned General Residential and potential uses within this zone are listed in the Use Class Table (10.2). A Residential use for a 'single dwelling' is a *no permit required* use in the zone. A Residential use for 'multiple dwellings' is a *permitted* use. The Use Class Table also contains several other uses that may be applied for. Only discretionary applications (either due to discretionary use or reliance on performance criteria of an applicable standard) are required to be publicly advertised under Section 57 the *Land Use Planning and Approvals Act 1993*.

This proposal is for subdivision only and future development of the land will be subject to further planning approval.

Issue 5

- Reduction in property value

Planner's comment:

The Planning Scheme does not contain any relevant provisions to allow consideration of this matter.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the application on the 26th November 2019 and provided relevant conditions of approval.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 02.12.2019 (Taswater Ref: TWDA 2019/01744-NMC).



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General Manager

Precis: Cash in lieu of a public open space contribution approved by the General Manager.

4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE
ZONE PURPOSE
<p>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.</p> <p>To provide for compatible non-residential uses that primarily serve the local community.</p> <p>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.</p> <p>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</p> <p>Assessment: The proposal meets the zone purpose. The proposal will provide for future development of a range of dwelling types at suburban densities, where full infrastructure services can be provided</p>
LOCAL AREA OBJECTIVES
<p>To consolidate growth within the existing urban land use framework of the towns and villages.</p> <p>To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.</p> <p>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</p> <p>Assessment: The proposal meets the local area objectives. The site is not located within a Heritage Precinct.</p>
DEVELOPMENT STANDARDS FOR SUBDIVISIONS IN GENERAL RESIDENTIAL ZONE

10.4.4 SUBDIVISION

10.4.4.1 Lot Area, Building Envelopes and Frontage

<p>Objective:</p> <p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Lots must:</p> <p>a) have a minimum area of at least 450m² which:</p> <p>i) is capable of containing a rectangle measuring 10m by 15m; and</p> <p>ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</p> <p>b) required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>c) for the provision of utilities; or</p> <p>d) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>e) to align existing titles with zone boundaries and no additional lots are created.</p>	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <p>a) a dwelling to be erected in a convenient and hazard-free location; and</p> <p>b) on-site parking and manoeuvrability; and</p> <p>c) adequate private open space.</p>
<p>A1 (a) – Complies.</p> <p>(i) Complies.</p> <p>(ii) Complies. The existing garage is to be demolished.</p> <p>(b-e) N/a</p>	N/a
<p>A2 Each lot must have a frontage of at least 3.6m.</p>	<p>P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.</p>
<p>Complies with A2.</p>	N/a

10.4.4.2 Provision of Services

<p>Objective: To provide lots with appropriate levels of utility services.</p>	
Acceptable Solutions	Performance Criteria



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A1 Each lot must be connected to a reticulated:	P1 Each lot created must be:
a) water supply; and	a) in a locality for which reticulated services are not available or capable of being connected; and
b) sewerage system.	b) capable of accommodating an on-site wastewater management system.
Complies with A1.	N/a
A2 Each lot must be connected to a reticulated stormwater system.	P2 Each lot created must be capable of disposal of stormwater to a legal discharge point.
Complies with A2.	N/a

10.4.4.3 Solar Orientation of Lots

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

10.4.4.5 Integrated Urban Landscape

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

10.4.4.6 Walking and Cycling Network

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

10.4.4.7 Neighbourhood Road Network

Objective:

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

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

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a – not located within a Bushfire Prone Area.
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies – See code assessment below.
E5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	Complies – See code assessment below.
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	Complies – See code assessment below.
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	N/a
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective

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

Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic	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.



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(AADT) movements to or from the site by more than 10%.	
N/a	N/a
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Complies with A2 – to be further assessed when proposed lot 2 is developed further. A 'no permit required' Residential use (single dwelling) would result in approximately 8-10 vehicle entry and exit movements per day. The existing residential use does not result in greater than 40 vehicle entry and exit movements per day.	N/a
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
N/a	N/a

E4.7 Development Standards

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

Objective To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to: a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.	
Acceptable Solutions	Performance Criteria
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas	P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to: a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.
Complies with A1.	N/a

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E4.7.2 Management of Road Accesses and Junctions

Objective To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Complies. Lot 1 will access via a Right of Way over the existing crossover and driveway. No new access is proposed.	N/a
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
N/a	N/a

E4.7.3 Management of Rail Level Crossings

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

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

Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 <i>Manual of uniform traffic control devices - Railway crossings</i> , Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.
N/a – no change is proposed to the existing access.	N/a

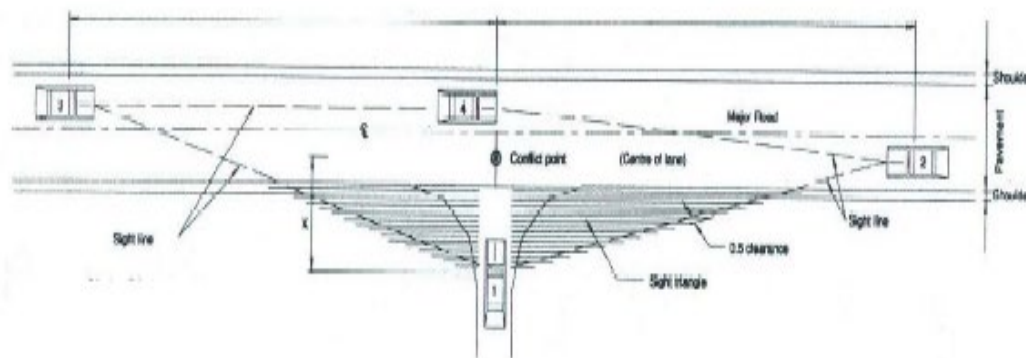


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Notes:

- Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- For safe intersection sight distance (SISD):
 - All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
 - These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;
 - A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
 - A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
 - A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

**ASSESSMENT AGAINST E6.0
CAR PARKING & SUSTAINABLE TRANSPORT CODE**

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solutions		Performance Criteria	
A1	The number of car parking spaces must not be less than the requirements of:	P1	The number of car parking spaces provided must have regard to:
a)	Table E6.1; or	a)	the provisions of any relevant location specific car parking plan; and
b)	A parking precinct plan contained in Table E6.6;	b)	the availability of public car parking spaces within reasonable walking distance; and
		c)	any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and



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Precinct Parking Plans (except for dwellings in the General Residential Zone).	d) the availability and frequency of public transport within reasonable walking distance of the site; and
	e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and
	f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and
	g) an empirical assessment of the car parking demand; and
	h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and
	i) the recommendations of a traffic impact assessment prepared for the proposal; and
	j) any heritage values of the site; and
	k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
	i) the size of the dwelling and the number of bedrooms; and
	ii) the pattern of parking in the locality; and
	iii) any existing structure on the land.
<p>Comment:</p> <p>Complies with A1. The existing dwelling (proposed lot 1) will have sufficient space for 2 parking spaces. Proposed lot 2 also has sufficient area for future residential parking requirements – to be further assessed once planning approval is sought for development of lot 2.</p>	

Table E6.1: Parking Space Requirements

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

E6.6.2 Bicycle Parking Numbers

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

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

Comment:

Complies with A1.1. Each lot has sufficient area to allow for bicycle parking.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

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

Comment:

N/a

E6.6.4 Motorbike Parking Provisions

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



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

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all-weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
Comment: Complies with A1 (a) – although a condition is required to ensure the construction of 2 parking spaces for the existing dwelling, once the garage is demolished.	

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	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.
Comment: A1.1 – N/a A1.2 – Complies (condition required to ensure compliance).	
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
Comment: A2.1 a) Complies b) N/a c) Relies on performance criteria due to variation to passing bay requirements. A2.2 Refer Performance Criteria assessment	
Complies with P2 as follows: (a) The proposal provides lot 2 with a 4.5m wide driveway for the first 7m, followed by a 30m long access strip to the internal lot. The access strip will also be utilised by lot 1 via a Right of Way. The access is level and straight and will service the two lots only. The expected number of vehicle movements are low - proposed lot 2 could potentially accommodate 2 units, resulting in 4 residential parking spaces and 1 visitor space. Burghley Street is a straight, residential street used by local traffic and can safely accommodate waiting traffic while a vehicle exits	

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the driveway. The proposed access is therefore convenient, safe and efficient.

Table E6.2: Access Widths for Vehicles

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

E6.7.3 Car Parking Access, Safety and Security

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

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

Comment:

N/a

E6.7.4 Parking for Persons with a Disability

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

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

Comment:

N/a – private residential dwelling parking only.

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

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

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

Comment:

N/a – Residential use.

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

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development

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

Table E6.5: Pedestrian Access

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

Notes

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

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



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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
<p>A1 The application must:</p> <p>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.</p>	<p>P1 Provision of public open space, unless in accordance with Table E10.1, must:</p> <p>a) not pose a risk to health due to contamination; and</p> <p>b) not unreasonably restrict public use of the land as a result of:</p> <p>i) services, easements or utilities; and</p> <p>ii) stormwater detention basins; and</p> <p>iii) drainage or wetland areas; and</p> <p>iv) vehicular access; and</p> <p>c) be designed to:</p> <p>i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and</p> <p>ii) reasonably contribute to the pedestrian connectivity of the broader area; and</p> <p>iii) be cost effective to maintain; and</p> <p>iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and</p> <p>v) provide for public safety through <i>Crime Prevention Through Environmental Design</i> principles; and</p> <p>vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and</p> <p>vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and</p> <p>ix) create attractive environments and focal points that contribute to the existing or desired future character statements, if any.</p>
Complies with A1 - consent in writing from the General Manager was received on the 26.11.2019 that no land is required for public open space but instead there is to be a cash payment in lieu.	N/a

ASSESSMENT AGAINST E11.0

ENVIRONMENTAL IMPACTS AND ATTENUATION CODE

E11.6 Use Standards

E11.6.1 Attenuation Distances

<p>Objective</p> <p>To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site-specific study that there will not be an environmental nuisance or environmental harm, having regard to the:</p> <p>a) degree of encroachment; and</p> <p>b) nature of the emitting operation being protected by the attenuation area; and</p> <p>c) degree of hazard or pollution that may emanate from the emitting operation; and</p> <p>d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.</p>
Relies on Performance Criteria P1.	Complies with Performance Criteria P1 – the proposal demonstrates by means of a site-specific study that there will not be an environmental nuisance or environmental harm as follows:



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	<p>a) The development site is situated on the edge of the Attenuation Distance, with approximately 3.5m (measured from the north west corner of the lot) of the driveway being affected by the Attenuation Area. The existing dwelling and building area on proposed lot 2 are situated outside of the attenuation distance.</p> <p>b) The Attenuation Distance impacting the site is around the JBS Swift Abattoir. Emissions from this site include noise and odours.</p> <p>c) The emissions created (noise and odour) will not cause any hazard/nuisance to the residential use of the driveway area within the Attenuation Area, as it will be used for vehicle access only.</p> <p>d) Due to the majority of the site being located outside of the Attenuation Distance, no additional mitigation measures are considered necessary. The site is already buffered from the emitting operation by a mixture of residential and industrial uses.</p>
A2 Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Village, Local Business, General Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.	<p>P2 Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site-specific study that there will not be an environmental nuisance or environmental harm having regard to:</p> <p>a) the degree of encroachment; and</p> <p>b) the nature of the emitting operation being protected by the attenuation area; and</p> <p>c) the degree of hazard or pollution that may emanate from the emitting operation; and</p> <p>d) use of land irrigated by effluent must comply with <i>National Health and Medical Research Council Guidelines</i>.</p>
N/a	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 *Land Use Planning & Approvals Act 1993*.

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

5 SERVICES

Sewer & Water

The application was referred to TasWater regarding water and sewer infrastructure. Their certificate of consent is included as to this report and will be included as an attachment if a permit is issued.



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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 water services, sewer and stormwater services to the property boundaries of all lots (as required by TasWater/Works Department Section's conditions).

Public Open Space Contribution

In addition, it is considered appropriate to apply the public open space contribution to additional lots created as specified in the *Local Government (Building & Miscellaneous Provisions) Act 1993* as this subdivision is in a township area, in accordance with Council's Policy.

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 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		
	Council may refuse the application for subdivision if it is of the opinion:		
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;		✓



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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 <u>Highways Act 1951</u> ;		✓
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.		✓

Section 86	Security for payment	Yes	No
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <u>Urban Drainage Act 2013</u> , 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 Local Government (Highways) Act 1982</u> in respect of the highways opened or to be opened on the subdivision;		✓
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		✓
86(2)(f)	the filling in of ponds and gullies;		✓
86(2)(g)	the piping of watercourses.		✓
	If 'yes':		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		

Section 107	Access orders	Yes	No
107 (2)	Is work of a substantial nature needed to provide access for vehicles from a highway onto the block?		✓
	If 'yes', council may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called upon by it to do so.		

Section 108	Road widening	Yes	No
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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

Council has discretion to approve or refuse the application, due to reliance on the Performance Criteria of the Car Parking and Sustainable Transport Code and Environmental Impacts and Attenuation Code.

The proposed vehicle access will remain convenient, safe and efficient to use, having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles that will access the site.

Although the site is partially located within an Attenuation Area, this is limited to the driveway only, and will not impact the current or future residential use of the site.

Referral bodies were consulted regarding the proposal, and provided consent/conditions of approval.

The proposed development meets all relevant provisions of the *Northern Midlands Interim Planning Scheme 2013* and conditions that relate to any aspect of the application can be placed on a permit.

11 ATTACHMENTS

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

RECOMMENDATION

That land at 11 Burghley Street, Longford be approved to be developed and used for a 2-lot subdivision (vary access width; partially within attenuation distance) & demolition of shed in accordance with application PLN-19-0231, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P5** *Plan of Subdivision – prepared by Cohen & Associates Pty Ltd (Drawing No: 179-50 (7911), Dated: 02.12.2019 (Rev 3) & Service Details – prepared by IPD Consulting (Drawing No: 1824, Sheet No's: 01-04, Dated: 11.11.2019 (Rev A))*.

2 Council's Works Department conditions

2.1 Stormwater

Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.



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2.2 Access (Urban)

- a) A concrete driveway crossover and hotmix sealed apron must be constructed from the edge of Burghley Street to the property boundary of each lot in accordance with Council standards and TSD-R09.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

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

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

2.6 Separation of hydraulic services

- a) All existing pipes and connections must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each lot.
- c) Certification must be provided that services have been separated between the lots.

2.7 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of 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.

2.8 Nature strips

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

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2019/01744-NMC; dated 02.12.2019).

4 Public Open Space Contributions

A contribution must be paid towards the cost of providing public open space infrastructure in accordance with Council policy (currently \$1400 per new lot).

5 Demolition

Prior to the seal of final plan, all buildings shown on the plan of subdivision as 'to be demolished', shall be removed in their entirety (inclusive of any rubble) and the site rehabilitated to a level surface.

6 Parking

Prior to the seal of final plan, two (2) parking spaces must be constructed for the existing dwelling on lot 1. The parking spaces must be formed to an adequate level and drained, with provision for turning located behind the building line.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

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 Brooks/Cr Goninon

That land at 11 Burghley Street, Longford be approved to be developed and used for a 2-lot subdivision (vary access width; partially within attenuation distance) & demolition of shed in accordance with application PLN-19-0231, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P5** *Plan of Subdivision – prepared by Cohen & Associates Pty Ltd (Drawing No: 179-50 (7911), Dated: 02.12.2019 (Rev 3) & Service Details – prepared by IPD Consulting (Drawing No: 1824, Sheet No's: 01-04, Dated: 11.11.2019 (Rev A))*.

2 Council's Works Department conditions

2.1 Stormwater

Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.

2.2 Access (Urban)

a) A concrete driveway crossover and hotmix sealed apron must be constructed from the edge of Burghley Street to the property boundary of each lot in accordance with Council standards and TSD-R09.

b) **Access works must not commence** until an application for vehicular crossing has been approved by Council.

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.

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NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

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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.

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Adams, Cr Calvert, Cr Davis, Cr Polley

Cr Brooks declared an interest in item PLAN 2, signed the register and left the meeting at 7.08pm

021/20 PLANNING APPLICATION PLN-19-0216: 72 MAIN STREET, CRESSY

File Number: PLN-19-0216
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application to develop and use visitor accommodation at 72 Main Street, Cressy.

2 BACKGROUND

Applicant: Prime Design	Owner: Robert Patrick Murphy and Kaye Lorraine Murphy
Zone: Local Business	Codes: Carparking & Sustainable Transport Code
Classification under the Scheme: Visitor accommodation	Existing Use: Residential (single dwelling)
Deemed Approval Date: 25 January 2020	Recommendation: Approve

Discretionary Aspects of the Application

- Variation to number of car parking spaces;
- Demolition of pergola;
- Variation to setback.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013, Version 29, Effective from 3 June 2019.*

Preliminary Discussion

The applicant discussed the proposal with council staff before lodging the application and was advised that the application would require public notification and a traffic impact assessment.

Image 1 - subject site from King Street



3 STATUTORY REQUIREMENTS

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

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority (Northern Midlands Council) 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

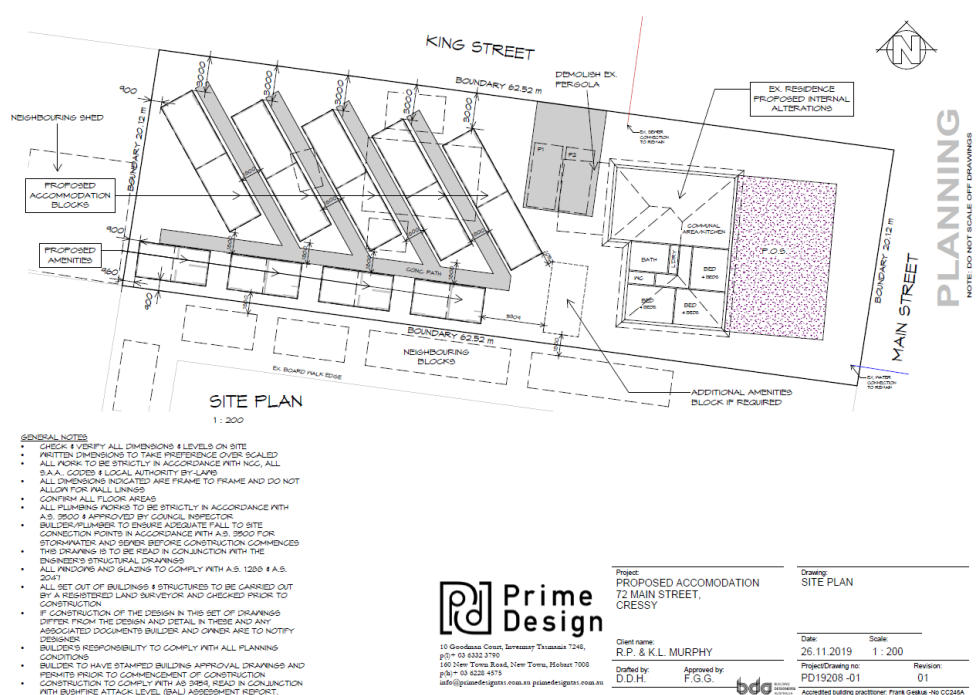
4.1 Proposal

The applicant proposes to:

- Develop 5 accommodation blocks.
 - Each block will have 2 apartments. Each apartment will have 6 beds, providing a total of 60 beds.
- Develop 2 shower blocks and 2 toilet blocks.
- Undertake internal alterations to the existing dwelling to provide:
 - Communal area/kitchen
 - Bathroom
 - Laundry
 - Toilet
 - 3 bedrooms x 4 beds (12 beds)
- Demolish a pergola
- Provide 2 off-street car parking spaces

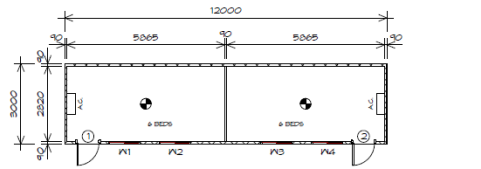
The application advises that, “the developer proposes to provide ‘Picker’ accommodation for people on visas and without a car. The business at 74 Main Street provides bus transport for ‘Pickers’ to the farm properties”.

Image2 - Site plan



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

Image 3 - Accommodation Floor Plan



FLOOR PLAN ACCOMMODATION AREA 36.00 m² (3.07 SQUARES)
1 : 100

LEGEND

- 240V SMOKE ALARM
- A.C. AIR CONDITIONING UNIT

DOOR SCHEDULE				
MARK	WIDTH	TYPE	REMARKS	
1	820	EXTERNAL DOOR		
2	820	EXTERNAL DOOR		

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
P1	1130	1170	SLIDING WINDOW	
P2	1130	1170	SLIDING WINDOW	
P3	1130	1170	SLIDING WINDOW	
P4	1130	1170	SLIDING WINDOW	

ALUMINUM WINDOWS SINGLE GLAZING

- SMOKE ALARMS**
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
 - TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
 - SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(0) + 61 6332 3790
160 New Town Road, New Town, Hobart 7008
p(0) + 61 6228 4575
info@primedesign.com.au primedesign.com.au

Project:
PROPOSED ACCOMMODATION
72 MAIN STREET,
CRESSY

Client name:
R.P. & K.L. MURPHY

Drawing:
ACCOMMODATION FLOOR PLAN

Drafted by:
D.D.H.

Approved by:
F.G.G.

Date:
26.11.2019

Scale:
1 : 100

Project/Drawing no:
PD19208 -1-01

Revision:
01

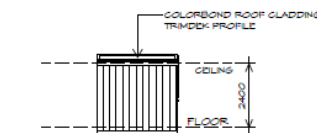
Accredited building practitioner: Frank Gessia - No CC268A

ACCOMMODATION

Image 4 - Accommodation Elevations



ELEVATION
1 : 100



WESTERN ELEVATION
1 : 100



ELEVATION
1 : 100



ELEVATION
1 : 100

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURERS
INSTRUCTIONS.
COLOUR TO BE SELECTED

WINDOWS
POWDER COATED ALUMINUM WINDOW
FRAMES SLIDING OPENING
REVEALS AND TRIMS TO CLIENTS SPEC.
ALL FLASHING TO MANUFACTURERS
SPECIFICATION
AS 1288 & AS 2047 & NCC 2019 PART 3.6

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

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Drafted by:
D.D.H.

Approved by:
F.G.G.

Date:
26.11.2019

Scale:
1 : 100

Project/Drawing no:
PD19208 -1-02

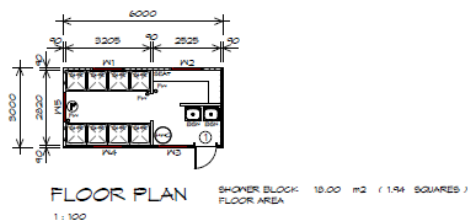
Revision:
01

Accredited building practitioner: Frank Gessia - No CC268A

Drawing:
ACCOMMODATION ELEVATIONS

ACCOMMODATION

Image 5 - Shower Block Floor Plan



LEGEND

- (P) EXHAUST FAN-VENT TO OUTSIDE AIR
- (FW) FLOOR WASTE
- (HC) HOT WATER CYLINDER

DOOR SCHEDULE			
MARK	INTD	TYPE	REMARKS
1	D20	EXTERNAL DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	INTD	TYPE	REMARKS
P1	260	1150	FIXED WINDOW	
P2	260	1150	FIXED WINDOW	
P3	260	1150	FIXED WINDOW	
P4	260	1150	FIXED WINDOW	
P5	260	1150	FIXED WINDOW	

ALUMINUM WINDOWS SINGLE GLAZING

SHOWER BLOCK

Prime Design

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p01+ 03 6352 3790
160 New Town Road, New Town, Hobart 7008
p01+ 03 6228 4575
info@primedesign.com.au primedesign.com.au

Project:
PROPOSED ACCOMMODATION
72 MAIN STREET,
CRESSY

Client name:
R.P. & K.L. MURPHY

Drawing:
SHOWER BLOCK FLOOR PLAN

Drafted by:
D.D.H.

Approved by:
F.G.G.

Date:
26.11.2019

Scale:
1 : 100

Project/Drawing no:
PD19208 -2-01

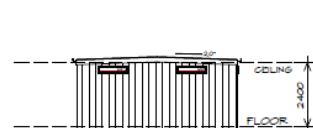
Revision:
01

Accredited building practitioner: Frank Geislar-Alo CC2684

bda

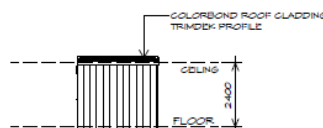
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Image 6 - Shower Block Elevations



ELEVATION

1 : 100



ELEVATION

1 : 100



ELEVATION

1 : 100



ELEVATION

1 : 100

FASCIA:
COLORBOND ROLLED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

WINDOWS:
POWDER COATED ALUMINUM WINDOW
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Date:
26.11.2019

Scale:
1 : 100

Project/Drawing no:
PD19208 -2-02

Drawing:
SHOWER BLOCK ELEVATIONS

Date:
26.11.2019

Scale:
1 : 100

Project/Drawing no:
PD19208 -2-02

Revision:
01

Accredited building practitioner: Frank Geislar-Alo CC2684

bda

SHOWER BLOCK

Image 7 - Toilet Block Floor Plan

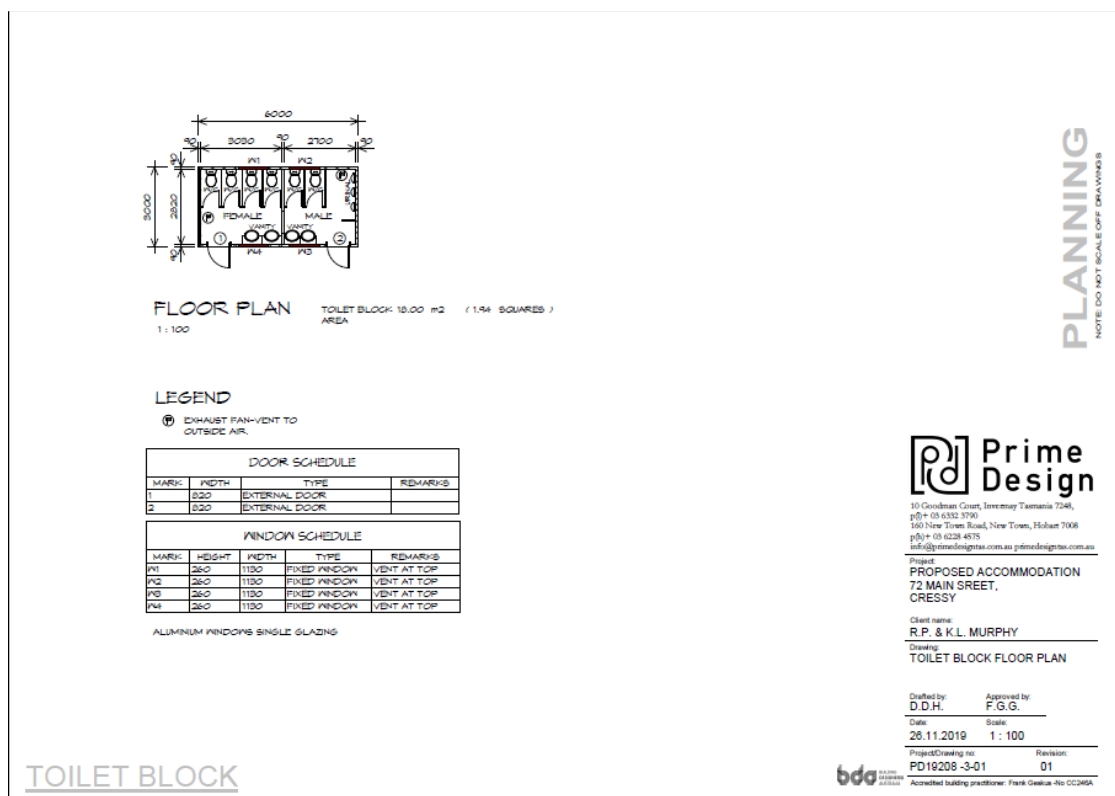
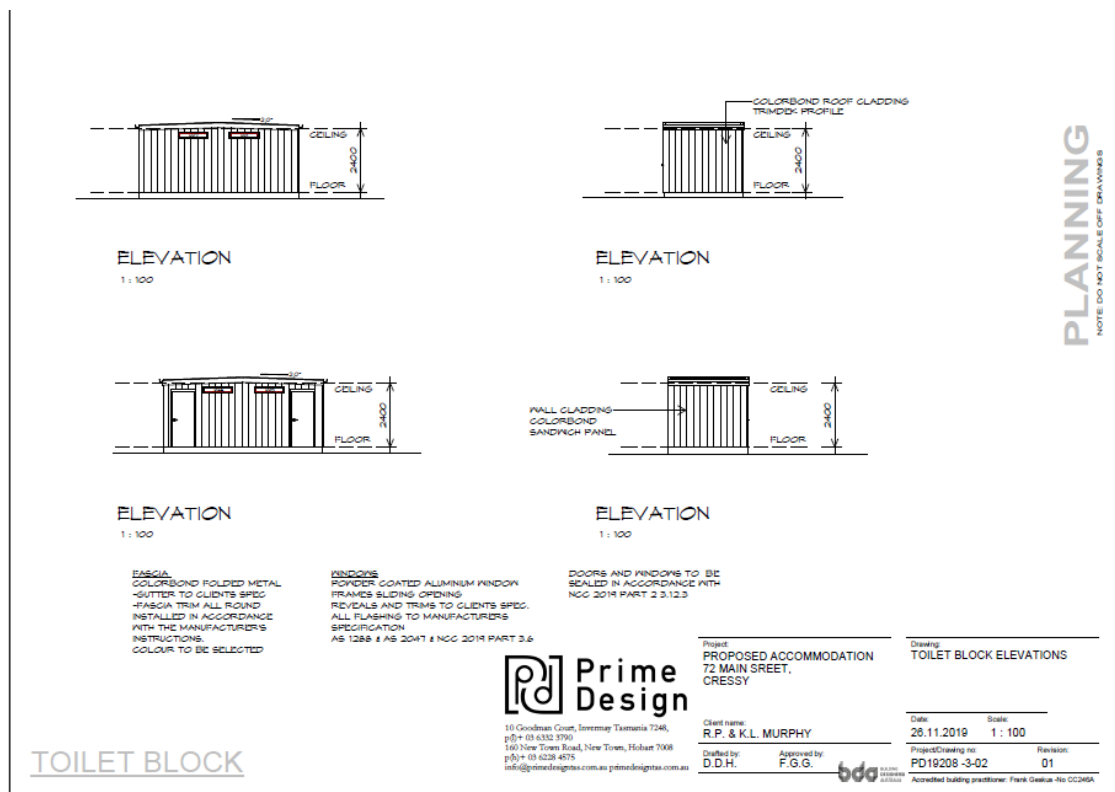
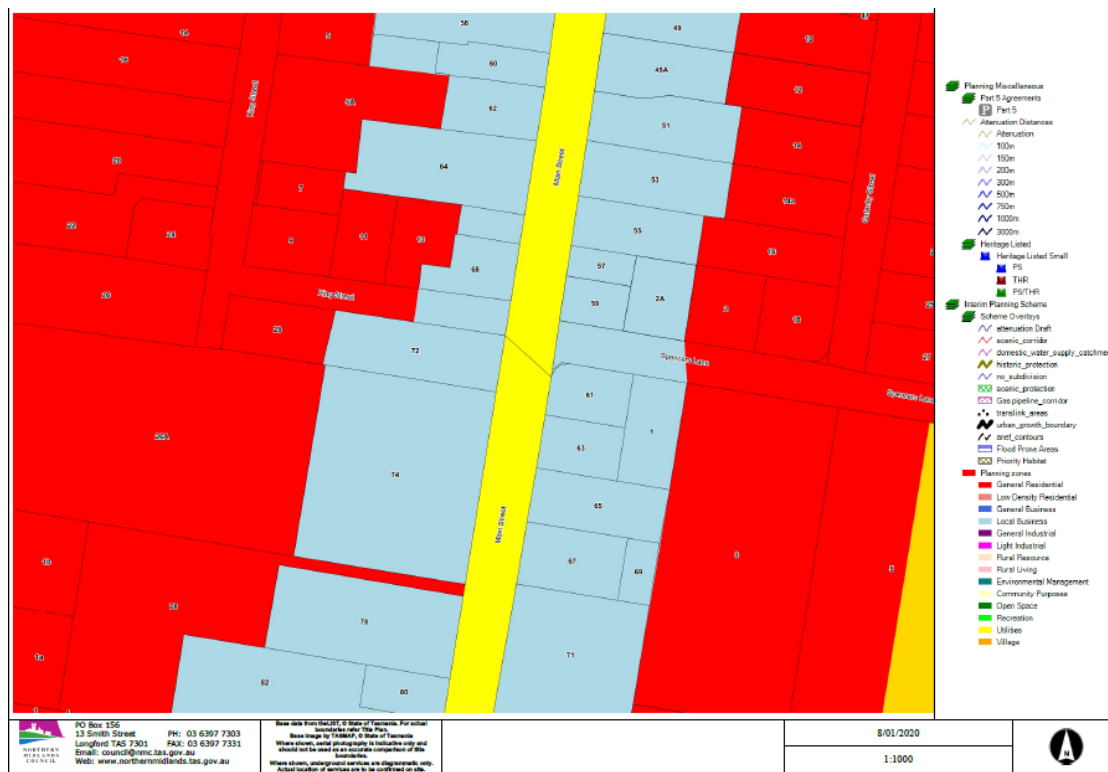


Image 8 - Toilet Block Elevations



4.2 Zone and land use

Image 9 - zone map - Local Business zone



The land is zoned Local Business.

The relevant planning scheme definition is:

Visitor accommodation	Use of land for providing short or medium term accommodation, for persons away from their normal place of residence, on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.
-----------------------	---

Visitor accommodation is Permitted (with permit) in the zone.

4.3 Subject site and locality

The author of this report carried out a site visit on 19 December 2019. The site contains a single dwelling, outbuildings and garden. Surrounding properties contain a mixture of commercial and residential uses, with a single dwelling immediately to the west and the Ringwood Hotel immediately to the south.

Representor's property

Subject site

8/01/2020

1:500

A photograph of a garden area enclosed by a green mesh fence. In the background, there are hay bales, trees, and buildings under a clear blue sky. A date stamp '19 12 2019' is visible in the bottom right corner.

Image 12 – site from King Street



Image 13 – site from King Street showing crossover to be used and pergola to be demolished

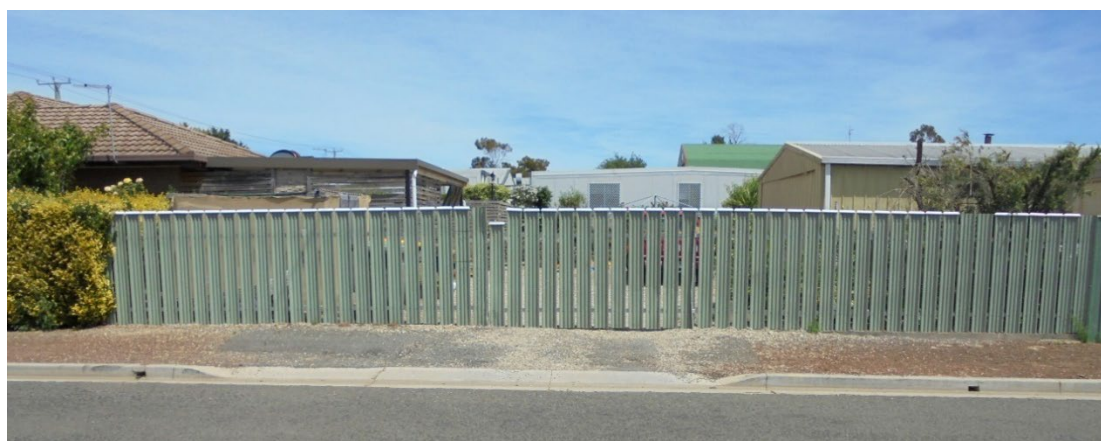


Image 14 – boundary with 28 King Street and crossover to be reinstated to kerb and channel





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4.4 Permit/site history

Relevant permit history includes:

109001.07 - 72 MAIN ST - CRESSY - MURPHY KAYE LORRAINE

... 87/82 - E & E Preece - Garage
109001.07 - 72 MAIN ST - CRESSY - MURPHY KAYE LORRAINE

... PLN19-0216 - Prime Design - Visitor Accommodation
109001.07 - 72 MAIN ST - CRESSY - MURPHY KAYE LORRAINE

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:

- Jo-Anne Pitchford, 28 King Street, Cressy

A map showing the location of the representor's property in relation to subject site is at Image 10.

The matter raised in the representation is outlined below followed by the planner's comment.

- Concerned that a high enough fence is built on her boundary for privacy.

Planner's comment:

The applicant has provided an amended plan showing a proposed 1.8m high fence along the boundary. It is recommended this be endorsed with the permit.

Three representations were received outside the statutory time. These are attached for information.

4.6 Referrals

Council's Works Department

Precis: Council's Works Department provided the attached referral. Their recommended conditions are included in the conditions of approval.

TasWater

Precis: TasWater provided a Submission to Planning Authority Notice (TasWater Ref: TWDA 2019/01688--NMC).

4.7 Planning Scheme Assessment

Assessment against the Local Business zone

20.2 Use Table (extract)

Permitted	
Use Class	Qualification
Visitor accommodation	

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	Performance Criteria
A1 Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.	P1 Commercial vehicles (except for visitor accommodation and recreation) must not unreasonably impact on the amenity of any adjoining General Residential and Urban Mixed Use zones, having regard to: a) traffic, the hours of delivery and despatch of goods and materials; and b) hours of operation; and



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	c) light spill.
N/a	N/a
A2.1 Noise levels at the boundary of the site with any adjoining land must not exceed: a) 50dB(A) daytime; and b) 40dB(A) night time; and A2.2 Noise levels in habitable rooms of nearby sensitive uses must not exceed 5dB(A) above background.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.
Condition required.	N/a

20.4 Development Standards

20.4.1 Siting, Design and Built Form

Objective To ensure that development is visually compatible with surrounding area.	
Acceptable Solutions	Performance Criteria
A1 The entrance of a building must: a) be clearly visible from the road or publicly accessible areas on the site; and b) provide a safe access for pedestrians.	P1 No performance criteria.
Complies. The entrances are clearly visible from publicly accessible areas of the site and provides safe access for pedestrians.	N/a
A2 Building height must not exceed: a) 8m; or b) 1m greater than the average of the heights of buildings on immediately adjoining lots.	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.
Complies.	N/a
A3.1 Buildings must be: 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.	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.
The setback from all boundaries, except the front boundary, is less than that of the immediately adjoining building. The front setback must address the performance criteria.	<p>a) provide for enhanced levels of public interaction or public activity; and <u>Comment:</u> The increased front setback allows for public open space in front of the house, consistent with this requirement.</p> <p>b) ensure the efficient use of the site; <u>Comment:</u> The setback ensures the efficient use of the site.</p> <p>c) be consistent with the established setbacks within the immediate area and the same zone; <u>Comment:</u> The setback behind the main building (house) is consistent with this requirement.</p> <p>d) be consistent with the local area objectives, if any; <u>Comment:</u> The setback is consistent with the Local Area Objective to consolidate growth within the existing urban land use framework of Cressy.</p> <p>e) provide for emergency vehicle access. <u>Comment:</u> The setback provides for ambulance access on site and fire access from the street.</p> <p>The proposal satisfies the performance criteria.</p>



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20.4.2 Subdivision

N/a

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	N/a
E5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	N/a
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solutions		Performance Criteria	
A1	The number of car parking spaces must not be less than the requirements of:	P1	The number of car parking spaces provided must have regard to:
a)	Table E6.1; or	a)	the provisions of any relevant location specific car parking plan; and
b)	a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	b)	the availability of public car parking spaces within reasonable walking distance; and
		c)	any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and
		d)	the availability and frequency of public transport within reasonable walking distance of the site; and
		e)	site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and
		f)	the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and
		g)	an empirical assessment of the car parking demand; and
		h)	the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and
		i)	the recommendations of a traffic impact assessment prepared for the proposal; and
		j)	any heritage values of the site; and
		k)	for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
		i)	the size of the dwelling and the number of bedrooms; and
		ii)	the pattern of parking in the locality; and
		iii)	any existing structure on the land.
Table E6.1 requires 1 space per unit or 1 space per 4 beds whichever is greater.		See comments below.	



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72 beds are proposed. This requires 18 parking spaces.
2 parking spaces are proposed.
The proposal does not comply - must address the Performance Criteria.

The applicant provided a Traffic Impact Statement from Richard Burk, a qualified traffic engineer.

- a) *the provisions of any relevant location specific car parking plan;*
Applicant's Traffic Impact Statement: There is no specific car parking plan applicable in the Northern Midlands Interim Planning Scheme 2013.
Planner's comment: Agreed.
- b) *the availability of public car parking spaces within reasonable walking distance;*
Applicant's Traffic Impact Statement: Considerable on street parking is available in King Street and Main Street.
Planner's comment: Photos and site visit indicate this is correct.
- 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;*
Applicant's Traffic Impact Statement: The developer is proposing Visitor Accommodation for 'Pickers' i.e. people with work visas who do not have a car.
Planner's comment: It can't be assumed the residents won't have a car. However, it is likely that car usage will be low and there is enough parking in King Street.
- d) *the availability and frequency of public transport within reasonable walking distance of the site;*
Applicant's Traffic Impact Statement: The adjacent property (74 Main Street) provides 'Picker' bus transport to work sites.
Planner's comment: Tassielink Transit operates bus services from Cressy to Launceston via Longford and Perth. As of 19 January 2020, there will be 5 bus services from Cressy and 5 to Cressy each weekday and 2 services from and 2 services to Cressy each Saturday, Sunday and public holidays. Bus stops are along Main Street and therefore within reasonable walking distance of the subject site.
- e) *site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
Applicant's Traffic Impact Statement: There is no parking space supply or demand at 72 Main Street for the proposal.
Planner's comment: There are no site constraints to the provision of parking. That is, the existing buildings etc do not prevent parking being provided on site.
- 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;*
Applicant's Traffic Impact Statement: There is on street parking on Main Street in the form of 2.6m wide parking lanes both sides of the road that have low parking utilisation. There is on street parking on King Street which is 7m wide face to face of kerb able to sustain some parking on either side of the road. In both cases the available parking spaces are safe and suitable for use considering traffic activity levels, accessibility and traffic facilities provided
Planner's comment: Accept the Traffic Engineer's advice.
- g) *an empirical assessment of the car parking demand;*
Applicant's Traffic Impact Statement: From on-street parking observations, see photos 1-7 of the Traffic Assessment, none of the available on street parking spaces were occupied at the time of site inspection (midday Wednesday 9th October 2019) which provides evidence of low on street parking utilisation
Planner's comment: Photos and site visit indicate there is low on street parking utilisation.
- h) *the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience;*
Applicant's Traffic Impact Statement: It is estimated that the proposal will have low impact on the residential amenity of King Street.
Planner's comment: Parking of cars in streets is usual and therefore not considered to have a negative impact on the streetscape. The Traffic Impact Assessment is accepted regarding the low impact on residential amenity of King Street.
- i) *the recommendations of a traffic impact assessment prepared for the proposal;*
Applicant's Traffic Impact Statement: The traffic impact statement supports the proposal.
Planner's comment: This report has had regard to the traffic impact statement prepared for the proposal.
- j) *any heritage values of the site;*
Applicant's Traffic Impact Statement: There do not appear to be any heritage values of the site.
Planner's comment: The site is not heritage listed or in a heritage precinct.
- k) *for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:*
 - i) *the size of the dwelling and the number of bedrooms;*

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- ii) *the pattern of parking in the locality;*
- iii) *any existing structure on the land.*

Planner's comment: These matters have been considered above.

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Visitor accommodation	1 space per unit or 1 space per 4 beds whichever is greater	1 space per 10 beds

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>P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</p> <ul style="list-style-type: none"> a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
<p><u>Planner's comment:</u> 7 spaces are required. None are proposed.</p>	<p><u>Planner's comment:</u></p> <ul style="list-style-type: none"> a) <i>likely number and type of users of the site and their opportunities and likely preference for bicycle travel;</i> The application states, "The developer proposes to provide 'Picker' accommodation for people on visas and without a car. The business as 74 Main Street provides bus transport for 'pickers' to the farm properties". The application is for up to 72 people to be accommodated. It is considered likely that people without a car might make use of bicycles for transport around Cressy. b) <i>location of the site and the distance a cyclist would need to travel to reach the site;</i> The site is centrally located within Cressy. Cyclists would have to travel from the site around 300m to the public pool, 380m to the IGA and Post Office, 550m to the recreation ground and 1400m to the Macquarie River. c) <i>availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.</i> No secure public bicycle parking facilities exist or are planned in the vicinity. It is recommended that 7 bicycle parking spaces be required on site.

E6.6.3 Taxi Drop-off and Pickup

Objective

To ensure that taxis can adequately access developments.

Acceptable Solutions	Performance Criteria
<p>A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).</p>	<p>P1 No performance criteria.</p>
<p><u>Planner's comment:</u> No taxi drop-off/pickup space is provided. Taxi pick up and drop off can occur in the street, which is consistent with the zone objective to ensure that taxis can adequately access development.</p>	

E6.6.4 Motorbike Parking Provisions

Objective

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



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Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
<u>Planner's comment:</u> No motorbike parking is proposed. One space should be required on site to satisfy the objective of ensuring that motorbikes are adequately provided for in parking considerations.	-

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 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.
<u>Applicant's Traffic Impact Statement:</u> Acceptable Solution A1 is satisfied. <u>Planner's comment:</u> A condition is required for the two spaces proposed.	N/a

E6.7.2 Design and Layout of Car Parking

Objective To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	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.
N/a – providing for 2 spaces.	N/a
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
<u>Applicant's Traffic Impact Statement:</u> a) have a gradient of 10% or less; and Compliant. b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and	

Not applicable.	
c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and Car park (1-5 spaces) require access width of 3.0m. Access width provided is 3.5m.	
A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .	
Design compliant with AS 2890.1 – 2004. Acceptable Solution A2.2 is satisfied.	
<u>Planner's comment:</u> Agree with the Traffic Impact Statement.	

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

E6.7.4 Parking for Persons with a Disability

Objective To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: (a) the topography of the site; (b) the location and type of relevant facilities on the site or in the vicinity; (c) the suitability of access pathways from parking spaces, and (d) applicable Australian Standards.
<u>Planner's comment:</u> Does not, and is not required by the scheme to, designate spaces for use by persons with a disability.	N/a
A2 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.	P2. No performance criteria.
<u>Planner's comment:</u> Does not, and is not required by the scheme to provide accessible car parking spaces.	N/a

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

Objective To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses:	P1 For retail, commercial, industrial, service industry or warehouse or storage uses
a) at least one loading bay must be provided in accordance with Table E6.4; and	adequate space must be provided for loading and unloading the type of vehicles



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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.	associated with delivering and collecting people and goods where these are expected on a regular basis.
N/a	N/a

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: <ul style="list-style-type: none"> a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
Condition required.	N/a
A2 Bicycle parking spaces must have: <ul style="list-style-type: none"> a) minimum dimensions of: <ul style="list-style-type: none"> i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed. 	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
Condition required.	

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.
Planner's comment: 2 spaces are to be provided. No separate pedestrian access is required in accordance with Table E6.5.	N/a

Table E6.5: Pedestrian Access

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

Notes

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



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iii) signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a
SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
STATE POLICIES	
The proposal is consistent with all State Policies.	
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993	
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .	
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES	
Strategic Plan 2017-2027 Statutory Planning	

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

Council can approve the application subject to conditions, or refuse the application and state reasons for refusal.

7 DISCUSSION

Discretion to refuse the application is limited to:

- Variation to number of car parking spaces;
- Demolition of pergola;
- Variation to setback.

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

The variation to the setback allows the buildings to be placed behind the existing house. This is supported as providing a residential look to the site from Main Street.

The existing hedge and fence along the Main Street and King Street boundaries provide screening of the site and assist its integration into the streetscape, as do the existing trees between the house and King Street. It is recommended that these be retained.

The demolition of the pergola allows for two car parking spaces to be provided and is supported.

The accommodation will allow for 72 beds. The car parking requirement is 18 spaces. 2 spaces are proposed. The application describes the accommodation as being for 'pickers' who will be bussed to their work. Even if some do have a car, two car parking spaces are proposed on site. The reduction in car parking spaces is supported.

It is recommended that bicycle and motorbike parking be provided in accordance with the planning scheme.



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The representor (adjoining neighbour) has requested a fence for privacy. The applicant has provided an amended plan showing a fence. It is recommended this plan be endorsed with the permit.

It is recommended that the application be approved to be developed and used in accordance with the proposal plans.

8 ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representation & applicant's response
- Representations received after the statutory time

RECOMMENDATION

That land at 72 Main Street, Cressy be approved to be developed and used for a Visitor Accommodation (vary setbacks, vary parking provisions, demolish pergola) in accordance with application PLN-19-0216, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development must be in accordance with the endorsed documents:

- P1 Cover page;
- P2 Site Plan (Date 05.12.2019);
- P3 Accommodation Floor Plan (Date 26.11.2019);
- P4 Accommodation Elevations (Date 26.11.2019);
- P5 Shower Block Floor Plan (Date 26.11.2019);
- P6 Shower Block Elevations (Date 26.11.2019);
- P7 Toilet Block Floor Plan (Date 26.11.2019).

2 REPLACEMENT OF FENCE

Before the use commences, the developer must replace the fence adjoining 28 King Street with a 1.8m high fence in accordance with the endorsed plans.

3 MAINTENANCE OF EXISTING HEDGE

The existing hedge along the Main Street and King Street frontages must be retained and maintained. Any part of the hedge that dies must be replaced.

4 MAINTENANCE OF EXISTING FENCE

A fence must be maintained along King Street, no lower than the existing fence.

5 MAINTENANCE OF EXISTING TREES

Existing trees within 12m of the King Street boundary must be retained. Any trees that die must be replaced.

6 COUNCIL'S WORKS DEPARTMENT CONDITIONS

6.1 Stormwater

- a) The lot must be provided with a stormwater connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.



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- e) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

6.2 Access

- a) The unused crossover and apron in King Street must be re-instated with kerb and channel in accordance with Council standards and to the satisfaction of the Works Manager.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

6.3 Municipal standards & approvals

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

6.4 Works in Council road reserve

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

6.5 Pollutants

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

6.6 Works damage bond

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

7 TASWATER CONDITIONS

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (TasWater Ref: TWDA 2019/01688--NMC).

8 NOISE LEVELS

Noise levels at the boundary of the site with any adjoining land must not exceed:

- a) 50dB(A) daytime; and
- b) 40dB(A) night time; and

Noise levels in habitable rooms of nearby sensitive uses must not exceed 5dB(A) above background.

9 MOTORBIKE PARKING

Before the use commences, one motorbike parking spaces must be provided on site.



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10 BICYCLE PARKING

Before the use commences, 7 bicycle parking spaces must be provided on site. They must:

- have minimum dimensions of:
 - 1.7m in length; and
 - 1.2m in height; and
 - 0.7m in width at the handlebars; and
- include a rail or hoop to lock a bicycle to that meets *Australian Standard AS 2890.3 1993*; and
- be available and adequately lit at all times.

11 CAR PARKING

Before the use commences, the car parking and access areas must be:

- formed to an adequate level and drained;
- provided with an impervious all-weather seal; and
- line marked or provided with other clear physical means to delineate car spaces.

DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

That application PLN-19-0216 to develop and use Visitor Accommodation at 72 Main Street, Cressy be refused on the following grounds:

- the proposal does not provide the required number of parking spaces, contrary to clause E6.6.1 A1 a).

Carried unanimously

Cr Davis/Cr Polley

That Council develop a policy in relation to the provision of seasonal worker accommodation for the municipality, including best practice standards and consult with the state government.

Carried unanimously

Cr Brooks returned to the meeting at 7.15pm

**022/20 PLANNING APPLICATION PLN-19-0232:
MIDLAND HIGHWAY NEXT TO SECSCOMBE STREET, PERTH**

File Number: PLN-19-0232
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Danielle Gray, Consultant Planner

1 INTRODUCTION

This report assesses an application to construct an entry/exit connection from approved roundabout to connect to unmade section of Seccombe Street at the Midland Highway next to Seccombe Street, Perth.

2 BACKGROUND

Applicant: Rebecca Green & Associates	Owner: The Crown
Zone: Utilities zone; Rural Resource zone	Codes: Road & Railway Assets Code
Classification under the Scheme: Utilities	Existing Use: Vacant land zoned Utilities and Rural Resource
Deemed Approval Date: 25/1/2020	Recommendation: Approve

Discretionary Aspects of the Application

- Reliance on performance criteria of the Road and Railway Assets Code (E4.7.1 P1 and E4.7.2 P2); and
- Discretionary use in the Rural Resource zone.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013, Version 29, Effective from 3 June 2019*

Preliminary Discussion

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

Image 1 - Photo of subject site looking towards Seccombe Street



3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals*

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

- Construction of eastern entry/exit connection from approved roundabout to connect to unmade section of Seccombe Street (Road & Railway Assets Code). The extent and nature of the works are highlighted in red in the following Images 2 and 3.
- This current application is for the connection only from the approved roundabout and is not for the construction of any new section of Seccombe Street. Any further construction of Seccombe Street will form part of a future planning application to Council.

Image 2 – Seccombe Street Roundabout Connection Design Sheet 1 of 2 (source: Rebecca Green & Associates Planning Submission). The extent of the works proposed as part of this application are the works highlighted in red.

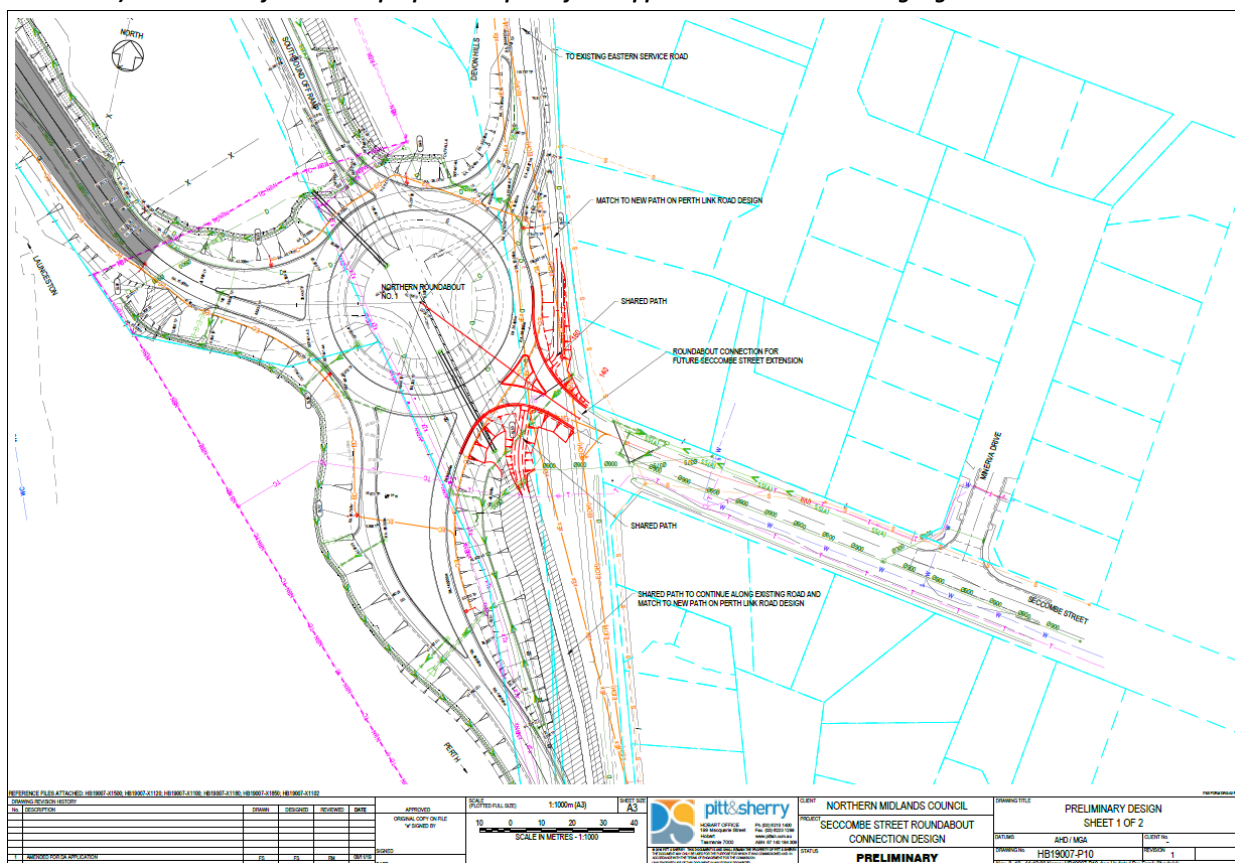


Image 3 - Seccombe Street Roundabout Connection Design Sheet 2 of 2 (source: Rebecca Green & Associates Planning Submission). The extent of the works proposed as part of this application are the works highlighted in red.

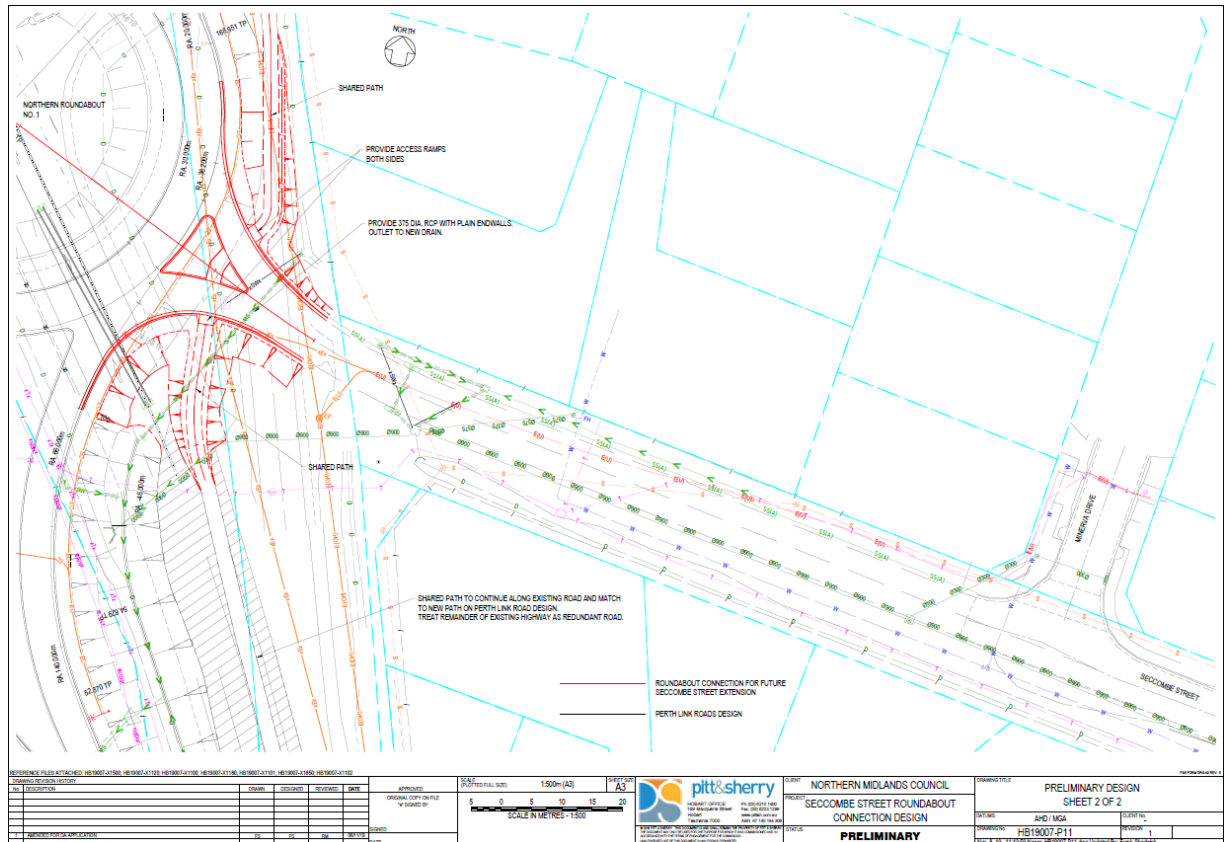


Image 4 – Site Locality Including Zoning (Source: pitt&sherry, Traffic Impact Assessment, 26/11/2019). The proposed works as shown in Images 2 and 3 are located in both the Rural Resource and Utilities zones.

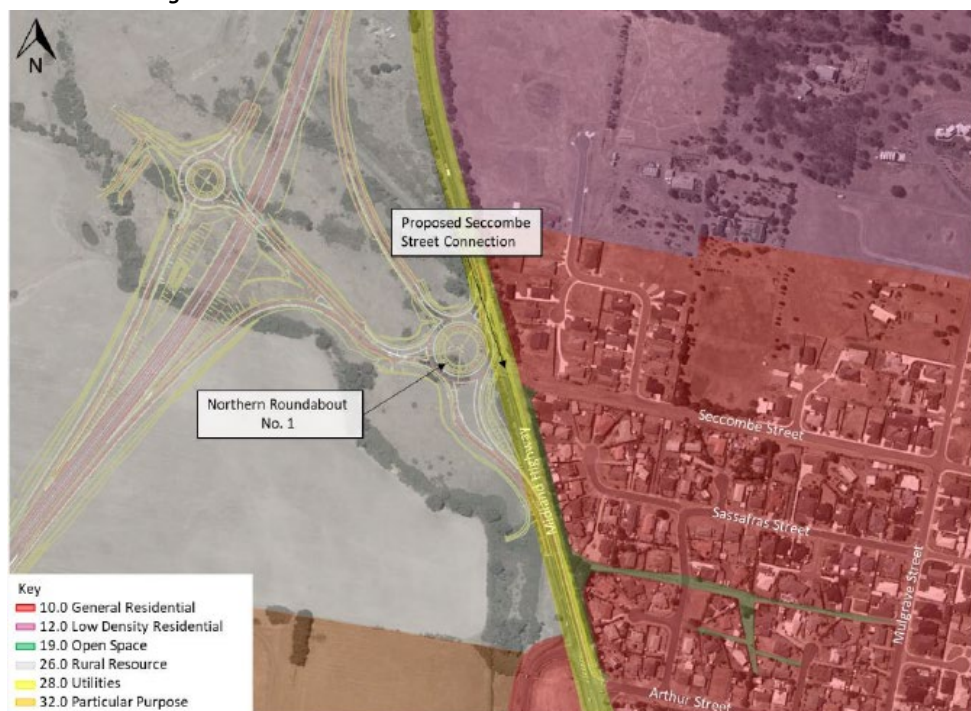
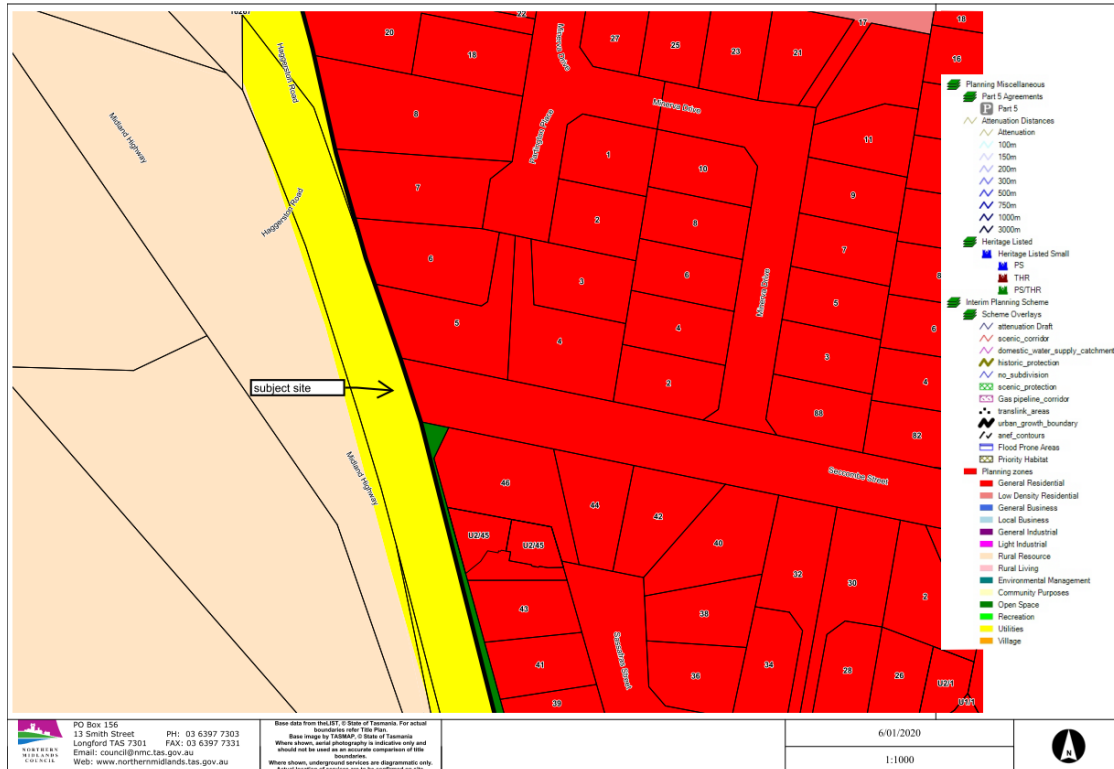


Figure 1: Site Locality Aerial Including Zoning Overlay (Aerial Source: Google Earth, October 2018 Imagery)

4.2 Zone and land use

Image 5 – Zone Map – Utilities zone and adjacent Rural Resource zone. The bulk of the works is located in the Utilities zone, however some of the works are located in the immediately adjacent Rural Resource zone contained in title CT-170341/11. This title is the long triangular wedge shaped title that contains the works ‘subject site’ in the below image.



Some of the land containing the proposed development site is zoned Utilities whilst another portion of the development site is zoned Rural Resource.

The relevant Planning Scheme definition for Utilities use is:

Utilities	<p>use of land for utilities and infrastructure including:</p> <ul style="list-style-type: none"> (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <p>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</p>
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Utilities is a Permitted use (with permit) in the Utilities zone. Utilities is a discretionary use in the Rural Resource zone.

4.3 Subject site and locality

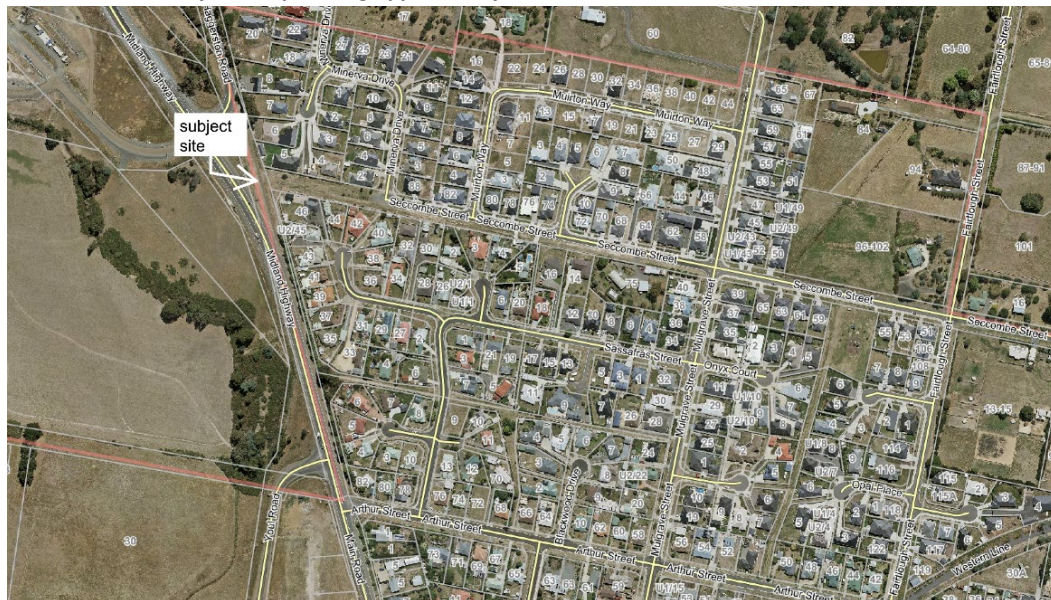
The subject site is located directly adjacent to a roundabout approved as part of the Perth Link Roads project and is currently under construction. The site is currently a level and cleared site that contains no vegetation other than mown pasture.

Part of the site is located within a road reservation corridor that contains no development and consists of mown pasture while the remainder of the works are located immediately adjacent to the roundabout footprint which is partially contained within title CT-170341/11.

The surrounding area to the west is a mix of pasture used for grazing with remnant native vegetation mixed with exotic species.

To the east of the subject development site is residential development in the form of predominantly single dwellings on suburban sized lots. This nearby residential development is shown below in Image 6.

Image 6 - aerial photo of area. This aerial photograph is taken prior to any approved roundabout works which have recently occurred as result of recent planning approvals by Council.



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13 Smith Street
Longford TAS 7301
Email: council@nmc.tas.gov.au
Web: www.northernmidlands.tas.gov.au

Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.
Base image by TASMAP, © State of Tasmania
Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

6/01/2020

1:4000



Image 7 – subject site looking northward



Image 8 – subject site looking southward



4.4 Permit/site history

Relevant permit history includes:

- P17-166 – Perth Link Roads

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:

- S & J Gurr, 2 Minerva Drive, Perth

Image 1 - location of representors' property in relation to subject site





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The representor objects to the proposed development with the matters raised in the representation summarised below followed by the assessing planner's comments.

Issue

- Concern about standard of living due to the increase in noise from traffic which will result from the traffic generated by the proposed development;
- Planting and landscaping undertaken in the road reservation (in the unmade section of the Seccombe Street reserved road casement) will be affected by the development;
- Detrimental impact on the privacy of the occupants (due to the development); and
- Detrimental impact on property value as a result of the proposed development.

Planner's comment:

The representation submitted by the representor focuses on concerns about the likelihood of detrimental impact on the value of their property as well as residential amenity arising from the construction of a new road adjacent to their property at 2 Minerva Drive. Their property is approximately 80m from the works proposed as part of this current planning application before Council.

The works associated with this application is for the junction only off the approved roundabout. It is not for any road construction within the Seccombe Street road reservation that adjoins Minerva Drive.

Currently, Minerva Drive is accessed from a partially constructed road network (Seccombe Street) that is located within the road reservation casement that the proposed junction from the roundabout seeks to connect to. The representor's dwelling has this road reservation running along their southern frontage boundary but this road reservation currently does not contain road infrastructure in the form of a constructed road and associated works.

It is not part of this current planning application to extend Seccombe Street in the existing road reservation past the southern boundary of the representor's residence.

However, it may form part of a future planning application to Council.

In the event that it does, it is considered that the placement of the representor's dwelling is likely to be buffered against any future road by the road reservation nature strip buffer that currently exists along the constructed section of Seccombe Street and will likely further extend along Seccombe Street in the event of any extension of Seccombe Street.

Any private landscaping located within a road reservation casement is a matter for Council to resolve in the event that the extension of Seccombe Street is proposed, noting that the planting of landscaping or construction of any works on Council owned land gives rise to a situation where Council can ultimately remove such works or vegetation in the event that their retention will cause issues for a proposed development, servicing or may result in a public health or safety issue to the general community.

In terms of privacy and amenity concerns, such matters can only be assessed at the time of a planning application for a road (comprising a Seccombe Street extension) being submitted to Council. Such an application is likely to include a traffic impact assessment and projected traffic generation data which would be considered by Council as part of any assessment of the amenity of existing dwellings located adjacent to proposed road works.

4.6 Referrals

Council's Works Department

Summary: Council's Works recommended the following conditions:

Roadworks



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All works must be constructed in accordance with the approved design plans and in accordance with Department of State Growth Standard drawings.

W.8 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.

Department of State Growth

Summary: The Department raised no issues or objection to this proposal and advised that as Council is arranging the works via the Vec Shaw Joint Venture as part of the roundabout construction, and they have possession of it until the end of the Perth Links contract, a Works Permit from State Growth is not required.

There will need to be a revision of the proposed advance directional signs for the roundabout as the current design does not show the Seccombe Street leg. This could be a condition or a note or an arrangement outside the planning permit process requiring Council's consultant to provide an update to the relevant signage plans of the Perth Links project drawings showing revised designs of the advance direction signs for the roundabout to incorporate the Seccombe Street leg so the Department can review and accept.

4.7 Planning Scheme Assessment

26 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.
- 26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

Comment: The proposed development does not create any objection under the above Zone Purpose Statements.

26.1.2 Local Area Objectives

a) Primary Industries:

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

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

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

b) Tourism

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

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

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding



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primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Comment: The proposed development does not create any objection under the above Local Area Objective Statements. The subject site is a small portion of land directly adjacent to major road infrastructure and is considered to have no agriculture potential or qualities.

26.1.3 Desired Future Character Statements

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

Comment: The proposed development is located in, and directly adjacent to, a reserved road easement and is considered to be minor in the extent and nature of works proposed. The applicant has outlined landscaping and weed management works proposed as part of the development. This includes the Perth Link Roads Project landscaping works which are intended to appropriately screen roadworks and road infrastructure and to avoid detrimental visual impact.

26.2 Use Table (Extract)

No Permit Required	
Use Class	Qualification
Utilities	If for existing uses and the curtilage does not increase by more than 30% as at the effective date and not located on prime agricultural land
Permitted	
Use Class	Qualification
Discretionary	
Use Class	Qualification
Utilities	If: a) for existing uses on prime agricultural land; or b) not for existing uses; or c) the curtilage increases by more than 30% as at the effective date.

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

This clause is relevant in the assessment of the proposed development as the proposed works as classed as 'Utilities' and are not for the purposes of a single dwelling.

Objective	
a)	To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
b)	To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
c)	To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
d)	Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
e)	Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
f)	The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m ² over the site.
Comment: The proposed development is for 'Utilities' which is a discretionary use in the Rural Resource zone. On this basis, the Performance	Comment: The proposal has no objection under the local area objectives for the Rural Resource zone. The proposed development is not for business and professional services or general retail and hire land uses and therefore this part of the Performance Criteria is not relevant.



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Criteria must be considered in the assessment of the proposed development.	
A2 If for permitted or no permit required uses.	<p>P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</p> <ul style="list-style-type: none"> i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and <p>P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</p>
<p>Comment:</p> <p>The proposed development is for 'Utilities' which is a discretionary use in the Rural Resource zone. On this basis, the Performance Criteria must be considered in the assessment of the proposed development.</p>	<p>Comment:</p> <p>The subject site is not prime agricultural land.</p>
A3 If for permitted or no permit required uses.	<p>P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</p> <ul style="list-style-type: none"> a) the amount of land converted is minimised having regard to: <ul style="list-style-type: none"> i) existing use and development on the land; and ii) surrounding use and development; and iii) topographical constraints; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: <ul style="list-style-type: none"> i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or c) the location of the use on the site is reasonably required for operational efficiency.
<p>Comment:</p> <p>The proposed development is for 'Utilities' which is a discretionary use in the Rural Resource zone. On this basis, the Performance Criteria must be considered in the assessment of the proposed development.</p>	<p>Comment:</p> <p>It is considered that the extent of the land being used for the proposed development has been minimised to the extent required to facilitate the proposed development and associated works such as landscaping.</p> <p>As previously noted, the subject site is unable to be used for agricultural use or conversion given the location of the site and immediately adjacent road infrastructure.</p> <p>The location of the proposed development is necessary due to the location of the previously approved roundabout and the location of existing reserved road casements which the works seek to link.</p>
A4 If for permitted or no permit required uses.	<p>P4 It must demonstrated that:</p> <ul style="list-style-type: none"> a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.
<p>Comment:</p> <p>The proposed development is for 'Utilities' which is a discretionary use in the Rural Resource zone. On this basis, the Performance Criteria must be considered in the assessment of the proposed development.</p>	<p>Comment:</p> <p>The proposed development in and of itself will not result in any emissions as the development is for a junction only and not any trafficable road works.</p> <p>The development is not a primary industry use and therefore sub clause (b) is not relevant.</p> <p>The submitted traffic impact assessment demonstrates that the capacity of the local road network can accommodate the proposed junction. At this point in time, the development is for a junction only and not for any road extension. In any case, the design and configuration of the proposed works have been designed in accordance with road network traffic generation data.</p>
A5 The use must:	P5 It must be demonstrated that the visual appearance of the use is consistent with the local



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<p>a) be permitted or no permit required; or</p> <p>b) be located in an existing building.</p>	<p>a) the impacts on skylines and ridgelines; and</p> <p>b) visibility from public roads; and</p> <p>c) the visual impacts of storage of materials or equipment; and</p> <p>d) the visual impacts of vegetation clearance or retention; and</p> <p>e) the desired future character statements.</p>
<p>Comment:</p> <p>The proposed development is for 'Utilities' which is a discretionary use in the Rural Resource zone. On this basis, the Performance Criteria must be considered in the assessment of the proposed development.</p>	<p>Comment:</p> <p>The proposed development is not on a skyline or ridgeline. The visibility of the proposed junction from existing roads is considered to be minimal and does not include any infrastructure that will result in any detrimental visual impact. The use and development does not include the storage of materials and equipment and therefore this clause (sub clause c) is not relevant. The development does not require any vegetation removal other than a minimal amount of mown pasture and therefore this clause is largely irrelevant. The proposed development is in accordance with the Rural Resource Desired Future Character Statements.</p>

26.3.2 Dwellings

Not applicable

26.3.3 Irrigation Districts

Not applicable.

26.4 Development Standards

These clauses are not applicable as the development does not seek approval for any structures reasonably defined as 'buildings' as per the definition under the Act.

26.4.2 Subdivision

Not applicable

26.4.3 Strata Division

26.4.3.1 In this scheme, division of land by stratum title is prohibited in the Rural Resource Zone.

Not applicable

28 Utilities Zone

28.1 Zone Purpose

28.1.1 Zone Purpose Statements

28.1.1.1 To provide land for major utilities installations and corridors.

28.1.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

Comment: The proposed development is in accordance with the above Zone Purpose Statements as the proposed development will facilitate existing utilities and corridors.

28.1.2 Local Area Objectives

There are no desired local area objectives

28.1.3 Desired Future Character Statements

There are no desired future character statements

28.2 Use Table (extract)

Permitted	
Use Class	Qualification
Utilities	If not for minor utilities



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28.3 Use Standards

28.3.1 Capacity of existing utilities

Objective To ensure that uses do not compromise the capacity of utility services.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The proposal must not unreasonably compromise or reduce the operational efficiency of the utility having regard to: <ul style="list-style-type: none"> a) existing land use practices; and b) the location of the use in relation to the utility; and c) any required buffers or setbacks; and d) the management of access.
Comment: The proposed development is classified as a 'Utilities' use under the 'Utilities Use Class' and therefore complies with the Acceptable Solution.	Comment: Not applicable (as the proposed development is a Permitted use in the Utilities zone)

28.4 Development Standards

28.4.1 Building Design and Siting

Objective To ensure that the siting and design of development: <ul style="list-style-type: none"> a) considers the impacts to adjoining lots; and b) furthers the local area objectives and desired future character statements for the area, if any. 	
Acceptable Solutions	Performance Criteria
A1 Height must not exceed: <ul style="list-style-type: none"> a) 10m; or b) 15 m for ancillary antenna and masts for communication devices. 	P1.1 Height must: <ul style="list-style-type: none"> a) minimise the visual impact having regard to: <ul style="list-style-type: none"> i) prevailing character of the landscape or urban pattern of the surrounding area; and ii) form and materials; and iii) the contours or slope of the land; and iv) existing screening or the ability to implement/establish screening through works or landscaping; and v) The functional requirements of the proposed development or use; and b) protect the amenity of residential uses in the area from unreasonable impacts having regard to: <ul style="list-style-type: none"> i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce visual impact; or P1.2 Where development is unavoidably prominent in the landscape, it must provide a significant community benefit.
Comment: This clause is not relevant in the assessment of the proposal as the proposed development does not include any buildings or structures where height can be reasonably taken as a quantitative measurement.	Comment: Not applicable
A2 Buildings must be set back from all boundaries a minimum distance of 3m.	P2 Building setbacks must: <ul style="list-style-type: none"> a) complement existing building setbacks in the immediate area; and b) minimise adverse impacts on adjoining land uses having regard to: <ul style="list-style-type: none"> i) the form of the building; and ii) the contours or slope of the land; and iii) methods to reduce visual impact; and c) protect the amenity of adjoining residential uses from unreasonable impacts of overshadowing and overlooking having regard to: <ul style="list-style-type: none"> i) the surrounding pattern of development; and



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	ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce overlooking and overshadowing.
Comment: This clause specifically applies to 'buildings'. The definition of 'buildings' is as per the Act. As none are proposed as part of the development this clause is not applicable.	Comment: Not applicable

28.4.2 Subdivision

Not applicable.

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	See code assessment below
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	N/a
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

The majority of Codes contained in the Planning Scheme do not apply as the development site contains no overlays (save the Bushfire Prone overlay which is not applicable because of the nature of the works proposed), is not in a Heritage Precinct, does not require the removal of vegetation, is not located near the coast, does not include signage and does not require the provision of any car parking spaces (Code E6.0 sets no requirement for Utilities uses).

ASSESSMENT AGAINST E4.0 ROAD & RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
Comment: The proposed development does not seek approval for a use defined under the Planning Scheme as 'sensitive'. On this basis, this clause is not relevant in the assessment of the development.	Comment: Not applicable
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.

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Comment: Not applicable	Comment: Not applicable
<p>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%.</p>	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> 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.
Comment: The proposed development is for a junction only and not associated roadworks that will carry traffic. This clause is therefore not applicable.	Comment: Not applicable

E4.7 Development Standards

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

<p>Objective</p> <p>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:</p> <ul style="list-style-type: none"> a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development. 	
Acceptable Solutions	Performance Criteria
<p>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:</p> <ul style="list-style-type: none"> a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas 	<p>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:</p> <ul style="list-style-type: none"> 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 proposed development is less than 50m from a Category 1 Road and therefore assessment under the P1 Performance Criteria is required.	Comment: As part of the application documentation submitted by the applicant, a TIA (traffic impact assessment) has been submitted. This TIA demonstrates compliance of the proposed development under the above P1 Performance Criteria.

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E4.7.2 Management of Road Accesses and Junctions

Objective To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Comment: Not applicable	Comment: Not applicable
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.
Comment: The development seeks approval for a new junction from a road more than 60kmph and therefore the development must be assessed under the P1 Performance Criteria.	Comment: The application documentation includes a TIA that demonstrates compliance with the above P1 Performance Criteria.

E4.7.3 Management of Rail Level Crossings

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

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

Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and	P1 The design, layout and location of an access, junction or rail level crossing must provide

b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i> , Standards Association of Australia; or	adequate sight distances to ensure the safe movement of vehicles.
c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	
Comment: The TIA submitted with the proposal demonstrates compliance with the A1 Acceptable Solution.	Comment: Not applicable

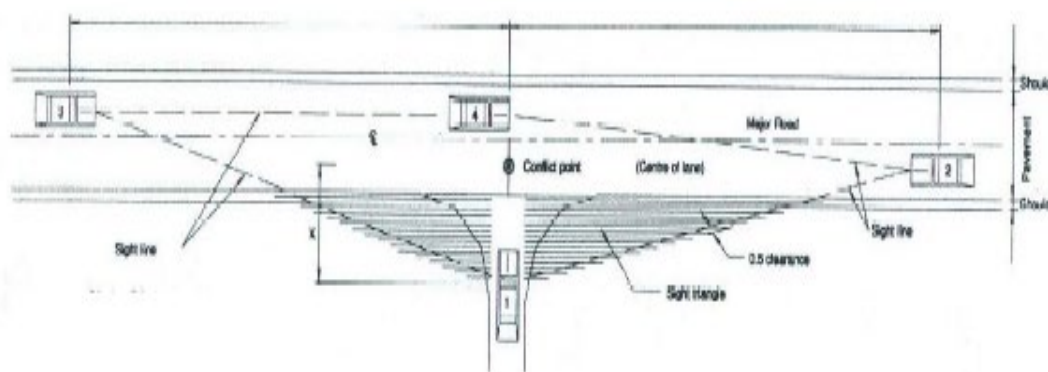


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Notes:

- Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- For safe intersection sight distance (SISD):
 - All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
 - These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;
 - A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
 - A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
 - A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.



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

Comment:

The proposed development does not, in and of itself, require the provision of any parking spaces and therefore this code is not relevant in the assessment of the development.

Table E6.1: Parking Space Requirements

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

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
9.5	Access and Provision of Infrastructure Across Land in Another Zone	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*.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

The proposed development does not present any objection to any of the strategies contained under the Northern Midlands Council Strategic Plan 2017-2027.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Reliance on performance criteria for discretionary uses under the Rural Resource zone (26.3.1.P1, P2, P3, P4 and P5); and
- Reliance on performance criteria of the Road and Railway Assets Code (E4.7.1 P1 and E4.7.2 P2)

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

8 ATTACHMENTS

- Application & plans
- Responses from referral agencies
- Representation and applicant's response

RECOMMENDATION

That land at Midland Highway next to Seccombe Street, Perth be approved to be developed and used for construction of eastern entry/exit connection from approved roundabout to connect to unmade section of Seccombe Street (Road & Railway Assets Code) in accordance with application PLN-19-0232, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Drawing No: HB19007 Sheet No's: p10 & P11 Dated: 08.11.2019*).

2 Council's Works Department conditions

2.1 Roadworks

All works must be constructed in accordance with the approved design plans and in accordance with Department of State Growth Standard drawings.

2.2 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



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

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.

NOTE: Council must provide a revised design of the advance direction signs for the roundabout to incorporate the Seccombe Street leg for the Department of State Growth's approval.

3. Weed and hygiene management

- 3.1 Weed management must be undertaken in accordance with a project-level weed, and hygiene management plan to Council's satisfaction. This management plan must be to the satisfaction of Council and must be submitted to Council prior to any works commencing.

4. Landscaping

- 4.1 Landscaping must be undertaken in accordance with the Landscaping plan approved for the Perth link Roads Project, to the satisfaction of Council.

DECISION

Cr Goss/Cr Lambert

That land at Midland Highway next to Seccombe Street, Perth be approved to be developed and used for construction of eastern entry/exit connection from approved roundabout to connect to unmade section of Seccombe Street (Road & Railway Assets Code) in accordance with application PLN-19-0232, and subject to the following conditions:

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NOTE: Council must provide a revised design of the advance direction signs for the roundabout to incorporate the Seccombe Street leg for the Department of State Growth's approval.

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4. Landscaping

- 4.1 Landscaping must be undertaken in accordance with the Landscaping plan approved for the Perth link Roads Project, to the satisfaction of Council.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

023/20 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 Davis/Cr Adams

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

**024/20 PROPOSAL TO RELOCATE LIONS PARK PICNIC SHELTER TO PERTH
TRAIN PARK**

Responsible Officer: Leigh McCullagh (Works Manager)

Report prepared by: Leigh McCullagh (Works Manager) & Jonathan Galbraith (Engineering Officer)

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information in relation to the proposal to

- a) relocate the picnic shelter removed from Lions Park in Norfolk Street, Perth to the Train Park; or
- b) construct new barbecue shelter/s at the Train Park in Perth.

2 INTRODUCTION/BACKGROUND

Council is in the process of carrying out flood mitigation works and drainage improvements in the Sheepwash Creek catchment of west Perth. As part of these works, vegetation has been removed, the creek bed has been widened and an undersized culvert is to be removed from Lions Park on the corner of Norfolk and Drummond streets Perth.

A number of years ago the Lions Club constructed a picnic shelter in the park. The shelter, which had been constructed near the culvert has been removed as part of the works and placed in storage.



The shelter removed from Lions Park (Norfolk Street)

At the Council meeting of the 24 June 2019, Council resolved that Council Officers assess the appropriateness of the relocation of the shelter to the Train Park and report back to Council.

A small barbecue shelter, inclusive of seating, is currently located at the Train Park, the facilities at the park are nearing the end of their useful life and accordingly, Council officers have sought concept designs and estimates to provide updated barbecue and seating facilities at this location. The park is well utilised by both residents and visitors, as well as being adjacent to the preferred Mobile Food Vendor location of Little Mulgrave Street, as identified in Councils' Mobile Food Vendors Policy.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

3 STRATEGIC PLAN 2017-2027

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

- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise
 - ♦ Collaborative partnerships attract key industries
 - ♦ Attract healthy, wealth-producing business & industry
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

Planning and building approvals may be required depending on the final location.

6 FINANCIAL IMPLICATIONS

The cost of re-erecting the Lions Park shelter at the Train Park is estimated at \$12,000.

The cost to construct two new 6m x 4m shelters, including concrete floor, slatted screening, with the inclusion of an allowance for the park furniture is likely to be approximately \$150,000 (approximately \$60,000 per shelter and \$10,000 groundworks).

7 RISK ISSUES

The relocation of the barbecue shelter within the footprint of the existing amenities may appear cluttered and disorganized. The Norfolk Street barbecue shelter structure is old and the timber is brittle, relocation may prove difficult and a large proportion of the timbers may be required to be replaced.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

The relocation of the picnic shelter was initially suggested by the Perth Local District Committee.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can opt to:

- relocate the Lions Park barbecue shelter to the Train Park;
- take no further action in relation to the relocation of the Lions Park barbecue shelter;
- pursue the redesign of the facilities at the Train Park for consideration in future budgets; or
- take no action and maintain the existing facilities at the Train Park.

11 OFFICER'S COMMENTS/CONCLUSION

The shelter from Lions Park is a treated pine structure but is not consistent in appearance to the existing picnic shelter at the Train Park. Should the shelter be relocated, the only suitable spot for relocation would be between the existing shelter and the northern boundary. The area available is relatively small, having two shelters which are different in appearance, in close proximity to each other, may appear cluttered and ultimately reduce the attraction of the Train Park.

In addition, the existing facilities at the Train Park are nearing the end of their useful life and the Norfolk Street barbecue shelter structure is old and the timber is brittle, relocation may prove difficult and a large proportion of the timbers may be required to be replaced.



The existing shelter at the Train Park



Possible location for new shelter

Council officers have sought concept designs and estimates to provide updated barbecue and seating facilities at this location.

A better result would be achieved by engaging a consultant to design a new shelter area for the park which can accommodate a larger number of people which is fit for the purpose. Redesign of the Train Park amenities could also make provision for external electric power points for use when holding events.

12 ATTACHMENTS

Concept designs.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

RECOMMENDATION

That Council officers

- i) seek costings to replace and upgrade the existing shelter and barbecue; and
- ii) list the shelter and barbecue upgrade in the 2020/2021 draft budget for consideration.

DECISION

Cr Goninon/Cr Lambert

That the matter be deferred to the February meeting of Council and consultation with the Lions Club be undertaken; and, should the shelter not be relocated, the future of the shelter be determined.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

025/20 PROPOSAL TO INTRODUCE FREE GREEN WASTE DISPOSAL DAYS

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Leigh McCullagh, Works Manager

1 PURPOSE OF REPORT

Councillor Janet Lambert has requested that consideration be given by Council to a free open day at Council's waste transfer station for the disposal of green waste for Northern Midlands Council residents.

2 INTRODUCTION/BACKGROUND

The recent and ongoing bushfires have highlighted the need for the maintenance of properties and the removal of flammable vegetation such as dead wood, branches and leaves from properties.

This proposal is to encourage all Northern Midlands Council residents to clean up and clear all excess garden waste from their property and land; including grass, branches, leaves and small trees.

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
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Meet environmental challenges

4 POLICY IMPLICATIONS

Council could consider this proposal as a once off service or give budget consideration to the inclusion of the service on an annual or bi-annual basis.

5 STATUTORY REQUIREMENTS

The *Local Government Act 1993* part 12, division 6, defines a nuisance to include anything that is, or is likely to be, a fire risk.

Council's Fire Abatement Policy was adopted in February 2013; and amended on 21 November 2016 and 23 January 2017.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

6 FINANCIAL IMPLICATIONS

The estimated cost per household for two free days for green waste is \$29 or total cost of \$123,000 (one single axle ute load normally \$15). This amount would need to be funded in the 2020/2021 budget.

7 RISK ISSUES

The recent and ongoing bushfires have highlighted the need for the maintenance of properties and the need for the removal of flammable vegetation such as dead wood, branches and leaves from properties.

Mulching is only able to be undertaken in the cooler months and the mass disposal of large volumes of green waste at Council's waste transfer stations may increase the fire risk at the sites particularly in the warmer months. Consequently, the proximity of Council's sites to residential properties and bushland is a concern should fire eventuate at the sites.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

Nil.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree or not agree to the proposal to provide a free open day at Council's waste transfer stations for the disposal of green waste only for Northern Midlands Council residents.

11 OFFICER'S COMMENTS/CONCLUSION

The recent and ongoing bushfires have highlighted the need for the maintenance of properties and the removal of flammable vegetation such as dead wood, branches and leaves from properties.

This service has the potential of environmental benefits across the municipality with the one day only offer inspiring many to clean up and clear all excess garden waste from their property and land, including grass, branches, leaves and small trees.

Residents will need to ensure that the green waste is free from contaminants such as general waste.

It is suggested that should Council agree to the open day at Council's waste transfer stations, that the service be offered to Northern Midlands Council residents for green waste only and a limit be placed on the volume of green waste to be disposed, i.e. domestic quantities only (car, standard ute load or box trailer). Charges for the disposal of green waste by commercial operators should be levied as per usual.

A number of councils across Australia offer such a service to their residents on an annual basis, whilst others offer the service in the lead-up to the fire season.

Council could consider this proposal as a once off service or give budget consideration to the inclusion of the service on an annual or bi-annual basis.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

12 ATTACHMENTS

Nil.

RECOMMENDATION

That Council open its waste transfer stations to Northern Midlands Council residents for free on two occasions annually in May and October (prior to the commencement of the fire season) for the disposal of green waste only; and limited to a single occurrence per occasion, domestic quantity only, i.e. car, standard ute load or box trailer.

DECISION

Cr Polley/Cr Lambert

That Council

- i) open its waste transfer stations to Northern Midlands Council residents for free on two occasions annually in May and October (prior to the commencement of the fire season) for the disposal of green waste only; and
- ii) limit the free disposal of green waste to a single occurrence per occasion, domestic quantity only, i.e. car, standard ute load or box trailer;
- iii) issue vouchers to manage the process.

Motion withdrawn

Cr Goninon/Cr Polley

That the matter be deferred pending a further report to Council; the report to include full costings and details of alternative measures to dispose of green waste, e.g. green waste bins.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

026/20 ITEMS FOR THE CLOSED MEETING

DECISION

Cr Adams/Cr Goninon

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

Carried unanimously

027/20 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

028/20 CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY & SPECIAL COUNCIL MEETINGS

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

029/20 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

030/20(1) PERSONNEL MATTERS

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

030/20(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

030/20(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

030/20(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

030/20(5) PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

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

Land issues

030/20(6) 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*.

Awards

030/20(7) 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*.

Tyre Storage



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JANUARY 2020

031/20 CONTRACTS, AND TENDERS, FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS, CONDITIONS, APPROVAL AND RENEWAL

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

032/20 RELEASE OF DOCUMENTS TO TASMANIAN PLANNING COMMISSION

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

DECISION

Cr Davis/Cr Polley

That Council in relation to this matter

- A) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
- B) determined to release the following documents / information to the Tasmanian Planning Commission for publication on its iplan website:
 - Longford and Hadspen 2D Flood Mapping Report, May 2016 prepared by JMG and Hydrodynamica;
 - JMG letter dated January 2018 responding to Simmons Wolfhagen letter;
 - Longford Levee Augmentation Feasibility Study, March 2018, JMG.

Carried unanimously

033/20 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

034/20 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*.
Personal matters

035/20 PERSONNEL MATTER: EMPLOYMENT

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

DECISION

Cr Polley/Cr Lambert

That

- A) the General Manager be authorised to appoint a Community and Development Manager, with a report back to Council;
- 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.
- C) Council move out of the closed meeting.

Carried unanimously

Mayor Knowles closed the meeting at 8.50pm

MAYOR _____

DATE _____