



**NORTHERN  
MIDLANDS  
COUNCIL**

# **MINUTES**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 29 JUNE 2020**

**VIA ZOOM VIDEO CONFERENCING  
PLATFORM**



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD ON MONDAY, 29 JUNE 2020 AT 5.00PM VIA ZOOM VIDEO CONFERENCING PLATFORM IN ACCORDANCE WITH THE *COVID-19 DISEASE EMERGENCY (MISCELLANEOUS PROVISIONS) ACT 2020, SECTION 18* (AUTHORISATION FOR MEETINGS NOT TO BE HELD IN PERSON)

#### 185/20 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

##### In Attendance:

Mr Des Jennings – General Manager, Miss Maree Bricknell – Corporate Services Manager, Mr Leigh McCullagh – Works Manager, Mr Paul Godier – Senior Planner (to 8.36pm), Mrs Erin Miles – Development Supervisor (to 8.36pm), Ms Lorraine Green (to 7.50pm), Mrs Gail Eacher – Executive Assistant

##### 2 APOLOGIES

Nil

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### **187/20 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.

### **188/20 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 Ian Goninon

GOV 14 (Options/Recommendations v, vi and vii)



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 189/20 CONFIRMATION OF MINUTES

### 1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES

#### DECISION

Cr Goss /Cr Adams

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 May 2020 be confirmed as a true record of proceedings.

Carried unanimously

### 2 OPEN COUNCIL: SPECIAL COUNCIL MEETING MINUTES

#### DECISION

Cr Goss/Cr Lambert

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 15 June 2020 be confirmed as a true record of proceedings.

Carried unanimously

### 3 CONFIRMATION OF MINUTES OF COMMITTEES

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

	Date	Committee	Meeting
i)	7 May 2019	Avoca Museum and Information Centre	AGM
ii)	11 February 2020	Liffey Hall Management Committee	Ordinary
iii)	10 March 2020	Avoca Museum and Information Centre	Ordinary
iv)	8 June 2020	Ross Local District Committee	Ordinary
v)	9 June 2020	Campbell Town District Forum	Ordinary
vi)	17 June 2020	Longford Local District Committee	Ordinary

#### DECISION

Cr Lambert/Cr Goss

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

Carried unanimously

### 4 RECOMMENDATIONS OF SUB COMMITTEES

#### **Ross Local District Committee**

At the special meeting of the Ross Local District Committee held on 8 June 2020 the following motion/s were recorded for Council's consideration:

#### **Ross Swimming Pool**

The Ross Local District Committee has been made aware of deep community concerns regarding the disposal of the Ross Community Swimming Pool.

The Ross Local District Committee requests the Northern Midlands Council to reconsider their intention to dispose of the Ross Community Swimming Pool and have meaningful consultation with the community about how it can remain open.

#### **Officer comment:**

That the recommendation of the Committee be noted.

#### **Officer recommendation:**

That the recommendation of the Committee be noted.

#### DECISION

Cr Goninon/Cr Calvert

That the recommendation of the Committee be noted.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## Campbell Town District Forum

At the special meeting of the Campbell Town District Forum held on 9 June 2020 the following motion/s were recorded for Council's consideration:

### **Memorandum of Understanding**

That the Campbell Town District Forum express its concern that the move to bi-monthly meetings would undermine the efficiency of the forum as there may be matters that require more urgent consideration and feedback to council. It would be the preference of the current CTF members that the existing secretarial services for monthly meeting remain in place.

#### **Officer comment:**

That the recommendation of the Committee be noted.

#### **Officer recommendation:**

That the recommendation of the Committee be noted.

#### **DECISION**

Cr Polley/Cr Goninon

That the recommendation of the Committee be noted.

Carried unanimously

### **Maintenance of Parks and Gardens**

That the council allocate resources from its parks and gardens workforce to improve the Campbell Town's public gardens and lawns including as a priority the northern face of the Campbell Town Town Hall.

#### **Officer comment:**

That the recommendation be investigated.

#### **Officer recommendation:**

That Council officers investigate the recommendation.

#### **DECISION**

Cr Adams/Cr Goss

That Council officers investigate the recommendation.

Carried unanimously

### **Valleyfield Road verge**

That the council examine safety issues relating to the deep verge on Valleyfield Road - a recently resealed but narrow road where large vehicles are common and passing room is limited.

#### **Officer comment:**

The roadside drainage has been in place for several years prior to reconstruction, during the reconstruction one of the drains had been filled in at the "Valleyfield" property and placed on the inside of the fence line, other drains are not able to be moved due to a Telstra line in the paddock.

The seal was previously to a 4.8m width, it is now sealed at a 5.5m with 500mm shoulders.

The area is very flat and this is why the drains are deep allowing for drainage of the area, 1:300 grade (3mm to the metre).

#### **Officer recommendation:**

That Council officers investigate the provision of passing lanes and report back to Council.

#### **DECISION**

Cr Goss/Cr Goninon

That Council officers investigate the provision of passing bays and report back to Council.

Carried unanimously

**190/20 DATE OF NEXT COUNCIL MEETING: 20 JULY 2020**

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 20 July 2020 via the Zoom video conferencing platform in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*, Section 18 (authorisation for meetings not to be held in person).



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 191/20 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
01/06/2020	<b>Council Budget Workshop</b>
15/06/2020	<b>Special Council Meeting</b>
29/06/2020	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"><li>Council Meeting Agenda items</li></ul>

### 2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 19 May 2020 to 29 June 2020 are as follows:

Date	Activity
20 May 2020	Attended phone interview ABC Radio, Gipps Creek
21 May 2020	Attended teleconference meeting with Minister Shelton, Gipps Creek
21 May 2020	Attended Tourism Northern Tasmania teleconference meeting, Gipps Creek
23 May 2020	Attended TWIA Gathering in the Cloud teleconference, Gipps Creek
26 May 2020	Attended NMC to sign paperwork, Longford
29 May 2020	Attended Care Beyond Cure Funerals teleconference meeting, Gipps Creek
30 May 2020	Attended ALGWA teleconference meeting, Gipps Creek
1 June 2020	Attended meeting with resident, Longford
1 June 2020	Attended Council Budget Workshop, Longford
2 June 2020	Attended Heritage Highway Association teleconference meeting, Gipps Creek
3 June 2020	Attended NMBA meeting with NMC via teleconference, Gipps Creek
4 June 2020	Attended Tourism Northern Tasmania teleconference meeting, Gipps Creek
5 June 2020	Attended NMC to sign paperwork, Longford
10 June 2020	Attended NTDC teleconference meeting, Gipps Creek
11 June 2020	Attended phone interview LAFM Tasmania Talks Radio, Gipps Creek
12 June 2020	Attended Launceston chamber of Commerce teleconference meeting, Gipps Creek
15 June 2020	Attended Elder Abuse Awareness Day teleconference, Longford
15 June 2020	Attended Deputy Auditor General's meeting, Longford
15 June 2020	Attended Council Special Meeting, Longford
16 June 2020	Attended phone interview ABC Radio, Gipps Creek
17 June 2020	Attended phone interview ABC Country Hour Radio, Gipps Creek
17 June 2020	Attended Tas Fire meeting, Rossarden
22 June 2020	Attended NMBA meeting, Gipps Creek
23 June 2020	Attended Avoca Museum meeting, Avoca
25 June 2020	Attended LGAT webinar, Gipps Creek
29 June 2020	Attended Council Workshop and Ordinary Meeting, Longford
Attended to administration matters, incl. correspondence, email, phone, media and mail inquiries.	

### 3 PETITIONS: ROSS SWIMMING POOL

#### 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]

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

- (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 Ross Swimming Pool

A petition was received by Council on 25 June 2020 in relation to a request to Council to engage in meaningful consultation with the Ross community in relation to the future of the Ross Swimming Pool.

The petition was circulated to Councillors and tabled at the Council meeting.

The petition states:

*We the undersigned petition Northern Midlands Council to reconsider their intention to dispose of the Ross Community Swimming Pool and have meaningful consultation with the community about how it can remain open.*

In support of this petition to the Northern Midlands Council, a total of 415 signatures were collected.

## 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

A schedule of attendance by Councillors at conferences and seminars is currently being compiled.

No reports relating to attendance at conferences and seminars has been received.

## 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	97	98	69	49	49		816	934



337	48	25	29	49	43	33	37	38	44	42	31		419	462
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## 6 ANIMAL CONTROL

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

Item	Income/Issues 2018/2019		Income/Issues for May		Income/Issues 2019/2020	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,224	101,911	115	388	4,267	101,837
Dogs Impounded	77	4,771	3	216	39	3,723
Euthanized	7	-	-	-	1	-
Re-claimed	56	-	3	-	34	-
Re-homed/Dogs Home *	14	-	-	-	4	-
New Kennel Licences	8	576	1	72	12	864
Renewed Kennel Licences	70	3,080	-	-	70	3,080
Infringement Notices (paid in full)	54	10,773	4	1,304	39	11,318
Legal Action	-	-	-	-	-	-
Livestock Impounded	-	-	-	-	-	-
<b>TOTAL</b>		<b>121,112</b>		<b>1,980</b>		<b>120,822</b>

\* previously sent to RSPCA (and subsequently Launceston City Council Shelter) to 30 January 2019; commenced with utilising the Dogs Home April 2019.

### Registration Audit of the Municipality:

Audit of Perth on hold due to COVID-19

### Kennel Licences

1 new kennel licence applied for in May.

### Microchips:

0 dogs microchipped due to COVID-19

### Infringements:

4 infringements issued.

### Attacks:

0 attacks

### Impounded Dogs:

3 dogs impounded – 3 reclaimed by owners.

## 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.

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.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 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	106

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.

**NOTE: Department of Health has advised all EHOs to suspend food inspections unless absolutely unavoidable.**

## 8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	1	-	-	2	-	-	-	-	1	4	3	
Building & Planning	1	-	-	1	3	-	-	-	-	-	1	
Community Services	-	-	-	1	3	-	1	-	-	-	1	
Corporate Services	-	-	-	1	-	1	1	1	2	2	-	
Governance	-	1	-	-	-	-	1	-	2	-	-	
Waste	-	-	-	-	-	-	-	-	-	-	-	
Works	6	8	3	24	33	10	30	30	7	20	24	
General									18	-	-	

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

Date	Recipient	Purpose	Amount \$
	Council wages and plant	Assistance to Campbell Town SES	\$323
	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	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
18-Mar-20	Perth Little Athletics Club	Donation - Trophy Presentation night	\$150
<b>Planning/Building Applications Remitted</b>			

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

Date	Recipient	Purpose	Amount \$
18-Mar-20	Liffey Hall Management Committee	Planning Fees - Sign	\$134
2-Mar-20	Longford Legends Committee	Planning Fees - Signs Stokes Park	\$196
<b>School &amp; Bursary Programs</b>			
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
22-Jan-20	James Grey	Bursary Program 2019 - instalment 2	\$1,000
22-Jan-20	Hayden Smith	Bursary Program 2019 - instalment 1	\$1,000
22-Jan-20	Samantha Airey	Bursary Program 2019 - instalment 1	\$1,000
22-Jan-20	Charlotte Layton	Bursary Program 2019 - instalment 2	\$1,000
22-Jan-20	Chelsea Johnson	Bursary Program 2019 - instalment 2	\$1,000
11-Feb-20	Piper Bunton	Bursary Program 2019 - instalment 1	\$1,000
17-Feb-20	Lia Eachar	Bursary Program 2019 - instalment 2	\$1,000
24-Feb-20	Chanelle Woods	Bursary Program 2019 - instalment 1	\$1,000
25-Mar-20	Darian Richardson	Bursary Program 2019 - instalment 1	\$1,000
<b>Sporting Achievements</b>			
8-Jul-19	Lucy Johnston	Australian Interschools Equestrian Championships	\$100
8-Jul-19	Jock Johnston	Australian Interschools Equestrian Championships	\$100
8-Jul-19	Nick Smart	Australian U12 Boys AFL Football Championships	\$100
8-Jul-19	Sophie Cuthbertson-Cass	National Primary Athletics School Sports Competition	\$100
23-Jul-19	Hayden Scott	Junior World Darts Championships 2019 in Gibraltar	\$200
31-Jul-19	Katie Campbell	U12 Nth Tas Junior Soccer Assoc Oceania Cup NSW	\$100
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
11-Mar-20	Lachlan Oliver	Jnr Track & Field Championships - Brisbane	\$100
<b>TOTAL DONATIONS</b>			<b>\$38,203</b>

## 10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status
18/05/2020	146/20	Northern Midlands Youth Voice Forum	That Council endorse the progression of the Northern Midlands Youth Voice Forum	Youth Officer	
27/04/2020	109/20	Avoca Primary School	That Council defer a decision on this matter subject to further information being available, with a further report to Council	General Manager	In progress. Report to June Council meeting.
16/03/2020	Deferred item	GOV8 Overhanging Trees/Hedges: Evandale	Deferred to provide opportunity for the community to attend	General Manager	No further action to be taken at this time. Report to be relisted in due course.
19/08/2019	238/19	Local District Committees: Review of Memorandum of Understanding	That the matter be deferred to a workshop	General Manager	Advice formally provided to Committees for comment.
18/05/2020	152/20	Municipal Swimming Pools	That Council consult with the Ross community on the disposal of the Ross Swimming Pool	General Manager	Report to Council.
27/04/2020	110/20	Projects: Longford Sports Centre, Campbell Town WMO Toilets, Perth Toilet and BBQ amenities, footpaths and stormwater	That Council officers provide a further report including full costings and plans for the projects, budgetary consideration, a business plan in relation to funding the projects and possible sources of funding.	General Manager	Included in Councils budget deliberations.

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

Date	Min. Ref.	Details	Action Required	Officer	Current Status
27/04/2020	113/20	South Longford Expansion: Project Brief	That Council a) endorse the South Longford Expansion: Project Brief (the brief to include other areas for expansion, including east Longford); and b) invite tenders from appropriately qualified and experienced consultants to produce the South Longford Expansion Strategy (inclusive of other areas identified); and c) receive a further report.	General Manager	In progress.
27/04/2020	106/20	Recommendations of Sub Committees -Perth Local District Committee	Murals, Artworks & 2021 Perth Bicentenary - (That Council include historic interpretation panels as part of the 'Way Finding Project' including but not limited to the original location of the Perth Train Station) - That the matter be investigated by Council officers, subject to funding being available.	Tourism Officer	Ongoing.
27/04/2020	106/20	Recommendations of Sub Committees -Perth Local District Committee	Murals, Artworks & 2021 Perth Bicentenary - (Council to prioritise Grant seeking to obtain funding for the 2021 Bicentenary celebrations) - That Council seek grant funding as per the recommendation of the Committee	Exec Assistant	Ongoing.
27/04/2020	106/20	Recommendations of Sub Committees -Perth Local District Committee	Murals, Artworks & 2021 Perth Bicentenary (Council to consider taking a leadership role in coordinating the celebration, to be managed by Council to maximise marketing opportunities and exposure for the whole-of-municipality events) - That Council endorse the 24 June 2019 decision of Council	Exec Assistant	Perth LDC to be advised when meetings recommence.
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	Cressy Trout Expo committee have progressed. Requests for assistance to establish libraries in other centres to be considered when received.
17/02/2020	039/20	Recommendations of Sub Committees - Cressy Local District Committee	Bartholomew Park Sign - That Council officers investigate and design a new park sign and explanation plinth (providing background on the park name) to be located at the corner of Main and Church streets, Cressy near the trout sculpture, and it be brought back to the Committee for comment	Community & Development Manager	Officers progressing.
18/05/2020	157/20	Perth Link Roads: Illawarra Road Access	That Council investigate the possibility of the re-establishment of a link road from Longford into Drummond Street Perth.	Works Manager	Info item to June Council meeting.
20/01/2020	005/20	Recommendations of Sub Committees -Longford Local District Committee	Wellington/Marlborough Street intersection at Sticky Beaks - 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.	Works Manager	In progress. Council's officers liaising with DSG. DSG to investigate. Report to future Council meeting.
18/05/2020	147/20	Council's Economic Development Framework	That Council adopt the Northern Midlands Council Economic Development Framework and request six monthly reports on progress with implementation of the Framework.	Project Officer	First report due November 2020.
18/05/2020	151/20	Northern Midlands Business Association Pandemic Support Package	That Council's Executive meet to further discuss this matter with the NMBA and report back to council	Project Officer	Report to Council.
18/05/2020	149/20	Northern Midlands Business Digital Innovation Program Proposal	That Council's Executive meet to further discuss this matter with the NMBA and report back to council.	Project Officer	Report to Council.
18/05/2020	148/20	Northern Midlands Further Education Bursary Program: The Way Forward	That i) the bursaries be allocated on a student basis and not school based; irrespective of the school attended; ii) Council continue to fund 5 bursaries (irrespective of whether all applicants attend one institution); and iii) Council make an annual allocation of \$10,000 to fund the bursaries, being 5 bursaries of \$1,000 per year over 2 years.	Project Officer	Report to Council.
18/05/2020	150/20	Opportunity To Promote The Northern Midlands In The If Locations Guide	That Council's Executive meet to further discuss this matter with the NMBA and report back to council.	Project Officer	Report to Council.
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 installed. Video production being negotiated.
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	Executive & Comms Officer	Information being sought to prepare appropriate community consultation. Contacted DPIIWE and Tasmanian Aboriginal Centre, awaiting response.
18/05/2020	143/20	Recommendations of Sub Committees -Longford Local District Committee	Sewage testing: That we request the Council to contact Tas Water to see if it is possible to have testing for COVID19 in the Longford Sewage works. - That Council officers forward the request to TasWater.	Executive & Comms Officer	Request submitted. Complete.
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/Corpo	Listed for workshop discussion.

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

Date	Min. Ref.	Details	Action Required	Officer	Current Status
				rate Services Manager	
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	A flood map is to be incorporated by an amendment to the Planning Scheme. Brief being prepared for circulation to consultants.
17/02/2020	044/20	Proposed By-Law – Placement Of Shipping Containers	That: A) Council does not proceed with the Placement of Shipping Containers By-Law. B) The provisions of the current planning scheme be workshopped, and Council contact surrounding Councils and invite them to make a joint submission to amend the State Planning Provisions	Senior Planner	Listed on workshop agenda. Letters sent to surrounding councils.
18/05/2020	154/20	Request To Remove Hedge: 833 Hobart Road, Breadalbane	Motion to remove hedge lost.	Senior Planner	Proponents advised.
16/03/2020	Deferred item	C&D 5 Footpath Trading	Deferred to future meeting subject to the provision of additional information and tracked changes	Animal Control	Report to Council.

#### 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	Brief being prepared for circulation to consultants.
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	Naming of streets to be considered on a case by case basis.
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	Electoral Office to progress, awaiting further advice.
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	Economic development framework adopted by Council at May 2020 meeting.
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

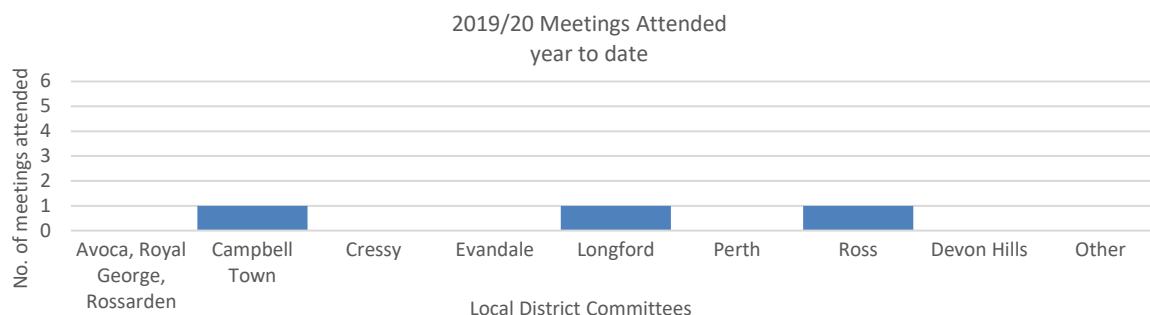
### 1. GOVERNANCE

#### a. Meetings/Conferences

- Council meetings:
  - Ordinary Meeting 18 May
- Council Workshops:
  - 18 May
- Staff Meetings (incl. Works and Child Care)
  - 5 May
  - 12 May
  - 19 May
  - 20 May
  - 26 May

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

- Community meetings:



- Meetings

Meetings were attended either in-person, or via electronic means (on-line or via conference call)

- Attended NTDC Board Briefing
- Attended meeting with developers re Evandale proposal
- Attended Regional General Managers meeting
- Met with consultants re Perth Main Street Master Plan
- Attended NTDC meeting
- Attended meeting with Shop Tasmania
- Met with property owners re TRANSLink proposal
- Attended Northern Tasmania Waste Management Group meeting
- Attended meetings with Council's solicitor re legal matters
- Met with Northern councils re COVID19 Pandemic restrictions
- Attended meeting with lessee re Longford Gym

## b. Emergency Management: COVID-19: Pandemic and Infectious Disease Outbreak

- Business Continuity Planning
- Weekly updates with key personnel

## c. 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.

## d. Human Resources

- Recruitment

- Apprenticeship (Horticulture) – appointed
- Emergency Management – COVID-19 Pandemic Planning – regular meetings with actions to follow up on
- Enterprise Agreement – Proposed variation to freeze 2020 incremental increase. Fair Work process followed, majority of employees (76%) voted ‘no’, so this will not progress any further
- Staff Check in Survey – to monitor how staff are doing through the COVID-19 pandemic, check on their health and wellbeing and if there is anything further, we can do to support them during these challenging times
- Developing a Hygiene Policy
- Temporary hours variations for a few permanent staff members – initiated by the employees, not Council
- Reviewed Council Logo Usage Policy, to ensure in accordance with branding project/Northern Midlands Council Style Guide
- WHS Training for all staff – Put on hold till COVID-19 pandemic settles
- Employee Satisfaction Survey – Questions complete. Need to populate Survey Monkey
- Family and Domestic Violence Policy – complete and with the General Manager for his review
- Reviewing Employment Contract templates, in accordance with documents provided by LGAT
- General human resource matters – ongoing
- Performance management and disciplinary matters – as required
- Performance Appraisals – decision made to push back till later in 2020. No increases in 2020
- Employee learning and development – as required
- Development and implementation of new Human Resources Policies and Procedures – as required
- Continuous Improvement meeting – next meeting date TBA

**e. 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

**f. Council Volunteer committees and projects**

- Attendance at Local District Committee meetings and provide secretarial support (suspended)
- 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

**g. 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 biosecurity 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
- Ongoing dog registration audit and follow up investigation where re-registration has not occurred
- Chairing Cat Management Working Group meetings (NRM North, surrounding Councils and other relevant groups)
- Taking complaints regarding cat management and other animal related issues, including livestock matters

**b. Building/Plumbing**

- Building and Plumbing assessments, as required
- Plumbing inspections, as required
- Liaise with Private Building Surveyor to ensure application requirements are met



- 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 – Planbuild Tasmania software creation
- Ongoing review of Building for Bushfire Bulletins
- Plumbing Surveyor stands as Vice Chair of Tasmanian Plumbing Surveyors Association
- Working on closing off or extending building files (from year 2000-2016) prior to 30 June 2020 (statewide extension available to July/August)
- Permit Authority training

#### **c. Planning**

- Review fee proposals for Longford Expansion Project
- Local Provisions Schedules for incorporation into statewide Planning Scheme submitted to Tasmanian Planning Commission. Post lodgment meeting held 5/5/2020. The Commission has given until 10/7/2020 to provide a response to the matters raised at the meeting.
- 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
- Participation in Planning & Building Portal – Planbuild Tasmania software creation
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments
- Ongoing review of procedures
- Management of Perth Structure Plan project
- 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
- 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
- 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 business 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 capturing video of events, environmental monitoring and building development progress, 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 (suspended)**

- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Postponed Northern Midlands Business and Volunteer Expo
- Reviewing and improving Council's Event Management Guide
- Participation in MAV Insurance forums relating to events.

#### **h. Health & Wellbeing**

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Council's End Men's Violence Against Women Campaign.

#### **i. Tourism**

- Heritage Highway Tourism Region Association
  - Marketing activities, itineraries, newsletter and social media campaigns
  - Updating event directory
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
- Research and update of information signage, including information plaques in Campbell Town, various interpretation panels/signage opportunities throughout the municipality
- Northern Midlands Business Association
- Research and investigate various Tourism opportunities for the Northern Midlands
- Progressing wayfinding projects within Northern Midlands towns
- Progressing Perth Mural Project

### **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 valuation maintenance and adjustments, and supplementary valuations.
- Administration of Hardship Policy.
- 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 purchases, ownership issues, licences and leases, and aged care unit tenancy.
- Unclaimed monies register and Public Land Register.
- Records Management, archives, scanning and disposal process, new resident's information, council information policies and procedures.
- Banking & Investments, borrowings administration. Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 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**

- COVID-19 Business Continuity
- Risk Management register.
- Safety management and reporting.
- Drug & alcohol testing administration - suspended.
- Contractor and volunteer management/induction/audits – new system being implemented.
- 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.
- Audio system improvements in community facilities
- Tech One Information System – cloud hosting monitoring
- Sundry IT reports, audits and analysis.
- COVID-19 Working from home IT systems, Zoom setup, remote electronic payroll and accounts payable.

#### **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 new funding model
- Administer capital funding projects to improve services
- COVID-19 Management, funding support issues, staffing support.

#### **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.
- 25 Lot Dixon Subdivision, Clarence Street, Perth has reached practical completion.

##### **d. Waste Management**

- Input into Regional Waste Management discussions – ongoing.
- Regular safety audits of all sites – ongoing.

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

- Tender for Sportsground Lighting – at practical completion.
- Tender awarded for Storys Creek Road, Verwood Road and Hop Valley Road bridges – Design work and liaison with nearby property owners has commenced.

##### **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 carpark – in progress.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

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

Resource Sharing Summary 1/7/19 to 30/6/20 As at 31/5/20	Units Billed	Amount Billed GST Exclusive \$
<b>Meander Valley Council</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts	292.50	16,028.49
Street Sweeper - Plant Hire Hours	267.00	22,916.47
<b>Total Services Provided by NMC to Meander Valley Council</b>		<b>38,944.96</b>
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Wages and Oncosts</b>		
Plumbing Inspector Services	590.50	44,094.25
<b>Total Service Provided by MVC to NMC</b>		<b>44,094.25</b>
<b>Net Income Flow</b>		<b>- 5,149.29</b>
<b>Total Net</b>		<b>- 5,149.29</b>
<b>Private Works and Council Funded Works for External Organisations</b>		
	<b>Hours</b>	
<b>Economic &amp; Community Development Department</b>		
<b>Northern Midlands Business Association</b>		
Promotion Centre Expenditure		Not Charged to Association Funded
- Tourism Officer	56.00	from Council Budget A/c 519035
<b>Works Department Private Works Carried Out</b>	<b>112.50</b>	
	<b>168.50</b>	

## 13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		May 2020	Total 2019/20	May 2019
Graffiti at Valentines Park Toilets	Campbell Town	\$ 100		
Graffiti in road in Collins St	Evandale	\$ 400		
Road signs damaged	Wellington St Longford	\$ 600		
<b>TOTAL COST VANDALISM</b>		<b>\$ 1,100</b>	<b>\$ 6,400</b>	<b>\$ 5,800</b>

## 14 YOUTH PROGRAM UPDATE

Council's Youth Program has been suspended until such time as the state of emergency has been lifted and Council's normal operations are resumed.

## 15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

### CURRENT AS OF 3 JUNE 2020

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
<b>Blessington</b>			
<b>Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)</b>	Jun-15		<ul style="list-style-type: none"> <li>Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations.</li> <li>State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder. Project completed June 2019</li> <li>Jan 2019: Nomination submitted for Ben Lomond to be the state's next iconic walk. Nomination unsuccessful.</li> </ul>

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
<b>Campbell Town</b>			
<b>War Memorial Oval Precinct</b> Cenotaph redevelopment			<ul style="list-style-type: none"> <li>Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade.</li> <li>Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Final report due 31 Dec 2019.</li> <li>Work completed: acquittal report submitted.</li> </ul>
Tennis/multi-purpose courts			<ul style="list-style-type: none"> <li>September 2017: Funding application submitted to TCF for \$55,000 towards the courts development: application successful. Grant deed executed and funds received. Request submitted March 2020 for extension to deadline to enable completion of court surrounds work – anticipated Sept/Oct 2020..</li> <li>November 2017: Funding application submitted to Sport &amp; Recreation Tas for \$80,000 to assist with the courts development: application successful. Acquittal report submitted December 2019.</li> </ul>
<b>CBD Urban Design and Traffic Management Strategy</b> (GHD) (Lange Design and Rare Innovations)	May-16		<ul style="list-style-type: none"> <li>GHD contracted to prepare the strategy: final report accepted at November 2017 Council Meeting.</li> <li>Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy</li> <li>Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy.</li> <li>20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. Stage 1 concept plan received April 2018.</li> <li>June 2019: Landscape Works Technical Specification received.</li> <li>Request for funding through the Local Government Land Transport Infrastructure Program submitted April 2020.</li> </ul>
<b>Cressy</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec 15		<ul style="list-style-type: none"> <li>Master Plan accepted at October 2017 Council meeting.</li> <li>Liberal election commitment of \$100,000 to upgrade the complex. Acquittal report due November 2020.</li> <li>Playground installation completed May 2019 externally funded by Tasmanian Community Fund and Stronger Communities Programme. Acquittal reports accepted. Plaque acknowledging funding partners to be installed.</li> <li>Nationals in Government funding commitment of \$400,000 made March 2019. Funding agreement signed January 2020. Design Consultant to be engaged June 2020 – November 2020 completion date anticipated.</li> </ul>
<b>Recreation Ground Master Plan</b> (Lange Design & Loop Architecture)	Feb-17		<ul style="list-style-type: none"> <li>17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan. Master Plan accepted at April 2018 Council Meeting.</li> <li>Levelling the Playing Field grant for inclusive changerooms (\$354,076) secured October 2019 (to be matched by Council funding). First report due 30.6.20.</li> <li>October 2019: assisted Cressy Cricket Club with funding application to Stronger Communities Programme for clubrooms upgrade: funding secured.</li> <li>Facility upgrade design brief nearing completion. Design work underway. Anticipate onsite works start in June 2020: completion December 2020.</li> </ul>
<b>Evandale</b>			
<b>Honeysuckle Banks</b>			<ul style="list-style-type: none"> <li>At May 2017 Council meeting, Council i) accepted in principle the Honeysuckle Banks Plan; ii) consider funding the minor works components of the plan in future Council budgets, and iii) request Council Officers to seek to secure external grants to assist with the implementation of the full plan.</li> </ul>
<b>Morven Park Master Plan</b> (Lange Design)	Nov-16	April -18	<ul style="list-style-type: none"> <li>Nov 2016 Lange Design contracted to develop master plan. Council accepted 2030 Master Plan at April 2018 Council Meeting.</li> </ul>
<b>Clubhouse</b>	April 18		<ul style="list-style-type: none"> <li>State Liberal election commitment of \$158,000 towards facilities' upgrades. Progress reports submitted Dec 2018, March 2019 and Sept 2019.</li> <li>Feb 2019: funding of 50% matching grant by Council (\$430,300) secured under Levelling the Playing Field State Government Grant Program. First progress report submitted 7 Oct 2019. Final report due 30 June 2020. Extension of completion date requested (to end December 2020)</li> </ul>

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> <li>AFL Tas funding commitment of \$60,000 secured – to be paid upon project completion.</li> <li>Development Application advertised 8 April 2020: anticipate onsite works start June 2020: completion December 2020.</li> </ul>
<b>Longford</b>			
<b>Community Sports Centre Master Plan</b> (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> <li>17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package</li> <li>March 2018: Tender for new gym and amenities shed awarded to RT &amp; NJ Construction Services. Work progressing within available funding.</li> </ul>
<b>CBD Urban Design Strategy</b> (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> <li>December 2016: Draft Urban Design Strategy received.</li> <li>Strategy and Guidelines manual accepted at the October 2017 Council Meeting.</li> <li>Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout.</li> <li>Nationals in Government funding commitment of \$4 million made in March 2019. Documentation to secure funds submitted 3 October 2019. Anticipate Deed of Agreement will be finalised in June 2020</li> </ul>
<b>Memorial Hall &amp; Village Green Infrastructure</b>			<ul style="list-style-type: none"> <li>Sept 17: Philp Lighton Architects contracted to undertake the study of the Council Offices, Memorial Hall, Town Hall and Library facilities. Report received.</li> <li>March 19: Nationals in Govt commitment of \$4m to Longford Urban Design Project memorial hall redevelopment and village green infrastructure upgrade are components of the project. Application to secure the funding commitment submitted 3 October 2019. Agreement will be finalised June 2020.</li> </ul>
<b>Perth</b>			
<b>Community Centre Development Plan/Perth Early Learning Centre Redevelopment</b> (Loop Architecture)	Oct-15		<ul style="list-style-type: none"> <li>Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome unsuccessful.</li> <li>March 2019: Nationals in Government funding commitment of \$2.6million for the redevelopment of the Early Learning Centre. Documentation to secure funds submitted 4 Oct 2019. Deed of Agreement signed and returned.</li> </ul>
<b>CBD Precinct Concept Master Plan</b> (Lange Design and Loop Architecture)	Apr-20		<ul style="list-style-type: none"> <li>Consultancy Agreement signed.</li> </ul>
<b>Ross</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> <li>Draft Master Plan received May 2016: structural assessment approved August 2016</li> <li>Final plan received June 2017</li> <li>Final report to be presented to workshop September 2017</li> <li>Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season. Pool usage data received May 2018.</li> <li>Council resolved at May 2020 Meeting to consult with the community re the disposal of the pool. Consulting program being prepared by Council Officers. Item on June 2020 Council Meeting Agenda.</li> </ul>
<b>Village Green Master Plan</b> (Lange Design, Loop Architecture)	Jun-16	Dec-16	<ul style="list-style-type: none"> <li>Master Plan accepted in principle at Council 12 December 2016 Meeting.</li> <li>Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG.</li> <li>17 Jan 2017: Council advised State Government has approved \$300,000 loan through the Northern Economic Stimulus Package for the implementation of the Master Plan.</li> <li>Feb 2017: Application lodged with Building Better Regions Fund for \$237,660 to enable the Master Plan to be implemented in its entirety. Application unsuccessful.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan. Concept design presented to Council workshop on 8 May. Planning approval with conditions to be met passed at January 2018 Council Meeting.</li> <li>March 2018: Lange Design submitted full project package for Village Green, ready for planning application to be prepared by Council officers.</li> <li>Work progressing.</li> </ul>
<b>Western Junction</b>			
<b>Launceston Gateway Precinct Master Plan</b> Freight Demand Analysis Report	Oct-15	May-16	<ul style="list-style-type: none"> <li>Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting.</li> <li>Liberal election commitment of \$5.5million upgrade of Evandale Main Road</li> </ul>

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
(SGS) Master Plan			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.
<b>TRANSlink Stormwater Upgrade Project</b>			<ul style="list-style-type: none"> <li>• Applications lodged with National Stronger Regions Fund 2015/ 2016: unsuccessful.</li> <li>• Application submitted Feb 2017 to the Building Better Regions Fund for \$2,741,402 (total project cost is \$5,482,805: council's contribution is \$1,525,623 and private investors \$1,215,780). Application unsuccessful.</li> <li>• Application submitted December 2017 for Round Two Building Better Regions Fund: notified July 2018 unsuccessful.</li> <li>• Purchase of parcel of land for stormwater detention purpose.</li> </ul>
<b>Municipal wide</b>			
<b>Integrated Priority Projects Plan</b> (Luke Curtain, Jacobs)	<b>Apr-20</b>		<ul style="list-style-type: none"> <li>• Consultancy Agreement signed.</li> </ul>

## 16 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: Lorraine Green, Project Officer

**CURRENT AS OF 3 JUNE 2020**

Election Commitment	Estimated Completion Date	Current Status
<b>Ben Lomond</b>		
Assisting to improve water supply to Ben Lomond Village and ski fields (\$60,000 commitment to Ben Lomond Committee)		Informal report May 2019 that the stakeholders are working to reach agreement with the way forward for this project.
<b>Campbell Town</b>		
Redevelopment of Cenotaph (\$70,000)	Completed	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress reports submitted Dec 2018 and June 2019. Work completed: acquittal report submitted and accepted. Plaque to be erected.
Midlands Highway pedestrian underpass (\$1.5million)		Project listed in the State Government 2019 Budget. Infrastructure Minister reported Feb 2020 that the project required more complex considerations about disability access, underground utilities and the limitations of various designs.
<b>Cressy</b>		
Infrastructure upgrade at Cressy Swimming Pool (\$100,000)	30/11/2020	13 June 2018: signed grant deed returned with tax invoice for the funds. Dec 2018: first progress report submitted. Completion date extended to November 2020 in light of securing Australian Govt grant of \$400,000. Design Consultant to be engaged June 2020 – November 2020 completion date anticipated.
<b>Evandale</b>		
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. Completion extension requested to December 2020.
<b>Western Junction</b>		
Duplication of road from Breadalbane roundabout to Airport roundabout (\$5.5million)		March 2018: Council wrote to State Growth to initiate participation in the design for the road duplication. Spring 2019: State Govt advises: design options have been identified and are currently under assessment. The preferred design will be presented to the wider community prior to preparation of the Development Application.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 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
<b>GOVERNANCE</b>					
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	✓	<p>Framework utilised for recruitment is best practice</p> <ul style="list-style-type: none"> <li>▪ Horticulture Apprenticeship – appointed</li> </ul> <p>Enterprise Agreement – Proposed variation to freeze 2020 incremental increase. Fair Work process followed, majority of employees (76%) voted 'no', so this will not progress any further</p> <p>Staff Check in Survey – to monitor how staff are doing through the COVID-19 pandemic, check on their health and wellbeing and if there is anything further, we can do to support them during these challenging times</p> <p>Developing a Hygiene Policy</p> <p>Reviewed Council Logo Usage Policy, to ensure in accordance with branding project/Northern Midlands Council Style Guide</p> <p>WHS Training for all staff – Put on hold till COVID-19 pandemic settles</p> <p>Employee Satisfaction Survey – Questions complete. Need to populate Survey Monkey</p> <p>Family and Domestic Violence Policy – complete and with the General Manager for his review</p> <p>Reviewing Employment Contract templates, in accordance</p> <p>Corporate Voice and Organisational Branding Project – Implemented to staff</p> <p>General human resource matters - ongoing</p> <p>Performance management and disciplinary matters – ongoing (as required)</p> <p>Employee learning and development - ongoing</p> <p>Development and implementation of Human Resources Policies and Procedures – ongoing.</p>
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.
<b>CORPORATE SERVICES</b>					
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 29 June 2020 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. Ability for all to work from home March 2020.
Emergency Management	✓	✓	Review	2017 -	Municipal emergency meeting held in Nov 2019, regular regional meetings attended



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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
				2027		during Covid19 via zoom. 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		Participated in LGAT state-wide community satisfaction annual survey. Attending the National Local Government Customer Service Network state meetings on regular basis. Implemented Live-Pro customer service system early 2019. Covid19 recovery and care package developed.
<b>COMMUNITY &amp; DEVELOPMENT</b>						
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.
<b>Strategic Projects Team</b>						
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) Economic development framework adopted by Council at May 2020 council meeting.
<b>Strategic Infrastructure Projects</b>						
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. Funding Agreement signed June 2020.
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. Funding Agreement signed June 2020.
Longford Place Activation Plan	✓	✓				Complete.
Campbell Town CBD Urban Design and Traffic Management Strategy	✓	✓	✓	✓		Awaiting detailed design. Allocation in 2018/2019 budget to commence works. State Liberal election commitment of \$1.9 million for underpass between War Memorial Oval and School/Multipurpose Centre
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Planning approval received. Stormwater and footpath works underway.
Ross Swimming Pool Master Plan	✓			2017 - 2020		Plan complete. Community consultation on future of the pool to commence July 2020..
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 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 signed. Design work underway.
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. Work underway.
Feasibility Study:	✓	✓		✓		Study being driven by external stakeholders, Council support provided when

# NORTHERN MIDLANDS COUNCIL

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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Investment in Ben Lomond Ski Field Northern Tasmania						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.
<b>Economic Development</b>						
Economic Development Master Plan Strategy Delivery		✓	✓	✓		Economic development framework adopted by Council at May 2020 meeting. Implementation underway. 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 close to completion. Northern Midlands Business and Volunteer Expo – postponed due to pandemic.
<b>Community Development</b>						
Youth and Ageing Strategy		✓	Review	✓		Youth programs and services being pursued. Grant funding received for 2020 programs. On hold due to pandemic.
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. Underway for 2020.
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.
<b>Regulatory</b>						
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.
<b>WORKS &amp; INFRASTRUCTURE</b>						
TRANSLink Precinct Renewal - Stormwater	✓	✓		2017 - 2020		Seeking grant assistance to fund planned works. Included in NMC Priority Projects 2019 document.
Campbell Town War Memorial Oval	✓			2017 - 2020		External landscaping works, tennis court shade structure and irrigation works outstanding.
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		Stage 3 works commenced, incl: foyer, landscaping and car park.
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	✓	✓				Complete.

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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Sheepwash Creek	✓	✓				Stage 2 planning commenced.

## 18 UPDATE: WHITE RIBBON AUSTRALIA

Report prepared by: Lucie Copas, Executive & Communications Officer

In late 2019 White Ribbon Australia closed its doors and went into administration. On 24 June the media reported that the organisation had made the following announcement:

*In May 2020, Communicare Inc. acquired the intellectual property and remaining assets of White Ribbon Australia. Communicare affirms the valuable role of White Ribbon Australia to engage men in promoting gender equality and ending violence against women and children.*

*Established in 1977, Communicare is a Western Australian for-purpose organisation which has an enduring reputation for providing innovative services and through its advocacy on social and economic inclusion for vulnerable people and communities*

*Communicare has significant expertise in designing, delivering and leading high quality services that seek to achieve a positive impact in many areas including family and domestic violence, at risk young people, the early years, financial capability, child protection, employment, education and training, settlement, family support and parenting, and many more. The organisation includes a talented and engaged workforce of over 300 passionate staff and volunteers.*

*Their commitment is to build and maintain effective and values aligned relationships is demonstrated across the broad range of partnerships and collaboration with government, community sector and corporate partners.*

*White Ribbon Australia is one of four organisational areas in Communicare's organisational structure:*

- Children, Families and Communities
- Education, Employment and Training
- White Ribbon Australia
- People, Culture and Corporate Services.

*For over 40 years, Communicare has been Creating Futures for Western Australia's most vulnerable people, families and communities.*

*To find out more, visit [www.communicare.org.au](http://www.communicare.org.au)*

## 19 PERTH LINK ROADS: DRUMMOND STREET ACCESS

Report prepared by: Des Jennings, General Manager

In relation to the decision of Council at the 18 May 2019 Council meeting and Council's subsequent correspondence to the Department of State Growth, the Acting General Manager, State Roads has provided the following response:

*Thank you for your letter of 27 May 2020 outlining Council's request to the Department to consider construction of a direct access from the Perth Link Roads to Drummond Street at Perth.*

*The Perth Link Roads were established as a system interchange between the Midland Highway and Illawarra Road with the primary objective of improving transport efficiency and productivity for heavy vehicles. The project has been delivered as part of the greater 10-Year Midland Highway Action Plan and forms part of our National Land Transport Network. Accesses in and out of the township of Perth were delivered as part of the Perth Link Roads project through the construction of new roundabouts at the northern and southern approaches to the town.*

*The requested connection to Drummond Street would not be supported by the Department as it would impact on the efficiency of this newly constructed highway and contradict the strategic objectives of the \$90M Perth Link Roads project and greater 10-Year Midland Highway Action Plan.*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## DECISION

Cr Polley/Cr Lambert

That:

- i) Council receive the Information items; and
- ii) receipt and tabling of the petition in relation to the future of the Ross Swimming Pool (INFO Item 3) is acknowledged by Council.

Carried unanimously

Cr Calvert/Cr Polley

That Council request a meeting with the Minister to address communication, between the Department of State Growth and Council, in regard to progressing the decisions relating to the Perth Link Road Project (By-Pass) transfers.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 192/20 NORTHERN MIDLANDS FURTHER EDUCATION BURSARY PROGRAM 2020: UPDATE REPORT

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

### 1 PURPOSE OF REPORT

To:

- i) Provide Council with an update on the current status of the Further Education Bursary Program;
- ii) Seek Council's advice as to the process to be utilised to select the five bursary recipients of the 2020 Further Education Bursary Program.

### 2 INTRODUCTION/BACKGROUND

In 2014 Council introduced the Northern Midlands Further Education Bursary Program to provide students residing in the Northern Midlands with bursaries to foster confidence at the recognition of their educational potential, as well as funding to assist with the cost of their education for the two years post Year Ten. Council committed to award annually ten bursaries valued at \$1,000 over two years.

In 2016 Cape Hope Foundation collaborated with Council to expand the bursary program by a further three bursaries each year.

The bursary program was reviewed in 2017 and a number of changes were approved. These included increasing the value of the bursaries to \$2,000 over two years and delegating the awarding of the bursaries to the participating schools. Council and Cape Hope Foundation committed to funding nine bursaries each year at an annual cost to Council of \$10,000 and \$8,000 to Cape Hope Foundation. It was agreed bursary recipients would not be identified as discretely funded by either Council or Cape Hope Foundation: rather they would all be acknowledged as recipients of a Northern Midlands Further Education Bursary. In this collaborative spirit, the bursaries have been awarded at the presentation ceremonies by a Councillor and a Cape Hope Foundation representative.

The nine bursaries were allocated three each to Campbell Town and Cressy District High Schools, two to Kings Meadows High School and one to Prospect High School

In August 2019 Cape Hope Foundation advised Council that as a result of a change in the Foundation's focus on support programs for young people, the Foundation would no longer be participating in the Northern Midlands Bursary Program post 2020 (i.e. the Foundation would continue the fund the second instalment of the bursaries awarded in 2018, but not fund further bursaries).

An update report on the bursary program was provided to Council at the 16 September 2019 Council Meeting, with the following outcome:

*Cr Polley/Cr Goss*

*That the matter be discussed.*

*Carried unanimously*

*Cr Polley/Cr Brooks*

*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.*

*Carried unanimously*

Following this decision, the participating schools were advised that in 2019 five bursaries would be awarded: two each at Cressy and Campbell Town District High Schools and one at Kings Meadows High School.

The review of the criteria for the awarding of the bursaries has been listed on the Council Workshop Agenda and by April 2020 has yet to be discussed at a Council Workshop. A request was made for the matter to be returned to Council to finalise the item.

The matter was an agenda item at the May 2020 Council Meeting. Council resolved:

*Cr Goss/Cr Davis*

*That the matter be discussed.*

*Carried unanimously*

*Cr Polley/Cr Davis*

*That*

- i) the bursaries be allocated on a student basis and not school based; irrespective of the school attended;*
- ii) Council continue to fund 5 bursaries (irrespective of whether all applicants attend one institution); and*
- iii) Council make an annual allocation of \$10,000 to fund the bursaries, being 5 bursaries of \$1,000 per year over 2 years.*

*Carried*

*Voting for the motion:*

*Mayor Knowles, Cr Brooks, Cr Calvert, Cr Davis, Cr Goninon, Cr Goss, Cr Lambert, Cr Polley*

*Voting against the motion:*

*Cr Adams*

In accordance with the changes to the bursary program approved by Council at the May 2020 Meeting, the process for the awarding of the 2020 bursaries was redeveloped and is held as an attachment.

In accordance with the redeveloped process, students were invited to apply for a bursary by the required closing date of 19 June 2020.

By the closing date, seventeen applications had been received: ten from Campbell Town High School students, three from Cressy District High School and two each from Kings Meadows High School and St Patrick's College students.

In accordance with the redeveloped process, the applications should have been sent to the school principals on 22 June 2020, with the request that the school advise by 10 July 2020, which, if any, of the applicants are deemed worthy of receiving the bursary. The applications are yet to be sent to the principals as Council Officers understand the schools encouraged these students to apply, and thus, the principals will support the application of each student.

Council's advice is sought as to the process to be applied to selecting the five bursary recipients from the seventeen applicants.

### **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

- Best Business Practice & Compliance  
Core Strategies:
  - ♦ Council complies with all Government legislation
  - ♦ Excellent standards of customer service
- People –
  - 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
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

#### **4 POLICY IMPLICATIONS**

N/A

#### **5 STATUTORY REQUIREMENTS**

N/A

#### **6 FINANCIAL IMPLICATIONS**

The Council currently funds five bursaries at a cost of \$10,000 annually.

#### **7 RISK ISSUES**

In August-September schools commence the selection process for the awarding of the wide range of bursaries offered each year to Year Ten students. Council needs to advise schools of the students selected to receive a 2020 Northern Midlands Further Education Bursary by August in time for the schools to be able to take this into account as they allocate the bursaries the schools manage internally.

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

N/A

#### **9 COMMUNITY CONSULTATION**

No community consultation has been undertaken on this matter. Council received feedback from Campbell Town District High School on 11 June 2020 regarding the new process for the awarding of the bursaries. This email was circulated to Councillors.

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

Council has a number of options including:

- i) to reconvene the Bursary Committee (Crs Knowles, Calvert and Lambert) with the support of Council's Project Officer, the Committee to assess the depersonalised applications and recommend to Council, in Closed Council at the July 2020 Meeting, the five students to receive the bursaries;
- ii) request the Council Executive to, with the support of Council's Project Officer, assess the depersonalised applications and recommend to Council, in Closed Council at the July 2020 Meeting, the five students to receive the bursaries.

## 11 OFFICER'S COMMENTS/CONCLUSION

The Northern Midlands Further Education Bursary Program demonstrates Council's commitment to assisting prepare Northern Midlands students to successfully navigate their post Year Ten educational pathway by nurturing within them the desire, motivation and opportunity to succeed.

The bursary program is highly valued by the schools and bursary recipients alike; with the feedback received from bursary recipients across the years confirming the program is fully achieving its desired goals.

## 12 ATTACHMENTS

12.1 Northern Midlands Further Education Bursary Program 2020

### RECOMMENDATION

That the matter be discussed.

### DECISION

Cr Adams/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Adams/Cr Polley

That Council reconvene the Bursary Committee (Crs Knowles, Calvert and Lambert) with the support of Council's Project Officer, the Committee to assess the depersonalised applications and recommend to Council, in Closed Council at the July 2020 Meeting, the five students to receive the bursaries;

Carried unanimously

Cr Davis/Cr Lambert

That Council establish a clear process before considering the applications in 2021.

Carried unanimously



**193/20 PANDEMIC RECOVERY PROPOSAL: INCENTIVES TO ENTICE  
INTRASTATE VISITORS TO NORTHERN MIDLANDS TO STAY, PLAY  
AND SPEND**

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lorraine Green, Project Officer

**1 PURPOSE OF REPORT**

To:

- i) provide Council with background on the proposed course of action to entice intrastate visitors to: Northern Midlands to stay, play and spend
- ii) seek Council's response to the proposed course of action
- iii) seek Council's approval of a budget to enable the proposed course of action to be implemented.

**2 INTRODUCTION/BACKGROUND**

It is predicted that the impact of the pandemic will see Tasmanians holidaying in their home state for many months to come. Councils, tourism organisations and tourism operators are ramping up marketing programs and packages to ensure they get the biggest share possible of this intrastate visitor spend.

Tourism Tasmania is advising businesses against offering discounts (as RACT has done with its 40% off offer for its Tasmanian resorts across the state) as the tourism businesses need all the income they can secure in order to stay viable. Instead of offering discounts, the businesses are being encouraged to offer incentives to entice intrastate visitors to their towns and to hold them for longer.

The primary objective of this proposed project is to mobilise local resources to create incentive packages to entice intrastate visitors to Northern Midlands – starting with Longford – to stay, play and spend over forthcoming months.

The second objective is to provide casual employment opportunities for locals, with a particular emphasis on youth and females (government is pumping pandemic recovery \$\$ into infrastructure which is traditionally an employment sector for men).

The third objective is to pilot the incentive packages and then develop similar packages for other Northern Midlands towns.

The benefits of the project for the Council, local tourism organisations and the community include more visitors, more visitor spend, more viable tourism businesses, a stronger financial position for council, more employment, and most importantly, less financial stress and angst in the community.

This project needs to start immediately and continue throughout forthcoming months.

The proposed project team members are:

- Project Champion/Chair: Fiona Dewar, Council's Tourism Officer
- Internal members: Lorraine Green Project Officer, Lucie Copas Executive and Communications Officer
- External members: local tourism operators, Tourism Northern Tasmania representative, Heritage Highway Tourism Region Association Board member representative.

**The proposed course of action:**

Firstly the team members need to brainstorm possible incentives to offer to entice visitors to Longford. A number have been identified to date including:

- performances of 'Voices from the Graves' in the Christ Church grounds at dusk Friday/Saturday evenings – with a social distanced audience
- childrens entertainment on the Village Green – clowns, games, craft etc... Saturday afternoons say 2-3pm: parents must stay to supervise the children however they're welcome to BYO chair or rug and semi-relax (we mark large circles on the ground and the adults and non-participating children of each family stay together within a circle)
- Brickendon has a new dining facility and under the current restrictions can cater for 20 people at any one time (in the barn dining area plus the new area) They could provide a meal say Friday night plus local guest speaker on varying topics – history of the area, gardens of Longford, motor racing history etc....
- The Racecourse Inn has a magnificent dining room – ideal to host high teas – and beautiful grounds ideal for picnics
- Council has many copies of the Norfolk Plains books in stock. We could sell these to local accommodation businesses for \$10, and the businesses offer the book as part of their incentive package
- Publish scavenger/treasure hunt pages for each weekend, with prizes offered
- Local catering businesses offer picnic packs and a map showing interesting places to go for the picnic (fishing spots, skate park, Christ Church grounds, Mill Park etc.)
- Self-drive tours of historic art landmarks
- Farm tours for children to let visitors get up close and personal with animals
- Run boutique programs e.g. Bread making in the original bakery at Brickendon, fly tying on the banks of the Macquarie River
- Volunteers to provide guided town walks – day and evening.

Secondly, the team selects the priority incentive packages to implement, works these packages up and then markets them. The team then repeats the exercise focussing on the other Northern Midlands communities in turn.

### **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
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Continuous improvement is embedded in staff culture
    - ♦ Effective and efficient marketing, communications & IT
    - ♦ Excellent standards of customer service
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Proactive engagement drives new enterprise

- Economic Development – Supporting Growth & Changes
  - ♦ New & expanded small business is valued
  - ♦ Support new businesses to grow capacity & service
  - ♦ Towns are enviable places to visit, live & work
  - ♦ Maximise external funding opportunity
- Tourism Marketing & Communication
  - ♦ Tourism thrives under a recognised regional brand
  - ♦ Tourism partnerships build sense of place identity
- People –
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Communicate – Communities speak & leaders listen
    - ♦ Participate – Communities engage in future planning
    - ♦ Connect – Improve sense of community ownership
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
    - ♦ Cherish & sustain our landscapes
    - ♦ Eco-tourism strongly showcases our natural beauties
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

#### **4 POLICY IMPLICATIONS**

N/A

#### **5 STATUTORY REQUIREMENTS**

N/A

#### **6 FINANCIAL IMPLICATIONS**

The majority of the costs associated with the project are in terms of staff time.

The majority of the incentive packages are minimal cost to develop and ongoing running of the incentive packages can on the whole be by user-pay.

For example: the Voices from the Graves proposal could be as simple as a person with a CD player meeting audience members in the Christ Church foyer, playing the first segment of the Voices from the Graves CD, then leading the audience to Mary Ann Wise's grave and playing segment two of the CD, then over to Zimmiram Youran's grave and playing segment three of the CD. Then back to the church foreground for questions and farewells.

Alternatively local aspiring actors could learn the Mary Ann Wise and Zimmiram Youran scripts and perform them at the graves – with spotlights onto the actors. The audience could be asked to make a gold coin donation as payment to the actors.

#### **7 RISK ISSUES**

Failure to attract intrastate visitors to Northern Midlands towns to stay, play and spend will be to the detriment of local tourism operators and will see some operators close permanently and/or suffer further financial hardship.

**8 CONSULTATION WITH STATE GOVERNMENT**

Tourism Tasmania is encouraging tourism businesses to offer incentives versus price discounts to attract visitors.

**9 COMMUNITY CONSULTATION**

Several Longford tourism businesses have been informally sounded out regarding the proposed project and have been 100% supportive of the proposal.

**10 OPTIONS FOR COUNCIL TO CONSIDER**

Council can either support or not support the proposed visitor incentive packages.

**11 OFFICER'S COMMENTS/CONCLUSION**

Council has an integral role to play in the Northern Midlands' economic and social recovery from the pandemic. The proposed incentive packages provide one avenue for Council to facilitate local economic and social recovery.

Council officers are keen to identify additional opportunities which Councillors may wish to also be investigated.

**12 ATTACHMENTS**

N/A

**RECOMMENDATION**

That Council support the proposed course of action to entice intrastate visitors to Northern Midlands to stay, play and spend, and allocate a budget of \$2,000 towards the project.

DECISION

Cr Davis/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That Council support the proposed course of action to entice intrastate visitors to Northern Midlands to stay, play and spend, and allocate a budget of \$2,000 towards the project commencing in Longford, and a further recommendations be made to the next Council meeting in relation to the other towns across the Northern Midlands.

Carried

Voting for the motion

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

Voting against the motion

Cr Davis

**194/20 PROPOSED BLUE TREE PROJECT**

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lorraine Green, Project Officer

**1 PURPOSE OF REPORT**

The purpose of this report is to consider a request from Councillor Andrew Calvert regarding the creation of a blue tree beside the new highway between Perth and Longford.

The report:

- i) provides Council with background on the Blue Tree Project, and
- ii) seeks Council's response to the proposal to paint a blue tree adjacent to the new highway between Perth and Longford.

**2 INTRODUCTION/BACKGROUND**

The mission of the Blue Tree Project is to help spark difficult conversations and encourage people to speak up when battling mental health concerns. By spreading the paint and spreading the message that "it's OK to not be OK", the stigma that's still largely attached to mental health can be broken down.

The story behind the establishment of the Blue Tree Project is held as an Attachment.

To date the location of close to 450 blue trees, across Australia and internationally, have been registered with the Blue Tree Project. The guidelines for organisations/individuals wanting to paint a blue tree are held as an Attachment.

A large, dead tree is located in a prominent position adjacent to the new highway between Perth and Longford. It has been suggested the tree be painted and registered with the Blue Tree Project.

A photo of the tree is attached.

**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
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
  - 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

- ♦ Caring, Healthy, Safe Communities – Awareness, education & service

#### **4 POLICY IMPLICATIONS**

N/A

#### **5 STATUTORY REQUIREMENTS**

N/A

#### **6 FINANCIAL IMPLICATIONS**

It is estimated the project will cost \$10,426, as follows:

- 150 Litres of paint @\$220/15 litre drum = \$2,200 (although it isn't known how much paint the tree will soak up: also blue fades at a faster rate than a lot of other colours, so it will be hard to keep the dark blue colour)
- Painter and spray equipment \$60/hr x16 = \$960
- 80 tonne crane with manbox \$330/hr x 16 = \$5,280 (maybe possible to use a smaller crane – depends on the overspray of paint on the cranes – would lessen the cost by \$2,000)
- Rigger to control manbox @ \$75/hr x 16 = \$1,200
- Planning fee: \$786

There are no traffic management costs involved.

#### **7 RISK ISSUES**

The painting of this massive tree will require the contracting of a company specialising in working at exceptional heights.

There is a risk of dead branches falling from the tree during the painting process.

The tree may be an owl nesting habitat.

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

The tree is located on State Growth land. The project has been discussed with State Growth and the Department is supportive of the painting of the tree – with the risks taken into account.

#### **9 COMMUNITY CONSULTATION**

There has been no local community consultation to date. The communities with trees already in the Blue Tree Project has been consistently highly supportive of the venture.

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

Council can either approve or not approve of the painting of the tree and the registration of the painted tree as a Blue Tree Project.

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

The global coronavirus pandemic is impacting on all aspects of social well-being, degrading quality of life for many, and undermining social cohesion in many communities. In the recovery phase we need to focus on action-based resilience initiatives that strengthen local capacity and capability, and encourage community engagement. Never has the need to

spread the message that” it’s OK to not be OK”, and to break down the stigma associated with mental health been of greater importance.

## 12 ATTACHMENTS

- 12.1 The story of the ‘Original Blue Tree’ retold
- 12.2 Blue Tree Project Guidelines
- 12.3 Photo of the subject tree

## RECOMMENDATION

That Council allocate \$10,500 to enable the painting of the large tree adjacent to the new highway between Perth and Longford, and the registration of the tree with the Blue Tree project.

## DECISION

Cr Lambert/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Lambert/Cr Brooks

That the matter be deferred pending receipt of further proposals relating to mental health initiatives.

Carried unanimously

**195/20 BRIDGE RENEWAL PROGRAM ROUND FIVE APPLICATION FOR  
REPLACEMENT OF THE PISA RIVER BRIDGE**

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lorraine green, Project Officer

**1 PURPOSE OF REPORT**

To provide Council with information on round five of the Australian Government's Bridge Renewal Program and to seek Council's response to the proposal to seek funding through the program to replace the Pisa River Bridge.

**2 INTRODUCTION/BACKGROUND**

Council has successfully secured funding over recent years through the Bridge Renewal Program to replace the old wooden bridges on Powranna Road, Woolmers Lane and Macquarie Road.

Round five of the funding program provides Council with the opportunity to access funding to replace yet another bridge: the single-lane bridge across the Pisa River on Macquarie Road approximately 10km south of Cressy. Pitt and Sherry has undertaken an engineering assessment of the bridge and recommended it be replaced with a two-lane bridge, and some road re-alignment undertaken to resolve safety concerns.

Local businesses have expressed support for the proposal as a number are unable to navigate their heavy machinery and vehicles across the narrow bridge. The detour adds 100kms to a one-way journey.

Round five of the Bridge Renewal Program closed on 29 May 2020. Council officers submitted the application prior to the closing date. The application can be withdrawn if Council chooses to not proceed with the replacement of the bridge.

**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
    - ♦ Improve community assets responsibly and sustainably
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Continuous improvement is embedded in staff culture
  - Workforce Standards  
Core Strategies:
    - ♦ Workplace Health & Safety is fully compliant
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive



- ♦ Proactive engagement drives new enterprise
- ♦ Collaborative partnerships attract key industries
- ♦ Attract healthy, wealth-producing business & industry
- Economic Development – Supporting Growth & Changes
  - ♦ New & expanded small business is valued
  - ♦ Support new businesses to grow capacity & service
  - ♦ Towns are enviable places to visit, live & work
  - ♦ Maximise external funding opportunity

#### **4 POLICY IMPLICATIONS**

N/A

#### **5 STATUTORY REQUIREMENTS**

N/A

#### **6 FINANCIAL IMPLICATIONS**

The cost of replacing the bridge and the road re-alignment has been estimated as \$400,000. The Bridge Renewal Program will fund 50% of the project cost. Council will need to contribute \$200,000.

#### **7 RISK ISSUES**

The existing bridge is narrow and the bridge barriers have been impacted several times and remain damaged.

Vehicles approaching from the west travel over a vertical crest curve approximately 150m before the bridge, meaning visibility of the bridge does not occur until the vehicle is very close to the bridge, leaving little time for the driver to react and adjust to a narrowing of the road width at the bridge.

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

The Australian Government will consult with the Department of State Growth as part of the assessment of Council's application.

#### **9 COMMUNITY CONSULTATION**

Local businesses have been consulted, namely Will Morrison – Pisa Estate, Tom Dowling – Mayfield Farm, Frank Archer – Lake House. They are supportive of the proposal.

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

Council can either support or not support the application made to Round five of the Bridge Renewal Program for the replacement of the Pisa River Bridge, which requires Council to match the grant funding dollar-for-dollar (a funding commitment of \$200,000 in the 2020/2021 Council budget).

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

This is Round five of the Bridge Renewal Program. It isn't known if there will be further rounds of this grant program.

#### **12 ATTACHMENTS**

12.1 Macquarie Road Bridge, Pisa River Engineering Assessment Report, Pitt and Sherry, 22 May 2020



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## RECOMMENDATION

That Council supports the application made to Round five of the Bridge Renewal Program for the replacement of the Pisa River Bridge, which requires Council to match the grant funding dollar-for-dollar (a funding commitment of \$200,000 in the 2020/2021 Council budget).

## DECISION

Cr Davis/Cr Goninon

That Council supports the application made to Round five of the Bridge Renewal Program for the replacement of the Pisa River Bridge, which requires Council to match the grant funding dollar-for-dollar (a funding commitment of \$200,000 in the 2020/2021 Council budget).

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 196/20 PROPOSAL TO RE-ESTABLISH COUNCIL'S COMMUNITY CHAPLAIN POSITION

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lorraine Green, Project Officer

### 1 PURPOSE OF REPORT

To provide Council with background on the Community Chaplain position and to seek Council's approval for the re-establishment of the Community Chaplain position to assist with social recovery from the pandemic.

### 2 INTRODUCTION/BACKGROUND

A Public Rally was held in Longford on 15 October 2001 to discuss concerns about public safety and crime and to develop strategies for addressing these concerns. The appointment of a Special Committee of Council to develop a Community Safety Plan was one of the key strategies identified.

The Special Committee, named the Community Safety Committee, provided a report to Council in December 2001 on short term actions which were desirable for early implementation. Council accepted the report and requested the implementation of the actions proposed. This Safety Plan won a state award.

One of the actions proposed was the establishment of the voluntary part-time Community Chaplain position; with the role of the Chaplain to comprise:

- Determining who are the families of the young people causing trouble.
- Befriending these troubled families and earning their trust, where possible.
- Accessing resources and advocating on behalf of these troubled families as needed, including referral to relevant services and agencies.
- Offering guidance, role modelling, mentoring and/or pastoral support to these troubled families as appropriate, on a non-sectarian basis
- Liaising with professional and volunteer personnel working within the Longford community.
- Reporting to the Manager Economic and Community Development.

The Council agenda item and minute are held as attachments.

The part-time voluntary Community Chaplain role was highly successful – as illustrated by the progress report submitted by the Chaplain, Steve Cloudsdale, in March 2002 (held as an attachment).

The need for the position had diminished by 2003 and ended when Mr Cloudsdale accepted an offer to serve as an Army Chaplain, working prominently in war zones overseas.

Mr Cloudsdale is now retired and living in Longford. Council's Social Recovery Coordinator recently encountered Mr Cloudsdale when out walking, and the conversation covered her role and the issues she was encountering in the Northern Midlands communities. Mr Cloudsdale suggested he could again assist our communities as per 2001-2003 if Council approved the re-establishment of the part-time voluntary Community Chaplain position.

### 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
    - ♦ Efficiency in resource sharing and Council reform
- Best Business Practice & Compliance
  - Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Excellent standards of customer service
- Workforce Standards
  - Core Strategies:
    - ♦ Workplace Health & Safety is fully compliant
    - ♦ Emergency Management & Safety Plans work well
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ Towns are enviable places to visit, live & work
  - 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**

N/A

#### **6 FINANCIAL IMPLICATIONS**

The Community Chaplain position is voluntary.

The cost to Council will be in terms of:

- the printing of a small number of business cards,
- minimal amount of administrative support e.g. photocopying
- occasional use of Council buildings for meetings and activity sessions
- a travel allowance or access to a Council vehicle (if this aligns with Council policy) for travel beyond Longford
- staff time in the development of the position description, induction of Mr Cloudsdale to Council and his role, and supervision of his role.

#### **7 RISK ISSUES**

Failure to implement a comprehensive and supportive social recovery program in the Northern Midlands will have a long-term detrimental impact on Council and our communities.

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

N/A

## 9 COMMUNITY CONSULTATION

There has been no community consultation on this matter to date.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either approve or not approve the re-establishment of the voluntary, part-time Community Chaplain position.

## 11 OFFICER'S COMMENTS/CONCLUSION

Council is playing a pivotal role in social recovery from the COVID-19 pandemic. By drawing on community assets and offers of assistance we can strengthen our social recovery program and facilitate the optimal outcome for our communities.

## 12 ATTACHMENTS

- 12.1 Community Chaplaincy Proposal: Agenda Item Council Meeting 11 February 2002
- 12.2 Community Chaplaincy Proposal Minute Council Meeting 11 February 2002
- 12.3 Community Chaplain's report for March 2002
- 12.4 Letter of offer from Mr Cloudsdale to be circulated to Councillors under separate cover.

## RECOMMENDATION

That Council approve the re-establishment of the voluntary, part-time Community Chaplain position.

### DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That Council approve the re-establishment of the voluntary, part-time Community Chaplain position.

### AMENDMENT

Cr Polley/Cr Goss

That the matter be deferred subject to a presentation at a Council workshop.

Lost

Voting for the Amendment:

Cr Polley, Cr Goss

Against the Amendment:

Mayor Knowles, Cr Adams, Cr Brooks, Cr Calvert, Cr Davis, Cr Goninon, Cr Lambert

The Motion was  
Put and  
Lost

Voting for the Motion:

Cr Polley, Cr Goss

Voting against the Motion:

Mayor Knowles, Cr Adams, Cr Brooks, Cr Calvert, Cr Davis, Cr Goninon, Cr Lambert

*Mayor Knowles adjourned the meeting for a meal break at 6.05pm at which time Cr Calvert left the meeting.*

*Mayor Knowles reconvened the meeting at 6.45pm.*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 197/20 PUBLIC QUESTIONS & STATEMENTS

Due to COVID-19 the Council Meeting scheduled for Monday 29 June 2020 commencing at 5.00pm will take place electronically which unfortunately at this stage prevents public attendance.

Due to this situation the public will be unable to attend the meeting to ask questions during Public Question Time, to ensure questions can still be asked, questions can be submitted prior to the meeting and they will be read out at the meeting. Questions must be received by no later than 12.00pm on Monday 29 June 2020.

Questions can be emailed to [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au); or be mailed or hand delivered to the Council Chambers, 13 Smith Street, Longford.

A public recording of the meeting will be placed on Councils website as soon as practicable after the meeting.

### 1 PUBLIC QUESTIONS

**C&D 4 REQUEST TO AMEND THE NORTHERN TASMANIA REGIONAL LAND USE STRATEGY:  
98 RIDGESIDE LANE, 211 LOGAN ROAD AND CT 101154/1, LOGAN ROAD,  
EVANDALE**

[Barry Lawson, Evandale](#)

Noted that a statement/query had been submitted directly to Councillors.

[Neil Mackinnon, Evandale](#)

Mr Mackinnon provided the following statement and question which were circulated to Councillors:

*I refer to Agenda Item C & D 4 of today's meeting, namely the Request to Amend The Northern Tasmania Regional Land Use Strategy: 98 Ridgeside Lane, 211 Logan Road and CT 101154/1, Logan Road, Evandale.*

*Your Senior Planner recommends "that Council seek quotes for an analysis of land availability and growth forecasts at a regional level. It is estimated that the land analysis could cost in the order of \$20,000".*

*There is no mention of the fact that a detailed land availability analysis and growth forecast at a regional level has already been completed and presented to Council at the Council meeting on 19 August 2019. It is attached again for your information. I point out again that the existing analysis concludes there are sufficient lots zoned residential or planned to be rezoned residential to adequately meet projected needs until 2036.*

*Why then would Council want a further analysis of land availability and a growth forecast and why would Council spend in the order of \$20,000 to obtain the information if it is already in your hands?*

*Thank you for the opportunity to seek answers to these two questions.*

The General Manager to provide a response.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 198/20 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 Goninon/Cr Lambert

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 2.

Carried unanimously

## 2 STATEMENTS

**PLAN 1 DRAFT PLANNING SCHEME AMENDMENT 03/2020 & PLN-20-0071: 2A SAUNDRIDGE ROAD, CRESSY**

### Shane Wells, Woolcott Surveys – for the Applicant

Council's Senior Planner, Mr Godier, read the following statement provided by Mr Wells of Woolcott Surveys:

*We thank the staff for the recommendation to certify the proposed amendment and subdivision at 2A Saundridge Road, Cressy.*

*We have some questions and concerns regarding the recommended condition 2.7, which requirements a payment of \$19,974 for road improvements.*

*The planning scheme amendment that is proposed will not allow any further subdivision of the land and will not allow multiple dwellings to be constructed. It simply provides for one additional lot, with a crossover located in the south-west corner. The condition relates to the full frontage of the lot.*

*The land adjoining 2A Saundridge Road, Cressy is zoned Particular Purpose and cannot be subdivided until it is rezoned. It is reasonable to expand that this rezoning will not take place for many years. However, it is the future traffic generation from the adjoining land that would warrant the upgrade of Saundridge Road, and not that traffic generation from the one additional lot that we seek. As such, it does not appear reasonable to undertake works that will benefit the adjoining land and serve no immediate purpose. Our client would be concerned too if this contribution was paid but the works did not occur on the basis that there was no need for the works.*

*We consider the existing condition of Saundridge Road to be adequate for traffic movements from one additional lot and request that the condition be deleted.*

**PLAN 2 PLN-20-0001: 41-43 WELLINGTON STREET, LONGFORD**

### Mr Robert Henley, Longford

Council's Development Supervisor, Mrs Miles read the following statement submitted by Mr Henley:

*I believe the Heritage Advisor has not addressed the heritage implications fully and has been negligent in his assessment. As an example I provide the following as evidence.*

*Mr Denman comments: "The scale and bulk of the listed building is much larger than a domestic structure (dwelling). The side walls are quite high and with the appropriate setbacks the listed building will retain a dominant presence within the streetscape."*

*This is a simplistic assessment of the risk to the heritage fabric of the site. The dominant presence of the Tabernacle would easily be diminished if a double story dwelling was approved for construction on the vacant block. Mr Denman has also now asked for a no build zone to be included in the permit, but why was this only included in response to the issues raised? This should have been part of his original assessment and clearly demonstrates his inattention to important detail.*

*He goes on to comment "Obviously it would be preferred that the listed building was retained on the existing lot and open to community access. However, heritage listed buildings are often subject to adaptive reuse to ensure they are conserved and maintained."*

*Adaptive reuse could be better catered for if the building retained the current zoning rather than limiting its uses under residential zoning.*

*I am also concerned with many of the Planner's comments where it is stated that "Rezoning the property from Community Purpose to General Residential creates consistency with the zoning of adjoining properties and seeks to avoid the potential for land use conflict by reducing the potential land uses that could occur on the site."*

*Rezoning has the potential to create conflicts if the owner of the building wishes to use it for purposes at odds with the Residential Zone. The current zoning allows for a variety of uses that do not conflict with the adjoining Residential zone. Changing the zoning therefore has the potential to create conflict.*

*I am also concerned with the Planner's comment that "rezoning this site represent "good strategic planning" when the outcome of rezoning would be to limit the uses for the site, especially as the site is on the busy main road, and is near to commercial activities at JJ Bakery and Lofty Home Store?"*

*The Premier's Department Guidelines to Councillors states "Planning is concerned with the public good, not private interests". The application to subdivide and rezone this site is predicated on the owner's inability to sell the site. This is a private interest, not concerned with public good. It seems a strange situation when the Council is asked to vote in favour of a planning decision that clearly ignores advice from the Premier's Department.*

*I would like to ask the following question to Council:*

*Section E13.6.2 (C) of the Planning Scheme clearly states that subdivision must not result in the separation of buildings or structures from their original context. Approval of this application would see new titles created and a fence erected between the blocks. Why have the prepared reports dismissed Section E13.6.2 (C) with the statement "although the proposed subdivision will remove the hall from the church the buildings are to be retained with existing more modern addition removed", when rezoning and subdivision will result in separation of the buildings?"*

***Mrs Miles responded to the question posed by Mr Henley, advising:***

*With regard to the reuse of the building the general residential zone also provides for some non-residential activities, including educational occasional care, business and professional services, medical centre, community and entertainment. General Residential zoning reduces the risk for land use conflict, but would still allow some compatible uses as discretionary uses in that zone.*

*Heritage: Recommendation 2 to amend the draft permit, would restrict the building envelope on the title, to provide for any building to be set back. A Part 5 Agreement could also be added to restrict any building to a single storey.*

*The recommendation also provides for an update to the Heritage Tasmania advice.*

**Mr Phil Lethborg – the Applicant**

Council's Development Supervisor, Mrs Miles noted that a photograph had been provided by the applicant showing the Tabernacle together with an adjacent building



*Cr Calvert returned to the meeting at 6.51pm.*



**199/20 DRAFT PLANNING SCHEME AMENDMENT 03/2020 & PLANNING  
APPLICATION PLN-20-0071: 2A SAUNDRIDGE ROAD, CRESSY**

*File:* 111900.02  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Paul Godier, Senior Planner

**1 INTRODUCTION**

This report recommends that Council:

- Initiate and certify a draft amendment to insert a site specific qualification into the Particular Purpose Zone – Future Residential to allow for a 2 lot subdivision on 2A Saundridge Road; and
- Approve a planning permit for a 2 lot subdivision on 2A Saundridge Road.

*Image 1 - subject site from Saundridge Road*



## 2 BACKGROUND

**Applicant:**

Woolcott Surveys

**Owner:**

Andrew Johnson

**Proposal:**

Insert a site specific qualification into the Particular Purpose Zone – Future Residential to allow for a 2 lot subdivision on 2A Saundridge Road, and an application for a 2 lot subdivision

**Existing Use:**

Residential (single dwelling)

**Critical Date:**

Decision whether to initiate the draft amendment must be made by 30/6/2020

**Recommendation:**

That Council initiate and certify the draft amendment and approve the planning permit

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013, Version 30, Effective from 24 March 2020.*

**Preliminary Discussion**

The applicant held preliminary discussions with Council staff on the proposal.

## 3 STATUTORY REQUIREMENTS

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

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

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

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

- (a) *whether the requested amendment is consistent with the requirements of [section 32](#); and*
- (ab) *any representation made under [section 30I](#), and any statements in any report under [section 30I](#) as to the merit of a representation, that may be relevant to the amendment; and*
- (b) *any advice referred to in [section 65 of the Local Government Act 1993](#) received by it.*

*Section 34 (1) A planning authority may –*

- (a) *in response to a request under [section 33](#) ; or*
- (b) *of its own motion –*  
*initiate an amendment of a planning scheme administered by it.*

*Section 35 (1) After preparing a draft amendment of a planning scheme, the planning authority must determine whether the draft amendment meets the requirements specified in [section 32](#) and –*

- (a) *if satisfied that it does, certify the draft amendment as so meeting those requirements; or*
- (b) *if not so satisfied, proceed to modify the draft amendment until it does meet those requirements and then certify the modified draft amendment as so meeting those requirements.*

**Comment:**

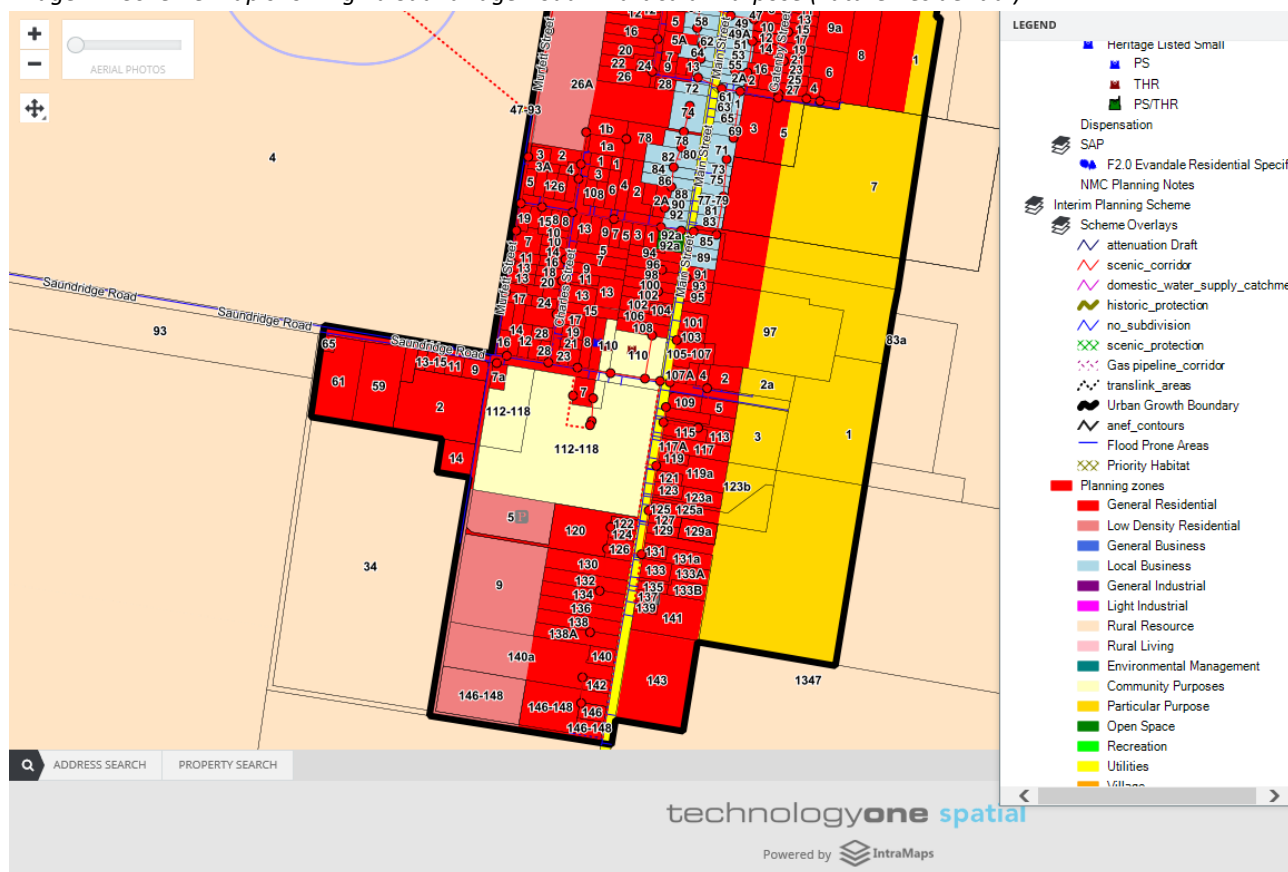
- (a) Part 7 of this report finds that the draft amendment is consistent with section 32 of the Act.
- (ab) There are no representations under section 30I relevant to the draft amendment.
- (b) This report provides advice in relation to section 65 of the Local Government Act 1993 (advice of qualified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

## 4 PROPOSAL

It is proposed to:

- insert a site specific qualification into the Particular Purpose Zone – Future Residential to allow for a 2 lot subdivision on 2A Saundridge Road; and
- subdivide the property into 2 lots.

Image 2 – Scheme map showing 2a Saundridge Road – Particular Purpose (Future Residential)



### Subject site and locality

The author of this report carried out a site visit on the 17<sup>th</sup> June 2020. The site contains a single dwelling and outbuildings. Surrounding land is similarly developed.



Image 3 – Aerial photo showing services



#### Permit/site history

- 14/82 – Dwelling

#### Public Exhibition

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

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

#### 5 REFERRALS

##### TasWater

TasWater provided a Submission to Planning Authority Notice dated 19/5/2020 which will be included in the permit.

##### Council's Works Department

Precis: The conditions recommended by Council's Engineering Officer, Jonathan Galbraith, are attached. The changes highlighted below are accepted by Mr Galbraith.

##### W.1 Stormwater

Confirmation must be provided that lot 1 has a stormwater connection to the kerb in Saundridge Rd, otherwise, lot 1 must be provided with a connection to the kerb in Saundridge Rd.

A part 5 agreement shall be entered into for ~~each lot~~ 2 requiring that an absorption drain is constructed prior to any building works on lot 2. The part 5 agreement shall require that;

The drain shall be sized taking into account the saturated permeability of the soil

The drain shall be sized to meet the full range of storms for the 10 year ARI for storage capacity with an additional safety factor volume 50% above the calculated need

The drain shall be located to command the stormwater discharge from all areas of the site.

The drain shall be installed along the contour at a minimum of 6.0 metres clear of boundaries down slope of any structures.

The installation shall be located to ensure there is no concentrated discharge from any structures

A system operation / maintenance manual is to be provided and approved by the Engineering Services Manager

The system shall be marked on an “As Constructed” plan to Council requirements with the plan provided to Council

The system is to be installed prior to site occupancy, operated and maintained by the owner in conformity with the manufacturer or design engineer’s instruction manual and any additional conditions as required by Council. Any nuisance / concentrated discharge from the facility shall be rectified by the owner to Council’s requirements and at the owner’s expense within 14 days notice of the nuisance.

#### W.2 Access (Urban)

A ~~concrete~~ gravel driveway crossover and apron must be constructed from the edge of the Road to the property boundary of ~~all lots~~ lot 2 in accordance with Council standards.

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

#### W.3 As constructed information

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

#### W.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.

#### W.5 Works in Council road reserve

Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.

Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

#### W.6 Separation of stormwater services

All existing stormwater pipes and connections must be located.

Where required, pipes are to be rerouted to provide an independent system for each lot.

Certification must be provided that stormwater services have been separated between the lots.

#### W.7 Payment in lieu of works

A payment of ~~\$19,614~~ \$19,974 (68m of Kerb = \$7,480; 136 sq. m of road construction = \$9,520; 2 x concrete driveway aprons = \$2,614) shall be made to cover the cost of future kerb and road widening works and a concrete driveway to lot 1 and 2.

#### W.8 Easements to be created

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

#### W.9 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.

#### W.10 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.

## 6 OPTIONS

### Initiation of draft amendment

Council can:

- Initiate the draft amendment; or
- Not initiate the draft amendment

### Certification of draft amendment

If Council initiates the draft amendment, Council can:

- Certify the draft amendment as meeting the requirements of section 32; or
- Modify the draft amendment until meets the requirements of section 32, and then certify it.

### Permit

Council can:

- Issue the permit with the recommended conditions;
- Issue the permit with different conditions; or
- Refuse the permit.

## 7 DISCUSSION

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

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

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

**Comment:** The draft amendment proposes to keep the land in the Particular Purpose – Future Residential zone and allow the creation of one additional lot. The zone would allow only one house on that lot. The draft amendment avoids the potential for land use conflict with the adjacent land.

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

**Comment:** The draft amendment is consistent with the Regional Land Use Strategy which identifies Cressy as a Rural Village. Rural Villages are identified as predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs.

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

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

**Comment:** Use and development permissible under the amendment is expected to have a neutral impact in environmental terms and a positive impact in economic and social terms.

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

*(2) A planning scheme may–*

*(aa) make any provision which relates to the use, development, protection or conservation of any land in the area;*

and

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

**Comment:** The draft amendment does not conflict with the requirements in section (2)(aa-j) above.

- (3) Subject to subsections (4), (5) and (6), nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to–*
- (a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or*
- (b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building; or*
- (c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or*
- (d) prevent the use of any building or works for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or*
- (e) require the removal or alteration of any lawfully constructed buildings or works; or*
- (f) prevent a development, which was lawfully commenced but not completed before the coming into operation of the scheme, from being completed within–*
- (i) 3 years of that coming into operation; or*
- (ii) any lesser or greater period specified in respect of the completion of that development under the terms of a permit or special permit granted before the coming into operation of the scheme.*

**Comment:** The draft amendment does not conflict with these requirements.

- (4) Subsections (3) and (3A) do not apply to a use of land–*
- (a) which has stopped for a continuous period of 2 years; or*
- (b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or*
- (c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.*

**Comment:** The draft amendment does not conflict with these requirements.

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

**Comment:** The draft amendment does not conflict with these requirements.

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

**Comment:** The draft amendment does not conflict with these requirements.

- (7) Nothing in any planning scheme or special planning order affects –*
- (a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985; or*
- (b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995, provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or*
- (c) fishing; or*

*(d) marine farming in State waters.*

**Comment:** The draft amendment does not conflict with these requirements.

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

**Comment:** The draft amendment does not conflict with these requirements.

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

**Comment:** The draft amendment does not conflict with these requirements.

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

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

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

**Comment:** The draft amendment results in the efficient use of land for residential purposes in a location identified in the Regional Land Use Strategy as a Rural Village.

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

**Comment:** The site is within an area identified within the Regional Land Use Strategy that is a Rural Village. The proposed subdivision resulting from the amendment will result in efficient utilisation of existing services.

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

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

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

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

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

**Comment:** The application was referred to TasWater. It will be decided on by the Tasmanian Planning Commission, consistent with this objective.

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

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

**Comment:** The proposed site specific qualification to allow one additional lot is consistent with the surrounding zones and land uses. The draft amendment is consistent with the Regional Land Use Strategy. It does not prevent the layouts identified in the draft Local Provisions Schedule (see image 4) or the Cressy Development Plan (see image 5) from being achieved.

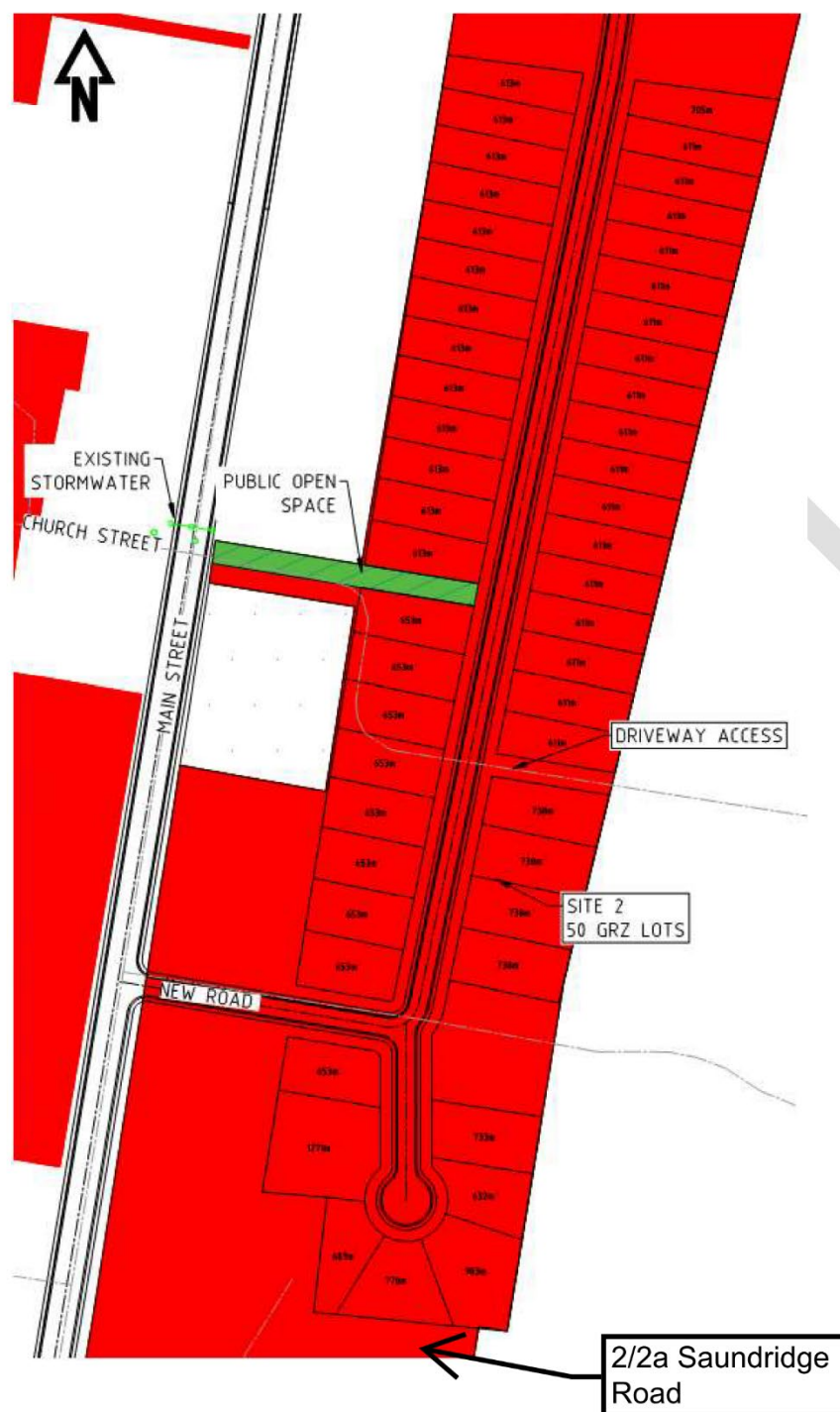
Consideration was given to rezoning the property to General Residential however this would result in an intrusion of the General Residential zone into the Particular Purpose - Future Residential zone. Rezoning to General Residential would be considered if Council seeks to rezone the surrounding Particular Purpose – Future Residential land.

The proposal is consistent with this objective.



Image 4 – Extract from draft Local Provisions Schedule, endorsed 21 October 2019 (text box indicating 2/2a Saundridge Road added)

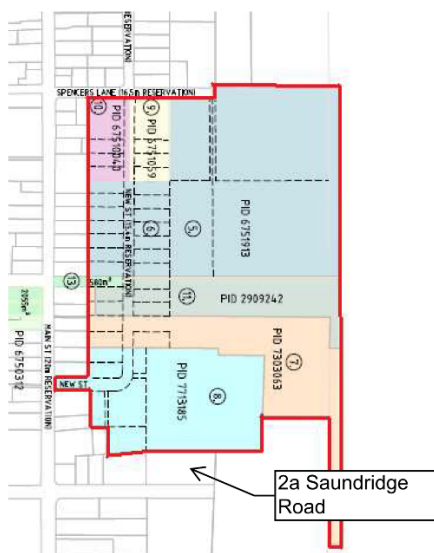
Figure NOR-S3.2.3 - Cressy Development Precinct Masterplan - off Main Street (1)



*Image 5 – extract from Cressy Development Plan, adopted 28/5/2012 (text box indicating 2a Saundridge Road added)*

sustainablethinking®

**SITE 2 – South of Spencer's Lane – East of Main Street**



AREA - 19.2 ha

ZONING - Reserved Residential

NUMBER OF OWNERS - 7 owners

**LAND USE** - The land suitable for development is vacant - the surrounding development is of large lots with single houses. All surrounding roads are sealed with no kerb and channel drainage

**BUILT AND SPATIAL FORM** - Existing houses are set back from 6.5m to 15m from the road frontage. All buildings are of low profile - single storey or have dormer type windows to give the second level.

**TOPOGRAPHY** - Generally flat, sloping to the east

SOILS - Generally class 4 or 5 capacity

LANDFORMS - None

SLOPE - Gentle slope to east

STABILITY OF LAND - No evidence of land slip

DRAINAGE - Looks well drained but more detailed investigation required

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - Views to east and north

**SOLAR ORIENTATION** - Due to current lots size there is ample opportunity for good solar design

pitt&amp;sherry ref: LN09203L001 CressyDP 31P Rev02.docx/IA/as

22

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

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

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

Comment: Future development of the site will be connected to the reticulated and stormwater system and will require on-site wastewater disposal in accordance with the relevant standards. The proposal is consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

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

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

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

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

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

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

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

**Comment:** No adverse impact on public infrastructure has been identified through the referral process. It is considered that the draft amendment is consistent with this objective.

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

**Comment:** The draft amendment does not impact on agricultural land capability.

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

State Policy for the Protection of Agricultural Land – the site is within the urban growth boundary of Cressy.

Water Quality Management State Policy – the site is connected to the reticulated stormwater system.

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

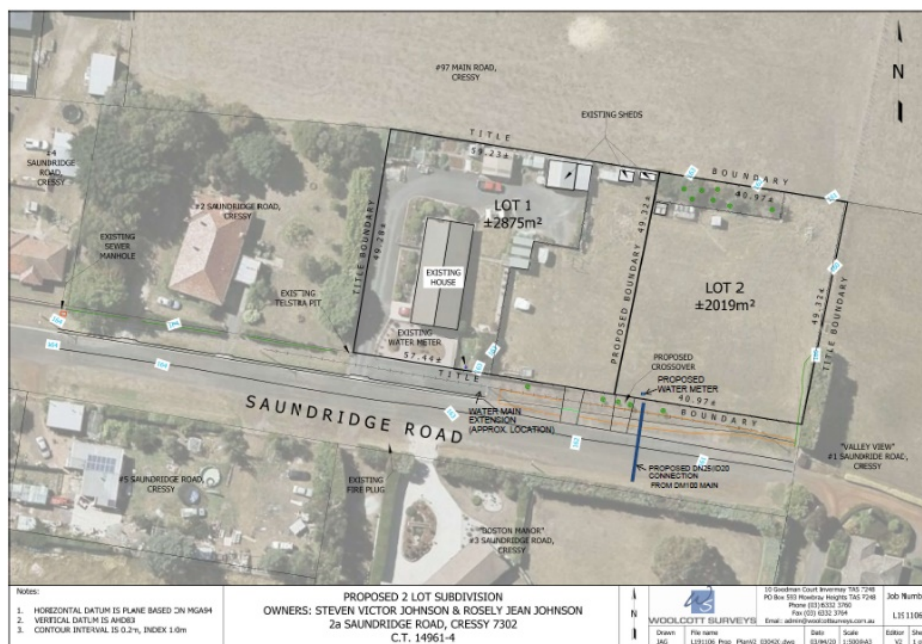
National Environmental Protection Measures – There are none relevant to this application.

## **7.2 ASSESSMENT OF PLANNING APPLICATION**

### **Proposal**

It is proposed to develop and use a 2 lot subdivision.

*Image 6 - proposed plan of subdivision*



## Planning Scheme Provisions

### 8.2 Categorising Use or Development

8.2.1 Each proposed use or development must be categorised into one of the use classes in Table 8.2.

8.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use.

8.2.3 If a use or development fits a description of more than one use class, the use class most specifically describing the use applies.

8.2.4 If a use or development does not readily fit any use class, it must be categorised into the most similar use class.

8.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a use class.

Table 8.2 includes the following use classes:

Use Class	Description
Residential (single dwelling)	means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

### 32 Particular Purpose Zone - Future Residential (as amended)

32.1 Zone Purpose

32.1.1 Zone Purpose Statements

32.1.1.1 To reserve land for long term residential use and development.

32.1.1.2 Local Area Objectives

To provide land for future residential use and prevent activities which may restrict the efficient and effective supply of residential land and infrastructure.

32.1.1.3 Desired Future Character Statements

There are no desired future character statements

### 32.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Residential	If a home based business
Utilities	If for minor utilities
Discretionary	
Use Class	Qualification
Residential	If a single dwelling
Resource development	If for existing use
Utilities	
Prohibited	
All other uses	

### 32.3 Use Standards

32.3.1 Amenity

Objective	
To ensure that non-residential discretionary uses do not cause an unreasonable loss of amenity to nearby and future residential uses.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 The use must not be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.

### 32.4 Development Standards

#### 32.4.1 Building bulk and setbacks

Objective To ensure that buildings are sympathetic to the form and scale of future residential development.	
Acceptable Solutions	Performance Criteria
A1 New buildings approved under this provision must not exceed an aggregate floor area of 200m <sup>2</sup> per lot.	P1 New buildings must be compatible with and not prejudice future residential development by virtue of their size, shape, orientation or the area of land occupied.
A2 Building height must not exceed 8.5m.	P2 Building height must not be likely to constrain future residential development in terms of overlooking, overshadowing or loss of visual amenity.
A3 Building setbacks must be not less than 5m.	P3 No performance criteria.

#### 32.4.2 Subdivision

Objective To ensure that subdivision does not compromise the efficient and orderly development of the land for residential purposes.	
Acceptable Solutions	Performance Criteria
A1 No subdivision, except on CT 14961/1 in accordance with PLN20-0071.	P1 No performance criteria.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	Complies with the Acceptable Solutions – see Bushfire Hazard Management Report
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	See assessment below
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	See 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 - the code does not apply to the Particular Purpose – Future Residential zone
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

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

### 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.
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Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
N/a	N/a
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Complies	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	N/a

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

###### Objective



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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	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.

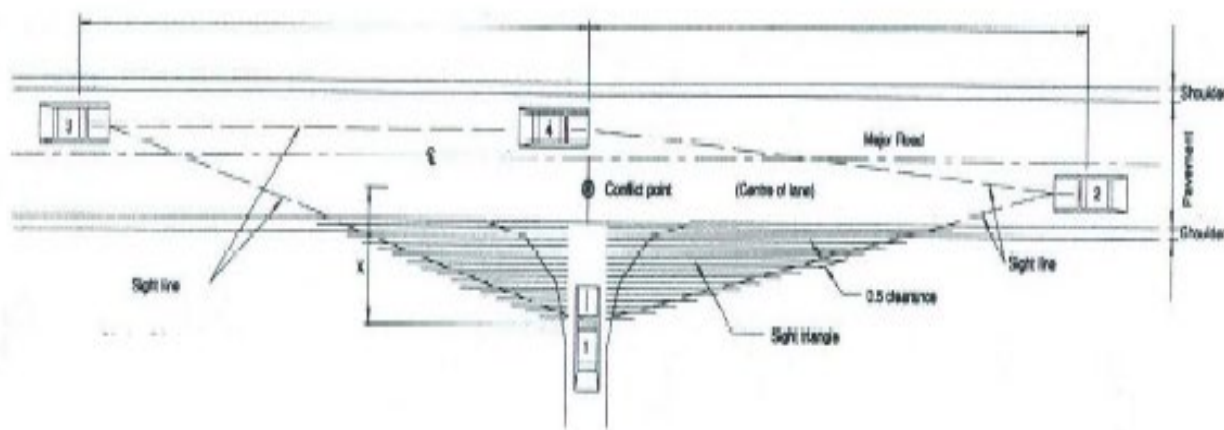
Acceptable Solutions	Performance Criteria
A1 Where land has access across a railway: a) development does not include a level crossing; or b) development does not result in a material change onto an existing level crossing.	P1 Where land has access across a railway: a) the number, location, layout and 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 <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i> , Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.
Complies	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 km/h	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
	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:**

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

**E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE**

The new lot has enough space for parking associated with development of a single dwelling. The proposal complies with this code.

Compliance with *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?		✓



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

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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?	✓	

<b>Section 84</b>	Council not to approve subdivision	<b>Yes</b>	<b>No</b>
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		✓
	<b>If 'yes', refuse the subdivision.</b>		

<b>Section 85</b>	<b>Refusal of application for subdivision</b>		
	<b>Council may refuse the application for subdivision if it is of the opinion:</b>		
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;		✓
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;		✓
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;		✓
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;		✓
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;		✓
85(d)(ii)	alleys or rights of way to give access to the rear of lots;		✓
85(d)(iii)	public open space;		✓
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;		✓
85(d)(v)	private roads, ways or open spaces;		✓
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;		✓
85(d)(vii)	licences to embank highways under the <i>Highways Act 1951</i> ;		✓
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;		✓
85(d)(ix)	provision for the preservation of trees and shrubs;		✓
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;		✓
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		✓
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		✓
85(g)(ii)	party-wall easements;		✓
85(g)(iii)	the state of a party-wall on its boundary.		✓

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Section 86	Security for payment	Yes	No
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public stormwater system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public stormwater system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of stormwater connections from a place on the boundary of each lot to the public stormwater system in accordance with the by-laws of the council and to the satisfaction of its engineer;		✓
86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the <i>Local Government (Highways) Act 1982</i></u> in respect of the highways opened or to be opened on the subdivision;		✓
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		✓
86(2)(f)	the filling in of ponds and gullies;		✓
86(2)(g)	the piping of watercourses.		✓
	<b>If 'yes':</b>		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		

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

Section 108	Road widening	Yes	No
108 (1) (a)	Does council, in respect of an existing highway, require to obtain a dedication of land for widening or diverting? (compensation is not payable for the dedication of land which lies within 9 metres of the middle line of the highway of a parcel into which the land is subdivided and on which no building stands)		✓
108 (1) (b)	Does council, in respect of an existing highway, require to obtain a licence to embank?		✓

## 8 ATTACHMENTS

- Application
- Responses from referral agencies

## RECOMMENDATION

- A** That Council, under section 34 (1) (former provisions) of the Land Use Planning and Approvals Act 1993, initiate Draft Scheme Amendment 03/2020 to:
- Delete clause 32.4.2 A1 "No subdivision".
  - Insert clause 32.4.2 A1 "No subdivision, except on CT 14961/1 in accordance with PLN-20-0071".
- B** That Council, under section 35 (1) (former provisions) of the Land Use Planning and Approvals Act 1993, certify Draft Amendment 03/2020 as meeting the requirements of section 32 of the Act, and place it on Public Exhibition for 28 days, in accordance with section 38 of the Act.
- And, if B is approved;
- C** That Council, under section 43(F) (former provisions) of the Land Use Planning & Approvals Act 1993 resolves: That land at 2a Saundridge Road, Cressy be approved to be developed and used for a 2 lot subdivision in accordance with application PLN-20-0071, and subject to the following conditions:

**1 LAYOUT NOT ALTERED**

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

**2 WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**

**2.1 Stormwater**

- Confirmation must be provided that lot 1 has a stormwater connection to the kerb in Saundridge Road, otherwise, lot 1 must be provided with a connection to the kerb in Saundridge Road.
- The applicant must enter into, and comply with all conditions of, an agreement under Part 5 of the Land Use Planning & Approvals Act 1993 with the Northern Midlands Council to provide for the following:
  - The owner of lot 2 agrees to construct an absorption drain prior to any building works on lot 2.
  - The drain shall be sized taking into account the saturated permeability of the soil
  - The drain shall be sized to meet the full range of storms for the 10 year ARI for storage capacity with an additional safety factor volume 50% above the calculated need.
  - The drain shall be located to command the stormwater discharge from all areas of the site.
  - The drain shall be installed along the contour at a minimum of 6.0 metres clear of boundaries down slope of any structures.
  - The installation shall be located to ensure there is no concentrated discharge from any structures.
  - A system operation / maintenance manual is to be provided and approved by the Works Manager.
  - The system shall be marked on an “As Constructed” plan to Council requirements with the plan provided to Council.
  - The system is to be installed prior to site occupancy, operated and maintained by the owner in conformity with the manufacturer or design engineer’s instruction manual and any additional conditions as required by Council. Any nuisance / concentrated discharge from the facility shall be rectified by the owner to Council’s requirements and at the owner’s expense within 14 days notice of the nuisance.

**2.2 Access (Urban)**

- A gravel driveway crossover and apron must be constructed from the edge of Saundridge Road to the property boundary of lot 2 in accordance with Council standards.
- 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**

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

**2.6 Separation of stormwater services**

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

#### 2.7 Payment in lieu of works

A payment of \$19,974 (68m of kerb = \$7,480; 136 sq. m of road construction = \$9,520; 2 x concrete driveway aprons = \$2,614) shall be made to cover the cost of future kerb and road widening works and a concrete driveway to lot 1 and 2.

#### 2.8 Easements to be created

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

#### 2.9 Pollutants

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

#### 2.10 Nature strips

Any 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 before the final plan is sealed.

### **3 TasWater conditions**

Sewer and water services shall be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2020/00600-NMC, dated 19/05/2020) – *see Appendix A*.

### **4 Sealing of Plans**

The final plan of survey will not be sealed until all conditions have been complied with.

## DECISION

Cr Polley/Cr Davis

- A** That Council, under section 34 (1) (former provisions) of the Land Use Planning and Approvals Act 1993, initiate Draft Scheme Amendment 03/2020 to:
- Delete clause 32.4.2 A1 "No subdivision".
  - Insert clause 32.4.2 A1 "No subdivision, except on CT 14961/1 in accordance with PLN-20-0071".
- B** That Council, under section 35 (1) (former provisions) of the Land Use Planning and Approvals Act 1993, certify Draft Amendment 03/2020 as meeting the requirements of section 32 of the Act, and place it on Public Exhibition for 28 days, in accordance with section 38 of the Act. And, if B is approved;
- C** That Council, under section 43(F) (former provisions) of the Land Use Planning & Approvals Act 1993 resolves:
- That land at 2a Saundridge Road, Cressy be approved to be developed and used for a 2 lot subdivision in accordance with application PLN-20-0071, and subject to the following conditions:
- 1 LAYOUT NOT ALTERED**
- The use and development must be in accordance with the endorsed documents.

## **2 WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**

### **2.1 Stormwater**

- Confirmation must be provided that lot 1 has a stormwater connection to the kerb in Saundridge Road, otherwise, lot 1 must be provided with a connection to the kerb in Saundridge Road.
- The applicant must enter into, and comply with all conditions of, an agreement under Part 5 of the Land Use Planning & Approvals Act 1993 with the Northern Midlands Council to provide for the following:
  - The owner of lot 2 agrees to construct an absorption drain prior to any building works on lot 2.
  - The drain shall be sized taking into account the saturated permeability of the soil
  - The drain shall be sized to meet the full range of storms for the 10 year ARI for storage capacity with an additional safety factor volume 50% above the calculated need.
  - The drain shall be located to command the stormwater discharge from all areas of the site.
  - The drain shall be installed along the contour at a minimum of 6.0 metres clear of boundaries down slope of any structures.
  - The installation shall be located to ensure there is no concentrated discharge from any structures.
  - A system operation / maintenance manual is to be provided and approved by the Works Manager.
  - The system shall be marked on an “As Constructed” plan to Council requirements with the plan provided to Council.
  - The system is to be installed prior to site occupancy, operated and maintained by the owner in conformity with the manufacturer or design engineer’s instruction manual and any additional conditions as required by Council. Any nuisance / concentrated discharge from the facility shall be rectified by the owner to Council’s requirements and at the owner’s expense within 14 days notice of the nuisance.

### **2.2 Access (Urban)**

- A gravel driveway crossover and apron must be constructed from the edge of Saundridge Road to the property boundary of lot 2 in accordance with Council standards.
- 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**

- Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works

Manager.

- Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

#### 2.6 Separation of stormwater services

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

#### 2.7 Payment in lieu of works

A payment of \$19,974 (68m of kerb = \$7,480; 136 sq. m of road construction = \$9,520; 2 x concrete driveway aprons = \$2,614) shall be made to cover the cost of future kerb and road widening works and a concrete driveway to lot 1 and 2.

#### 2.8 Easements to be created

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

#### 2.9 Pollutants

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

#### 2.10 Nature strips

Any 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 before the final plan is sealed.

### **3 TasWater conditions**

Sewer and water services shall be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2020/00600-NMC, dated 19/05/2020) – see Appendix A.

### **4 Sealing of Plans**

The final plan of survey will not be sealed until all conditions have been complied with.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 200/20 PLANNING APPLICATION PLN-20-0001 41-43 WELLINGTON STREET, LONGFORD

Responsible Officer: Des Jennings, General Manager  
Report prepared by: Erin Miles, Development Supervisor  
File Number: 113600.15; CT159522/1

### 1 INTRODUCTION

At its 27th April 2020 meeting, Council resolved to initiate and certify draft amendment 01/2020 to rezone 41-43 Wellington Street, Longford from Community Purpose to General Residential in conjunction with an s43A application for a 3-lot subdivision & partial demolition.

The draft amendment and planning permit were placed on public notification and 11 representations were received (1 for, 10 against).

The representations are considered in this report.

### 2 BACKGROUND

**Applicant:**

D J McCulloch Surveying

**Proposal:**

Draft Amendment 01/2020 - Rezone from Community Purpose to General Residential in conjunction with an s43A application for 3-lot subdivision & partial demolition

**Critical Date:**

Report on representations to be sent to Planning Commission by 6<sup>th</sup> July 2020 (35 days post exhibition)

**Recommendation:**

Endorse statement of opinion as to the merit of the representations

**Planning Instrument:**

Northern Midlands Interim Planning Scheme 2013

**Planning Authority:**

Northern Midlands Council

### 3 STATUTORY REQUIREMENTS

In accordance with Schedule 6 (3) (2) (b) of the *Land Use Planning & Approvals Act 1993*,

Council is required under Section 39 (2) to forward to the Planning Commission a report comprising –

- (a) a copy of each representation received by the authority in relation to the draft amendment; and
- (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to –
  - (i) the need for modification of the draft amendment in the light of that representation; and
  - (ii) the impact of that representation on the draft amendment as a whole; and
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.

These matters are discussed below.

### 4 ASSESSMENT OF REPRESENTATIONS

#### Draft Amendment

The draft amendment is to rezone 41-43 Wellington Street, Longford (CT159522/1) from Community Purpose to General Residential (Figure 1) in conjunction with an s43A application for a 3-lot subdivision & partial demolition. The draft permit is included in Attachment A.



Legend:  
 General Residential

**Figure 1** – Proposed draft amendment 01/2020

## Representations

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

**Table 1** – List of representors

1	Robert Henley	1 William St, Longford
2	Tony Butler	22 Longford Cl, Longford
3	Dr Rev T Peter Johnson & A Scott Johnson	46 Wellington St, Longford
4	Lionel Farrell	44 Wellington St, Longford
5	A Colvin	"Nosswick" Blackwood Creek
6	GD West? (note: name difficult to decipher)	1C Seymour St, Carrick
7	Barry Harris	4 Archer St, Longford
8	Gregory Howlett	87A Wellington St, Longford
9	John Izzard	44 Wellington St, Longford
10	Roderick Cuthbert & Mary Dufour	65 Wellington St, Longford
11	Ockie Bosch	45 Wellington St, Longford

## Consideration of the Representations

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

**ISSUE 1:** **Procedural fairness** – Impact of Coronavirus shut down on public movement and subsequent awareness of public exhibition period and Council's decision prior to exhibition.

### Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The exhibition period, availability of documents and notification methods were conducted in compliance with legislated requirements. The timeframes under which Council must make



decisions and advertise documentation did not change because of the Coronavirus pandemic. Council also sought advice from the Local Government Association of Tasmania to ensure consistency across Councils as to the way in which documents should be made available, while still ensuring the safety of staff and obligations to help slow the spread of Coronavirus.

It is evident from the representations lodged that the legislated process for which a draft amendment and s43A application is considered and exhibited, is not well understood. The Tasmanian Planning Commission flowchart for the Approval process for a combined permit and amendment of planning schemes (available at: [https://www.planning.tas.gov.au/\\_data/assets/pdf\\_file/0003/332706/Approval\\_process\\_for\\_a\\_combined\\_permit\\_and\\_amendment\\_of\\_planning\\_schemes.pdf](https://www.planning.tas.gov.au/_data/assets/pdf_file/0003/332706/Approval_process_for_a_combined_permit_and_amendment_of_planning_schemes.pdf) and as an attachment to this report) is a valuable asset in this regard and outlines the decision making powers throughout the amendment process.

#### **Recommendation 1**

That the draft amendment not be modified in relation to this issue.

#### **ISSUE 2:     *Flooding – Site previously flooded in 1929 & 1969 & potential underground stream.***

##### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

These flood events occurred prior to the construction of the Longford Flood Levee, which provides protection from flooding up to a 1% annual exceedance probability (AEP). The protection provided by the levee results in the site being unconstrained by a flood prone area overlay. For the purpose of assessment against the planning scheme provisions, the site is not considered as flood prone, regardless of whether a flood event greater than a 1% AEP Flood Level would result in the site being inundated.

One representation also noted that there is an underground stream running through the area. This proposal does not include any development that would be impacted by ground water. Future residential development of proposed lot one would be subject to an engineered design that takes ground conditions into consideration.

#### **Recommendation 2**

That the draft amendment not be modified in relation to this issue.

#### **ISSUE 3:     *Heritage – Impact of re-zoning and subdivision on the heritage value of the site, future development of the proposed vacant lot and subsequent impact on the streetscape and views to the site.***

##### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The heritage significance of the site is verified by the site's listing with the Tasmanian Heritage Council and inclusion within the Longford Heritage Precinct and the *Northern Midlands Interim Planning Scheme 2013*. Any future development forming part of the streetscape will be subject to the provisions of the Heritage Precinct Specific Area Plan of the *Northern Midlands Interim Planning Scheme 2013*, which regulates matters such as setbacks, orientation, scale, roof form, plan form, wall and roof materials, windows and doors, plumbing, architectural features, fencing and paint colours.

All areas affected by the proposed subdivision will also remain entered in the Tasmanian Heritage Register as part of the original entry for the site, unless formally amended by the Tasmanian

Heritage Council. Works to the new lots shall require heritage approval pursuant to Part 6 of the *Historic Cultural Heritage Act 1995*, including the construction of fences.

A review of the representations indicate that the main issue raised relating to the re-zoning and subdivision, is that it would facilitate development on the proposed vacant lot, and the impact on the streetscape and views to the southern wall of the tabernacle.

Council's Heritage Adviser, David Denman, provided additional advice (in italics) on the issues raised in the representations as follows:

- Impact infill of the vacant lot will have on the heritage value of the listed building  
*Future development on the new lots will be subject to a discretionary planning application and subject to the provisions of the heritage code.*  
*Therefore, it should be possible to ensure that any new infill doesn't have an adverse impact on the streetscape and heritage values of the listed building.*  
*However, it would be critical that any proposal is discussed at an early stage with Council's Heritage Adviser.*  
*Site lines and setbacks will be important to retaining the integrity of the listed building and the streetscape. Therefore, serious consideration should be given to incorporating building envelopes on the new lots.*
- Appropriate front building line of any development on the vacant lot - possibility of dealing with this via a building envelope on title?  
*Would support this provision and be happy to recommend a suitable building envelope on titles.*
- Importance of views to the listed building from the streetscape (particularly from southern side)  
*The scale and bulk of the listed building is much larger than a domestic structure (dwelling). The side walls are quite high and with the appropriate setbacks the listed building will retain a dominant presence within the streetscape.*
- Compliance with the Heritage Code provisions (clauses E13.6.1 – demolition, E13.6.2 - subdivision and management objectives of a precinct identified in Table E13.1)  
*The parts of the building noted for removal have no heritage value and in fact detract from the architectural integrity of the listed building.*  
*It is important that heritage listed building are used or they are not maintained. Many similar listed buildings have been adapted for residential use that has guaranteed they are maintained to a high standard.*  
*It is my opinion that the proposal is acceptable with respect to subdivision and management objectives of the precinct, subject to careful consideration of the future development on the new lots.*
- General comment on the re-use of the building and loss of community access  
*Obviously it would be preferred that the listed building was retained on the existing lot and open to community access. However, heritage listed buildings are often subject to adaptive reuse to ensure they are conserved and maintained.*

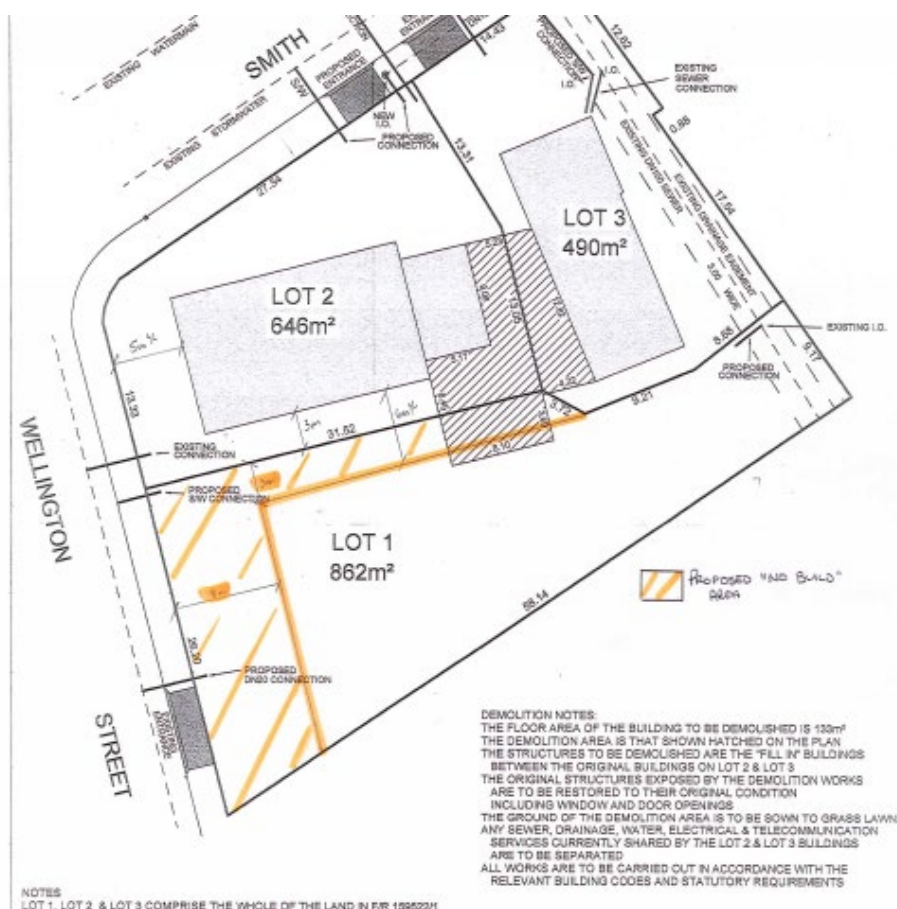
Both Council's Heritage Adviser and many of the representors outline the importance of appropriate development on the proposed vacant lot.

A building envelope, enforcing a front and side 'no build' area, would assist in ensuring appropriate separation between buildings, and a front setback that allows for Tabernacle to maintain its

presence in the streetscape, while also taking into consideration the minimal setback of other residential uses in the streetscape.

A building envelope (Figure 2) is proposed, based on:

- Side setback – propose to match the 3m southern side setback of the Tabernacle, resulting in a minimum of 6m separation between the Tabernacle and any development on proposed lot 1 at the frontage, tapering to the point where proposed lot 3 protrudes into proposed lot 1.
- Front setback - Tabernacle has a front setback of approximately 5m. The Heritage Precinct Specific Area Plan of the *Northern Midlands Interim Planning Scheme 2013* provides guidance that outbuildings should be located 3m behind the building line, to avoid dominance. Using the same logic, an 8m front setback is proposed.



**Figure 2 – Proposed building envelope notating the 'no build area' in hatching.**

### Recommendation 3

That condition 1 of the draft permit be amended by adding the highlighted section as follows:

#### 1 LAYOUT NOT ALTERED

The use and development must be in accordance with the endorsed plans numbered **P1** (Job No: 1490-1975, Sheet No's: 7519-01DA\_R1, Dated: 29.03.2020) **except that a building envelope be included on the final plan of subdivision indicating a 'no build area' within a 8m front setback and 3m northern side setback (tapering to the protrusion of lot 3 into lot 1) & D1** (Section 43A Application - Supporting Submission, prepared by Rebecca Green and Associates, dated: March 2020).

**ISSUE 4:** **Retention of the building for public use** – *Rezoning of the site would prevent any possibility of a community use being established at the site.*

**Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The subject site was established as the Longford Baptist Tabernacle, before a planning permit was issued in 1999 to allow the building to be used as a funeral establishment. The site has therefore not been accessible for general public use for over 20 years, irrespective of the zoning. It is accepted that a re-zoning to General Residential would limit the range of uses that are currently allowed for in the Community Purpose zone, although the use classes Educational and Occasional Care, Business and professional services (medical centre) and Community meeting & entertainment (if not a cinema or function centre) are available as discretionary uses within the General Residential Zone. The site is surrounded by established residential uses. There is currently the potential for conflict in land use between the permitted land uses available in the Community Purpose Zone and surrounding sensitive uses. Council's Heritage Adviser also provided comment on the re-use of the building, noting *"It is important that heritage listed building are used or they are not maintained. Many similar listed buildings have been adapted for residential use that has guaranteed they are maintained to a high standard."*

**Recommendation 4**

That the draft amendment not be modified in relation to this issue.

**ISSUE 5:** **Heritage Tasmania – Heritage Tasmania notification and input**

**Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The condition included in the draft permit was provided in a form proposed by the Heritage Council to Council on 31 January 2020. As Council had not received the Notice of Heritage Decision dated 4 May 2020 (attachment C) at the time of the decision (27 April 2020) the proposed condition was included.

The condition included on the draft permit and the Notice of Heritage Decision on the 4<sup>th</sup> May 2020 are very similar in substance – sufficient to meet section 39A(9) of the *Historic Cultural Heritage Act 1995*.

Council will propose to the Commission - in the section 39 report and in any hearing that takes place - that condition 4 be altered to reflect the verbatim condition in the Heritage Council notice. The Commission has the power to alter the permit conditions under section 43H of the *Land Use Planning and Approvals Act 1993*.

**Recommendation 5**

That condition 4 of the draft permit be amended by adding the highlighted section as follows and deleting the ~~striethrough~~ as follows:

**4 HERITAGE TASMANIAN HERITAGE COUNCIL**

~~(a) Prior to the commencement of works, a schedule of demolition and repair works must be prepared and submitted for endorsement by the Tasmanian Heritage Council. (b) Perimeter fencing of the lot must not occur without further planning approval.~~

The use and development approved by this permit shall comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (Reference: 10-14-81THC, dated: 4<sup>th</sup> May 2020).

**ISSUE 6:** *Compliance with objectives of the **Land Use Planning and Approvals Act 1993** – Representatives state that they do not believe the objectives of the **Land Use Planning and Approvals Act 1993** have been met.*

**Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The assessment contained in section 6.1 the report to Council (PLAN 6) on the 27<sup>th</sup> April 2020, provides an assessment, demonstrating how the objectives of the *Land Use Planning and Approvals Act 1993* have been met by the proposal. Council has considered this matter as part of its decision to initiate and certify the amendment and it will be subject to further assessment by the Tasmanian Planning Commission in its consideration of the application.

**Recommendation 6**

That the draft amendment not be modified in relation to this issue.

**ISSUE 7:** *Basis for rezoning – The basis for re-zoning shouldn't be based on the owner's inability to sell the property.*

**Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

Under section 33 (1) (former provisions) of the *Land Use Planning and Approvals Act 1993*, a person may request a planning authority to amend a planning scheme administered by it.

Under Section 43A (1) (former provisions) of the *Land Use Planning and Approvals Act 1993*, a person who requests a planning authority to amend a planning scheme may also request the planning authority to consider an application for a permit which would not be allowed if the planning scheme were not amended as requested.

The basis or reasons for a request are not required to be specified; however, Section 32 (former provisions) of the *Land Use Planning and Approvals Act 1993*, contains requirements for preparation of amendments, to ensure the amendment has sound strategic merit. A response against these requirements was provided in the report to Council (PLAN 6) on the 27<sup>th</sup> April 2020 and was considered as part of Council's decision to initiate and certify the proposed amendment.

**Recommendation 7**

That the draft amendment not be modified in relation to this issue.

**6 OPTIONS**

- Move the recommendations; or
- Move alterations to the recommendations.

**7 ATTACHMENTS**

- A. Draft amendment and permit
- B. Representations and applicant's response
- C. Tasmanian Heritage Council – Notice of Heritage Decision
- D. Tasmanian Planning Commission – Approval process for a combined permit and amendment of planning schemes flowchart

## RECOMMENDATION

That Council, in accordance with section 39 (2) (b) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representations:

### **ISSUE 1: Heritage**

#### **Recommendation 1**

That condition 1 of the draft permit be amended by adding the highlighted section as follows:

##### **1 LAYOUT NOT ALTERED**

The use and development must be in accordance with the endorsed plans numbered **P1** (*Job No: 1490-1975, Sheet No's: 7519-01DA\_R1, Dated: 29.03.2020*) **except that a building envelope be included on the final plan of subdivision indicating a 'no build area' within a 8m front setback and 3m northern side setback (tapering to the protrusion of lot 3 into lot 1) & D1** (*Section 43A Application - Supporting Submission, prepared by Rebecca Green and Associates, dated: March 2020*).

### **ISSUE 2: Heritage Tasmania**

#### **Recommendation 2**

That condition 4 of the draft permit be amended by adding the highlighted section as follows and deleting the ~~strikethrough~~ as follows:

##### **4 HERITAGE-TASMANIAN HERITAGE COUNCIL**

~~(a) Prior to the commencement of works, a schedule of demolition and repair works must be prepared and submitted for endorsement by the Tasmanian Heritage Council. (b) Perimeter fencing of the lot must not occur without further planning approval.~~

The use and development approved by this permit shall comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (Reference: 10-14-81THC, dated: 4<sup>th</sup> May 2020).

## DECISION

Cr Polley/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Davis

That Council, in accordance with section 39 (2) (b) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representations:

### **ISSUE 1: Heritage**

That Council advise the Tasmanian Planning Commission under Section 39 (2) (b) of the *Land Use Planning and Approvals Act 1993* that it withdraws its support for the proposal based on the issues raised in the representations relating to the heritage significance of the site and recommends that the draft amendment be refused.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 201/20 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 Goss/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



**202/20 PROPOSAL TO ESTABLISH A SHORT TO MEDIUM TERM,  
TEMPORARY, POP-UP, NEIGHBOURHOOD HOUSE AT LONGFORD**

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lorraine Green, Project Officer

**1 PURPOSE OF REPORT**

To:

- i) Provide Council with background information on Neighbourhood Houses;
- ii) Seek Council's response to a proposal to establish a short to medium term, temporary, pop-up, Neighbourhood House at Longford.

**2 INTRODUCTION/BACKGROUND**

The significant impacts of the COVID-19 pandemic has been a catalyst for Council to consider various initiatives and opportunities that could be explored to assist with social recovery for the Northern Midlands community.

Council is currently seeking funding for two initiatives: pop-up Neighbourhood Houses at Longford and Campbell Town, and Time-Out Centres initially at Longford and Campbell Town and possibly expanding into other towns as need warrants.

**2.1 Pop-Up Neighbourhood Houses**

On 27 March 2020, the State Government allocated funding of \$20,000 to each of the 35 government funded Neighbourhood Houses. This funding allowing the Neighbourhood Houses to provide an increased level of responsiveness to their community's unique COVID-19 circumstances and impacts.

Due to Northern Midlands LGA not having a Neighbourhood House, the region did not qualify for this specific funding. In response Council has sought a 'one off' financial assistance of \$40,000 grant to enable Council to collaborate with other stakeholders across the Northern Midlands LGA to immediately establish and operate 'pop up' Neighbourhood Houses at Longford and Campbell Town. The outcome of this request is awaited and at this stage is not looking optimistic.

**2.2 Time-Out Centres**

Council has applied to the COVID-19 Family and Sexual Violence Funding program for funding to establish time-out centres across the Northern Midlands. The proposal was developed in response to a significant, growing need in Northern Midlands' communities as a result of the pandemic's necessitation of home 'isolation' (due to the lockdown restrictions and/or financial difficulties). Increasingly families and individuals are under stress. The Time-Out Centres will provide a place in the community where a family member can book a time to come and have a desperately needed time out period from their home situation. What happens at any one time at each centre would be tailored to each individual's need and interests.

This application was not successful.

**2.3 New proposal: to establish a short to medium term, temporary, pop-up, Neighbourhood House at Longford**

This proposal would require Council to allocate existing staff resources to manage a temporary, pop-up, Neighbourhood House at Longford utilising the Memorial Hall on the Village Green.

**2.4 The Role of a Neighbourhood House**

Neighbourhood Houses provide accessible, locally-driven programs which respond to community needs and provide a soft entry point to community and service systems. They are formed through collaborative community involvement and the services and programs offered are co-designed by interested and driven community stakeholder individuals, and groups and representative government agencies. i.e. Police, Dept of Education,



Health, local Council, and other representative organisations.

As such Neighbourhood Houses contribute to developing a vibrant and inclusive community where a Houses provide a local structure for:

- responding to community needs
- representing community views
- identifying opportunities and making local connections
- delivering community programs and coordinating services
- building individual and community capacity.

Typical programs may include adult and youth literacy programs, community gardens, food security, healthy eating, nutrition and cooking classes, community transport, driving courses, IT skills training, fund raising, health promotion, family and school holiday activities, community sheds, vocational training, market days, community events and volunteer opportunities.

With the sudden advent of a community level emergency, Neighbourhood Houses can provide a range of responsive support tailored to the needs of the individual community and the emerging crisis impacting at the time, and ongoing post crisis programs as needed.

‘Funded’ Houses are required to have the principle of community development at the heart of their role. Each House is to have amongst its program principles the following four program goals - to:

- 1) Connect community
- 2) Support people
- 3) Create opportunity
- 4) [Empower] local leadership.

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

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

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

N/A

### **6 FINANCIAL IMPLICATIONS**

It is proposed to allocate existing staff resources to the venture and to utilise the Memorial Hall.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

A nominal budget of \$2,000 is sought to assist with establishment and operational costs. The majority of the operational costs will be covered by user-pay.

### **7 RISK ISSUES**

The absence of a Neighbourhood House in the Northern Midlands is depriving our residents of programs and services that connect communities, support people, create opportunity (and employment) and empower local leadership.

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

N/a.

### **9 COMMUNITY CONSULTATION**

Since the closure of the St Vincent de Paul shop in Longford, Council has been approached by other organisations including Helping Hand Association, churches and volunteers from the former St Vincent de Paul shop regarding opening a pop-up Neighbourhood House with collaborative support guaranteed.

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

Council can either approve or not approve the establishment of a short to medium term, temporary, pop-up, Neighbourhood House at Longford.

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

Northern Midlands residents are disadvantaged due to the absence of Neighbourhood Houses in our communities. These Houses are pivotal to promoting community cohesion, health and well-being, and community capacity building.

### **12 ATTACHMENTS**

N/A

### **RECOMMENDATION**

That Council approve a budget of \$2,000 to enable the establishment and operation of a short to medium term, temporary, pop-up, Neighbourhood House at Longford.

### DECISION

Cr Goss/Cr Adams

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Polley

That Council approve a budget of \$2,000 to enable the establishment and operation of a short to medium term, temporary, pop-up, Neighbourhood House at Longford.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Davis, Cr Goninon

**203/20 INQUIRY INTO FAMILY, DOMESTIC AND SEXUAL VIOLENCE**

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

**1 PURPOSE OF REPORT**

To:

- i) provide Council with background on the Inquiry into Family, Domestic and Sexual Violence, and to
- ii) seek Council's approval for a submission to be made to the Inquiry – either directly by Council or via contributing to a LGAT submission on behalf of Tasmanian Councils.

**2 INTRODUCTION/BACKGROUND**

Council has the opportunity to contribute to an Inquiry into Family, Domestic and Sexual Violence that will inform the next National Plan to Reduce Violence against Women and their Children.

Submissions are due by Friday 24 July 2020.

LGAT advises it is unlikely to make a submission unless there is sufficient interest from the sector. Council has been asked to advise LGAT by 25 June if Council is interested in contributing to a submission LGAT may develop on the sector's behalf. If there is sufficient interest, written Council responses will need to be with LGAT by 10 July 2020. Council Officers have informally advised LGAT that our Council may be interested in contributing to a submission: subject to a decision being made at the 29 June 2020 Council Meeting.

**2.1 Terms of Reference: Inquiry into Family, Domestic and Sexual Violence**

*That the Standing Committee on Social Policy and Legal Affairs inquire into and report on family, domestic and sexual violence, including with a view to informing the next National Plan to Reduce Violence against Women and their Children, the following:*

- a) *Immediate and long-term measures to prevent violence against women and their children, and improve gender equality.*
- b) *Best practice and lessons learnt from international experience, ranging from prevention to early intervention and response, that could be considered in an Australian context.*
- c) *The level and impact of coordination, accountability for, and access to services and policy responses across the Commonwealth, state and territory governments, local governments, non-government and community organisations, and business.*
- d) *The way that health, housing, access to services, including legal services, and women's economic independence impact on the ability of women to escape domestic violence.*
- e) *All forms of violence against women, including, but not limited to, coercive control and technology-facilitated abuse.*
- f) *The adequacy of the qualitative and quantitative evidence base around the prevalence of domestic and family violence and how to overcome limitations in the collection of nationally consistent and timely qualitative and quantitative data including, but not limited to, court, police, hospitalisation and housing.*
- g) *The efficacy of perpetrator intervention programs and support services for men to help them change their behaviour.*
- h) *The experiences of all women, including Aboriginal and Torres Strait Islander women, rural women, culturally and linguistically diverse women, LGBTQI women, women with a disability, and women on temporary visas.*
- i) *The impact of natural disasters and other significant events such as COVID-19, including health requirements such as staying at home, on the prevalence of domestic violence and provision of support*

services.

j) *The views and experiences of frontline services, advocacy groups and others throughout this unprecedented time.*

k) *An audit of previous parliamentary reviews focussed on domestic and family violence.*

l) *Any other related matters.*

*Committee Secretariat contact:*

*Phone: +61 2 6277 2358*

*Fax: +61 2 6277 8463*

*[spla.reps@aph.gov.au](mailto:spla.reps@aph.gov.au)*

It is proposed the Council submission/contribution to the LGAT submission, addresses Terms of Reference b), c), d) and h) and focusses on the need for a Safe Place aka Women's Refuge at Campbell Town operating on a community-based, grass-roots, rurally-oriented model.

### 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
      - ♦ Improve community assets responsibly and sustainably
  - Best Business Practice & Compliance
    - Core Strategies:
      - ♦ Council complies with all Government legislation
      - ♦ Excellent standards of customer service
  - Workforce Standards
    - Core Strategies:
      - ♦ Workplace Health & Safety is fully compliant
      - ♦ Emergency Management & Safety Plans work well
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
    - ♦ Developers address climate change challenges
- People –
  - 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**

N/A

**6 FINANCIAL IMPLICATIONS**

There is no cost, except staff time, in the preparation and submission to the Inquiry.

**7 RISK ISSUES**

Council has the opportunity to influence the strategies in the next National Plan to Reduce Violence against Women and their Children. Failure to contribute to this national plan has the potential to negatively impact on the health and well-being of Northern Midlands women and their children.

**8 CONSULTATION WITH STATE GOVERNMENT**

N/A

**9 COMMUNITY CONSULTATION**

There has been no community consultation to date.

**10 OPTIONS FOR COUNCIL TO CONSIDER**

Council can either approve, or not approve, a submission being made to the Inquiry – either directly by Council or via contributing to a LGAT submission on behalf of Tasmanian Councils.

**11 OFFICER'S COMMENTS/CONCLUSION**

Council's Vision includes "Northern Midlands is an enviable place to live, work and play. Connected communities enjoy safe, secure lives in beautiful historical towns and villages."

**12 ATTACHMENTS**

N/A

**RECOMMENDATION**

That Council approve a submission being made to the Inquiry into Family, Domestic and Sexual Violence – either directly by Council or via contributing to a LGAT submission on behalf of Tasmanian Councils.

**DECISION**

Cr Polley/Cr Adams

That the matter be discussed.

Carried unanimously

Cr Adams/Cr Goninon

That Council approve a submission being made to the *Inquiry into Family, Domestic and Sexual Violence* directly by Council.

Carried unanimously

**204/20 NORTHERN MIDLANDS BUSINESS DIGITAL INNOVATION PROGRAM  
PROPOSAL  
OPPORTUNITY TO PROMOTE THE NORTHERN MIDLANDS IN THE IF  
LOCATIONS GUIDE  
NORTHERN MIDLANDS BUSINESS ASSOCIATION PANDEMIC  
SUPPORT PACKAGE**

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

**1 PURPOSE OF REPORT**

To provide Council with:

- i) an update report on these three agenda items first tabled at either the April 2020 or May 2020 Council Meetings
- ii) Council's Executive's recommendations on the way forward with these three agenda items.

**2 INTRODUCTION/BACKGROUND**

**2.1 Northern Midlands Business Digital Innovation Program Proposal**

In March 2020 the Northern Midlands Business Association (NMBA) provided Council with a briefing note on an option for enabling the digital empowerment of Northern Midlands businesses. The approach involves

*".... providing any Northern Midlands businesses with a free 'online shopfront' on the major Shop Tasmania website for a period of six months, with a waiving of the usual fees."*

\$25,000 was requested to fund this venture.

Council considered this proposal at the April 2020 Council Meeting (min. ref. 116/20), with the following outcome:

*Cr Goninon/Cr Polley*

*That a further report be tabled at a future council meeting in relation to*

- *A further allocation of \$25,000 community grant program will be available to help support business innovation which would include a focus on the development of digital capability (i.e. on-line services) or anything that will help businesses implement a solution to help them keep doing business (up to \$1,000 per applicant).*

*Carried*

*Voting for the Motion:*

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

*Voting against the Motion:*

*Cr Calvert, Cr Davis*

Council Officers have researched the resources currently available to Tasmanian businesses wanting to either become active in digital marketing channels or to further enhance their online marketing presence.

The Officers also reviewed Shop Tasmania and provide advice to Council regarding the program at the May 2020 Council Meeting.

The Officers recommended that Council

- i) actively promoting Buy Something Tasmanian, Digital Ready for Business Program, Business Tasmania services, Business and Employment Services and private marketing companies services to Northern Midlands businesses
- ii) collaborates with the Northern Midlands Courier to build on the 'Call a Local' campaign by the production of a Northern Midlands business directory and accompanying promotional stickers.

Council resolved:

*Cr Polley/Cr Calvert*

*That the matter be discussed*

*Carried unanimously*

*Cr Polley/Cr Davis*

*That Council's Executive meet to further discuss this matter with the NMBA and report back to council.*

*Carried unanimously*

Council Executive has met with NMBA representatives by zoom to discuss this matter. NMBA provided comprehensive notes prior to the meeting. These are held as an Attachment. The Executive then met as an entity with the General Manager and Project Officer for further discussion of the matter. The Executive resolved to recommend to Council that:

Council

- i) actively promote Buy Something Tasmanian, Digital Ready for Business Program, Business Tasmania services, and Business and Employment Services to Northern Midlands businesses, and
- ii) collaborates with the Northern Midlands Courier to build on the 'Call a Local' campaign by the production of a Northern Midlands business directory for inclusion as a pull out insert in two editions of forthcoming Couriers (plus extra copies for free distribution at local outlets) and publication online on Council's website; and
- iii) dependent on the cost of the production and distribution of the two copies of the business directory in the Courier, allocate the remainder of the \$25,000 allocation to the production and distribution of a hard copy television, radio and online video/You Tube production to promote visiting the Northern Midlands to intrastate markets.

## **2.2 Opportunity to promote the Northern Midlands in the IF Locations Guide**

Inside Film (IF) is Australia's largest and most trusted screen brand. Its suite of products include a leading screen magazine and production directory, websites, subscription newsletters, an app and numerous social media assets. IF showcases emerging talent, production locations and flags projects for investment.

Many metropolitan and regional centres are already enjoying the benefits of embracing the film and TV industry which brings money, jobs, tourists and cultural capital eg. Films like Picnic at Hanging Rock and Mad Max were filmed decades ago yet are still bringing benefits to Victoria's Hepburn Shire in terms of tourism and recognition.

The aim of the IF Locations Guide is to assist local authorities to partner with the screen sector both domestically and abroad to attract productions to the regions they represent.

At the May 2020 Council Meeting, Officers recommended Council promote the Northern Midlands in the next edition of the IF Location Guide at a cost of \$3,000 GST exclusive.

Council resolved:

*Cr Adams/Cr Polley*

*That Council's Executive meet to further discuss this matter with the NMBA and report back to council.*

*Carried unanimously*

Council Executive has met with NMBA representatives by zoom to discuss this matter and then met as an Executive for further discussion. The Executive resolved to recommend to Council that since the opportunity to promote the Northern Midlands in the latest edition of the IF Location Guide has expired, that no further action be taken.

## **2.3. NMBA Pandemic Support Package**

In March 2020 Council received a briefing note from the Northern Midlands Business Association (NMBA)



seeking additional funding to enable the Association to extend the Executive Officer's hours of service provision in response to increased demand from local businesses for support, communication and information during the coronavirus crisis.

Council entered into a Consultancy Agreement with NMBA which committed Council to provide an additional \$7,000 for the period 1 April – 30 June 2020 to enable NMBA to implement the Pandemic Support Package. The key tasks NMBA committed to were:

- Provide at least weekly email bulletins that condense information received from all levels of government and agencies, and prioritises the information most relevant to Northern Midlands businesses
- Create and maintain the currency of a special coronavirus page on the NMBA website as a means of responding to enquiries and requests for support from Northern Midlands businesses
- Develop and implement a range of programs to support Northern Midlands businesses during the coronavirus pandemic
- Participate in weekly Ministerial teleconferences with the state's chambers of commerce to provide input to the development of initiatives and programs to support businesses during the coronavirus pandemic, and to provide advice on the progress of the initiatives and programs from the perspective of Northern Midlands businesses.

The Agreement required NMBA to provide a report on progress against each of the key tasks at the midway point of the project: 8 May 2020.

NMBA submitted the report on 8 May 2020. Council Officers reviewed the report and advised Council at the May 2020 Council Meeting that two of the key tasks required of NMBA have not been implemented.

Council's Social Recovery Coordinator advised Council that she had been in regular contact with the recovery coordinators and the economic development managers/officers in councils across the state. These colleagues were supporting each other and implementing recovery initiatives as they emerged. In order to gain an understanding of the extent and nature of need for Northern Midlands businesses she reported having started calling/visiting businesses – starting with eateries and accommodation businesses.

Council Officers recommended that Council could continue to fund or cease to fund the NMBA Pandemic Support Package.

Council resolved:

*Cr Polley/Cr Davis*

*That Council's Executive meet to further discuss this matter with the NMBA and report back to council.*

*Carried unanimously*

Council Executive has met with NMBA representatives by zoom to discuss this matter and then met as an Executive for further discussion. Council's Executive recommends that Council:

- i) continue to fund NMBA to provide the pandemic support package until 30 June 2020 (a further payment of \$4,670 of the \$7,000 contracted to be paid);
- ii) review the final report from NMBA (due 3 July 2020 as per the terms of the Consultancy Agreement) on the pandemic support work undertaken 1 April 2020 to 30 June 2020, with the report to be aligned to the key tasks NMBA committed to perform in the pandemic support package Consultancy Agreement;
- iii) consider the NMBA 30 June 2020 pandemic support package outcome report at the July 2020 Council Meeting and determine if the outcomes achieved warrant NMBA the extension of the pandemic support package for a further three months;
- iv) Include in future annual contractual agreements with NMBA the requirement for NMBA to forward Council an annual plan, copies of Board Meeting Minutes and NMBA to acknowledge Council support on all correspondence and promotional materials;
- v) Request NMBA to collaborate with Council on the development and undertaking of an annual business satisfaction survey with regard to NMBA support of local businesses.

### 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
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Effective and efficient marketing, communications & IT
    - ♦ Excellent standards of customer service
  - Workforce Standards  
Core Strategies:
    - ♦ Emergency Management & Safety Plans work well
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Proactive engagement drives new enterprise
    - ♦ Collaborative partnerships attract key industries
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
  - Tourism Marketing & Communication
    - ♦ Tourism thrives under a recognised regional brand
  - 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
    - ♦
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

### 4 POLICY IMPLICATIONS

N/A

### 5 STATUTORY REQUIREMENTS

N/A

### 6 FINANCIAL IMPLICATIONS

Council committed \$7,000 for the NMBA Pandemic Support Package 1 April to 30 June 2020. To date \$2,330 has been paid to NMBA. NMBA has requested a further \$7,000 to extend the pandemic support package from 1 July 2020 to 1 October 2020.



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

NMBA has requested \$25,000 to fund the Business Digital Innovation Program.

The cost of promoting the Northern Midlands in the IF Locations Guide is \$3,000.

### **7 RISK ISSUES**

Failure to support local businesses during and post the COVID-19 pandemic ruins the risk of businesses closing (as is already the case for a number of local businesses) or being financially disadvantaged.

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

N/A

### **9 COMMUNITY CONSULTATION**

There has been no community consultation to date with regard to these three matters.

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

Council can either approve or not approve the following recommendations of Council's Executive:  
Council

- i) Actively promote Buy Something Tasmanian, Digital Ready for Business Program, Business Tasmania services, and Business and Employment Services to Northern Midlands businesses, and
- ii) Collaborates with the Northern Midlands Courier to build on the 'Call a Local' campaign by the production of a Northern Midlands business directory for inclusion as a pull out insert in two editions of forthcoming Couriers (plus extra copies for free distribution at local outlets) and publication online on Council's website; and
- iii) Dependent on the cost of the production and distribution of the two copies of the business directory in the Courier, allocate the remainder of the \$25,000 allocation to the production and distribution of a hard copy television, radio and online video/You Tube production to promote visiting the Northern Midlands to intrastate markets;
- iv) Takes no further action with regard to the IF Location Guide as the opportunity to promote the Northern Midlands in the latest guide has expired:
- v) Continue to fund NMBA to provide the pandemic support package until 30 June 2020 (a further payment of \$4,670 of the \$7,000 contracted to be paid);
- vi) review the final report from NMBA (due 3 July 2020 as per the terms of the Consultancy Agreement) on the pandemic support work undertaken 1 April 2020 to 30 June 2020, with the report to be aligned to the key tasks NMBA committed to perform in the pandemic support package Consultancy Agreement;
- vii) Consider the NMBA 30 June 2020 pandemic support package outcome report at the July 2020 Council Meeting and determine if the outcomes achieved warrant NMBA the extension of the pandemic support package for a further three months;
- viii) Include in future annual contractual agreements with NMBA the requirement for NMBA to forward Council an annual plan, copies of Board Meeting Minutes and NMBA to acknowledge Council support on all correspondence and promotional materials;
- ix) Request NMBA to collaborate with Council on the development and undertaking of an annual business satisfaction survey with regard to NMBA support of local businesses.

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

Council has a crucial role to play in the economic recovery of the Northern Midlands from the COVID-19 pandemic. It is imperative that Council extract 100% of value from every dollar committed towards this economic recovery.

## 12 ATTACHMENTS

- 12.1 NMBA Notes for 3 June 2020 Meeting
- 12.2 Pandemic Consultancy Agreement between Council and NMBA
- 12.3 12 May 2020 Correspondence from NMBA

## RECOMMENDATION

That Council:

- i) Actively promote Buy Something Tasmanian, Digital Ready for Business Program, Business Tasmania services, and Business and Employment Services to Northern Midlands businesses, and
- ii) Collaborates with the Northern Midlands Courier to build on the 'Call a Local' campaign by the production of a Northern Midlands business directory for inclusion as a pull out insert in two editions of forthcoming Couriers (plus extra copies for free distribution at local outlets) and publication online on Council's website; and
- iii) Dependent on the cost of the production and distribution of the two copies of the business directory in the Courier, allocate the remainder of the \$25,000 budget to the production and distribution of a hard copy television, radio and online video/You Tube production to promote visiting the Northern Midlands to intrastate markets;
- iv) Takes no further action with regard to the IF Location Guide as the opportunity to promote the Northern Midlands in the latest guide has expired;
- v) Continue to fund NMBA to provide the pandemic support package until 30 June 2020 (a further payment of \$4,670 of the \$7,000 contracted to be paid);
- vi) Review the final report from NMBA (due 3 July 2020 as per the terms of the Consultancy Agreement) on the pandemic support work undertaken 1 April 2020 to 30 June 2020, with the report to be aligned to the key tasks NMBA committed to perform in the pandemic support package Consultancy Agreement;
- vii) Consider the NMBA 30 June 2020 pandemic support package outcome report at the July 2020 Council Meeting and determine if the outcomes achieved warrant NMBA the extension of the pandemic support package for a further three months;
- viii) Include in future annual contractual agreements with NMBA the requirement for NMBA to forward Council an annual plan, copies of Board Meeting Minutes and NMBA to acknowledge Council support on all correspondence and promotional materials;
- ix) Request NMBA to collaborate with Council on the development and undertaking of an annual business satisfaction survey with regard to NMBA support of local businesses.

## DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Adams/Cr Polley

That Council:

- i) Actively promote Buy Something Tasmanian, Digital Ready for Business Program, Business Tasmania services, and Business and Employment Services to Northern Midlands businesses, and
- ii) Collaborates with the Northern Midlands Courier to build on the 'Call a Local' campaign by the production of a Northern Midlands business directory for inclusion as a pull out insert in two editions of forthcoming Couriers (plus extra copies for free distribution at local outlets) and publication online on Council's website; and
- iii) Dependent on the cost of the production and distribution of the two copies of the business directory in the Courier, allocate the remainder of the \$25,000 budget to the production and distribution of a hard copy television, radio and online video/You Tube production to promote visiting the Northern Midlands to intrastate markets;



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## AMENDMENT

Cr Goninon/Cr Polley

That Council

- i) Actively promote Buy Something Tasmanian, Digital Ready for Business Program, Business Tasmania services, and Business and Employment Services to Northern Midlands businesses, and
- ii) Collaborates with the Northern Midlands Courier to build on the 'Call a Local' campaign by the production of a Northern Midlands business directory for inclusion as a pull out insert in two editions of forthcoming Couriers (plus extra copies for free distribution at local outlets) and publication online on Council's website; and
- iii) Dependent on the cost of the production and distribution of the two copies of the business directory in the Courier, allocate the remainder of the \$25,000 budget to the production and distribution of a hard copy television, radio and online video/You Tube production to promote visiting the Northern Midlands to intrastate markets;
- iv) in conjunction with i) and iii) with a proposal to be brought to council to focus on television and google advertising, and buy Tasmania and promote ecommerce sites; through ecommerce education workshops and identify costs of the initiatives.

Carried unanimously

The Amendment became the  
Motion and was  
Put and  
Carried unanimously

## DECISION

Cr Davis/Cr Goss

That Council:

- viii) Include in future annual contractual agreements with NMBA the requirement for NMBA to forward Council an annual plan, copies of Board Meeting Minutes and NMBA to acknowledge Council support on all correspondence and promotional materials;
- ix) Request NMBA to collaborate with Council on the development and undertaking of an annual business satisfaction survey with regard to NMBA support of local businesses.

Carried unanimously

*Cr Goninon declared an interest in items GOV 14 (v, vi and vii); signed the register and left the meeting at 7.44pm.*

Cr Goss/Cr Polley

That Council

- v) Continue to fund NMBA to provide the pandemic support package until 30 June 2020 (a further payment of \$4,670 of the \$7,000 contracted to be paid);
- vi) Review the final report from NMBA (due 3 July 2020 as per the terms of the Consultancy Agreement) on the pandemic support work undertaken 1 April 2020 to 30 June 2020, with the report to be aligned to the key tasks NMBA committed to perform in the pandemic support package Consultancy Agreement;
- vii) Consider the NMBA 30 June 2020 pandemic support package outcome report at the July 2020 Council Meeting and determine if the outcomes achieved warrant NMBA the extension of the pandemic support package for a further three months;

Carried unanimously

*Cr Goninon returned to the meeting at 7.50pm, at which time Cr Polley, Ms Green and Miss Bricknell left the meeting*

**205/20 PROPOSAL TO COVER CAMPBELL TOWN & CRESSY SWIMMING POOLS**

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Des Jennings, General Manager

**1 PURPOSE OF REPORT**

The report is presented at the request of Councillors Calvert and Goss, to seek Council's consideration to investigate the covering of the Campbell Town and Cressy Pools to allow all year round use.

**2 INTRODUCTION/BACKGROUND**

**2.1 Campbell Town Swimming Pool**

The Campbell Town Pool is located on High Street, which runs through the town centre and is located within the Campbell Town Recreation Ground precinct. The pool is heated by solar and backed up by heat pumps. The current facilities consist of a 25m pool, toddlers' pool, shade area, contemporary changerooms and kiosk.

Current use of the existing facilities is seasonal (Late November through to March) and generally consists of local patronage and school groups in addition to swimming club, lessons, program and private functions.

The swimming pool has benefited from the recent War Memorial Oval redevelopment. The swimming pool now utilises the change rooms and amenities of the new multipurpose building. The new development also included solar heating for the pool from the new roof space created. Last pool season was run entirely off the new solar heating system.

To assist discussion a concept plan has been prepared for Campbell Town. A sketch may also be prepared for Cressy to further discussions.

A copy of the concept is attached.

**2.2 Cressy Swimming Pool**

The Cressy Pool is located upon Main Street, which runs through the town centre and is within close proximity to the Bowls Club and Recreation Ground. The current facilities consist of a 25m pool, toddlers' pool, electric BBQ, shade area, contemporary changerooms (circa 2010) and kiosk.

Current use of the existing facilities is seasonal (Late November through to March) and generally consists of local patronage and school groups in addition to swimming club, lessons, program and private functions.

A younger children's playground comprising three play units and softfall was recently installed. This was funded through grants from the Tasmanian Community Fund and the Australian Government's Stronger Communities Program.

The State Government provided \$100,000 towards the implementation of the pool's master plan as a 2018 Election Commitment.

The Nationals in Government committed \$400,000 towards the implementation of the master plan prior to the 2019 election.

The funding agreements with the State and Australian Governments have been signed.

Invitation to request for tender – Supply of Consultant Services has been issued, tender closed 27th May 2020 for the design of the redevelopment in 2 stages. The following items are included in stage 1 in accordance with the funding agreement:

- Pool rectification
- Paving and poolside concourse

- Perimeter fence
- Pool entry
- kiosk and storage facility upgrade
- Carpark reconfiguration and surfacing
- Associated landscaping

Stage 2 would consist of the following items to complete the project when funding becomes available

- Pool Cover
- Shade structures
- Sundeck
- Seating
- Playground upgrades (completed)
- Internal screening
- Cosmetic upgrades to the pump room

Anticipated construction completion of Stage 1 is November 2020 for the opening of the pool season.

A concept plan to cover the pool has not been prepared at this time.

### 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
    - ♦ Improve community assets responsibly and sustainably
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Public assets meet future lifestyle challenges
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Participate – Communities engage in future planning
    - ♦ Connect – Improve sense of community ownership
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

### 4 POLICY IMPLICATIONS

The swimming pools are community pools and were mostly built with community DVA funding. The covering of both pools will provide for a 12-month swimming season.



## 5 STATUTORY REQUIREMENTS

### 5.1 Work Health and Safety

- *Work Health and Safety Act 2012*
- *Work Health and Safety Regulations 2012*
- *Australian Standard AS1926.1 - Safety Barriers for Swimming Pools*

### 5.2 Planning & Building – Cressy and Campbell Town

- **Planning** - Sport and recreation is permitted in the zone, a Permitted Planning Permit would be required. Depending on the final design and layout a discretionary permit may need to be applied for in place of the Permitted Permit.
- **Building & Plumbing** – Both pools would require Building and Plumbing permits.

## 6 FINANCIAL IMPLICATIONS

Estimated cost to cover the Campbell Town pool:

- Campbell Town \$ 1,000,000

The budget of \$1M is an estimate only and also incorporates an excavation allowance due to the possibility of rock within the site.

The estimate is for a Colourbond shed, colour to match the new building, with wall heights of approximately 3 metres high with 2.1 metre high opening/fixed glazing around most of the perimeter.

This estimate has been prepared from a concept plan, the preparation of design will allow for a more informed estimate of costs. It is estimated that to also cover the Cressy Pool, the costs may be similar.

The actual recurrent operational costs are additional and have not been determined at this time.

## 7 RISK ISSUES

The risk issues associated with the proposal are:

- Cost associated with the future upgrade and recurrent operating costs of each facility and the funding of same, sourced from general revenue or grants.
- The pools will continue to operate at a loss and without the substantial support of local volunteers the cost would be significantly increased.
- The report prepared for the Cressy pool has identified the need for significant improvements and a number relate to long-term Work Health and Safety matters that would need to be attended to if any major structural changes were made.
- Upgrade of only certain items of the proposed improvements for each pool could trigger other areas of work to be done in conjunction to comply with the National Construction Code. The two main areas are pool fencing and access and mobility standards.

## 8 CONSULTATION WITH STATE GOVERNMENT

N/a.

## 9 COMMUNITY CONSULTATION

The community should be consulted through the preparation of a concept for each site, with a further opportunity provided in the development application process for each site if funding became available.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 10 OPTIONS FOR COUNCIL TO CONSIDER

The option available to Council is either to agree to investigate further the proposal to cover the Campbell Town and Cressy swimming pools or not.

## 11 OFFICER'S COMMENTS/CONCLUSION

Public swimming pools provide a variety of health and lifestyle benefits for the community; however, there are significant costs involved in the construction, operation, staffing, maintenance and renewal of these assets and facilities.

Accordingly, in light of the suggestion to consider the covering of the Campbell Town and Cressy swimming pools for all year round use, it is recommended that a Swimming Pool Strategy be prepared with the aim to give direction on best options to meet the challenges in providing public pools relating to compliance, meeting expectations, needs and funding.

A way forward may be the preparation of a Swimming Pool Strategy Discussion Paper, which may provide information to generate discussion and give the community an opportunity to provide feedback to develop the draft strategy.

The draft Swimming Pool Strategy, once adopted, would provide direction for the provision, planning, operating and funding of swimming pool facilities now and into the future.

Due to the age of the pools, Council requires clarity in regard to whether the pools meet current standards, regulations and expectations. As the pools age, the operations may become more difficult and costly; and this may impact on use.

Council therefore needs to have the following questions answered:

- What needs to be done to meet compliance standards and expectations?
- What mix of facilities will best meet the community needs?
- How much will that cost?
- How can that be funded?

The challenge will be sourcing funding to renew (and upgrade where needed) facilities and assets, along with funding operational and maintenance costs.

Community expectations will influence the design of facilities and require greater funding levels. Looking forward, we need to consider what facilities are needed now and acknowledge that public pools are long life assets.

## 12 ATTACHMENTS

### 12.1 Concept plan

### RECOMMENDATION

That Council Officers prepare a report detailing the costs associated with preparing a Swimming Pool Strategy.

### DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

*Miss Bricknell returned to the meeting at 7.52pm and Cr Polley returned at 7.54pm*

Cr Davis/Cr Adams

That Council Officers prepare a report detailing the costs associated with the preparation of a Swimming Pool Strategy.

Carried unanimously

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 206/20 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Des Jennings, General Manager

### 1 PURPOSE OF REPORT

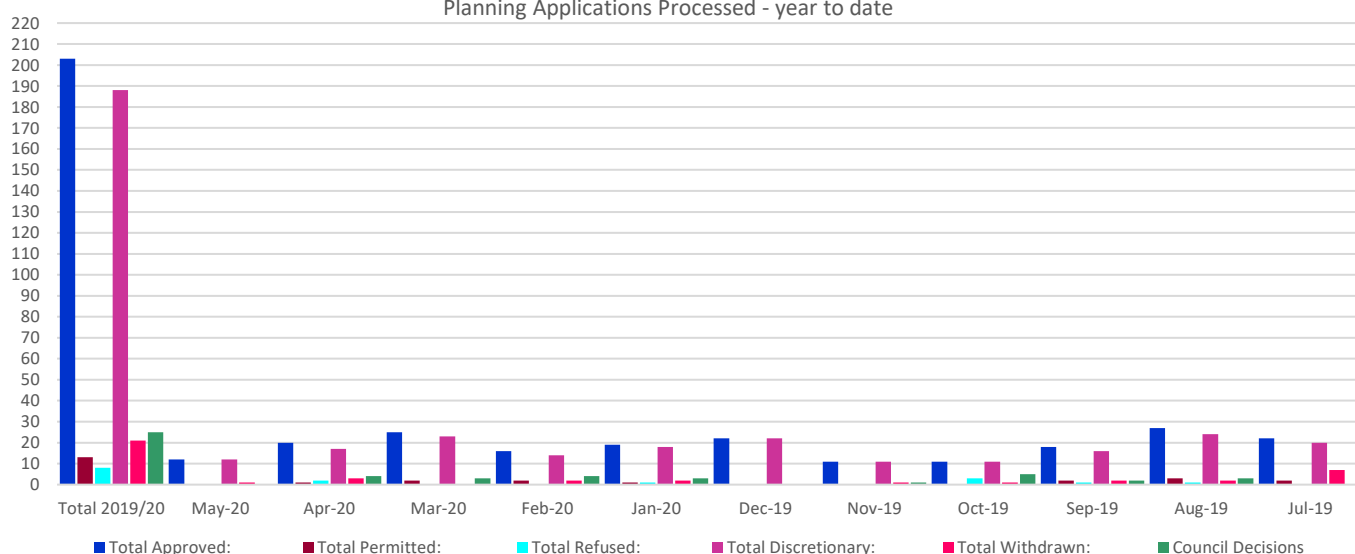
The purpose of this report is to present the Development Services activities as at the month end.

### 2 DEVELOPMENT SERVICES REPORTING

#### 2.1 Planning Decisions

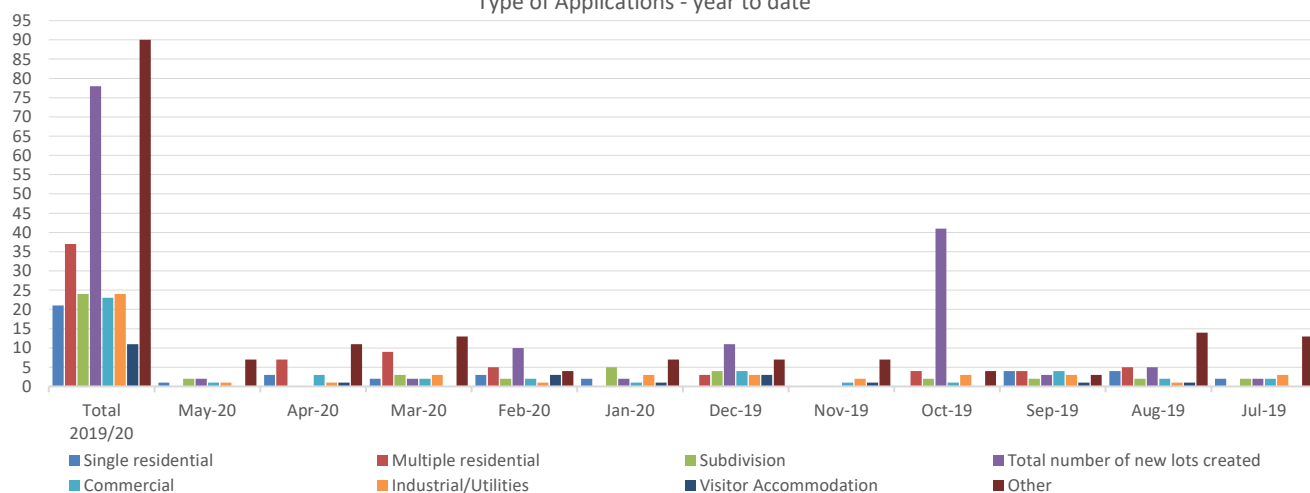
Planning decisions	Total 2019/20	May-20	Apr-20	Mar-20	Feb-20	Jan-20	Dec-19	Nov-19	Oct-19	Sep-19	Aug-19	Jul-19
Number of valid applications	160	15	11	14	16	12	11	18	11	11	18	23
Single residential	21	1	3	2	3	2	0	0	0	4	4	2
Multiple residential	37	0	7	9	5	0	3	0	4	4	5	0
Subdivision	24	2	0	3	2	5	4	0	2	2	2	2
Total number of new lots created	78	2	0	2	10	2	11	0	41	3	5	2
Commercial	23	1	3	2	2	1	4	1	1	4	2	2
Industrial/Utilities	24	1	1	3	1	3	3	2	3	3	1	3
Visitor Accommodation	11	0	1	0	3	1	3	1	0	1	1	0
Total permitted	1	0	0	0	1	0	0	0	0	0	0	0
Total discretionary	10	0	1	0	2	1	3	1	0	1	1	0
Other	90	7	11	13	4	7	7	7	4	3	14	13
Total Approved:	203	12	20	25	16	19	22	11	11	18	27	22
Total Permitted:	13	0	1	2	2	1	0	0	0	2	3	2
Average Days for Permitted		-	7	21	24	22	-	-	-	28	25	25
Days allowed for approval by LUPAA		28	28	28	28	28	28	28	28	28	28	28
Total Exempt under IPS:	58	7	12	4	2	6	2	9	5	0	4	7
Total Refused:	8	0	2	0	0	1	0	0	3	1	1	0
Total Discretionary:	188	12	17	23	14	18	22	11	11	16	24	20
Average Days for Discretionary:			39	38	38	39	39	36	40	38	41	40
Days allowed for approval under LUPAA:		42	42	42	42	42	42	42	42	42	42	42
Total Withdrawn:	21	1	3	0	2	2	0	1	1	2	2	7
Council Decisions	25	0	4	3	4	3	0	1	5	2	3	0
Appeals lodged by the Applicant	4	0	0	0	1	0	0	1	0	1	0	1
Appeals lodged by third party	1	0	0	0	0	0	0	1	0	0	0	0

Planning Applications Processed - year to date

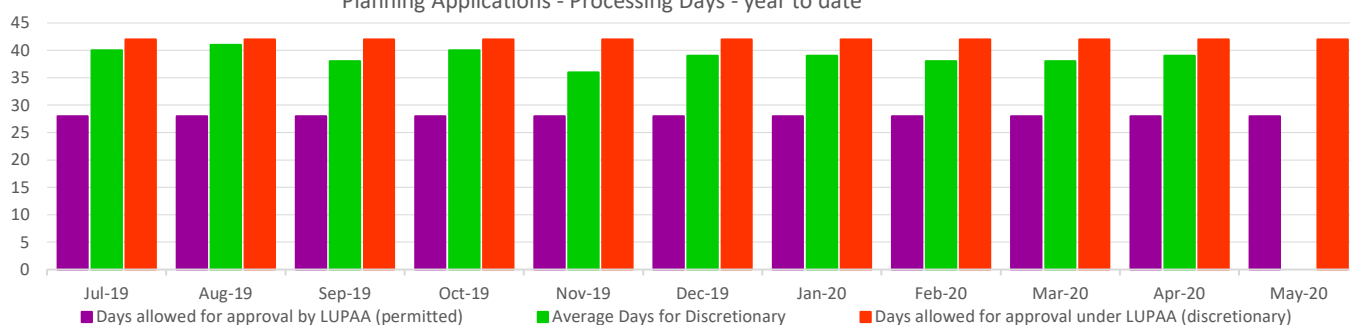


# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

Type of Applications - year to date



Planning Applications - Processing Days - year to date



May 2020

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-19-0195	Pet cremator located within existing storage shed (Environmental Impacts & Attenuation Code - within 300m of sensitive uses)	502 Hobart Road, Youngtown TAS 7250	G Hills and Partners Architects	43	D
PLN-20-0076	Installation of Solar Panels & additional flag pole (vary front setback, heritage precinct)	13 Smith Street, Longford TAS 7301	Northern Midlands Council	40	D
PLN-20-0080	Farm Shed (Heritage Listed Property)	130 Truelands Road, Campbell Town TAS 7210	Chloe Lyne	37	D
PLN-20-0050	Internal alterations, pergola (vary Bridge Street setback), garage & additional crossover, change of use to residential (single dwelling)	55 High Street, Campbell Town TAS 7210	Engineering Plus	42	D
PLN-20-0007	additions and alterations (heritage listed property)	360 Pateena Road, Longford TAS 7301	Gayle Plunkett	37	D
PLN-20-0062	2-lot subdivision & access (vary internal setbacks to existing buildings; within 50m of railway)	386 Perth Mill Road, Perth TAS 7300	Cohen & Associates	43	D
PLN-20-0063	Replace Falls Park entry gates (heritage precinct)	2-14 Logan Road, Evandale TAS 7212	Rebecca Green & Associates	42	D
PLN-20-0065	Construct new change rooms and external alterations to existing club rooms (Heritage Precinct, Heritage Listed Place)	1-3 Barclay Street, Evandale TAS 7212	Northern Midlands Council	36	D
PLN-20-0008	Subdivision, new access and dwelling/earthworks on new lot (within 50m of railway and watercourse)	244 Perth Mill Road, WESTERN JUNCTION TAS 7212	Design to Live	42	D
PLN-20-0064	Dwelling (vary side [W] setback)	2B Elizabeth Street, Perth TAS 7300	Mr Stephen Lawes	42	D
PLN-20-0074	Demolition & replacement of	6 Old Bridge Road, Perth TAS	G & M Moolenschot	39	D

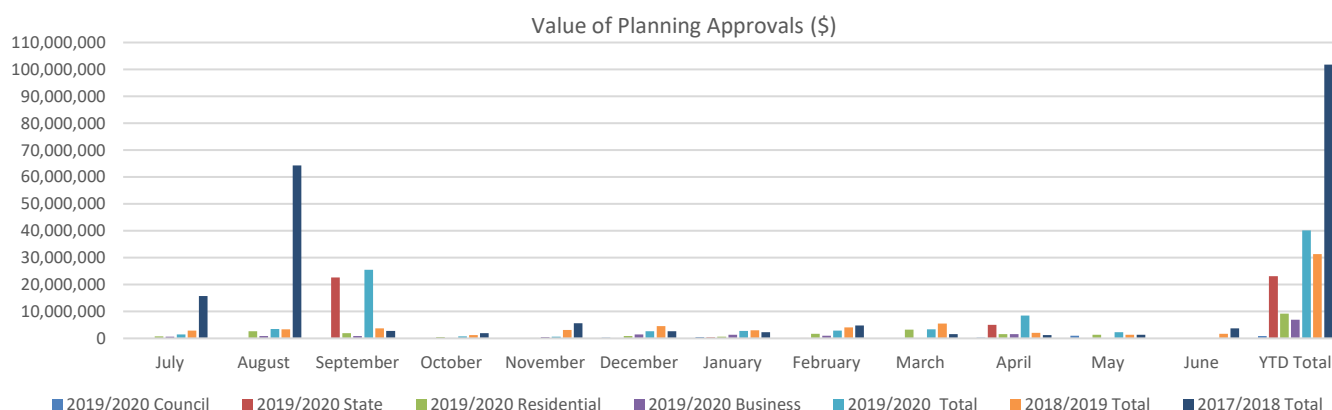
# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

May 2020

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
	outbuildings (vary rear setback)	7300			
PLN-20-0072	Dwelling additions/alterations (vary front, side setback & building envelope, private open space access; heritage precinct)	24A Russell Street, Evandale TAS 7212	Mr Felix Blackman	19	D
<b>COUNCIL DECISIONS</b>					
<b>COUNCIL DECISIONS - REFUSAL</b>					
<b>RMPAT DECISIONS</b>					
<b>TPC DECISIONS</b>					

## 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	2,863,500
August	0	0	2,595,000	908,000	3,503,000	3,369,300
September	0	22,600,000	1,999,000	858,550	25,457,550	3,704,400
October	20,900	0	491,000	206,000	717,900	1,282,500
November	2,000	0	180,000	466,500	648,500	3,079,000
December	295,000	0	827,000	151,400	2,636,000	4,499,500
January	490,000	370,000	668,700	1,302,000	2,830,700	2,965,400
February	0	200,000	1,716,000	1,000,000	2,916,000	4,090,500
March	108,000	0	3,261,000	56,000	3,425,000	5,537,000
April	277,750	5,024,000	1,567,000	1,584,000	8,452,750	2,110,350
May	965,000	0	1,315,000	65,000	2,345,000	1,335,500
<b>YTD Total</b>	<b>838,400</b>	<b>23,170,000</b>	<b>9,198,200</b>	<b>6,932,050</b>	<b>40,138,650</b>	<b>31,391,100</b>
<b>Annual Total</b>						<b>101,781,368</b>
						36,482,950



## 2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
TPS	Tasmanian Planning Scheme. The State Planning Provisions (SPPs) came into effect on 2/3/2017. They will have no practical effect until the Local Provisions Schedule (LPS) is in effect in a municipal area. Northern Midlands Council's Draft Local Provisions Schedule submitted to TPC 19/12/2019. Post lodgement meeting held 5/5/2020. The Commission has given until 10/7/2020 to provide a response to the matters raised at the meeting. Matters raised by the TPC and recommended response to be tabled at the 29/6/2020 Council meeting.
02/2019	PLN-19-0070, 86 Burghley St Longford, rezone to General Residential and s43A application for 7 Lot Subdivision. Hearing held 13/12/2019. Additional information provided to TPC on 21/1/2020. TPC had flood report reviewed. TPC has advised that it considers it would be difficult to approve the amendment and permit in the absence of further site specific flood modelling being submitted and has given proponent until 4/8/2020 to provide further flood

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

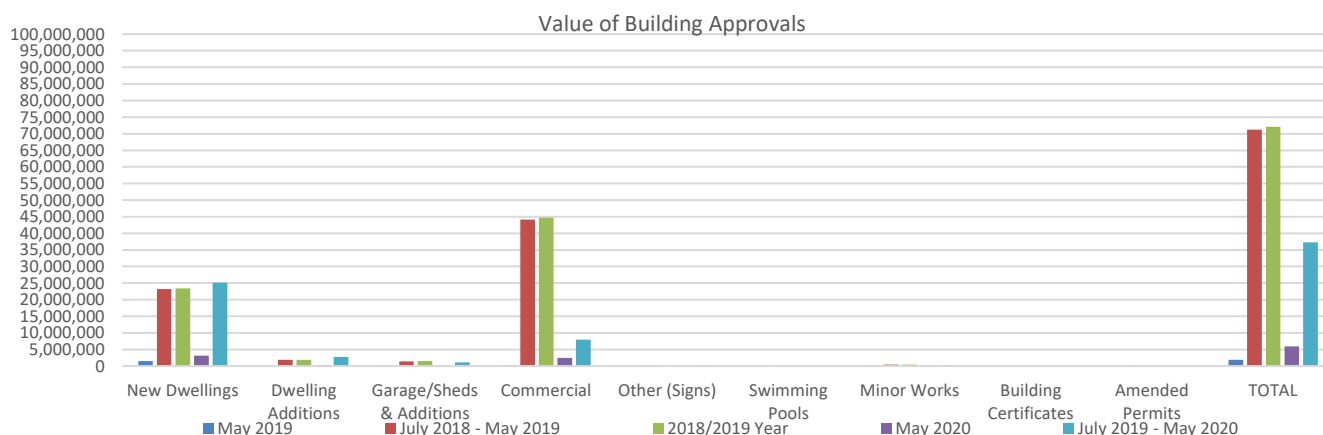
### 29 JUNE 2020

TPC	TASMANIAN PLANNING COMMISSION
	modelling, noting that the invitation to submit further flood modelling is not intended to indicate that the application will be approved if the modelling work is completed.
06/2019	PLN-19-0221, 74 Marlborough Street Longford, rezone part of site to General Residential, insert new clause for lot size, and s43A application for 6 lot subdivision. 1 representation received, considered at Council meeting 15/6/2020. Application being readvertised to include in the exhibition documents: correct application documents, map coordinates for the proposed rezoning and instrument of certification with wording of new clause.
01/2020	PLN-20-0001, 41-43 Wellington St Longford, rezone to General Residential and s43A application for 3 lot subdivision. Report on representations to be presented to the 29/6/2020 Council meeting.
02/2020	PLN-20-0049, 21 Napoleon St Perth, rezone to General Residential and s43A application for 2 lot subdivision. Advised TPC that no representations were received.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
36-20P	PLN-20-0002, 995 Bishopsbourne Rd Bishopsbourne, 6 lot subdivision, appeal against Council's refusal. Preliminary conference held 19/5/2020. Mediation being undertaken.
Decisions received	
TPC	
-	-
RMPAT	
-	-

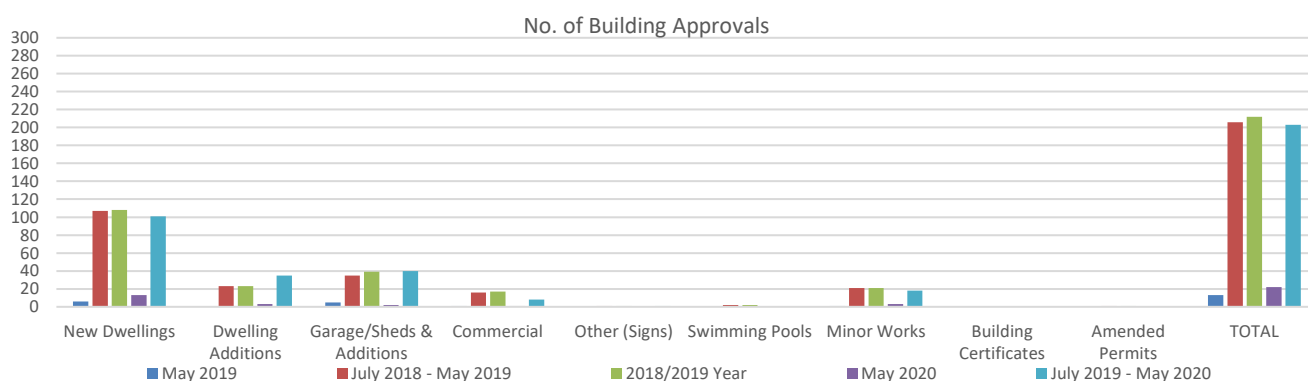
## 2.4 Building Approvals

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			
	May 2019		July 2018 - May 2019		July 2018 - June 2019		May 2020		July 2019 - May 2020			
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	6	1,502,000	107	23,158,806	108	23,419,306	13	3,096,089	101	25,175,557		
Dwelling Additions	0	0	23	1,846,538	23	1,846,538	3	210,000	35	2,757,001		
Garage/Sheds & Additions	5	176,600	35	1,441,420	39	1,536,420	2	72,000	40	1,163,142		
Commercial	1	240,000	16	44,172,414	17	44,672,414	1	2,500,000	8	7,920,000		
Other (Signs)	0	0	1	10,000	1	10,000	0	0	1	5,000		
Swimming Pools	0	0	2	98,000	2	98,000	0	0	0	0		
Minor Works	1	4,400	21	479,264	21	479,264	3	28,026	18	253,483		
Building Certificates	0	0	0	0	0	0	0	0	0	0		
Amended Permits	0	0	1	35,000	1	35,000	0	0	0	0		
<b>TOTAL</b>	<b>13</b>	<b>1,923,000</b>	<b>206</b>	<b>71,241,442</b>	<b>212</b>	<b>72,096,942</b>	<b>22</b>	<b>5,906,115</b>	<b>203</b>	<b>37,274,183</b>		
<b>Inspections</b>												
Building	0		7		9		0		6			
Plumbing	37		296		317		18		258			



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020



## 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			43	47
Property owner not home or only recently started			1	
Complying with all conditions / signed off			21	28
Not complying with all conditions				1
Re-inspection required			17	6
Notice of Intention to Issue Enforcement Notice				
Enforcement Notices issued				
Enforcement Orders issued				
Infringement Notice				1
No Further Action Required			4	16
Building Permit Reviews		This Month	2019/2020	Total 2018/2019
Number of Inspections		4	25	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		1	6	
Building Notices issued				
Building Orders issued				
No Further Action Required		3	12	34
Illegal Works - Building		This Month	2019/2020	Total 2018/2019
Number of Inspections		2	24	14
Commitment provided to submit required documentation			1	3
Re-inspection required		1	5	4
Building Notices issued			3	3
Building Orders issued			2	3
Emergency Order				
No Further Action Required		1	12	2
Illegal Works - Planning		This Month	2019/2020	Total 2018/2019
Number of Inspections		5	74	17
Commitment provided to submit required documentation			6	5
Re-inspection required		2	41	5
Enforcement Notices issued				3
Enforcement Orders Issued				
Notice of Intention to Issue Enforcement Notice issued			5	1
No Further Action Required		3	19	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

### 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 have been 8 commercial building approvals valued at \$7,920,000 for 2019/2020 (year to date), compared to 16 commercial building approvals valued at \$44,172,414 (year to date) for 2018/2019.



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

In total, there were 203 building approvals valued at \$37,274,183 (year to date) for 2019/2020, compared to 206 building approvals valued at \$71,241,442 (year to date) for 2018/2019.

## RECOMMENDATION

That the report be noted.

## DECISION

Cr Polley/Cr Goninon

That the report be noted.

Carried unanimously

**207/20 DRAFT LOCAL PROVISIONS SCHEDULE: COMMENTS FROM  
TASMANIAN PLANNING COMMISSION**

*File:* 17/08  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Paul Godier, Senior Planner

## **1 PURPOSE OF REPORT**

This report advises Council of the outcome of the draft Local Provisions Schedule (LPS) post-lodgement conference and seeks Council's approval on matters identified.

## **2 INTRODUCTION/BACKGROUND**

Council's draft LPS was prepared by JMG Engineers and Planners and endorsed by Council on 21 October 2019.

Following changes required by Council, the draft LPS was submitted to the Tasmanian Planning Commission (TPC) on 19 December 2019.

The TPC held a post-lodgement conference with Council and JMG planners on 5 May 2020 after which it provided a document summarising the matters discussed, the outcomes and the proposed actions.

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

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

- Lead –
  - Leaders with Impact
  - Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
- People –
  - Sense of Place – Sustain, Protect, Progress
  - Core Strategies:
    - ♦ Planning benchmarks achieve desirable development

## **4 POLICY IMPLICATIONS**

There are no policy implications.

## **5 STATUTORY REQUIREMENTS**

### **5.1 Land Use Planning & Approvals Act 1993 (LUPAA)**

Preparation of Local Provisions Schedules is provided for in LUPAA.

## **6 FINANCIAL IMPLICATIONS**

The draft Local Provisions Schedule is allocated for in the budget.

## **7 RISK ISSUES**

No risk issues are identified.

## 8 CONSULTATION WITH STATE GOVERNMENT

The Tasmanian Planning Commission is consulting with Council on this matter.

## 9 COMMUNITY CONSULTATION

The Tasmanian Planning Commission will advise when the draft Local Provisions schedule is to be placed on public notification.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse the recommendation or move an alternative recommendation.

## 11 OFFICER'S COMMENTS/CONCLUSION

The TPC's review of the draft Local Provisions Schedule has identified the following matters which need to be amended.

List of Zoning changes prior to Public Notification

Item No. in TPC Appendix 2	Address (Title)	Proposed Change
Site specific changes to reflect original Council intent		
12	2352 Esk Main Road, Avoca (PID 2883150)	Transition to Agriculture instead Rural Living





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21	Williams Road, Royal George (244894/1)	Transition to Agriculture
		
23	2352 Esk Main Road, Avoca (PID 2883150)	Transition to Agriculture instead Rural Living
		



29	356 Wilmores Lane, Longford (15047/1)	Transition to Agriculture instead of Rural
		

## 12 ATTACHMENTS

- Matters identified by the TPC (Appendix 2) and response.

## RECOMMENDATION

That Council resolves to advise the Tasmanian Planning Commission:

Item No. in TPC Appendix 2	Address (Title)	Proposed Change
Site specific changes to reflect original Council intent		
12	2352 Esk Main Road, Avoca (PID 2883150)	Transition section of lot north of railway line to Agriculture instead of Rural Living.
13	18 Logan Road, Evandale (135864/3)	Transition to Rural instead of Rural Living (align with Site Specific Qualification)
19	117A Main Road, Cressy (155588/1)	Leave as General Residential zone, site inspection verifies not being used as takeaway.
21	Williams Road, Royal George (244894/1)	Transition to Agriculture
23	2352 Esk Main Road, Avoca (PID 2883150)	Transition section of lot west of main road to Agriculture instead of Rural Living.
29	356 Wilmores Lane, Longford (15047/1)	Transition to Agriculture instead of Rural





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## DECISION

Cr Davis/Cr Polley

That Council resolves to advise the Tasmanian Planning Commission:

Item No. in TPC Appendix 2	Address (Title)	Proposed Change
Site specific changes to reflect original Council intent		
12	2352 Esk Main Road, Avoca (PID 2883150)	Transition section of lot north of railway line to Agriculture instead of Rural Living.
13	18 Logan Road, Evandale (135864/3)	Transition to Rural instead of Rural Living (align with Site Specific Qualification)
19	117A Main Road, Cressy (155588/1)	Leave as General Residential zone, site inspection verifies not being used as takeaway.
21	Williams Road, Royal George (244894/1)	Transition to Agriculture
23	2352 Esk Main Road, Avoca (PID 2883150)	Transition section of lot west of main road to Agriculture instead of Rural Living.
29	356 Wilmores Lane, Longford (15047/1)	Transition to Agriculture instead of Rural

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 208/20 FOOTPATH TRADING BY-LAW

File: 25/012/008  
Responsible Officer: Des Jennings, General Manager  
Report prepared by: Tammi Axton, Compliance Officer

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to endorse the making of a Footpath Trading By-Law for the Northern Midlands Municipal area.

### 2 INTRODUCTION/BACKGROUND

The Northern Midlands Council previously had three by-laws regulating Footpath Trading and associated activities:

- Display of Goods on Highway By-Law
- On Street Dining By-Law
- Freestanding Sign By-Law

The three by-laws expired on 26<sup>th</sup> January 2020.

The proposed introduction of the Footpath Trading By-Law is to replace the three previous by-laws and combine with Northern Midlands Councils Footpath Trading Policy to make one document, providing guidance and regulation of footpath trading in the Northern Midlands.

With the introduction of a licence to trade on footpaths and penalties for offences and non-compliance a Footpath Trading By-law will prevent excessive usage of signage by a business on footpaths, prevent danger/hazards to the community when utilising footpaths, ensure fairness to all businesses and protect both Council and the public against damage and loss by setting the basic level of Public Liability Insurance to be held by the business.

Officers consulted with LGAT before making of a new by-law, they suggested Council combine the 3 previous by-laws to make one document.

The merging of the by-law with the Footpath Trading Policy makes one document that is easy to understand and follow.

There have been no changes from the previous by-laws in regard to the number of penalty units imposed for non-compliance; however the following offences and penalties have been added to the proposed by-law:

Clause	Description of Offence	Penalty (Penalty Units)
9(8)	Fail to comply with conditions of licence	2
9(9)	Make false representation or declaration	2
15(2)	Fail to comply with requirements of notice	2
18(1)	Obstruction of Authorised Officer	2

The making of a by-law is not a simple process and is regulated by the *Local Government Act 1993*. Attached are the six Good Practice Guidelines, provided by the Local Government Division of the Department of Premier and Cabinet, to assist in the making of by-laws.

The following steps in the by-law process are identified in Guideline 2:

- 1) Consider the need for regulation, in the context of existing regulation, and with regard to the alternatives to making a by-law.
- 2) Prepare a draft by-law.
- 3) Undertake initial consultation on the by-law with key stakeholders. This may include inviting comments or submissions

*and holding meetings or workshops;*

- 4) *Adjust the by-law to reflect comments received during the initial consultation process.*
- 5) *Council passes a formal resolution (by an absolute majority) of its intention to make a by-law. This can occur at any stage in the process up to this point. However, at this point the by-law consultation draft should be finalized and the council may wish to see it.*
- 6) *Council prepares a draft Regulatory Impact Statement (RIS) if required.*
- 7) *The RIS and by-law are referred to the Director of Local Government for consideration.*
- 8) *If satisfied that the RIS meets all statutory requirements, the Director will issue a certificate of approval to the council.*
- 9) *Council gives notice of the proposed by-law and carries out its public consultation.*
- 10) *Notice of the proposed by-law is advertised in print media.*
- 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.*
- 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.*
- 13) *If required, alterations to the draft by-law are to be made only by an absolute majority. If the alteration substantially changes the purpose of the proposed by-law, or its effect on the public, the council will provide public notice.*
- 14) *Council makes the by-law under its common seal.*
- 15) *The by-law is certified by a legal practitioner and the general manager of the council.*
- 16) *The by-law must be published in the Tasmanian Government Gazette within 21 days of being made by the council and be titled with reference to the municipal area, subject matter and the year in which it is made.*
- 17) *The general manager of the council is to make the by-law available and should put it on the council's website.*
- 18) *The by-law is submitted to the Subordinate Legislation Committee as required within seven working days of publication in the Gazette.*
- 19) *The by-law is tabled in parliament within 10 sitting days of publication in the Gazette, as required under Section 47 of the Acts Interpretation Act 1931.*
- 20) *Council sends the Director of Local Government a sealed copy of the by-law, the certifications under Section 162 of the Act and a statement explaining:*
  - *The purpose and effect of the by-law*
  - *The outcomes of public consultations in respect of the by-law*

#### **A by-law cannot:**

- a) Apply retrospectively;
- b) Shift the burden of proof unless specifically provided for in an Act;
- c) Be contrary to law, or conflict with a planning scheme in the municipal area;
- d) Restrict competition or have a significant impact on business, unless the outcome is justified in the public interest;
- e) Exempt a person from prosecution for nuisance under common law;
- f) Exempt a council from any liability; or
- g) Permit rates, charges, fees or fines to be set, altered or substituted other than by amending the by-law.

#### **To date the following steps have been taken.**

- a) Draft by-law prepared.
- b) Draft Regulatory Impact Statement prepared
- c) Draft by-law and draft Regulatory Impact Statement reviewed by the Director of Local Government.

Council officers are now presenting the Draft Footpath Trading By-law and Draft Regulatory Impact Statement to Council. If Council agrees with the by-law as drafted it must pass a formal resolution **by absolute majority** of its intention to make the by-law.

### **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:

- ♦ Council complies with all Government legislation
  - ♦ Continuous improvement is embedded in staff culture
  - Progress –
    - Economic Development – Supporting Growth & Changes
      - ♦ New & expanded small business is valued
      - ♦ Support new businesses to grow capacity & service
      - ♦ Towns are enviable places to visit, live & work
  - People –
    - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ Caring, Healthy, Safe Communities – Awareness, education & service

#### 4 POLICY IMPLICATIONS

With the making of this by-law Council will no longer need the current Footpath Trading Policy, as the draft by-law has combined both the by-law and the current Footpath Trading Policy in the one document.

#### 5 STATUTORY REQUIREMENTS

The introduction of a by-law is regulated by the *Local Government Act 1993*.

#### 6 FINANCIAL IMPLICATIONS

Council will continue to use existing staff to enforce the by-law. Administrative costs of the licence system will be covered by the licence fee.

#### 7 RISK ISSUES

Council have had in place three by-laws regulating footpath trading for the last 10 years. If Council does not proceed with this by-law it is altering the position it has held for the last 10 years, the risk being that Council is showing inconsistency in its position regarding footpath trading.

#### 8 CONSULTATION WITH STATE GOVERNMENT

The draft by-law and draft Regulatory Impact Statement have been reviewed by the Director of Local Government. Amendments to the documents have been made following feedback from the Director of Local Government prior to requesting Council's endorsement.

#### 9 COMMUNITY CONSULTATION

The Act recommends early consultation with stakeholder groups and requires formal consultation once certified by the Director of Local Government.

#### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council may:

- Endorse the proposed draft by-law as attached and revoke the Footpath Trading Policy; or
- Require the removal or addition of matters to the attached by-law; or
- Elect not to pursue the by-law and retain the Footpath Trading Policy.

## 11 OFFICER'S COMMENTS/CONCLUSION

As detailed above, the preparation of a by-law is not a simple process.

In considering the need for a by-law, Council should have regard to the number of complaints received about the placement and amount of signage on footpaths, the danger/hazard to the community when utilising footpaths and the need to protect both Council and the public against damage and loss by setting the basic level of Public Liability Insurance to be held by businesses who are trading on footpaths..

The only solution which enables Council the power to control and enforce compliance with Footpath Trading is the introduction of a by-law.

In considering the making of a by-law of this nature, Council should consider the following:

- Regulate footpath trading on public streets;
- Require the issue of a licence/permit for footpath trading;
- Require licences to be renewed annually;
- Provide for applications to be on a prescribed form;
- Provide the ability to refuse the issue of a licence based on size the of a sign, the type of sign, the number of signs or the location of footpath trading;
- Establish penalties for offences.

The Draft Footpath Trading By-Law attached takes into account the above issues.

## 12 ATTACHMENTS

- 12.1 Draft Footpath Trading By-law.
- 12.2 Draft Regulatory Impact Statement
- 12.3 Display of Goods on Highway By-Law No.1 of 2009
- 12.4 On Street Dining By-Law No. 2 of 2009
- 12.5 Freestanding Sign By-Law No.3 of 2009
- 12.6 By-Law Variations Schedule

## RECOMMENDATION

That Council,

- i) in accordance with s.156 of the *Local Government Act 1993* intends to make the proposed Footpath Trading By-Law No. 1 of 2020 to regulate Footpath Trading within the Northern Midlands municipality.
- ii) upon gazettal of the Footpath Trading By-Law No. 1 of 2020, revokes the Footpath Trading Policy.

## DECISION

Cr Davis/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

That the matter be deferred to a Council Workshop for discussion.

Carried unanimously

**209/20 REQUEST TO AMEND THE NORTHERN TASMANIA REGIONAL LAND  
USE STRATEGY: 98 RIDGESIDE LANE, 211 LOGAN ROAD AND CT  
101154/1, LOGAN ROAD, EVANDALE**

*File:* 13/005/004/003  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Paul Godier, Senior Planner

## **1 PURPOSE OF REPORT**

This report provides Council with an update on the request for amendment to the Northern Tasmania Regional Land Use Strategy (NTRLUS) by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'urban growth area' classification under the Strategy.

## **2 INTRODUCTION/BACKGROUND**

In accordance with Council's resolution of 16 March 2020, the request for amendment to the Northern Tasmania Regional Land Use Strategy was submitted to the Minister for Planning, Hon Roger Jaensch MP on 23 March 2020.

While the proponent provided a land analysis, which was submitted to the Minister with the request to amend, the Minister has advised that he expects the Northern Midlands Council to clearly demonstrate that contemporary analysis of land availability and growth forecasts at a regional level have indicated that additional land, beyond what has already been identified within the NTRLUS, is required to support future urban growth, and that the area outside Evandale is the appropriate location for that additional growth.

The Minister has also advised that given the significant implication of the amendment being proposed for settlement planning within the northern region, he would expect that every State Government agency may have an interest and should be consulted and that all major infrastructure providers, and companies such as Tasmanian Irrigation and the Australian Pacific Airports Corporation Ltd may also have an interest.

It is considered that the State Agencies, infrastructure providers and companies will want to consider the land analysis before commenting on the proposed amendment.

## **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
  - Money Matters  
Core Strategies:
    - ♦ Budgets are responsible yet innovative
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
    - ♦ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Towns are enviable places to visit, live & work

- ♦ Developers address climate change challenges
- 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
  - 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
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
    - ♦ Cherish & sustain our landscapes
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

#### 4 POLICY IMPLICATIONS

No policy implications are identified.

#### 5 STATUTORY REQUIREMENTS

##### 5.1 *Land Use Planning & Approvals Act 1993 (LUPAA)*

The regional land use strategies are given legal effect through section 5A of LUPAA.

#### 6 FINANCIAL IMPLICATIONS

This report recommends that Council seek quotes for an analysis of land availability and growth forecasts at a regional level. It is estimated that the land analysis could cost in the order of \$20,000.

#### 7 RISK ISSUES

No risk issues are identified.

#### 8 CONSULTATION WITH STATE GOVERNMENT

It is recommended that consultation with State Government agencies be undertaken after Council has a land analysis undertaken.

#### 9 COMMUNITY CONSULTATION

According to the Department of Justice Information Sheet RLUS 1 – Reviewing and Amending Regional Land Use Strategies, for amendments seeking to incorporate broader strategic changes to a regional land use strategy, the Minister for Planning is likely to seek public input through a formal public exhibition process during the 5 week consultation period.

#### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can consult with State Government agencies, major infrastructure providers, Tasmanian Irrigation and the Australian Pacific Airports Corporation Ltd before or after conducting a land analysis.

## 11 OFFICER'S COMMENTS/CONCLUSION

It is considered that State Government agencies, major infrastructure providers, Tasmanian Irrigation and the Australian Pacific Airports Corporation Ltd will want to consider the land analysis before commenting on the proposed amendment. It is therefore recommended that Council seek quotes for an analysis of land availability and growth forecasts at a regional level.

## 12 ATTACHMENTS

- Correspondence between the Hon Roger Jaensch MP and Northern Midlands Council dated 2/6/2020, 11/5/2020 and 16/4/2020.

## RECOMMENDATION

That Council seek quotes for an analysis of land availability and growth forecasts at a regional level.

## DECISION

Cr Adams/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Davis/Cr Polley

That

- i) the existing data be reviewed to determine whether it can be amended to provide the required information;
- ii) Council obtain strategic advice and negotiate with other councils (and possibly NTDC) to undertake forecasts for the region.

Carried unanimously





# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 210/20 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 May 2020.

### 2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 May 2020 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-May-20 11

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$11,311,634	-\$11,311,634	-\$11,360,167	\$49	100.4%	
Recurrent Grant Revenue	-\$4,318,501	-\$3,958,626	-\$4,366,529	\$408	110.3%	Advanced grants to come
Fees and Charges Revenue	-\$1,991,837	-\$1,825,851	-\$1,954,773	\$129	107.1%	
Interest Revenue	-\$904,007	-\$828,674	-\$876,120	\$47	105.7%	
Reimbursements Revenue	-\$74,681	-\$68,458	-\$76,817	\$8	112.2%	
Other Revenue	-\$1,492,710	-\$1,368,318	-\$877,208	-\$491	64.1%	TasWater dividends to come
	-\$20,093,370	-\$19,361,560	-\$19,511,614	\$150	100.8%	
Employee costs	\$5,701,031	\$5,225,945	\$4,722,316	\$504	90.4%	
Material & Services Expenditure	\$5,168,753	\$4,738,024	\$4,275,529	\$462	90.2%	
Depreciation Expenditure	\$5,458,770	\$5,003,873	\$4,548,938	\$455	90.9%	
Government Levies & Charges	\$851,614	\$780,646	\$672,798	\$108	86.2%	
Councillors Expenditure	\$204,330	\$187,303	\$173,950	\$13	92.9%	
Interest on Borrowings	\$272,007	\$249,340	\$254,000	-\$5	101.9%	
Other Expenditure	\$1,316,100	\$1,206,425	\$854,561	\$352	70.8%	Pension rebates for full year
Plant Expenditure Paid	\$519,210	\$475,943	\$460,738	\$15	96.8%	
	\$19,491,815	\$17,867,497	\$15,962,830	\$1,905	89.3%	
	-\$601,555	-\$1,494,063	-\$3,548,784			
Gain on sale of Fixed Assets	\$0	\$0	-\$4,891	\$5	0.0%	
Loss on Sale of Fixed Assets	\$566,317	\$0	\$22,162	-\$22	0.0%	
Underlying (Surplus) / Deficit	-\$35,238	-\$1,494,063	-\$3,531,513			1*
	-		-			
Capital Grant Revenue	-\$2,778,383	-\$2,546,851	-\$2,024,267	-\$523	79.5%	
Subdivider Contributions	-\$640,962	\$0	-\$97,215	\$97		
Capital Revenue	-\$3,419,345	-\$2,546,851	-\$2,121,482			
	-		-			

#### Budget Alteration Requests

- For Council authorisation by absolute majority

	Budget Operating	Budget Capital	Actuals
--	---------------------	-------------------	---------

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

#### May

Evandale Hall Painting	512001	-\$10,000	Authorised by General Manager under Delegation up to \$20,000
Longford Old Grandstand Painting	516002	\$10,000	Authorised by General Manager under Delegation up to \$20,000
Fleet 7	700007	-\$15,000	Authorised by General Manager under Delegation up to \$20,000

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

Fleet 183	700183	\$15,000	Authorised by General Manager under Delegation up to \$20,000
Fleet 6	700006	-\$15,000	Defer replacement to 2020/21
Cressy Rec Ground Building Redevelopment	707923	-\$700,000	C/fwd to 2020/21
Ross Caravan Park Building additions	707860.1	-\$187,000	C/fwd to 2020/21
Evandale Rec Ground Building Redevelopment	720119.2	-\$890,000	C/fwd to 2020/21
Cressy Pool Redevelopment	707869	-\$95,000	C/fwd to 2020/21
Campbell Town Hall Improvements	715345	-\$100,000	Defer improvements to be further considered 2020/21
Residential Units Renovations	707948	-\$25,000	C/fwd to 2020/21
Hobhouse Street Reconstruction	750579	-\$121,000	C/fwd to 2020/21
High Street Reconstruction	750560	-\$95,000	C/fwd to 2020/21
Perth Bypass	752015	-\$810,000	C/fwd to 2020/21
Norfolk Street Reconstruction & footpath	750954	-\$134,000	C/fwd to 2020/21
Campbell Town Main Street program	750544	-\$875,000	C/fwd to 2020/21
Translink Stormwater Detention	788601	-\$242,000	C/fwd to 2020/21
Sheepwash Creek Stormwater program	788609	-\$555,000	C/fwd to 2020/21

#### Apr

#### Mar

Asphalt Footpath replacements	750000	-\$50,000
Lfd - Rec Ground landscaping / sealing		\$50,000

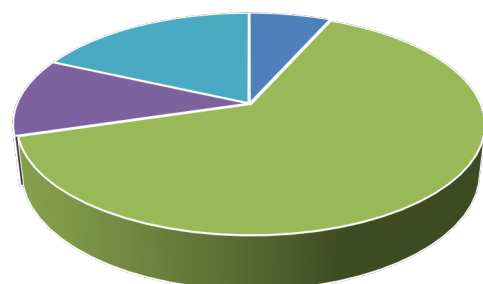
#### Feb

#### January

### B. Balance Sheet Items

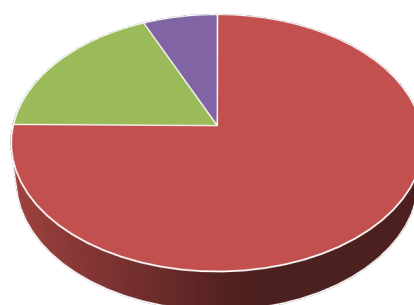
	Year to Date Actual		Monthly Change		Same time last year		Comments
Cash & Cash Equivalents Balance							
- Opening Cash balance	\$16,539,074		\$18,237,090				
- Cash Inflow	\$20,937,436		\$2,586,349				
- Cash Payments	-\$18,508,298		-\$1,855,227				
- Closing Cash balance	\$18,968,212		\$18,968,212				
	-		-				
Account Breakdown							
- Trading Accounts	\$835,389						
- Investments	\$18,132,823						
	\$18,968,212						
	-						
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value		
Tasmanian Public Finance Corporation Call Account	1/05/2020	31/05/2020	0.25	\$5,385	\$5,386		
CBA Call Account	27/05/2020	31/05/2020	0.15	\$2,070,972	\$2,071,006		
Westpac	10/03/2020	9/06/2020	1.09	\$2,500,000	\$2,506,794		
Westpac	15/04/2020	15/07/2020	1.51	\$2,500,000	\$2,509,412		
Bank of Us	25/05/2020	25/11/2020	1.00	\$680,802	\$684,234		
Bank of Us	30/03/2020	29/01/2021	2.00	\$522,229	\$530,957		
My State Financial	25/05/2020	25/05/2021	1.20	\$3,303,434	\$3,343,076		
Westpac	6/04/2020	4/07/2022	3.37	\$5,500,000	\$5,915,895		
Westpac	30/03/2020	29/06/2023	3.30	\$1,050,000	\$1,162,589		
Total Investments				\$18,132,823	\$18,729,348		
				-			

Investments by Institution



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

Total Investments by Rating (Standard & Poor's)

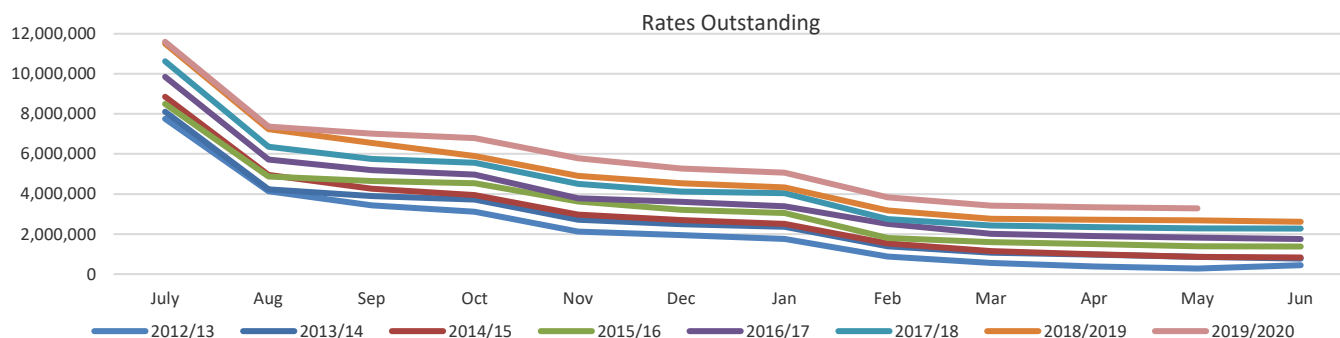


AA+ AA- BBB Unrated

Rate Debtors	2019/20	% to Raised	Last Year Same Time	% to Raised
Balance b/fwd	\$2,275,315		\$2,245,313	

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

Rates Raised	\$11,566,732		\$10,803,894		
	\$13,842,047		\$13,049,207		
Rates collected	\$10,386,813	89.8%	\$10,157,312	94.0%	
Pension Rebates	\$457,514	4.0%	\$450,015	4.2%	
Discount & Remissions	\$40,930	0.4%	\$81,330	1.0%	
	\$10,885,256		\$10,688,658		
Rates Outstanding	\$3,282,398	28.4%	\$2,680,168	24.8%	
Advance Payments received	-\$325,606	2.8%	-\$319,618	3.0%	



<b>Trade Debtors</b>							
Current balance	\$388,555						
- 30 Days		\$286,125					
- 60 Days		\$22,485					
- 90 Days		\$8,250					
- More than 90 days		\$71,694					
Summary of Accounts more than 90 days:	-						
- Norfolk Plains Book sales		171					Paid by outlet as sold
- Hire/lease of facilities		33,681					
- Removal of fire hazards		6,580					
- Dog Registrations & Fines		16,420					Send to Fines Enforcement where possible
- Private Works		10,496					
- Regulatory Fees		641					
- Govt Reimbursements		3,705					
	-						

## C. Capital Program










	Budget	Actual (\$,000)	Target 92%	Comments
Renewal	\$12,811,098	\$9,182,818	72%	
New assets	\$7,970,922	\$3,919,795	49%	
Total	\$20,782,020	\$13,102,613	63%	
Major projects:				
- Campbell Town Rec Ground	\$4,002,292	\$3,925,876	incl c/fwds 98%	Substantially complete
- Longford Sports Centre Extension	\$1,276,255	\$1,224,367	incl c/fwds 96%	Substantially complete
- Campbell Town Main Street Improvements	\$1,000,000	\$125,741	incl c/fwds 13%	Design stage
- Sheepwash Creek development	\$998,500	\$243,409	incl c/fwds 24%	In progress
- Evandale Rec Ground Amenities	\$962,043	\$72,154	8%	Design stage
- Office extension/upgrades	\$744,168	\$506,343	incl c/fwds 68%	Substantially complete
- Cressy Rec Ground Amenities	\$720,950	\$15,750	2%	Design stage
- Saundridge Road reconstruction	\$588,542	\$416,485	71%	Complete
- Valleyfield Road reconstruction	\$200,000	\$292,700	146%	Complete
- Bridge Replacements				
- Bridge 2057 Gipps Crk Road, Unnamed Crk	184,832	\$159,602	86%	Substantially complete
- Bridge 4000 Storys Crk Road, Tasmania Crk	153,445	\$132,710	86%	Substantially complete
- Bridge 5028 Old Coach Road,	136,723	\$141,681	104%	Substantially complete
- Bridge 2150 Snow Hill Road	125,000	\$116,902	94%	Substantially complete

\* Full year to date capital expenditure for 2019/20 provided as an attachment.















## D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	56.3%	58.2%	-1.9%	⬇️	
- Own Source Revenue / Total Revenue	79%	78%	0.9%	⬇️	
Sustainability Ratio					











# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

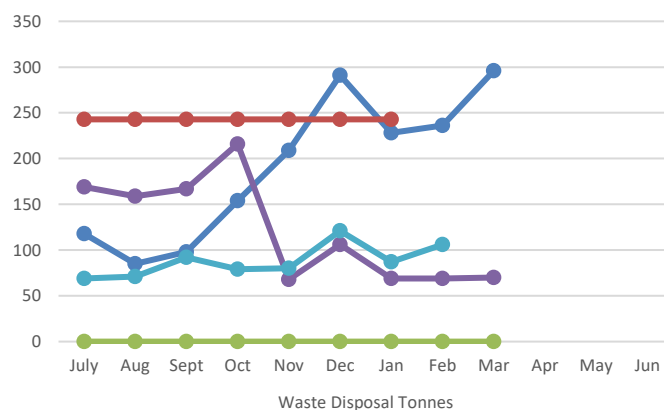
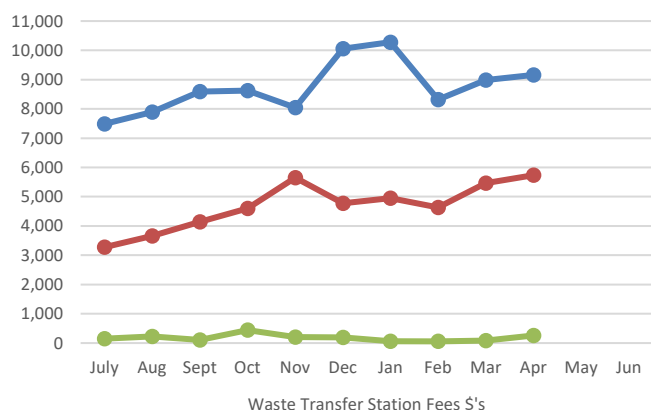
- Operating Surplus / Operating Revenue	0.2%	18.1%	-17.9%	☒	
- Debt / Own Source Revenue	47.0%	49.0%	-2.0%	↔	
<b>Efficiency Ratios</b>					
- Receivables / Own Source Revenue	23.3%	17.7%	5.6%	☒	
- Employee costs / Revenue	28.4%	24.2%	4.2%	☒	
- Renewal / Depreciation	234.7%	201.9%	32.8%	☒	
<b>Unit Costs</b>					
- Waste Collection per bin	\$10.53	\$11.34		↔	
- Employee costs per hour	\$47.51	\$38.09		☒	
- Rate Revenue per property	\$1,592.29	\$1,599.12		↔	
- IT per employee hour	\$3.30	\$2.96		☒	

## E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	93	93	
New Employees	29	1	
Resignations	21	0	
Total hours worked	123975	10215	
Lost Time Injuries	0	0	
Lost Time Days	1	1	
Safety Incidents Reported	25	3	
Hazards Reported	85	5	
Risk Incidents Reported	1	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	1	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	
<b>Takings</b>					
- Refuse	\$96,262	\$93,411	\$84,893	\$98,274	
- Green Waste	\$55,282	\$52,960	\$46,746	\$53,931	
- Concrete	\$1,333	\$2,376	\$1,422	\$1,939	
Total Takings	\$143,942	\$152,877	\$130,884	\$154,144	
<b>Tonnes Disposed</b>					
WTS Refuse Disposed Tonnes	1510	1325	1381	1153	
WTS Green Waste Disposed Tonnes	4123	5200	4915	1700	
WTS Concrete Disposed Tonnes	0	0	0	0	
Kerbside Refuse Disposed Tonnes	2201	2217	1788	1974	
Kerbside Recycling Disposed Tonnes	1037	1051	894	1019	
Total Waste Tonnes Disposed	8871	9793	8978	5846	



## 4 OFFICER COMMENTS

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



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending May 2020.
- 5.2 Capital Works Report to end May 2020.

## RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 31 May 2020.
- ii) authorise budget allocation changes listed in 3 above.

## DECISION

Cr Polley/Cr Goss

That Council

- i) receive and note the Monthly Financial Report for the period ending 31 May 2020.
- ii) authorise budget allocation changes listed in 3 above.

Carried unanimously

*Mrs Miles and Mr Godier left the meeting at 8.36pm.*



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 211/20 MUNICIPAL BUDGET

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

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to present the Municipal Budget for the financial period from 1 July 2020 to 30 June 2021 to the community.

### 2 INTRODUCTION/BACKGROUND

#### 2.1 BUDGET

The 2020-21 operating budget is framed around the Covid19 Recovery and Care Package for the community with no increase proposed for the general rate, remission of four months rates for eligible Commercial and Sporting organisations, and rate interest remissions until 30 September 2020.

Base financial assumptions used in the 2020-21 Budget calculations are mostly in accordance with principles adopted by Council in February 2020 and the Long Term Financial Plan adopted in June 2019 (reviewed with 2020 figures), but adjusted for the recent Covid19 implications.

Federal Grant revenue has been increased by the National consumer price index of 2.0 percent, provision made for TasWater dividends not to be received in 2020-21, fees and charges not indexed, planning and building fee revenue reduced by 20 percent for the expected economic downturn from Covid19, health fees revenue reduced by 50 percent with the remission of six months fees due to the Covid19 closure of most food businesses, other facility and lease income reduced where applicable, and bank interest revenue calculated at only 0.9 percent.

Council's estimated Employee wage cost has been increased by 2.65 percent in accordance with provisions of the Workplace Bargaining Agreement, materials and services increased by 2.0 percent, plant hire was not indexed, contracts were adjusted by negotiated rates, and depreciation adjusted by each infrastructure category indexation.

The proposed budget for 2020-21 includes a small number of new initiatives including:

- Covid19 Recovery & Care Package \$1.1m
- Economic Development Support Program \$25,000
- Perth Main Street Plan \$17,820
- Priority Municipal Projects Plan \$35,000
- Circular Economy Waste Program \$9,912
- South Longford Land Use Planning Strategy Project \$150,000
- Translink CCTV project initiative \$10,000

Some operating expenditure savings built into the budget include reduced property revaluation expenses, current employee vacancies not replaced in the short term, operating wages versus capital allocation reviewed, and casual hire contract employment suspended.

Apart from the above, existing service levels will be maintained, and funds will continue to be allocated to renew municipal infrastructure – but with a substantial underlying operating deficit of \$1.6 million due to the Covid19 measures.

In 2020-21 budgeted operating revenue is \$29.4 million and budgeted operating expenditure is \$19.7 million which results in an operating surplus of \$9.6 million, or an underlying deficit of \$1.6 million after eliminating capital grant revenue and developer contributions.

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

Included in the operating expenditure is \$5.7 million depreciation which represents approximated 29% of operating expenditure.

Operating Statement	Budget	
Underlying Surplus/(Deficit) Calculation	2020/21	%
<b>Revenue</b>		
Rates & Charges	11,236,820	38.2
Grants & Subsidies	15,042,453	51.1
Fees & Charges	1,848,426	6.3
Interest	675,507	2.2
TasWater Distributions	0	0.0
Reimbursements	63,880	0.2
Other	554,405	1.9
	<u>29,421,491</u>	
<b>Expenditure</b>		
Employee Costs	5,536,773	28.0
Materials & Services	5,773,443	29.2
Government Levies & Charges	861,522	4.4
Depreciation	5,732,369	29.0
Interest on Borrowings	272,007	1.4
Other Expenditure	1,586,431	8.0
	<u>19,762,545</u>	
<b>Operating Surplus (Deficit)</b>	<b>9,658,946</b>	
Adjustments :		
Less Capital Grants	(10,749,146)	
Less Subdivisions & contributed assets	(524,114)	
Less Debtors Raised Not Paid		
<b>Underlying Surplus/(Deficit)</b>	<b>(1,614,314)</b>	

In addition to recurring base federal grants, special purpose grant funding is expected during 2020-21 for:

- Longford Main Street Project \$4,000,000
- Perth Childcare Centre \$2,600,000
- Perth Bypass Associated Works \$2,227,274
- Roads to Recovery \$960,936
- Community Infrastructure Recovery \$960,936
- Pension Rate rebates \$460,000
- Child Care services \$157,635
- Heavy Vehicle registrations \$74,592

Council expects to hold approximately \$17.5 million cash as at 30 June 2020 which is forecast to decrease by \$3.3 at the end of the year with completion of all programmed capital works (Capital Works Program totalling \$19.7m including carry forward projects).

The majority of the cash reserve funds as at 30 June 2020 are committed to specific projects including road programs, plant replacement, building maintenance, emergency management, contractual commitments, employee entitlements and borrowings.

Under the State Government Accelerated Local Government Capital Program, Council borrowed \$6.57m over a five year term (interest free) to bring forward some major capital works projects during 2018 - 2020. Approval has been sought for a further \$3m interest free borrowings for 3 years to bring forward infrastructure works at TRANSlink, Western Junction during 2021.

Council has set a large capital works budget of \$19.7 million including the following programs for 2020-21:

- Road Program of \$ 3,973,000

# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

• Footpath Program of	\$ 501,800
• Bridge Replacement of	\$ 712,035
• Stormwater Program of	\$ 1,427,030
• Community Building Improvements of	\$ 3,542,038
• Major grant funded Building Construction of	\$ 6,600,000
• Recreation Improvements	\$ 2,135,700
• Fleet Replacement Program (net cost of)	\$ 523,000
• Plant & Equipment (incl. new recycle bins)	\$ 233,000
• Information Technology & other equipment	\$ 143,300

Management Committee Grants amount to \$55,071, Special Community Grants to \$62,000, Special Event Grants to \$75,000 and other Donations are allocated to community groups for \$42,370 in 2020-21.

Ratepayers are encouraged to obtain Council's 2020-21 Annual Plan which outlines specific projects, capital works and other tasks/targets to be achieved over the next twelve months.

## 2.2 RATES

Total rate revenue in 2020-21 is estimated at \$11,236,820 which represents 60.2 percent of Council's total revenue (excluding Capital grant funding), including a General Rate revenue increase of approximately \$150,000 from expected rate base development. This is still some \$125,000 less than the previous year's expected actual revenue due to Covid19 rebates.

All properties within the Northern Midlands area were revalued in 2019 and the new valuations provided by the Valuer General as at 1 July 2019 will again be used to calculate rates this year without adjustment.

Council will continue to use Differential Rating for different land use categories to raise the same amount of revenue as the previous year within each land use category (plus any development), and overall rate bills will only increase up to \$3 per waste bin service. Minimum rates apply to approximately 12.8 percent of all rateable properties.

As at 1 July 2020 Assessed Annual Value is expected to amount to \$170,515,222 which represents a change of \$2,187,964 attributable to development over the last twelve months.

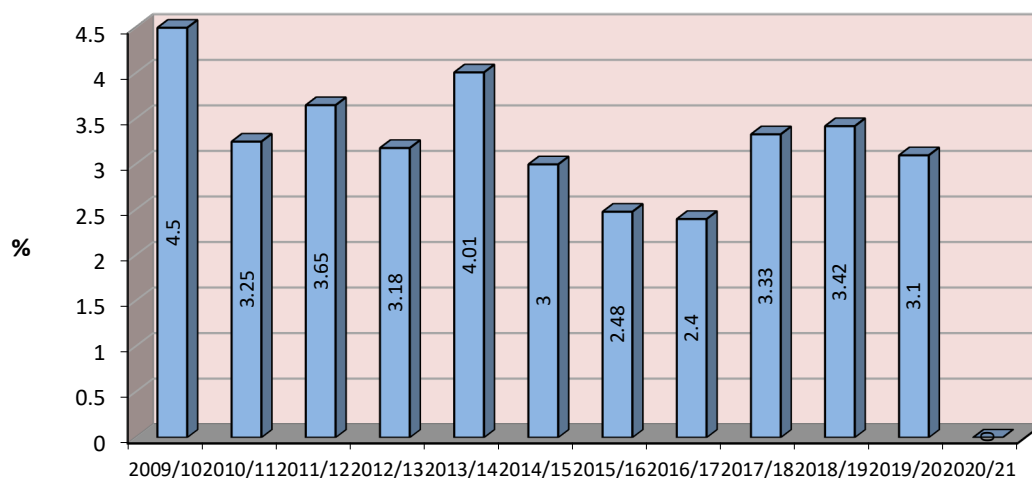
Under the differential rating system the following table details general rates raised in the individual land use categories, and demonstrates the movements in the share of the rates between the land use categories.

Land Use Code (LUC)	No. of Properties	Rates 2020-21	LUC %	Rates 2019-20	LUC %	Inc/Dec \$ %	Inc/Dec %
Commercial	253	1,077,595	10.8%	1,011,786	10.7%	0.1%	0.1%
Industrial	160	1,295,884	13.0%	1,223,262	13.0%	0.0%	0.0%
Rural	881	2,297,521	23.1%	2,209,230	23.4%	0.3%	-0.3%
Low Density Residential	376	451,567	4.5%	448,890	4.8%	0.3%	-0.3%
Public Purpose	109	166,018	1.7%	158,546	1.7%	0.0%	0.0%
Quarry	4	23,464	0.2%	22,682	0.2%	0.0%	0.0%
Residential	4,963	3,927,832	39.5%	3,730,697	39.5%	0.0%	0.2%
Rural Residential	430	503,435	5.1%	458,764	4.9%	0.2%	0.2%
Sport	40	31,398	0.3%	29,768	0.3%	0.0%	0.0%
Vacant	528	173,740	1.7%	151,302	1.6%	0.1%	0.1%
	7,177	9,948,455	100%	9,444,927	100%	0.0%	0.0%

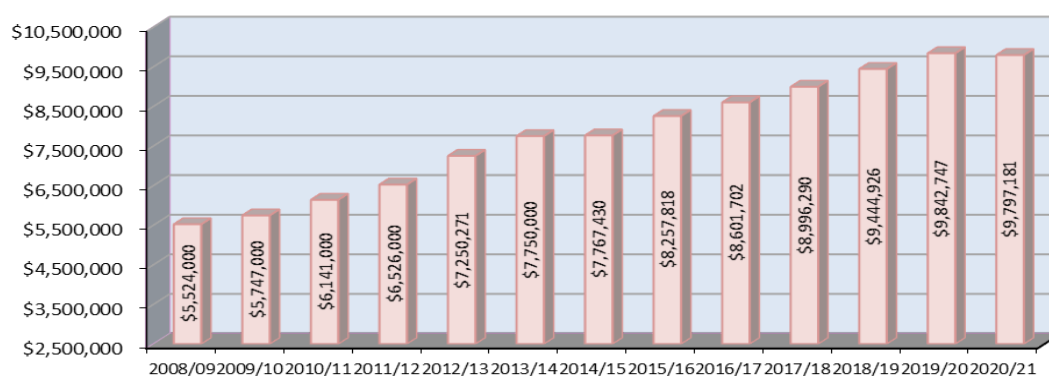
In order to adhere to Council's Covid19 Recovery and Care Package the general rate in the dollar of assessed annual value will not increase, raising a total general rate of \$9,797,181.



**Percentage Increase**



**General Rate Revenue \$'s**



The following rates will apply for 2020-21:

- 9.08 cents in the \$AAV for land used for industrial purposes
- 9.08 cents in the \$AAV for non used (vacant) land zoned industrial
- 8.38 cents in the \$AAV for land used for public purpose
- 8.17 cents in the \$AAV for land used for quarries and mining
- 6.98 cents in the \$AAV for land used for commercial purposes
- 6.98 cents in the \$AAV for land used for residential purposes
- 6.28 cents in the \$AAV for land zoned low density residential
- 6.28 cents in the \$AAV for land zoned primary production used for residential purposes
- 6.77 cents in the \$AAV for land used for sport and recreation
- 4.89 cents in the \$AAV for other non used (vacant) land
- 4.01 cents in the \$AAV for land used for primary production.

It is recommended that in 2020-21 the minimum rates remain at \$488 for land used for residential, commercial and quarry/ mining purposes, and at \$299 for land used for rural, industrial, vacant, public purpose and sport and recreation purposes.

The State Fire Commission has not increased the State Fire Levy due to the Covid19 pandemic and the amount to be collected remains at \$616,641 for 2020-21. The minimum charge will remain at \$41 in 2020-21, the rate in \$AAV for the Volunteer Districts of Cressy, Campbell Town, Longford, Perth and Evandale will remain at 0.382 cents, and in all other general areas remain at 0.35 cents.

# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

In 2020-21 the recommended cost of the

- 140 litre waste and 240 litre recycling collection service will increase \$2 to \$115, and
- 240 litre waste and 240 litre recycling collection service will increase \$3 to \$172.

An additional waste collection service will again be provided between Christmas and New Year to all properties receiving the kerbside collection service.

The On-site Disposal System charge will remain at \$640.

A Lake River Water Levy of \$200 per kilometre of river frontage will not be levied in 2020-21.

The following table shows examples of overall rate bills compared to last year:

Category/Location	Average Property Value \$	Rates 2019-20 \$	Rates 2020-21 \$	Increase \$	Increase %
Longford	\$295,000	\$1,078	\$1,080	\$2	0%
Perth	\$330,000	\$1,135	\$1,137	\$2	0%
Evandale	\$315,000	\$1,168	\$1,170	\$2	0%
Campbell Town	\$215,000	\$967	\$969	\$2	0%
Cressy	\$245,000	\$944	\$946	\$2	0%
Devon Hills	\$660,000	\$1,873	\$1,875	\$2	0%
Ross	\$235,000	\$925	\$927	\$2	0%
Avoca	\$155,000	\$742	\$744	\$2	0%
Conara	\$115,000	\$642	\$644	\$2	0%
Epping	\$145,000	\$717	\$719	\$2	0%
Vacant Land	\$260,000	\$549	\$549	\$-	0%
Vacant Land	\$140,000	\$340	\$340	\$-	0%
Low Density Residential	\$540,000	\$1,553	\$1,555	\$2	0%
Residential in Rural Zone	\$445,000	\$1,186	\$1,186	\$-	0%
Rossarden	\$85,000	\$642	\$644	\$2	0%
Rural A					0%
Rural B					0%
Commercial A					0%
Commercial B					0%
Industrial A					0%
Industrial B					0%
<b>GENERAL RATE INCREASE</b>		<b>0.00%</b>			

Council has retained a percentage early payment discount to encourage up-front rate payments for cash flow advantages of 1.0 percent.

A three (3) instalment payment system is again offered in 2020-21.

A daily interest of 0.0178 percent (6.5% p.a.) will be imposed on all overdue Rate Instalments, and a penalty of 5 percent will also be imposed on all outstanding amounts as at 1 April 2021.

During 2020-21 ratepayers have the option to pay Rates & Charges via Bpay, Bpay View, CBA, Australia Post, Service Tasmania at Campbell Town, Direct Debit and at Council Chambers at Longford.

Ratepayers are encouraged to register for Rate bills to be forwarded by email, and Rate bill reminders sent by SMS.

## 3 STRATEGIC/OPERATIONAL PLAN

The Strategic Plan states that Council will provide practical, viable, sustainable financial management policies and

procedures.

#### **4 POLICY IMPLICATIONS**

The Budget is drafted in accordance with base and financial parameters adopted by Council.

#### **5 STATUTORY REQUIREMENTS**

The 2020-21 Municipal Budget prepared in accordance with Section 82 of the *Local Government Act 1993* was submitted for adoption by absolute majority prior to 31 August 2020.

Under Section 90 of the *Local Government Act 1993* Council may make one general rate on all rateable land in its municipal area, based on value of land, and a minimum or fixed component may apply. Although Council can only make one general rate under Section 107 of the LGA it can vary the rate by use or non-use, locality, planning zone, or any other prescribed factor.

#### **6 FINANCIAL IMPLICATIONS**

As detailed above.

#### **7 CONSULTATION WITH STATE GOVERNMENT**

There is some requirement to consult with the State Grants Commission, the State Fire Service and the Department of Treasury and Finance in relation to revenue and expenditure that has impact on Council's budget.

#### **8 COMMUNITY CONSULTATION**

There is community input into the budget process of drafting the budget via councillors, local district committees, and direct input from members of the public.

#### **9 OPTIONS**

Council has the option to change components of the budget as required, and also an opportunity each month to review its budget and add/delete items.

#### **10 OFFICERS COMMENTS**

Section 82 (7) of the LGA requires the General Manager to report any budget adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.

#### **11 ATTACHMENTS**

- 11.1 The 2020-21 Budget Summary, Budget Report including Capital Works Program, Rates Report, Rates & Charges Policy and Fees & Charges Schedule.
- 11.2 2020-2021 Annual Plan.
- 11.3 Long Term Financial Plan 2020-2030.

#### **12 RECOMMENDATION**

- A. That Council receive and discuss the 2020/2021 Annual Budget; 2020/2021 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B. That Council approve and adopt the 2020/2021 Annual Plan pursuant to Section 71 of the Local Government Act

1993.

C. That Council approve and adopt the 2020/2021 Rates & Charges Policy pursuant to Section 86B of the Local Government Act 1993.

D. That Council:

- i) approve and adopt the 2020/2021 revenue and expenditure estimates pursuant to Section 82 of the Local Government Act 1993.
- ii) make rates and charges for the period 1 July 2020 to 30 June 2021 pursuant to the provisions of the Local Government Act 1993 in accordance with the following resolutions:

**1. General Rate**

- a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2020 and ending on 30 June 2021, namely a rate of 9.08 cents in the dollar on the assessed annual value of the land.
- b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
  - i) Land used for primary production purposes the general rate is varied to 4.01 cents in the dollar on the assessed annual value of the land;
  - ii) Land zoned as “residential low density and rural living zones” under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.28 cents in the dollar on the assessed annual value of the land;
  - iii) Land used for sport and recreation purposes the general rate is varied to 6.77 cents in the dollar on the assessed annual value of the land;
  - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 6.98 cents in the dollar on the assessed annual value of the land;
  - v) Land used for quarries or mining purposes the general rate is varied to 8.17 cents in the dollar on the assessed annual value of the land;
  - vi) Land used for commercial purposes the general rate is varied to 6.98 cents in the dollar on the assessed annual value of the land;
  - vii) Land used for public purposes the general rate is varied to 8.38 cents in the dollar on the assessed annual value of the land;
  - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Rural Resource zone under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 6.28 cents in the dollar on the assessed annual value of the land;
  - ix) Land which is vacant the general rate is varied to 4.89 cents in the dollar on the assessed annual value of the land;
  - x) Land which is vacant and which is zoned industrial under the Northern Midlands Interim Planning Scheme 2013 the general rate is varied to 9.08 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$488.
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$299 by reference to land use as follows:
  - i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;

- iii) Land used for primary production;
- iv) Land used for quarries or mining;
- v) Land used for industrial;
- vi) Vacant land which is not used for any purpose.

## **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the Local Government Act 1993, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2020 and ending on the 30 day of June 2021 namely:

### **1. Service Charge Waste Management**

- 1.1 A service charge for waste management (garbage removal) in respect of all land to which Council makes available a garbage removal service of:
  - i) \$115 for one 140 litre mobile garbage bin and 240 litre mobile recycling bin
  - ii) \$172 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin; and
  - iii) \$84 for each additional recycle bin.

### **2. Fire Service Contribution**

- 2.1 Pursuant to section 93A of the Local Government Act 1993 Council makes the following service rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area as follows;
  - a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.382 cents in the dollar of assessed annual value of such land;
  - b) for general land 0.35 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$41.

## **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001.

## **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2020
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2020
  - ii) the second instalment on or before 30 November 2020
  - iii) the third instalment on or before 28 February 2021

## **5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates

specified in the rates notice in one payment on or before 31 August 2020, a discount of 1.0% upon the current rates and charges.

**6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2021; and
- b) there is payable a daily interest charge of 0.0178% in respect of the unpaid rate or instalment for the period during which it is unpaid.

**7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the Local Government Act 1993.

**8. Words Used**

Words and expressions used both in these resolutions and in the Local Government Act 1993 or the Fire Service Act 1979 have in these resolutions the same respective meanings as they have in those Acts.

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the *Local Government Act 1993*;
  - i) Imposes fees and charges as specified in the Fees and Charges Schedule 2020/2021; and
  - ii) In addition to any other fee, charge, rate or service charge, Council imposes a \$640 charge for the service of bio-cycle sewer disposal systems for the period 1 July 2020 to 30 June 2021.
  - iii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iv) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

DECISION

Cr Davis/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Polley

- A. That Council receive and discuss the 2020/2021 Annual Budget; 2020/2021 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B. That Council approve and adopt the 2020/2021 Annual Plan pursuant to Section 71 of the *Local Government Act 1993*.
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before the date it falls due then:

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  - iii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iv) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

Carried unanimously



# NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 29 JUNE 2020

## 212/20 ITEMS FOR THE CLOSED MEETING

### DECISION

Cr Goninon/Cr Lambert

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

Carried unanimously

## 213/20 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*

## 214/20 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*.

## 215/20 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

## 216/20(1) PERSONNEL MATTERS

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

## 216/20(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*

## 216/20(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*

## 216/20(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*

## 217/20 MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

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

*Legal matter*

## 218/20 AVOCA PRIMARY SCHOOL: PROPERTY & BUILDING INSPECTION

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

### DECISION

Cr Goninon/Cr Polley

That Council

A) request a Business Plan from the YMCA



# NORTHERN MIDLANDS COUNCIL

## MINUTES – ORDINARY MEETING

### 29 JUNE 2020

- B) Officers hold further discussions with the YMCA Launceston to confirm their intent for the property and request a presentation to a Council workshop; and
- C) Officers report back to Council.
- D) in relation to this matter:
  - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
  - ii) determined to release the decision to the public.

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Brooks

#### 219/20 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.

*Development proposal*

#### 220/20 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.

*Evandale property matter*

#### 221/20 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.

*TRANSLink Proposal*

#### 222/20 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.

*Community Consultation*

#### DECISION

Cr Polley/Cr Davis

That Council move out of the closed meeting.

Carried unanimously

*Mayor Knowles closed the meeting at 9.37pm.*

MAYOR \_\_\_\_\_

DATE \_\_\_\_\_