



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 20 JULY 2020



NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JULY 2020

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD ON MONDAY, 20 JULY 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)

223/20 ATTENDANCE

1 PRESENT

Mayor Mary Knowles OAM, Deputy Mayor Richard Goss (from 5.02pm), Cr Dick Adams OAM, Cr Matthew Brooks, Cr Andrew Calvert, Cr Jan Davis, Cr Ian Goninon, Cr Janet Lambert, Cr Michael Polley AM (from 5.02pm)

In Attendance:

Mr Des Jennings – General Manager, Miss Maree Bricknell – Corporate Services Manager (to 7.24pm), Mr Leigh McCullagh – Works Manager (to 7.24pm), Mrs Erin Miles – Development Supervisor (to 6.54pm), Mr Paul Godier – Senior Planner (to 6.54pm), Mrs Gail Eacher – Executive Assistant (to 7.24pm)

2 APOLOGIES

Nil

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Council **RESOLVED** to note the withdrawal of PLAN 3 from the Agenda.

225/20 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.

226/20 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 declaration of interest:

Cr Ian Goninon

CON 8



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227/20 CONFIRMATION OF MINUTES

1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES

DECISION

Cr Adams/Cr Lambert

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 29 June 2020 be confirmed as a true record of proceedings.

Carried unanimously

2 CONFIRMATION OF MINUTES OF COMMITTEES

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

	Date	Committee	Meeting
i)	30 June 2020	Liffey Hall Management Committee	Ordinary
ii)	1 July 2020	Longford Local District Committee	Ordinary
iii)	7 July 2020	Ross Community Sports Club Inc.	AGM
iv)	7 July 2020	Ross Community Sports Club Inc.	Ordinary

Crs Goss and Polley attended the meeting at 5.02pm.

DECISION

Cr Adams/Cr Lambert

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

Carried unanimously

3 RECOMMENDATIONS OF SUB COMMITTEES

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

Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 1 July 2020 the following motion/s were recorded for Council's consideration:

Longford Racecourse

That the Council be asked to respond to the request for a feasibility study that was submitted with the budget requests.

Officer comment:

Longford Racecourse is not owned by Council and the cost of the future planning the site should be the responsibility of Tas Racing.

Officer recommendation:

That Council advise the Committee that no allocation was made in the budget for a feasibility study and that Council formally approach Tas Racing and seek the status of future planning for the site.

DECISION

Cr Adams/Cr Davis

That Council advise the Committee that no allocation was made in the budget for a feasibility study and that Council formally approach Tas Racing and seek the status of future planning for the site.

Carried unanimously

Tree – Perth Bypass

That the Committee approach Council to see how the tree on the bypass can be solar lit as a natural artistic feature.

Officer comment:

Council at its 29 June meeting resolved to defer a decision on the above tree and investigate alternate proposals.



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Officer recommendation:

That Council note the request.

DECISION

Cr Goss/Cr Davis

That Council note the request.

Carried unanimously

Visual Impairment Aids on Longford streets

That the Council fix up the visual impaired aid dots on the pavements around Longford.

Officer comment:

A customer request has been completed.

Officer recommendation:

That Council note the information.

DECISION

Cr Lambert/Cr Davis

That Council note the information.

Carried unanimously

Erection of Signs

Can Council approach State Growth to have some signs erected to prevent cyclists and pedestrians using off roads (off-ramps) that have speeds greater than 80 kmh and can Council please erect "Beware of Cyclists" signs in Pateena Road

Officer comment:

Council officers to investigate this request.

Officer recommendation:

That Council note the information.

DECISION

Cr Adams/Cr Davis

That Council note the information.

Carried unanimously

Leave of Absence

That Gary Catchlove be granted a leave of absence because of COVID19 and the movement of dates of the meeting conflicted with his work.

Officer comment:

The Longford Local District Committee requested that Council action the above motion which was recorded at the meeting held on 7 June 2020.

It is noted that Mr Catchlove Owen was recorded as an apology in the minutes of the June Longford Local District Committee, Mr Catchlove Owen sought a leave of absence from that meeting and has not sought a further leave of absence.

Officer recommendation:

That Council note this information.

DECISION

Cr Goss/Cr Lambert

That Council note this information.

Carried unanimously

228/20 DATE OF NEXT COUNCIL MEETING: 17 AUGUST 2020

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 17 August 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).



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229/20 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
06/07/2020	Council Workshop Discussion: <ul style="list-style-type: none">• Stormwater South Perth & South Perth development• Midland Highway Safety Upgrades• Perth Road Transfers• Shipping containers
20/07/2020	Council Workshop Discussion: <ul style="list-style-type: none">• Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 29 June 2020 to 20 July 2020 are as follows:

Date	Activity
1 July 2020	Attended radio interview with Tasmania Talks, Gipps Creek
2 July 2020	Attended Tourism Northern Tasmania teleconference, Gipps Creek
3 July 2020	Attended Tom's Walk, Longford
3 July 2020	Attended meeting with Brian Mitchell, Longford
6 July 2020	Attended Council Workshop, Longford
12 July 2020	Attended Tasmanian Women in Agriculture teleconference, Gipps Creek
15 June 2020	Attended LGAT Webinar, Gipps Creek
20 July 2020	Attended NRM North presentation, Riverside
20 July 2020	Attended Council Workshop and Ordinary Meeting, Longford
Attended to administration matters, incl. correspondence, email, phone, media and mail inquiries.	
Attended to email, phone, media and mail inquiries.	

3 PETITIONS

1 PURPOSE OF REPORT

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

2 OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

(a) a clear and concise statement identifying the subject matter and the action requested; and

(b) in the case of a paper petition, a heading on each page indicating the subject matter; and

(c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and

(d) a statement specifying the number of signatories; and

(e) at the end of the petition –

(i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –



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

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

petition means a paper petition or electronic petition;

signatory means –

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

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

To provide an opportunity for Councillors and the General Manager to report on their attendance at recent conferences/seminars. The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

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

2 CONFERENCES AND SEMINARS

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	50	846	934
337	48	25	29	49	43	33	37	38	44	42	31	30	449	462

6 ANIMAL CONTROL

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

Item	Income/Issues 2018/2019		Income/Issues for June		Income/Issues 2019/2020	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,224	101,911	11	100	4,268	101,937
Dogs Impounded	77	4,771	5	366	44	4,089
Euthanized	7	-	-	-	1	-
Re-claimed	56	-	5	-	39	-
Re-homed/Dogs Home *	14	-	-	-	4	-
New Kennel Licences	8	576	3	216	15	1,080
Renewed Kennel Licences	70	3,080	-	-	70	3,080
Infringement Notices (paid in full)	54	10,773	3	831	42	12,149
Legal Action	-	-	-	-	-	-
Livestock Impounded	-	-	-	-	-	-
TOTAL		121,112		1,513		122,335



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** 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

2 new kennel licence applied for in June.

Microchips:

0 dogs microchipped due to COVID-19

Infringements:

19 infringements issued.

Attacks:

0 attacks

Impounded Dogs:

5 dogs impounded – 5 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	-	-

Note that there were no vaccinations delivered between 01 January 2020 – 30 June 2020, due to school closures. Northern Midlands Medical Services provide the school immunisation program for the Northern Midlands Council.

Other Environmental Health Services

Determine acceptable and achievable levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures by mutual consent or application of legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2016/2017	2017/2018	2018/2019	2019/2020
Notifiable Diseases	4	4	5	1
Inspection of Food Premises	75	77	127	111

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.

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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	-	2
Governance	-	1	-	-	-	-	1	-	2	-	-	1
Waste	-	-	-	-	-	-	-	-	-	-	-	-
Works	6	8	3	24	33	10	30	30	25	20	24	15

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 - Eskleigh 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
Planning/Building Applications Remitted			
18-Mar-20	Liffey Hall Management Committee	Planning Fees - Sign	\$134
2-Mar-20	Longford Legends Committee	Planning Fees - Signs Stokes Park	\$196
School & Bursary Programs			
14-Oct-19	Aladdin Addicoat	Bursary Program 2019 - instalment 2	\$1,000
23-Oct-19	Ruby Graham	Bursary Program 2019 - instalment 1	\$1,000
28-Oct-19	Eden Arrieta-Shadbolt	Bursary Program 2019 - instalment 2	\$1,000
18-Dec-19	Ruby Graham	Bursary Program 2019 - instalment 2	\$1,000
24-Dec-19	Adam Martin	Bursary Program 2019 - instalment 2	\$1,000
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 Eacher	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
Sporting Achievements			
8-Jul-19	Lucy Johnston	Australian Interschools Equestrian Championships	\$100
8-Jul-19	Jock Johnston	Australian Interschools Equestrian Championships	\$100
8-Jul-19	Nick Smart	Australian U12 Boys AFL Football Championships	\$100



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Date	Recipient	Purpose	Amount \$
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
		TOTAL DONATIONS	\$38,203

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	
29/06/2020	208/20	Footpath Trading By-Law	That the matter be deferred to a Council Workshop for discussion.	General Manager	Listed for workshop discussion.
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.
29/06/2020	191/20	Information Items	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.	General Manager	Matter in progress with discussion with General Manager of State Roads.
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.
29/06/2020	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	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;	General Manager	In progress.
29/06/2020	197/20	PQT - 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	The General Manager to respond to Mr Neil Mackinnon's enquiry.	Senior Planner	Response being prepared.
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 (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.
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	Works Manager	Officers progressing.

NORTHERN MIDLANDS COUNCIL

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Date	Min. Ref.	Details	Action Required	Officer	Current Status
			and Church streets, Cressy near the trout sculpture, and it be brought back to the Committee for comment		
29/06/2020	189/20	Recommendations of Sub Committees -Campbell Town District Forum	Maintenance of Parks & 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. - Council officers to investigate	Works Manager	
29/06/2020	189/20	Recommendations of Sub Committees -Campbell Town District Forum	Valleyfield Road Verge: That Council officers investigate the provision of passing lanes and report back to Council.	Works Manager	
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	Report to Council meeting.
29/06/2020	195/20	Bridge Renewal Program Round Five Application for Replacement of the Pisa River Bridge	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).	Project Officer	Application submitted. Outcome awaited.
29/06/2020	203/20	Inquiry into Family, Domestic and Sexual Violence	That Council approve a submission being made to the Inquiry into Family, Domestic and Sexual Violence directly by Council.	Project Officer	Mayor and Project Officer preparing submission. Due 24 July 2020.
29/06/2020	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	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. 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.	Project Officer	i) Communications officer to promote business support services and programs. ii) Investigating the newly developed 'Go Local First' campaign (see information section of Agenda). iii) & iv) being worked on July-August. viii) and ix) letter regarding these requirements forwarded to NMBA.
29/06/2020	192/20	Northern Midlands Further Education Bursary Program 2020: Update Report	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;	Project Officer	Report to Council (closed session).
29/06/2020	192/20	Northern Midlands Further Education Bursary Program 2020: Update Report	That Council establish a clear process before considering the applications in 2021.	Project Officer	To be progressed later in 2020.
29/06/2020	193/20	Pandemic Recovery Proposal: Incentives to entice Intrastate Visitors to Northern Midlands to Stay, Play and Spend	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.	Project Officer	To be progressed later in liaison with Tourism Officer.
29/06/2020	205/20	Proposal to Cover Campbell Town & Cressy Swimming Pools	That Council Officers prepare a report detailing the costs associated with the preparation of a Swimming Pool Strategy.	Project Officer	Report to Closed Council.
29/06/2020	202/20	Proposal to Establish a Short to Medium Term, Temporary, Pop-Up, Neighbourhood House at Longford	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.	Project Officer	Report to Council workshop 3 August.
29/06/2020	194/20	Proposed Blue Tree Project	That the matter be deferred pending receipt of further proposals relating to mental health initiatives.	Project Officer	Receipt of further mental health initiatives awaited. INFO update to Council.
19/11/2018	323/18	Tom Roberts	That Council approve the proposal to develop a Tom Roberts	Project Officer	Interpretation panel installed. Video

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Date	Min. Ref.	Details	Action Required	Officer	Current Status
		Interpretation at Longford	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.		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 DPIPW and Tasmanian Aboriginal Centre, awaiting response.
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/Corporate Services Manager	Listed for workshop discussion.
29/06/2020	211/20	Municipal Budget	As per decision/recommendation.	Corporate Services Manager	Ongoing.
29/06/2020	207/20	Draft Local Provisions Schedule: comments from Tasmanian Planning Commission	That Council resolves to advise the Tasmanian Planning Commission:	Senior Planner	TPC has been advised level of cross checking to ensure consistency between documents taking longer than expected, due to be submitted by 28/8/2020.
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. Flood modelling for all of Perth required. Referred to workshop 6 July 2020.
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 workshoped, 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.
29/06/2020	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	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.	Senior Planner	JMG requested to provide quote to review existing data.

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	Flood modelling for all of Perth required. Referred to workshop 6 July 2020.
18/09/2017	279/17	Historical Records and Recognition: Service of Councillors	That Council, ...and ii) progress the following when the glass enclosed area at the front of the Council Chambers is nearing completion: Photograph/photographs of current Councillors – professional printing and framing; Archiving of historic photographs; Production of a photo book of historic photographs for display.	Exec Assistant	To be 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

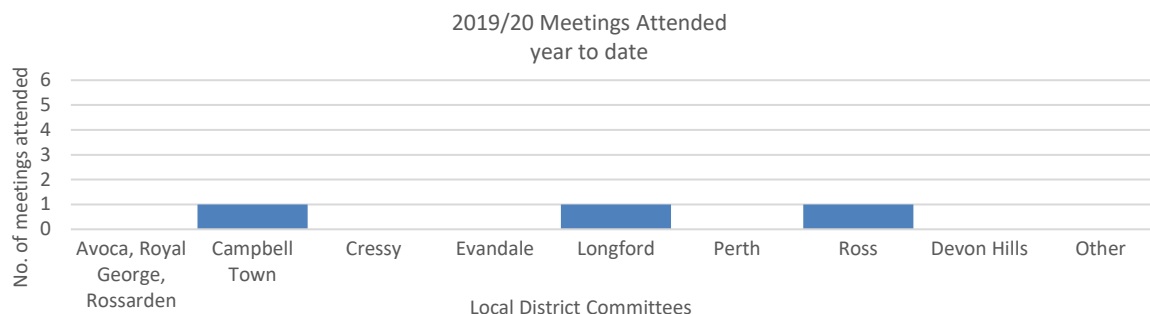
- Council meetings:
 - Special Meeting 15 June
 - Ordinary Meeting 29 June
- Council Workshops:
 - 1 June (Budget Workshop)
- Staff Meetings (incl. Works and Child Care)
 - 2 June
 - 9 June

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- 23 June
- Community meetings:



- Meetings

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

 - Met with Public Relations Consultants, Timmins Ray
 - Attended NTDC Meeting
 - Attended TEER Strategy and Partnership Committee meeting
 - Met with Ratepayer re Compliance Matter
 - Attended Regional General Manager's Meeting
 - Attended Stakeholder Meeting with Tasmanian Audit Office
 - Attended Minister's Presentation on Renewable Energy and Hydrogen to NTDC Board
 - Met with ratepayer together with Crs Adams and Polley
 - Attended PLGC Officials meeting
 - Met with Jacobs Consultants re Strategic Projects
 - Attended meetings with Council's solicitor re legal matters
 - Met with developers re Evandale proposal
 - Met with Cr Lambert

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
- Emergency Management – COVID-19 Pandemic Planning
- 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
- Developed Hygiene Policy
- Temporary hours variations for a few permanent staff members – initiated by the employees, not Council
- WHS Training for all staff – on hold
- 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

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- 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, Safety Management Plans and Community Support.
- 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, staffing and support.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations.
- Additional Perth School After School Care service reference group.
- Cressy & Longford After School Care services – suspended until end of 2020 due to Covid19.
- Review new funding models
- 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 – practically complete.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

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

Resource Sharing Summary 1/7/19 to 30/6/20 As at 30/6/20	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	416.50	22,465.94
Street Sweeper - Plant Hire Hours	388.00	33,486.05
Total Services Provided by NMC to Meander Valley Council		<u>55,951.99</u>
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	761.30	57,592.85
Total Service Provided by MVC to NMC		<u>57,592.85</u>
Net Income Flow		<u>- 1,640.86</u>
Total Net		<u><u>- 1,640.86</u></u>
Private Works and Council Funded Works for External Organisations	Hours	
Economic & Community Development Department		
Northern Midlands Business Association		
Promotion Centre Expenditure		Not Charged to Association Funded
- Tourism Officer	56.00	from Council Budget A/c 519035
Works Department Private Works Carried Out	112.50	
	<u>168.50</u>	

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		June 2020	Total 2019/20	June 2019
Graffiti Victoria Square toilets	Longford	\$ 100		
TOTAL COST VANDALISM		\$ 100	\$ 6,500	\$ 400

14 YOUTH PROGRAM UPDATE

Prepared by: Billie-Jo Lowe, Youth Officer

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 6 JULY 2020

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

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

NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JULY 2020

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



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

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

16 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: *Lorraine Green, Project Officer*

CURRENT AS OF 6 JULY 2020

Election Commitment	Estimated Completion Date	Current Status
Ben Lomond		
Assisting to improve water supply to Ben Lomond Village and ski fields (\$60,000 commitment to Ben Lomond Committee)		Informal report May 2019 that the stakeholders are working to reach agreement with the way forward for this project.
Campbell Town		
Redevelopment of Cenotaph (\$70,000)	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.
Cressy		
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 – November 2020 completion date anticipated.
Evandale		
Morven Park Recreation Ground Upgrades (\$158,000)	30/6/2020	Recipient information form submitted 16 July 2018. Grant deed signed Sept 2018. Election commitment first progress report submitted March 2019, second report submitted June 2019: third report submitted Sept 2019. Completion extension requested to December 2020.
Western Junction		
Duplication of road from Breadalbane roundabout to Airport roundabout (\$5.5million)		March 2018: Council wrote to State Growth to initiate participation in the design for the road duplication. 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.

17 HUMAN RESOURCES POLICY: HYGIENE POLICY

Report prepared by: *Samantha Dhillon, People & Culture Business Partner*

The newly developed Human Resources - Hygiene Policy, has been developed in response to the current pandemic. The policy relates to Council workers, with the new measures to be practiced in all Council workplaces.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

ATTACHMENT:

- Policy

18 REMAKING OF DOG CONTROL REGULATIONS 2010

Report prepared by: Tammi Axton, Animal Control Officer

Local Government Division has commenced the process of remaking the Dog Control Regulations 2010 (the Regulations), in part to ensure that they are consistent with amendments that were made in late 2019 to the *Dog Control Act 2000* that dealt with dog attacks on sensitive wildlife (including Little Penguins). This process was delayed as a result of the pandemic emergency, but is currently being re-activated and will be subject to consultation with councils in the coming weeks.

A minor interim amendment has been made to Schedule 1 of the Regulations to address a technical deficiency in relation to infringement notices. It was recently identified that the Regulations did not allow for the issuing of infringement notices in relation to an offence under the new section 19(3A) of the *Dog Control Act 2000*. This is because the changes to the Act resulted the separation of attacks on animals and attacks on humans, and the creation of the new offence provision in 19(3A).

The change to the Regulations ensures that councils can issue infringement notices in relation to attacks causing serious injury to both humans and animals (i.e. under sections 19(3) and the new 19(3A)), which is consistent with the situation that existed before the most recent Act amendments.

The Amendment Regulations were made on 6 July 2020 and will be Gazetted on 15 July 2020.

19 PROPOSED BLUE TREE PROJECT

Report prepared by: Des Jennings, General Manager

Council Officers are currently exploring opportunities for the paint and equipment to be donated and thus substantially reduce the cost of painting the tree.

Further, cost estimates are being sought to light the tree as per community suggestion.

20 GO LOCAL FIRST CAMPAIGN

Report prepared by: Lorraine Green, Project Officer

The Go Local First campaign, funded by the Australian Government and delivered by the Council of Small Business Organisations Australia, encourages Australians to spend locally first to keep small businesses going, keep people employed and keep local communities thriving.

The campaign includes digital and print advertising, extensive social media, and resources for small business.

ATTACHMENT:

- Local Government toolkit

DECISION

Cr Lambert/Cr Brooks

That the Information items be received.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

230/20 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR THE ANNUAL GENERAL MEETING AND GENERAL MEETING TO BE HELD ON 22 JULY 2020

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

This report considers the Local Government Association of Tasmania (LGAT) agenda for the Annual General Meeting and General Meeting to be held on 22 July 2020 via Webinar.

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania (LGAT) will hold the Annual General Meeting (AGM) and General Meeting on 22 July 2020 via Webinar. The AGM will commence at 10.00am, with the General Meeting to commence directly thereafter.

The Annual Conference for 2020 has been cancelled due to the ongoing COVID19 Pandemic.

The decisions of Council regarding this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT) Agendas for the

- Annual General Meeting; and
- General Meeting.

3 STRATEGIC PLAN

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

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

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

4 FINANCIAL IMPLICATIONS

N/a.

5 OPTIONS FOR COUNCIL TO CONSIDER

Consideration needs to be given to each agenda item listed, Council is then to determine how the voting delegate is to vote on each item at the Annual General and General meetings to be held on 22 July 2020.

* Denotes attachments.

5.1 Annual General Meeting

The following are the motions on which decisions are sought:

- 1 **MINUTES OF 107TH ANNUAL GENERAL MEETING ***
Decision Sought
That the Minutes of the 107th Annual General Meeting, held 3 July 2019 be confirmed.
- 2 **PRESIDENT'S REPORT**
Decision Sought
That the President's report be received.
- 3 **FINANCIAL STATEMENTS TO 30 JUNE 2019 ***
Decision Sought
That the Financial Statements for the period 1 July 2018 to 30 June 2019 be received and adopted.
- 4 **2020/2021 LGAT BUDGET AND SUBSCRIPTIONS ***
Decision Sought
That the Meeting endorse the adoption of the 2020-2021 Budget and Subscriptions.
- 5 **PRESIDENT AND VICE PRESIDENT HONORARIUMS**
Decision Sought
That the President's and Vice President's allowance for the period 1 July 2020 to 30 June 2021 be adjusted in accordance with the movement in the Wages Price Index.
- 6 **LGAT ANNUAL PLAN ***
Decision Sought
That Members note the report against the LGAT Annual Plan.
- 7 **REPORTS FROM BOARD REPRESENTATIVES ***
Decision Sought
 - (a) That the reports from representatives on various bodies be received and noted.
 - (b) That Members acknowledge the time and effort put in by all Association representatives on boards, working parties, advisory groups and committees etc.

5.2 General Meeting

The following are the motions on which decisions are sought:

1 GOVERNANCE

1.1 MINUTES *

Decision Sought

That the Minutes of the General Meeting held on 27 March and 26 June 2020, as circulated, be confirmed.

1.2 CONFIRMATION OF AGENDA & ORDER OF BUSINESS

Decision Sought

That the agenda and order of business be confirmed.

1.3 PRESIDENTS REPORT

Decision Sought

That the Meeting note the report on the President's activity from 6 March to 12 June 2020.

1.4 CEO'S REPORT

Decision Sought

That the Meeting note the report on the CEO's activity from 6 March to 12 June 2020.

1.5 BUSINESS ARISING *

Decision Sought

That Members note the following information on business arising.

1.6 FOLLOW UP OF MOTIONS *

Contact Officer: Dion Lester

Decision Sought

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

1.7 COUNCIL ROUND UPS

Decision Sought

That Members note there will be no Council Round Up presentation given the General Meeting is to be held via Webinar.

2 ITEMS FOR DECISION

2.1 Head Works *

Motion – Brighton Council

Decision Sought

That LGAT advocate to the State Government and TasWater for the ceasing of the 'headworks holiday' for sewer and water infrastructure.

2.2 Five Year Financial Management Strategy for Local Government

Motion – Burnie City Council

Decision Sought

That LGAT request the State Government to endorse a five-year financial management strategy for Local Government rather than ten years.

3 ITEMS FOR NOTING

3.1 Review of Local Government Legislation *

Contact Officer – Katrena Stephenson

Decision Sought

That Members note the report on the review of Local Government Legislation.

3.2 Waste Management

Contact Officer – Dion Lester

Decision Sought

That Members note the update on Waste Management.

3.3 Planning – 'Red Tape Reduction'

Contact Officer – Dion Lester

Decision Sought

That Members note the following update on red tape reduction reforms.

3.4 COVID-19

Contact Officer – Dion Lester

Decision Sought

That Members note the significant activity undertaken in supporting councils to navigate the COVID-19 pandemic.

3.5 Economic and Social Recovery after COVID 19 *

Contact Officer – Katrena Stephenson

Decision Sought

That the Meeting note the paper on the Premier's Economic and Social Recovery Advisory Council.

3.6 Stormwater and Urban Drainage

Contact Officer – Michael Edrich

Decision Sought

That Members note the report on stormwater and urban drainage.

3.7 Development Standards Documentation

Contact Officer – Michael Edrich

Decision Sought

That Members note the report on development standards documentation.

3.8 Emergency Management

Contact Officer – Georgia Palmer

Decision Sought

That Members note the report on emergency management activities.

3.9 Energy

Contact Officer – Georgia Palmer

Decision Sought

That Members note the report on energy policy and projects.

3.10 Environmental Health Officer Workforce Strategy Project

Contact Officer – Lynden Leppard

Decision Sought

That Members note progress of the Environmental Health Officer (EHO) Workforce Development Project.

3.11 National Local Government Agenda

Contact Officer – Katrena Stephenson

Decision Sought

That Members note the report on national advocacy.

3.12 LGAT Procurement

Contact Officer – Deborah Leisser

Decision Sought

That Members note the following update on procurement support for Councils.

3.13 Health and Wellbeing Project

Contact Officer – Lynden Leppard

Decision Sought

That Members note the two-year extension of funding for the LGAT Community Health and Wellbeing Project.

3.14 Communication, Events and Professional Development

Contact Officer – Kate Hiscock

Decision Sought

That Members note the update which provides an overview on LGAT's communications and professional development activities for the reporting period.



NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JULY 2020

4 OTHER BUSINESS AND CLOSE

4.1 Life Membership of LGAT

Decision Sought

That Members note the President's advice on the awarding of LGAT Life Memberships.

6 ATTACHMENTS

6.1 Annual General Meeting Agenda & Attachments – 22 July 2020

6.2 General Meeting Agenda & Attachments – 22 July 2020

6.3 Additional Attachments

- LGAT Strategic Plan 2017-2021
- LGAT Work Plan 2020-2021

RECOMMENDATION

That Council

A) note/receive the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 22 July 2020:

2 PRESIDENT'S REPORT

Decision Sought

That the President's report be received.

6 LGAT ANNUAL PLAN *

Decision Sought

That Members note the report against the LGAT Annual Plan.

7 REPORTS FROM BOARD REPRESENTATIVES *

Decision Sought

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

B) vote as follows in relation to the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 22 July 2020:

1 MINUTES OF 107TH ANNUAL GENERAL MEETING *

Decision Sought

That the Minutes of the 107th Annual General Meeting, held 3 July 2019 be confirmed.

Vote for / against the Motion

3 FINANCIAL STATEMENTS TO 30 JUNE 2019 *

Decision Sought

That the Financial Statements for the period 1 July 2018 to 30 June 2019 be received and adopted.

Vote for / against the Motion

4 2020/2021 LGAT BUDGET AND SUBSCRIPTIONS *

Decision Sought

That the Meeting endorse the adoption of the 2020-2021 Budget and Subscriptions.

Vote for / against the Motion

5 PRESIDENT AND VICE PRESIDENT HONORARIUMS

Decision Sought

That the President's and Vice President's allowance for the period 1 July 2020 to 30 June 2021 be adjusted in accordance with the movement in the Wages Price Index.

Vote for / against the Motion

- C) note/receive the following reports listed in the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2020:

1 GOVERNANCE

1.3 PRESIDENTS REPORT

Decision Sought

That the Meeting note the report on the President's activity from 6 March to 12 June 2020.

1.4 CEO'S REPORT

Decision Sought

That the Meeting note the report on the CEO's activity from 6 March to 12 June 2020.

1.5 BUSINESS ARISING *

Decision Sought

That Members note the following information on business arising.

1.6 FOLLOW UP OF MOTIONS *

Decision Sought

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

1.7 COUNCIL ROUND UPS

Decision Sought

That Members note there will be no Council Round Up presentation given the General Meeting is to be held via Webinar.

3 ITEMS FOR NOTING

3.1 Review of Local Government Legislation *

Decision Sought

That Members note the report on the review of Local Government Legislation.

3.2 Waste Management

Decision Sought

That Members note the update on Waste Management.

3.3 Planning – 'Red Tape Reduction'

Decision Sought

That Members note the following update on red tape reduction reforms.

3.4 COVID-19

Decision Sought

That Members note the significant activity undertaken in supporting councils to navigate the COVID-19 pandemic.

3.5 Economic and Social Recovery after COVID 19 *

Decision Sought

That the Meeting note the paper on the Premier's Economic and Social Recovery Advisory Council.

3.6 Stormwater and Urban Drainage

Decision Sought

That Members note the report on stormwater and urban drainage.

3.7 Development Standards Documentation

Decision Sought

That Members note the report on development standards documentation.

3.8 Emergency Management

Decision Sought

That Members note the report on emergency management activities.

3.9 Energy

Decision Sought

That Members note the report on energy policy and projects.

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

3.10 Environmental Health Officer Workforce Strategy Project

Decision Sought

That Members note progress of the Environmental Health Officer (EHO) Workforce Development Project.

3.11 National Local Government Agenda

Decision Sought

That Members note the report on national advocacy.

3.12 LGAT Procurement

Decision Sought

That Members note the following update on procurement support for Councils.

3.13 Health and Wellbeing Project

Decision Sought

That Members note the two-year extension of funding for the LGAT Community Health and Wellbeing Project.

3.14 Communication, Events and Professional Development

Decision Sought

That Members note the update which provides an overview on LGAT's communications and professional development activities for the reporting period.

4 OTHER BUSINESS AND CLOSE

4.1 Life Membership of LGAT

Decision Sought

That Members note the President's advice on the awarding of LGAT Life Memberships.

D) vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2020:

1 GOVERNANCE

1.1 MINUTES *

Decision Sought

That the Minutes of the General Meeting held on 27 March and 26 June 2020, as circulated, be confirmed.

Vote for / against the Motion

1.2 CONFIRMATION OF AGENDA & ORDER OF BUSINESS

Decision Sought

That the agenda and order of business be confirmed.

Vote for / against the Motion

2 ITEMS FOR DECISION

2.1 Head Works *

Motion – Brighton Council

Decision Sought

That LGAT advocate to the State Government and TasWater for the ceasing of the 'headworks holiday' for sewer and water infrastructure.

Vote for / against the Motion

2.2 Five Year Financial Management Strategy for Local Government

Motion – Burnie City Council

Decision Sought

That LGAT request the State Government to endorse a five-year financial management strategy for Local Government rather than ten years.

Vote for / against the Motion

NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JULY 2020

DECISION

Cr Goss/Cr Adams

That Council

A) note/receive the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 22 July 2020:

2 PRESIDENT'S REPORT

Decision Sought

That the President's report be received.

6 LGAT ANNUAL PLAN *

Decision Sought

That Members note the report against the LGAT Annual Plan.

7 REPORTS FROM BOARD REPRESENTATIVES *

Decision Sought

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

B) vote as follows in relation to the following items listed in the LGAT AGM Agenda for the meeting to be held on Wednesday, 22 July 2020:

1 MINUTES OF 107TH ANNUAL GENERAL MEETING *

Decision Sought

That the Minutes of the 107th Annual General Meeting, held 3 July 2019 be confirmed.

Vote for the Motion

3 FINANCIAL STATEMENTS TO 30 JUNE 2019 *

Decision Sought

That the Financial Statements for the period 1 July 2018 to 30 June 2019 be received and adopted.

Vote for the Motion

4 2020/2021 LGAT BUDGET AND SUBSCRIPTIONS *

Decision Sought

That the Meeting endorse the adoption of the 2020-2021 Budget and Subscriptions.

Vote for the Motion

5 PRESIDENT AND VICE PRESIDENT HONORARIUMS

Decision Sought

That the President's and Vice President's allowance for the period 1 July 2020 to 30 June 2021 be adjusted in accordance with the movement in the Wages Price Index.

Vote for the Motion

C) note/receive the following reports listed in the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2020:

1 GOVERNANCE

1.3 PRESIDENTS REPORT

Decision Sought

That the Meeting note the report on the President's activity from 6 March to 12 June 2020.

1.4 CEO'S REPORT

Decision Sought

That the Meeting note the report on the CEO's activity from 6 March to 12 June 2020.

1.5 BUSINESS ARISING *

Decision Sought

That Members note the following information on business arising.

1.6 FOLLOW UP OF MOTIONS *

Decision Sought

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

1.7 COUNCIL ROUND UPS

Decision Sought

That Members note there will be no Council Round Up presentation given the General Meeting is to be

NORTHERN MIDLANDS COUNCIL

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held via Webinar.

3 ITEMS FOR NOTING

3.1 Review of Local Government Legislation *

Decision Sought

That Members note the report on the review of Local Government Legislation.

3.2 Waste Management

Decision Sought

That Members note the update on Waste Management.

3.3 Planning – ‘Red Tape Reduction’

Decision Sought

That Members note the following update on red tape reduction reforms.

3.4 COVID-19

Decision Sought

That Members note the significant activity undertaken in supporting councils to navigate the COVID-19 pandemic.

3.5 Economic and Social Recovery after COVID 19 *

Decision Sought

That the Meeting note the paper on the Premier’s Economic and Social Recovery Advisory Council.

3.6 Stormwater and Urban Drainage

Decision Sought

That Members note the report on stormwater and urban drainage.

3.7 Development Standards Documentation

Decision Sought

That Members note the report on development standards documentation.

3.8 Emergency Management

Decision Sought

That Members note the report on emergency management activities.

3.9 Energy

Decision Sought

That Members note the report on energy policy and projects.

3.10 Environmental Health Officer Workforce Strategy Project

Decision Sought

That Members note progress of the Environmental Health Officer (EHO) Workforce Development Project.

3.11 National Local Government Agenda

Decision Sought

That Members note the report on national advocacy.

3.12 LGAT Procurement

Decision Sought

That Members note the following update on procurement support for Councils.

3.13 Health and Wellbeing Project

Decision Sought

That Members note the two-year extension of funding for the LGAT Community Health and Wellbeing Project.

3.14 Communication, Events and Professional Development

Decision Sought

That Members note the update which provides an overview on LGAT’s communications and professional development activities for the reporting period.

4 OTHER BUSINESS AND CLOSE

4.1 Life Membership of LGAT

Decision Sought

That Members note the President’s advice on the awarding of LGAT Life Memberships.

Carried unanimously

NORTHERN MIDLANDS COUNCIL

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D) vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2020:

Cr Adams/Cr Davis

That Council vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2020:

1 GOVERNANCE

1.1 MINUTES *

Decision Sought

That the Minutes of the General Meeting held on 27 March and 26 June 2020, as circulated, be confirmed.

Vote for the Motion

1.2 CONFIRMATION OF AGENDA & ORDER OF BUSINESS

Decision Sought

That the agenda and order of business be confirmed.

Vote for the Motion

Carried unanimously

Cr Goss/Cr Adams

That Council vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2020:

2 ITEMS FOR DECISION

2.1 Head Works *

Motion – Brighton Council

Decision Sought

That LGAT advocate to the State Government and TasWater for the ceasing of the ‘headworks holiday’ for sewer and water infrastructure.

Vote for the Motion

Carried unanimously

Cr Davis/Cr Calvert

That Council vote as follows in relation to the following items listed in the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2020:

2.2 Five Year Financial Management Strategy for Local Government

Motion – Burnie City Council

Decision Sought

That LGAT request the State Government to endorse a five-year financial management strategy for Local Government rather than ten years.

Vote for the Motion

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Goninon, Cr Goss



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

231/20 LOCAL DISTRICT COMMITTEE MEMBERSHIP: EXTENSION OF 2018-2020 TERM TO 30 JUNE 2021

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to seek the endorsement of Councillors to extend the membership terms of the Northern Midlands Council Local District Committees for the 2018-2020 term to 30 June 2021.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council has 7 local district committees throughout the municipality. The Committees are governed by a Memorandum of Understanding with the Council.

The purpose of the committees is to:

- Provide a focal point for information between the Northern Midlands Council and the community;
- Identify and prioritise needs of the local community;
- Consider and provide feedback to the Northern Midlands Council in respect to key strategic issues for the community.

Membership of Committees is limited to 10 members; with membership comprising of a minimum of five (5) members, the term of membership is 2 years.

At the 25 June 2018 Council Meeting (min. ref. 179/18) Council appointed members to the Local District Committees for the term 1 July 2018 to 30 June 2020.

During the term, there have been changes to the membership of the Local District Committees, with new memberships considered where full membership has not been realised.

Due to the extraordinary circumstances which have arisen as a result of the COVID-19 Pandemic local district committees were unable to meet for an extended period. Where possible, some Committees have now resumed meetings with strict protocols in place. For the period of the emergency no secretarial support is being made available to Committees who have recommenced meeting.

In accordance with the Memorandum of Understanding, advertising for membership term was due to occur 6 – 8 weeks, prior to the expiration of the term of membership, i.e. during early May. As a result of the declared pandemic, the membership advertising campaign for the 2020-2022 term was not commenced and Council officers are now seeking to extend the 2018-2020 membership term of all Local District Committees to 30 June 2021.

On 26 June 2020, Council Officers provided advice to the membership of all Local District Committees advising that Officers would prepare a report for the July 2020 Council meeting requesting that Councillors endorse an extension of the 2018-2020 membership term of committee members for a period of a further 12 months to 30 June 2021.

It should be noted that during the membership term, resignations and applications for membership are received from time to time and applications are then considered by Council subject to existing vacancies on Committees; the extension of the term would not impact this process.

The current Local District Committee membership is as follows:

NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JULY 2020

- **Avoca, Royal George & Rossarden Local District Committee (8 members):**
 - Shirley Freeman
 - Helen Reynolds
 - Shirley Squires
 - Jacinta Allen
 - Michael McGree
 - Carol Wearing
 - Riccardo De Angelis
 - Lesley Collins
- **Campbell Town District Forum (7 members):**
 - Jill Davis
 - Jill Clarke
 - John Ashman
 - Owen Diefenbach
 - Sally Hills
 - Judith Lyne
 - Bevis Perkins
- **Cressy Local District Committee (8 members):**
 - Daniel Rowbottom
 - Helen Howard
 - Angela Jenkins
 - Helen Williams
 - Peter Goss
 - Maurita Taylor
 - Ann Green
 - Andrew Turnham
- **Evandale Advisory Committee (7 members):**
 - John Lewis
 - Carol Brown
 - Henrietta Houghton
 - Annie Harvey
 - Barry Lawson
 - John Remess
 - Stephanie Kensitt
- **Longford Local District Committee (10 members):**
 - Neil Tubb
 - Dee Alty
 - Len Langan
 - Dennis Pettyfor
 - Joanne Clarke
 - Gary Catchlove - Owen
 - Kevin Headlam
 - Tim Flanagan
 - Bronwyn Baker
 - Doug Bester
- **Perth Local District Committee (7 members):**
 - Tony Purse
 - Philip Dell
 - Graeme Eberhardt
 - John Stagg
 - Don Smith
 - Shan White
 - Sue Field
- **Ross Local District Committee (10 members):**
 - Arthur Thorpe
 - Christine Robinson
 - Jill Bennett
 - Helen Davies
 - Ricky Hebbard
 - Herbert Johnson
 - Allan Cameron
 - Marcus Rodrigues
 - Larna Pittiglio
 - Dale Cobban

3 STRATEGIC PLAN 2007/2017

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

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- Progress –
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Core Strategies:
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

- ♦ 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 –
 - History – Preserve & Protect our Built Heritage for TomorrowCore Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

On 26 June 2020, Council Officers provided the following advice to the membership of all Local District Committees:

As a result of the current COVID19 Pandemic, Council officers will prepare a report to the July 2020 Council meeting to request Councillors to endorse an extension of the 2018-2020 membership term of committee members for a period of 12 months.

Once the matter has been considered by Council, the decision of Council will be made known to Committee Members.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree or not agree to the extension of the 2018-2020 term to 30 June 2021.

11 OFFICER'S COMMENTS

At the 25 June 2018 Council Meeting (min. ref. 179/18) Council appointed members to the Local District Committees for the term 1 July 2018 to 30 June 2020.

Due to the extraordinary circumstances which have arisen as a result of the COVID-19 Pandemic, local district committees were unable to meet for an extended period. Where possible, some Committees have resumed meetings with strict protocols in place. No secretarial support has or is to be made available to those Committees who have recommenced meeting for the duration of the emergency.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

In accordance with the Memorandum of Understanding, advertising for the new membership term was due to occur 6 - 8 weeks prior to the expiration of the membership term. However, as a result of the declared pandemic, membership advertising for the 2020-2022 term was not initiated. Council officers are now seeking to extend the 2018-2020 membership term of all local district committees by 12 months to 30 June 2021.

On 26 June 2020, Council Officers provided advice to the membership of all Local District Committees advising that Officers would prepare a report for the July 2020 Council meeting requesting that Councillors endorse an extension of the 2018-2020 membership term to 30 June 2021. Following this advice being provided to the membership, three resignations have been received and processed; and two membership applications have been received which are yet to be considered.

RECOMMENDATION

That Council endorse the extension of the 2018-2020 term of membership of Northern Midlands Council Local District Committees by 12 months to 30 June 2021.

DECISION

[Cr Polley/Cr Lambert](#)

[That Council endorse the extension of the 2018-2020 term of membership of Northern Midlands Council Local District Committees by 12 months to 30 June 2021.](#)

[Carried unanimously](#)

232/20 RURAL ALIVE AND WELL (RAW): REQUEST FOR FUNDING

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 Rural Alive and Well (RAW) and its proposal to establish an office base at Perth;
- II) Seek Council's response to a request from RAW for financial assistance from Council to assist with funding the ongoing operation of the office at Perth.

2 INTRODUCTION/BACKGROUND

RAW employs coordinators to work with individuals, families and communities to build resilience and capacity to react to challenging life experiences. The service's ultimate aim is to prevent suicide attempts and deaths. A RAW brochure is held as an Attachment.

RAW currently has an office base at Oatlands which it rents from the Southern Midlands Council. Due to the nature of their work and the geographic spread of the RAW team across the state, having one office is no longer a viable option and RAW management is proposing to establish an office and visual presence at Perth.

RAW has identified suitable premises at 86 Main Road Perth: a church (formerly the Utsi Cafe) and the adjacent hall. The proposal is to transform the hall into an office space for 11 staff members and the church into a training and educational activities venue. The annual rent for the property is \$45,000: of which the landlord is willing to provide \$15,000 in kind – thus the weekly rent to RAW equates to \$577/week.

The Perth office would provide a base for the RAW Northern team, and a regular meeting place for RAW staff from the North West and East. The office would also be used for statewide team meetings, plus board meetings and training sessions.

The RAW submission to Council is held as an Attachment.

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
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ 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
- 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

Providing operational budget support to RAW could open up requests from other non-government organisations based in the northern midlands.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

RAW states the annual operational cost of the office base is \$132,000 and has requested Council contribute \$30,000 annually. The budget is held as an Attachment.

7 RISK ISSUES

Providing operational budget support to RAW could open up requests from other non-government organisations based in the northern midlands.

Not contributing to the RAW northern office base could see the office based in another northern LGA.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

There has been no community consultation with regard to this matter to date.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either approve or not approve RAW's request for financial assistance to operate an office base at Perth.

11 OFFICER'S COMMENTS/CONCLUSION

RAW is an excellent support service and the organisation would clearly benefit from establishing an office base in Northern Tasmania. Basing the office in Perth raises two main queries.

Should the Northern Midlands Council be the only LGA contributing to the cost of operating the office base? Whilst the office base would be in Perth, it would be servicing coordinators who work across the entire north, north west and east of the state. Therefore it would seem appropriate to share the cost of the service base's operational costs across all local government areas benefiting from the office base.

Does the office base need to be a standalone facility? There are a number of other facilities in the Perth area that have previously offered to host new services eg. Eskleigh Home is the base for the Perth Men's Shed, and several businesses in the TRANSLink precinct have also indicated previously they have spare capacity within their buildings. The majority of these businesses service rural Tasmania and could provide an excellent synergy with RAW. It is likely collocating would significantly lessen the cost of annual rental.

12 ATTACHMENTS

12.1 RAW brochure: 'Helping Tasmanians through Tough Times'

12.2 RAW Submission to Northern Midlands Council

RECOMMENDATION

That Council Executive meet with Rural Alive and Well (RAW) management to explore further the proposal to establish a service base at Perth.

DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Lambert

That Council subsidise Rural Alive and Well (RAW) for an amount up to \$30,000 over 3 years to establish a service base in Perth.

Carried unanimously

233/20 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Des Jennings, General Manager

1 PURPOSE OF REPORT

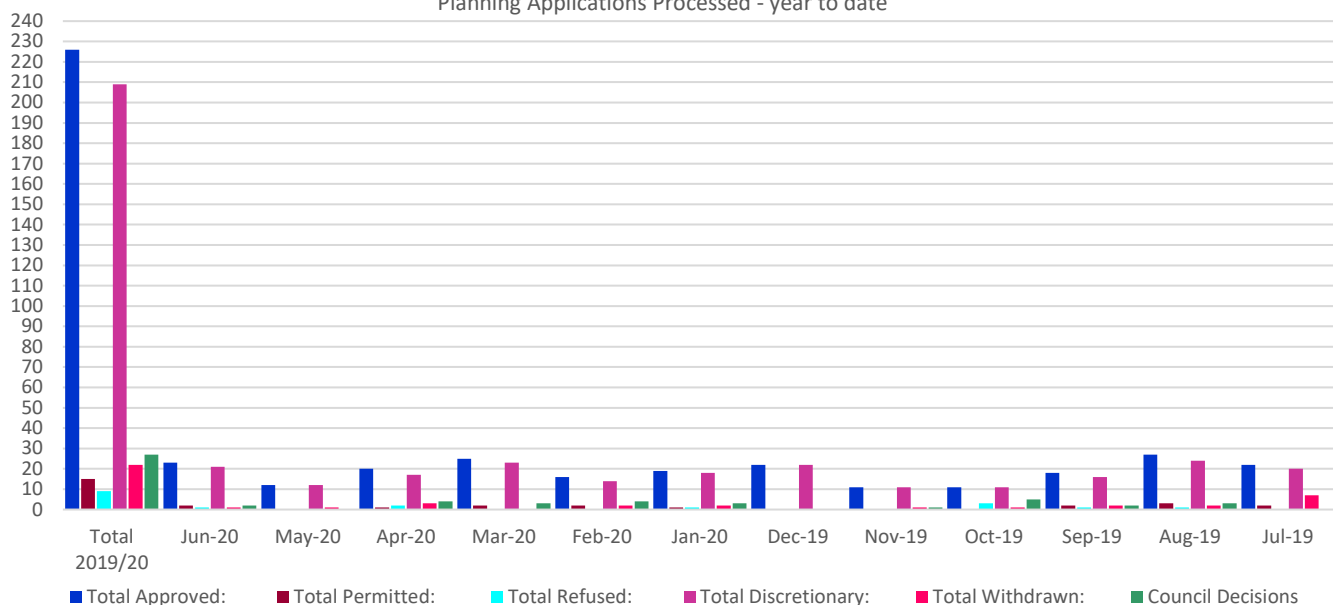
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

Planning decisions	Total 2019/20	Jun-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	177	17	15	11	14	16	12	11	18	11	11	18	23
Single residential	25	4	1	3	2	3	2	0	0	0	4	4	2
Multiple residential	37	0	0	7	9	5	0	3	0	4	4	5	0
Subdivision	26	2	2	0	3	2	5	4	0	2	2	2	2
Total number of new lots created	81	3	2	0	2	10	2	11	0	41	3	5	2
Commercial	26	3	1	3	2	2	1	4	1	1	4	2	2
Industrial/Utilities	25	1	1	1	3	1	3	3	2	3	3	1	3
Visitor Accommodation	11	0	0	1	0	3	1	3	1	0	1	1	0
Total permitted	1	0	0	0	0	1	0	0	0	0	0	0	0
Total discretionary	10	0	0	1	0	2	1	3	1	0	1	1	0
Other	102	12	7	11	13	4	7	7	7	4	3	14	13
Total Approved:	226	23	12	20	25	16	19	22	11	11	18	27	22
Total Permitted:	15	2	0	1	2	2	1	0	0	0	2	3	2
Average Days for Permitted		13	-	7	21	24	22	-	-	-	28	25	25
Days allowed for approval by LUPAA		28	28	28	28	28	28	28	28	28	28	28	28
Total Exempt under IPS:	69	11	7	12	4	2	6	2	9	5	0	4	7
Total Refused:	9	1	0	2	0	0	1	0	0	3	1	1	0
Total Discretionary:	209	21	12	17	23	14	18	22	11	11	16	24	20
Average Days for Discretionary:		36		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	42
Total Withdrawn:	22	1	1	3	0	2	2	0	1	1	2	2	7
Council Decisions	27	2	0	4	3	4	3	0	1	5	2	3	0
Appeals lodged by the Applicant	5	1	0	0	0	1	0	0	1	0	1	0	1
Appeals lodged by third party	1	0	0	0	0	0	0	0	1	0	0	0	0

Planning Applications Processed - year to date

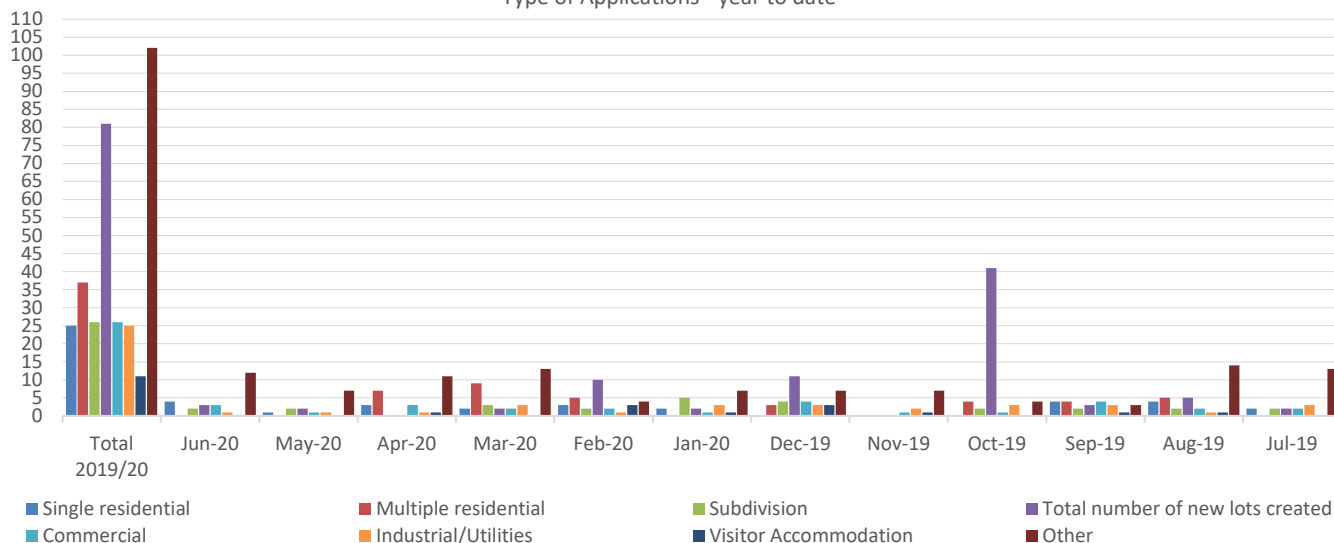


NORTHERN MIDLANDS COUNCIL

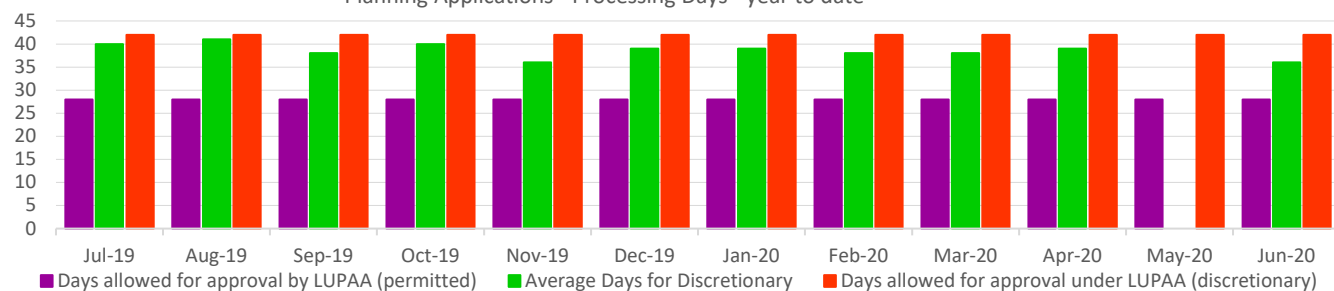
MINUTES – ORDINARY MEETING

20 JULY 2020

Type of Applications - year to date



Planning Applications - Processing Days - year to date



June 2020

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-20-0126	Dwelling & attached shed	372 Norwich Drive, Longford TAS 7301	Jack Tolman & Elisabeth West	11	P
PLN-20-0113	Dwelling to replace existing & new shed	5417 Poatina Road, Cressy TAS 7302	BVZ Designs	15	P
PLN-20-0018	Boundary adjustment, demolition of shed 3m from new boundary (Heritage Listed Place)	83 and part of 65-81 Fairtlough Street, Perth TAS 7300	Commercial Project Delivery	44	D
PLN-20-0089	Tree removal (native vegetation)	17 Summit Drive, Devon Hills TAS 7300	Dianne Hamilton	42	D
PLN-20-0083	new office	15960 Midland Highway, Perth TAS 7300	SystemBuilt Homes	42	D
PLN-20-0103	Partially covered deck (Heritage Listed place within Heritage Precinct)	28-30 High Street, Evandale TAS 7212	Julie & Gary Grant	32	D
PLN-20-0104	Extensions and external alterations to shop, remove part of front fence and garden, relocate and extend shed, demolish shed and part of carport, replace signs, repaint building, car park at rear (reduce parking numbers, gravel surface) (heritage code, heritage precincts specific area plan)	16 Russell Street, Evandale TAS 7212	Design to Live	40	D
PLN-20-0107	30kW solar array (Heritage Precinct)	24-26 Wellington Street, Longford TAS 7301	Powercom Systems Pty Ltd	24	D
PLN-20-0079	Shed (9m x 7m) (vary setback to rear [SE] boundary, landslip hazard & priority habitat area)	110 Caledonia Drive, Relbia TAS 7258	Scott Schulz	43	D
PLN-20-0109	Extend dwelling, new outbuilding, plant hedge (vary front and side [NW] setbacks) (Scenic Management Code)	908 Pateena Road, Longford TAS 7301	Mark & Sarah Hirst	33	D
PLN-20-0066	4-lot subdivision (including stormwater connections via CT129045/1 & CT125037/1) & dwelling demolition (vary setbacks, access via ROW, access width and partially within Bushfire Prone Area)	8A King Street, Cressy TAS 7302	Jaffa International	27	D

NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JULY 2020

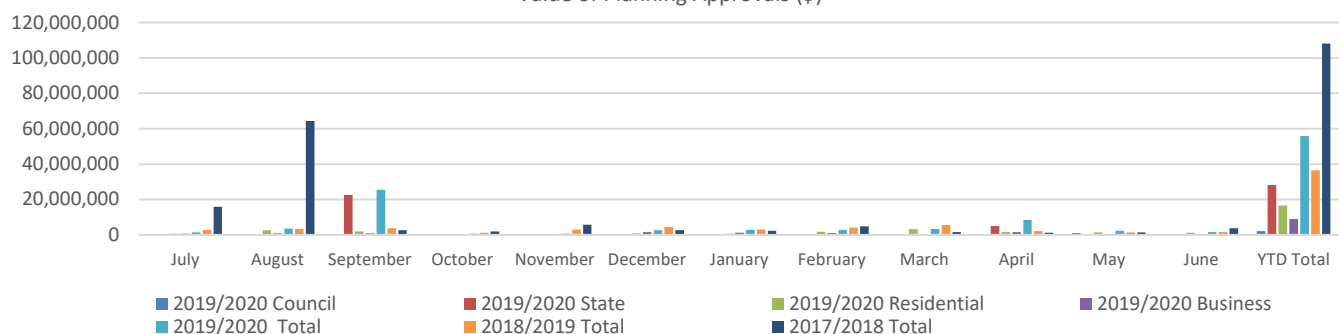
June 2020

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-20-0082	Additions & alterations to workshop (existing non-conforming use)	41 High Street, Longford TAS 7301	Mathew Smith	43	D
PLN-20-0084	Shed (7.5m x 10m, apex 3.66m) (vary rear setback)	5 Moss Ridge Court, Longford TAS 7301	Stephen & Kim Olive	42	D
PLN-20-0087	Dwelling (vary solar orientation)	6 Affleck Court, Perth TAS 7300	BVZ Designs	32	D
PLN-20-0088	shed (vary rear setback)	14A Cromwell Street, Perth TAS 7300	Sean Brooks	42	D
PLN-20-0090	Dwelling (vary solar orientation)	135 Main Street, Cressy TAS 7302	Chris & Helen Arnold	42	D
PLN-20-0092	Shed (within 50m of railway)	24 Mary Street, Perth TAS 7300	Urban Design Solutions	33	D
PLN-20-0093	Carport (vary rear setback) & covered porch	7 Main Street, Cressy TAS 7302	Jenny Langston	32	D
PLN-20-0094	Tree removal (native vegetation)	68 Devon Hills Road, Devon Hills TAS 7300	Beau & Lisa Thorp	36	D
PLN-20-0096	Shed (vary side [S] and rear [W] setbacks in rural zone)	321 Marlborough Street, Longford TAS 7301	Michael & Leonora Barker	35	D
PLN-20-0110	Shed (outbuilding with combined floor area greater than 80m ²)	26-40 Montagu Street, Campbell Town TAS 7210	Kelly Watt	32	D
PLN-20-0112	Replacement shed (vary rear setback)	18 High Street, Longford TAS 7301	Outside Concepts Building Launceston	31	D
COUNCIL DECISIONS					
PLN-20-0075	2 Lot subdivision (road & railway assets code)	44 Main Road, Perth TAS 7300	Cohen & Associates	42	C
COUNCIL DECISIONS - REFUSAL					
PLN-20-0024	Multiple Dwellings (6) - staged (vary setbacks/building envelope, north facing window & driveway separation to habitable rooms, parking forward of building line)	60 Malcombe Street, Longford TAS 7301	Prime Design	42	CR
RMPAT DECISIONS					
TPC DECISIONS					

2.2 Value of Planning Approvals

	Council	State	2019/2020 Residential	Business	Total	2018/2019 Total	2017/2018 Total
July	30,500	0	721,500	677,000	1,429,000	2,863,500	15,790,718
August	0	0	2,595,000	908,000	3,503,000	3,369,300	64,268,900
September	0	22,600,000	1,999,000	858,550	25,457,550	3,704,400	2,749,945
October	20,900	0	491,000	206,000	717,900	1,282,500	1,922,200
November	2,000	0	180,000	466,500	648,500	3,079,000	5,671,000
December	295,000	0	827,000	151,400	2,636,000	4,499,500	2,660,300
January	490,000	370,000	668,700	1,302,000	2,830,700	2,965,400	2,293,255
February	0	200,000	1,716,000	1,000,000	2,916,000	4,090,500	4,787,200
March	108,000	0	3,261,000	56,000	3,425,000	5,537,000	1,637,850
April	277,750	5,024,000	1,567,000	1,584,000	8,452,750	2,110,350	1,232,500
May	965,000	0	1,315,000	65,000	2,345,000	1,335,500	1,312,100
June	0	0	1,168,500	362,000	1,530,500	1,646,000	3,723,500
YTD Total	2,189,150	28,194,000	16,509,700	8,999,050	55,891,900	36,482,950	108,049,468
Annual Total						36,482,950	108,049,468

Value of Planning Approvals (\$)



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

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 tabled at the 29/6/2020 Council meeting. TPC has been advised level of cross checking to ensure consistency between documents taking longer than expected, due to be submitted by 28/8/2020..
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 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. Readvertised until 17 July 2020 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. S39 Report sent to TPC 3 July 2020.
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	
54-20P	PLN20-0024, 60 Malcombe St Longford Multiple Dwellings appeal against Council refusal. Preliminary conference held 17 July 2020.
Decisions received	
TPC	
RMPAT	
36-20P	PLN-20-0002, 995 Bishopsbourne Rd Bishopsbourne, 6 lot subdivision, appeal against Council's refusal. Consent Decision reached. Permit issued.

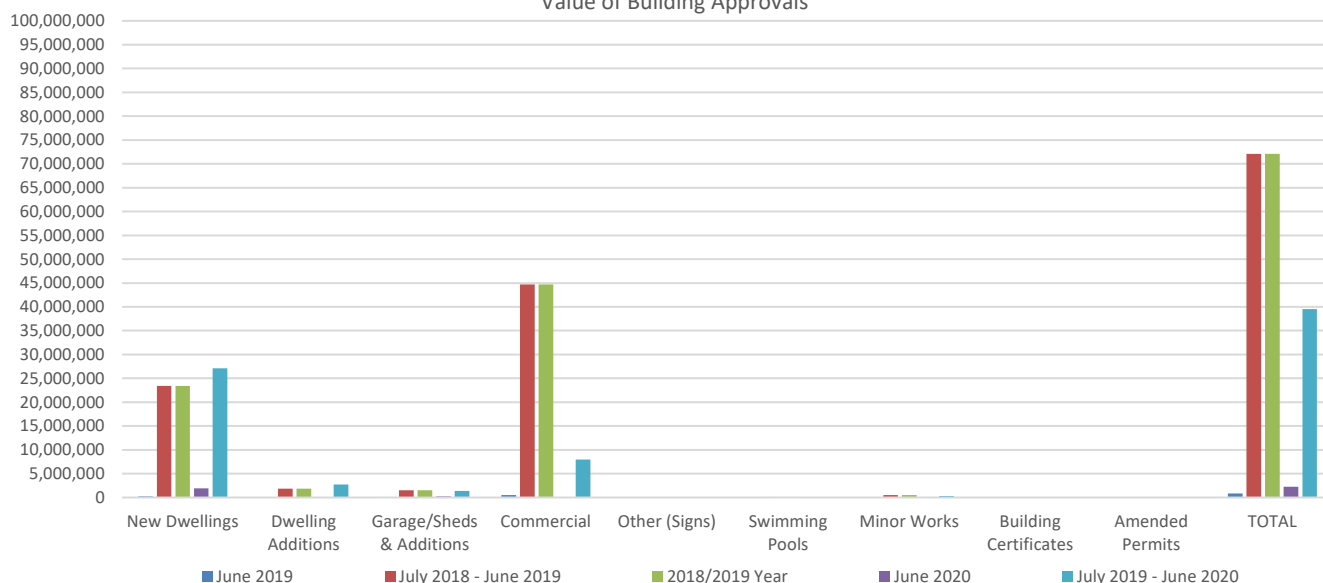
2.4 Building Approvals

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

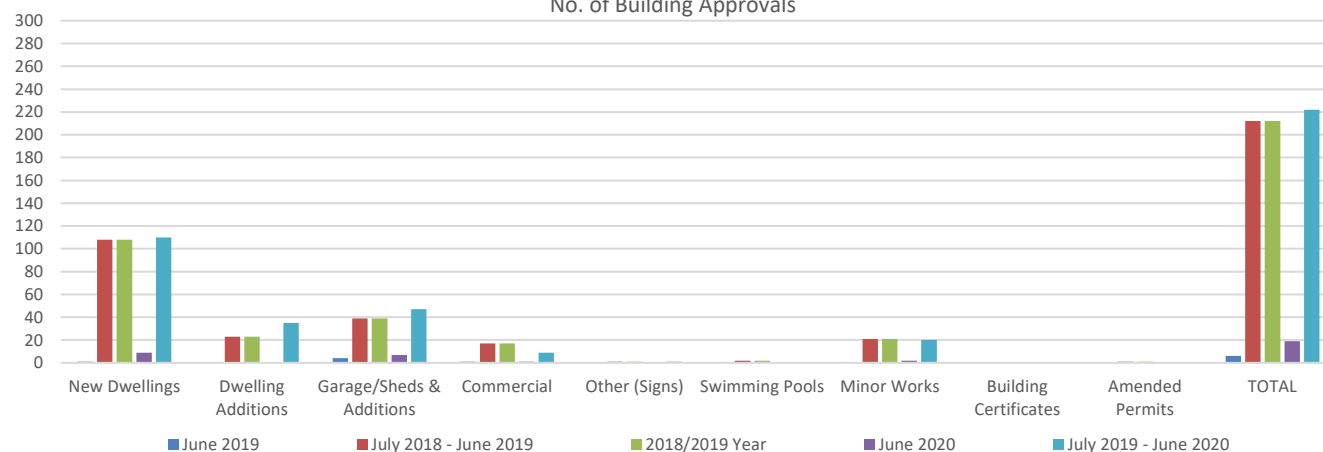
	YEAR: 2018 - 2019				YEAR: 2019 - 2020			
	June 2019		July 2018 - June 2019		July 2018 - June 2019		June 2020	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	1	260,500	108	23,419,306	108	23,419,306	9	1,956,037
Dwelling Additions	0	0	23	1,846,538	23	1,846,538	0	0
Garage/Sheds & Additions	4	95,000	39	1,536,420	39	1,536,420	7	231,000
Commercial	1	500,000	17	44,672,414	17	44,672,414	1	32,000
Other (Signs)	0	0	1	10,000	1	10,000	0	0
Swimming Pools	0	0	2	98,000	2	98,000	0	0
Minor Works	0	0	21	479,264	21	479,264	2	34,500
Building Certificates	0	0	0	0	0	0	0	0
Amended Permits	0	0	1	35,000	1	35,000	0	0
TOTAL	6	855,500	212	72,096,942	212	72,096,942	19	2,253,537
Inspections								
Building	2		9		9		52	
Plumbing	21		317		317		24	

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

Value of Building Approvals



No. of Building Approvals



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

NORTHERN MIDLANDS COUNCIL

MINUTES – ORDINARY MEETING

20 JULY 2020

Building Permit Reviews	This Month	2019/2020	Total 2018/2019
Number of Inspections		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		6	
Building Notices issued			
Building Orders issued			
No Further Action Required		12	34

Illegal Works - Building	This Month	2019/2020	Total 2018/2019
Number of Inspections	2	26	14
Commitment provided to submit required documentation		1	3
Re-inspection required	1	6	4
Building Notices issued	1	4	3
Building Orders issued	2	4	3
Emergency Order			
No Further Action Required		12	2

Illegal Works - Planning	This Month	2019/2020	Total 2018/2019
Number of Inspections	3	77	17
Commitment provided to submit required documentation	1	7	5
Re-inspection required	1	42	5
Enforcement Notices issued			3
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued		5	1
No Further Action Required	1	20	5

3 STRATEGIC PLAN 2017-2027

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

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



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

4 STATUTORY REQUIREMENTS

4.1 *Land Use Planning & Approvals Act 1993*

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

4.2 *Building Act 2016*

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

5 RISK ISSUES

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

6 COMMUNITY CONSULTATION

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

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

7 OFFICER'S COMMENTS/CONCLUSION

To date there have been 9 commercial building approvals valued at \$7,952,000 for 2019/2020 (year to date), compared to 17 commercial building approvals valued at \$44,672,414 (year to date) for 2018/2019.

In total, there were 222 building approvals valued at \$39,527,720 (year to date) for 2019/2020, compared to 212 building approvals valued at \$72,096,942 (year to date) for 2018/2019.

RECOMMENDATION

That the report be noted.

DECISION

Cr Goss/Cr Adams

That the report be noted.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

234/20 REQUEST FOR FEE REDUCTION: PLN-20-0127, 16338 MIDLAND HIGHWAY, PERTH

File: PLN-20-0127
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report advises Council of a request to reduce the application fees for a subdivision that is substantially the same as one previously refused by Council, but with the addition of reticulated water supply.

2 INTRODUCTION/BACKGROUND

On 19 August 2018, Council refused PLN-18-0216 on the grounds:

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

The applicant appealed the refusal to the Resource Management and Planning Appeal Tribunal (the Tribunal).

On legal and independent planning advice, Council dropped the first ground of refusal.

In its decision (TASRMPAT 29) the Tribunal stated:

The Tribunal is satisfied that reticulated water supply services are capable of being connected to the lots in the proposed subdivision.

In this case the stormwater detention basin will not by reason of physical structure restrict public use. Restriction will only occur by reason of flooding in the context of storm events. The extent of flooding that will restrict public use of the land will be occasional and, except in severe events, partial, and will, at least in respect to one year and ten-year events, drain within a matter of hours. No doubt there are circumstances in which having a dual public open space and stormwater detention basin will unreasonably restrict public use, but this is not such a circumstance.

... the appeal is dismissed and the decision of the Council to refuse a permit in respect of the Appellants development application PLN-18-0216 made 19 August 2018 is affirmed.

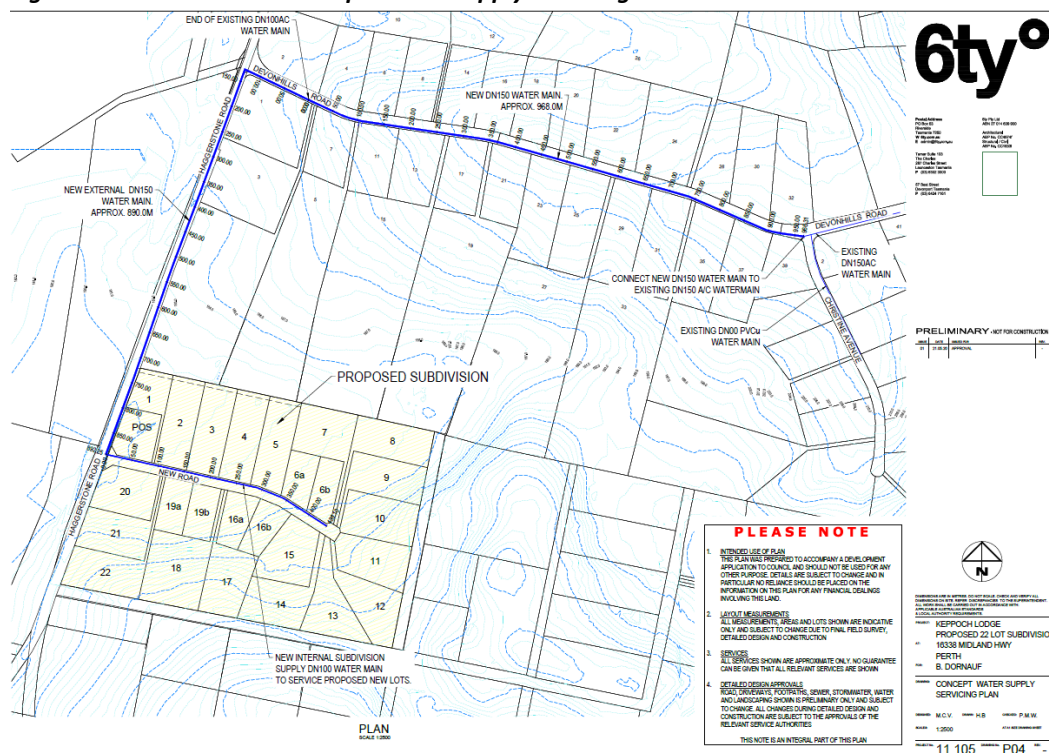
Figure 1 - PLN-18-0216 - Proposed plan (refused by Council)



Figure 2 - PLN-20-0127 - Proposed plan with addition of reticulated water shown in Figure 3



Figure 3 - PLN-20-0127 - Concept Water Supply Servicing Plan



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
- 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 Local Government Act 1993

S. 205 Fees and charges

6 FINANCIAL IMPLICATIONS

Engineering Department: Mr Galbraith advises, as the only significant change is the water main it will only take a small amount of his time. He would be happy to charge the minimum amount for a three lot subdivision (\$354) plus a further \$200 for the practical and final completion inspections.

Environmental Health Officer: Mr Wicks advises that his assessment work regarding onsite wastewater disposal has been

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done and does not need to be done again as there are no changes, he does not see a need to charge the fee again.

Planning: The fee paid did not cover the assessment of the application and defending the refusal at appeal. It is recommended that the planning application fee be charged again.

	PLN-18-0216 fee paid	PLN-20-0127 fee due	Recommendation
Engineering Department: Assessment/approval of plans/specifications and inspection of works	\$343 + \$125 per lot when more than 3 \$3,593	\$354 + \$129 per lot when more than 3 \$3,708	Pay minimum of \$354 plus \$200 for practical completion and final inspections
Environmental Health Officer assessment fee – outside sewerage district	\$130 + \$65 per new lot \$1,625	\$134 + \$67 per new lot \$1,675	No charge as reassessment is not required.
Subdivision – discretionary	\$512 + \$260 per new lot +\$250 advertising fee \$6,742	\$528 + \$268 per new lot + \$258 advertising fee \$6,950	Charge \$6,950

7 RISK ISSUES

There are no risk issues.

8 CONSULTATION WITH STATE GOVERNMENT

Not required for this matter.

9 COMMUNITY CONSULTATION

Not required for this matter.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Charge full Engineering, Environmental Health and Planning Fees:
- Reduce the fees as recommended; or
- Make a different reduction in fees.

11 OFFICER'S COMMENTS/CONCLUSION

Based on the advice of Council's Engineering Officer and Environmental Health Officer it is considered reasonable to reduce the Engineering and Environmental Health Officer fees as recommended.

Given that the planning fee paid for the previous application did not cover the assessment of the application and defending the refusal at appeal, it is recommended that the full planning application fee be charged for the new application.

12 ATTACHMENTS

Request to reduce fees.

RECOMMENDATION

That Council agree to charge the following fees for PLN-20-0127:

- Engineering Department: \$354 plus \$200 for practical completion and final inspections
- Environmental Health Officer fee: nil
- Planning - Subdivision – discretionary: \$6,950

DECISION

Cr Polley/Cr Davis

That Council not allow a planning fee reduction for PLN-20-01270.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

235/20 REQUEST FOR FEE REDUCTION: PLN-20-0156, 7-21 PATON STREET, LONGFORD

File: PLN-20-0156
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report advises Council of a request to reduce the application fees for a subdivision that is substantially the same as one previously approved by Council.

2 INTRODUCTION/BACKGROUND

On 25 November 2016, PLN-16-018 for a 23 lot subdivision was approved as shown in figure 1. The time to substantially commence the development has been extended to 25 November 2020 under s. 53 of the *Land Use Planning & Approvals Act 1993*.

6ty° advises that ownership of the land has recently (April 2020) transferred to Paton Enterprises Pty Ltd and that it is considered that improvements to the subdivision layout are capable of being made. The improvements are shown on the plan at Figure 2 and broadly include:

- *Provision of a wider frontage to Lot 2 (increased to 12.1m in width), to the extent that it would no longer be regarded as an internal lot.*
- *Provision of a more conventional (narrower) lot width for Lots 4 to 7.*
- *Adjustment to Lot 8 to have a main body with more of a square shape.*
- *Straightening of the subdivision road immediately before it transitions into the cul-de-sac turning head, to remove the 90° bend, and resultant changes to Lots 9-11.*
- *Reduction in the length of the access strips associated with Lots 16 and 19 (which are shown as joined into a single Lot 16).*

There are other changes to the servicing arrangements which relate more to the engineering design rather than the planning approval, including:

- *Changes to the levels along the road which in our opinion are an improvement (the road to be lower than the adjoining lots).*
- *Changes to the internal location of stormwater, sewerage and water supply mains.*
- *Change to the sewerage outlet involving a connection to an existing manhole along the sewer main in Council's public open space to the west, rather than the section of the main that extends across Paton Street. The reason this is an improvement is that the approved arrangement involves a new manhole which would have a depth of 7-8m.*

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

Figure 1 - PLN-16-018 - Approved Subdivision Plan

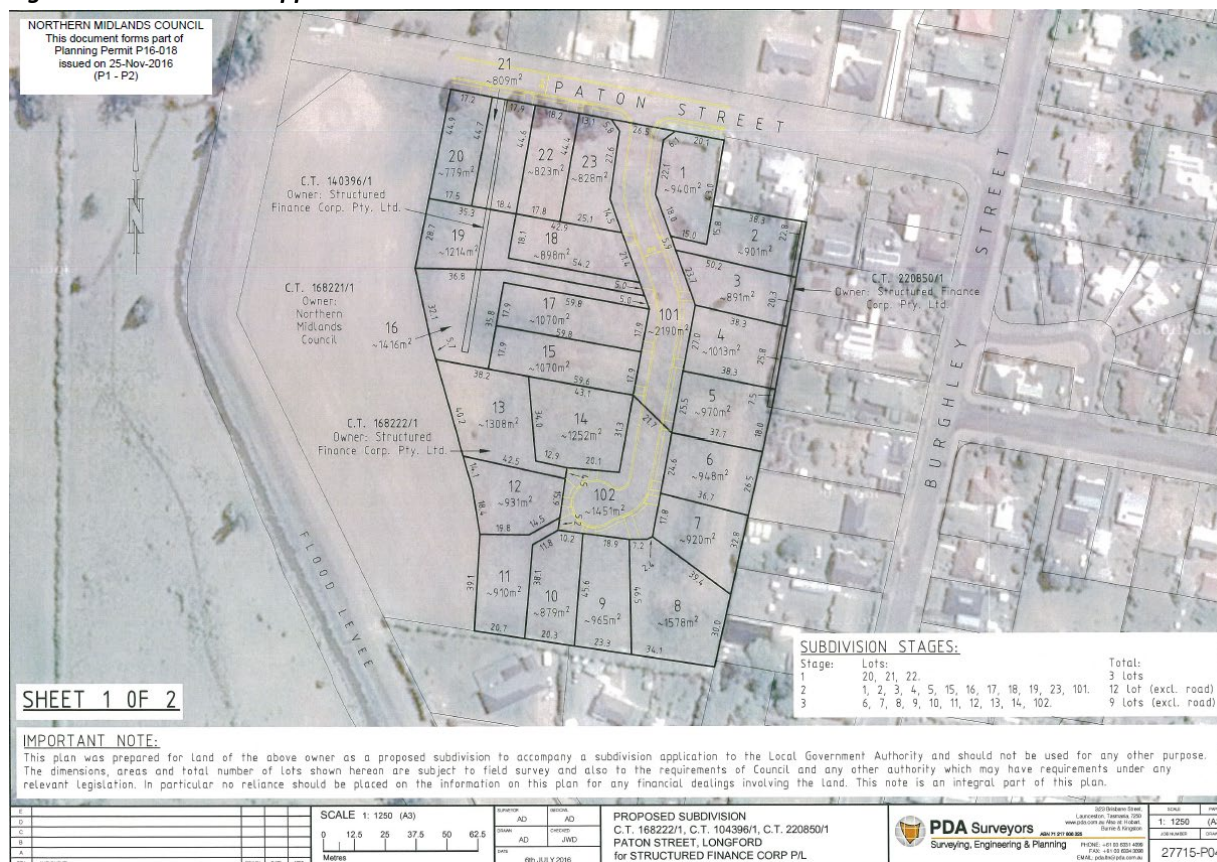
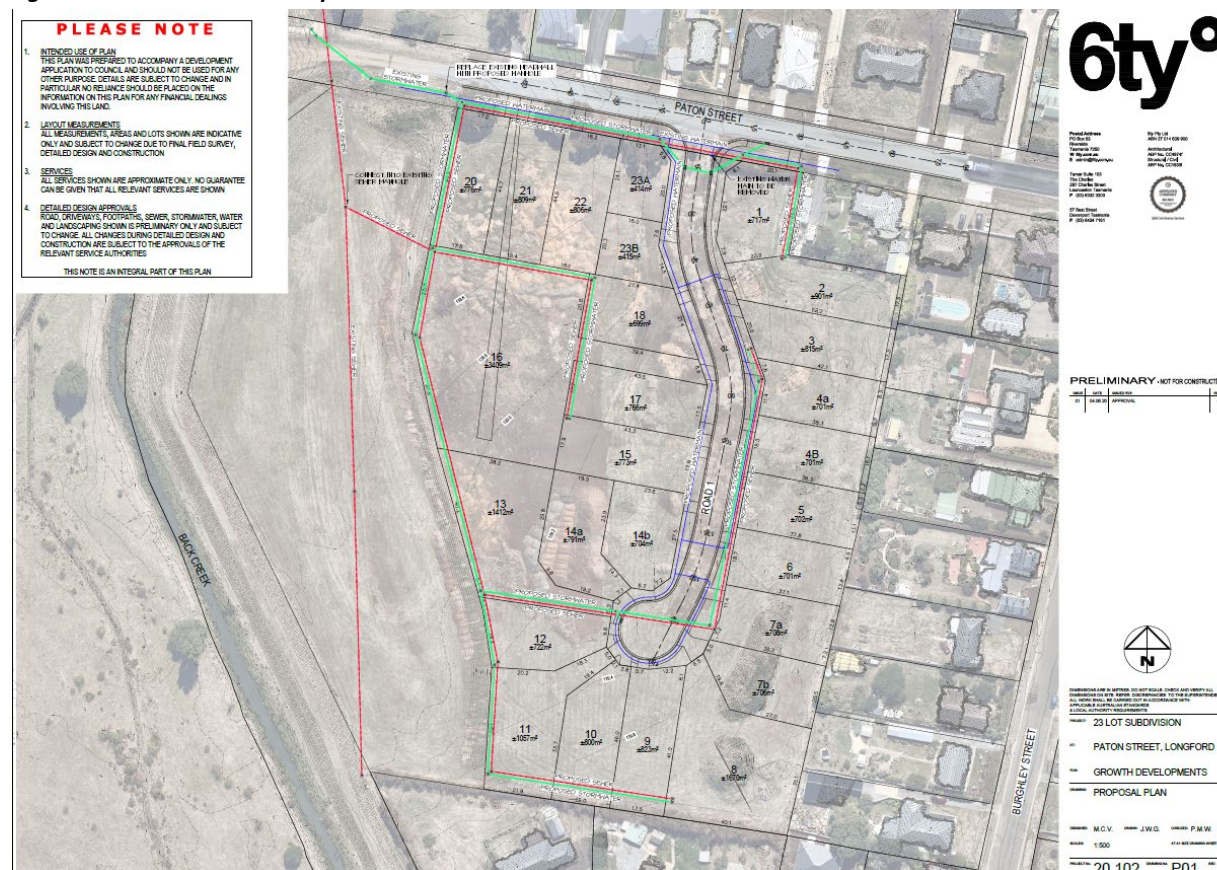


Figure 2 – PLN-20-0156 - Proposed Subdivision Plan



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
- 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 Local Government Act 1993

S. 205 Fees and charges

6 FINANCIAL IMPLICATIONS

	PLN-16-018 fee	PLN-16-018 fee due	Recommendation
Engineering Department: Assessment/ approval of plans/ specifications and inspection of works	\$318 + \$118 per lot when more than 3 lots \$2,678 \$720 paid \$1,898 due if subdivision proceeds	\$354 + \$129 per lot when more than 3 lots \$2,934	There has been some engineering assessment of the current permit. There will be <i>changes to the servicing arrangements which relate to the engineering design and will require assessment</i> . Recommend charging the full engineering fee of \$2,934
Subdivision – discretionary	\$482 + \$240 per new lot + \$210 advertising fee \$5,492	\$528 + \$268 per new lot + \$258 advertising fee \$6,950	The owner could act on current permit which would require no more planning fees to be paid. The proposed layout is considered better than the approved layout for the reasons given earlier in this report. Recommend charging: \$528 base fee \$258 advertising \$268 per additional lot (was a 23-lot subdivision, now a 26-lot subdivision (3 x \$268 = \$804) Total \$1,590

7 RISK ISSUES

There are no risk issues.

8 CONSULTATION WITH STATE GOVERNMENT

Not required for this matter.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

9 COMMUNITY CONSULTATION

Not required for this matter.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Charge full Engineering and Planning Fees;
- Reduce the fees as recommended; or
- Make a different reduction in fees.

11 OFFICER'S COMMENTS/CONCLUSION

The property was purchased by Paton Enterprises Pty Ltd in April 2020 and has reviewed the current approval (PLN-16-018) and found improvements in the layout which require a new development application.

The owner could act on current permit which would require no more planning fees to be paid. The proposed layout is considered better than the approved layout for the reasons given earlier in this report.

The layout has three more lots than the approved plan. It is recommended that the fee of \$268 per additional lot be paid, as well as the base fee of \$528 and advertising fee of \$258.

12 ATTACHMENTS

Request to reduce fees.

RECOMMENDATION

That Council agree to charge the following fees for the proposed 26 lot subdivision at 7-21 Paton Street:

- Engineering Department: \$2,934 (including practical completion and final inspections)
- Planning - Subdivision – discretionary: \$1,590.

DECISION

Cr Goss/Cr Polley

That Council agree to charge the following fees for the proposed 26 lot subdivision at 7-21 Paton Street:

- Engineering Department: \$2,934 (including practical completion and final inspections)
- Planning - Subdivision – discretionary: \$1,590.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

236/20 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 30 June 2020.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 June 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: 30-Jun-20 12

A. Operating Income and Expenditure

End of Financial Year Report to be completed by 15th August 2020

Budget Alteration Requests

- For Council authorisation by absolute majority

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

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

June

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
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
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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	\$16,539,924	\$18,969,062		
- Cash Inflow	\$21,328,685	\$391,249		
- Cash Payments	-\$20,963,438	-\$2,455,140		
- Closing Cash balance	\$16,905,170	\$16,905,170		
Account Breakdown	-	-		

NORTHERN MIDLANDS COUNCIL

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20 JULY 2020

- Trading Accounts
- Investments

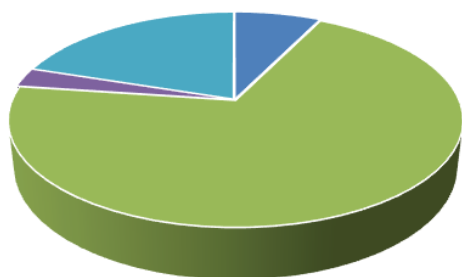
\$372,346
\$16,532,824
\$16,905,170

Summary of Investments

Tasmanian Public Finance Corporation Call

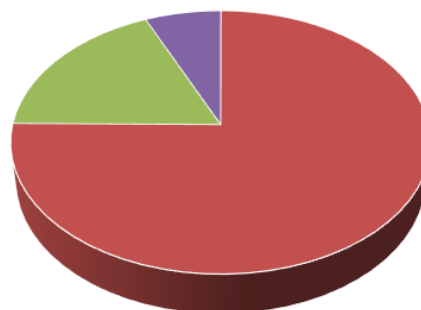
	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Account	1/06/2020	30/06/2020	0.25	\$5,386	\$5,387
CBA Call Account	17/06/2020	30/06/2020	0.15	\$470,972	\$470,997
Westpac	15/04/2020	15/07/2020	1.51	\$2,500,000	\$2,509,412
Westpac	9/06/2020	9/09/2020	0.60	\$2,500,000	\$2,503,781
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	29/06/2020	29/06/2023	3.30	\$1,050,000	\$1,153,950
Total Investments				\$16,532,824	\$17,117,688

Investments by Institution



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

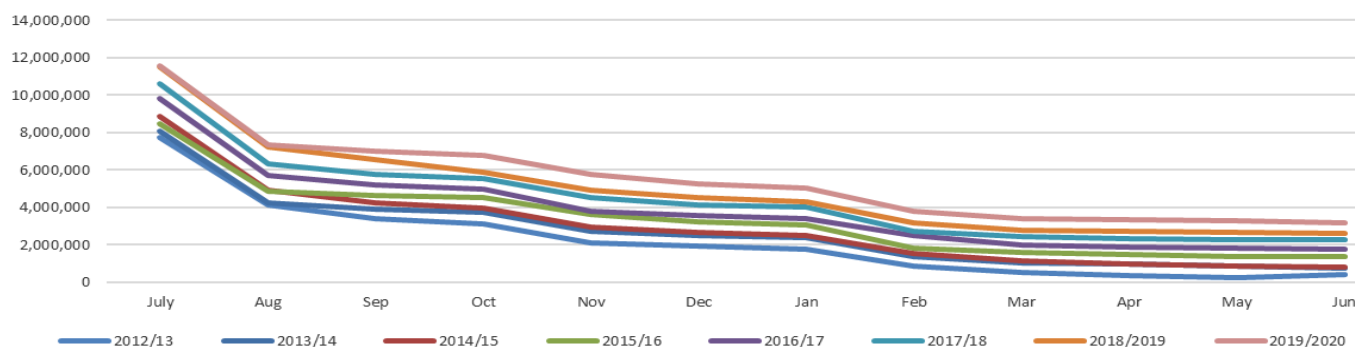
Total Investments by Rating (Standard & Poor's)



■ 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	
Rates Raised	\$11,564,884		\$10,819,140	
	\$13,840,200		\$13,064,454	
Rates collected	\$10,532,286	91.1%	\$10,257,640	94.8%
Pension Rebates	\$457,514	4.0%	\$450,078	4.2%
Discount & Remissions	\$40,875	0.4%	\$81,420	1.0%
	\$11,030,674		\$10,789,138	
Rates Outstanding	\$3,173,986	27.4%	\$2,612,926	24.2%
Advance Payments received	-\$364,461	3.2%	-\$337,611	3.1%

Rates Outstanding



Trade Debtors

Current balance \$282,925

- 30 Days	\$226,459
- 60 Days	-\$1,123
- 90 Days	\$7,295
- More than 90 days	\$50,294

Summary of Accounts more than 90 days:

- Norfolk Plains Book sales	171	Paid by outlet as sold
- Hire/lease of facilities	15,933	
- Removal of fire hazards	6,580	

NORTHERN MIDLANDS COUNCIL

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- Dog Registrations & Fines
- Private Works
- Regulatory Fees
- Govt Reimbursements

16,473
10,496
641

Send to Fines Enforcement where possible

C. Capital Program

Budget	Actual (\$,000)	Target 100%	Comments
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Full Report of Financial Indicators with End of Financial Year Report

D. Financial Health Indicators

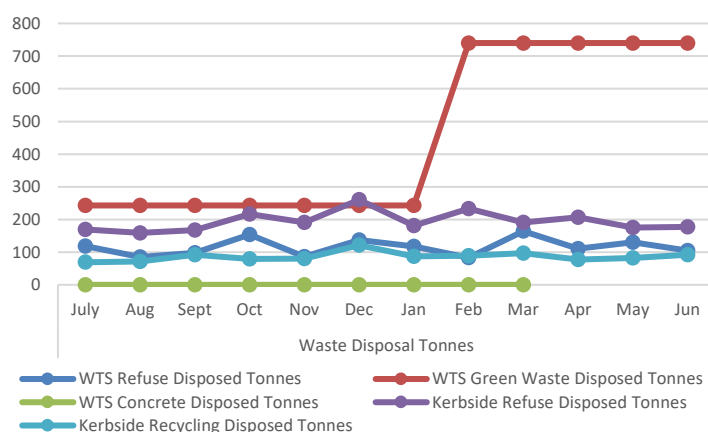
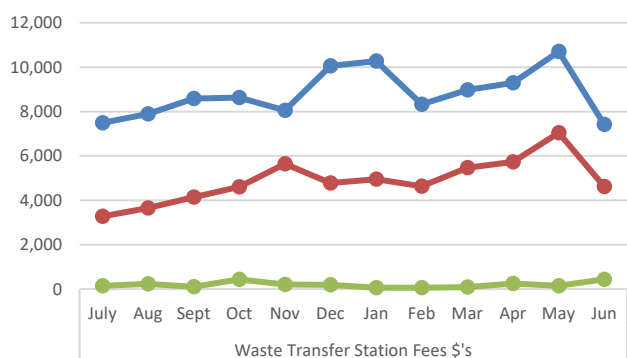
Full Report of Financial Indicators with End of Financial Year Report

E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	93	93	
New Employees	30	1	
Resignations	22	1	
Total hours worked	134229	10254	
Lost Time Injuries	0	0	
Lost Time Days	1	0	
Safety Incidents Reported	25	0	
Hazards Reported	89	4	
Risk Incidents Reported	1	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	2	1	
IT - Unplanned lost time	1	0	
Open W/Comp claims	2	1	

F. Waste Management

Waste Transfer Station	2017/18	2018/19	2019/20 Budget	2019/20
Takings			Year to Date	
- Refuse	\$96,262	\$93,411	\$92,611	\$105,695
- Green Waste	\$55,282	\$52,960	\$50,996	\$58,552
- Concrete	\$1,333	\$2,376	\$1,551	\$2,382
Total Takings	\$143,942	\$152,877	\$142,782	\$166,629
Tonnes Disposed				
WTS Refuse Disposed Tonnes	1510	1325	1519	1388
WTS Green Waste Disposed Tonnes	4123	5200	5407	5400
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2201	2217	1967	2326
Kerbside Recycling Disposed Tonnes	1037	1051	984	1036
Total Waste Tonnes Disposed	8871	9793	9876	10150



4 OFFICER COMMENTS

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

5 ATTACHMENTS

Nil



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 30 June 2020.

DECISION

Cr Polley/Cr Goss

That Council receive and note the Monthly Financial Report for the period ending 30 June 2020.

Carried unanimously

237/20 POLICY REVIEW: FESTIVALS, EVENTS AND PROMOTIONS

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Fiona Dewar, Tourism and Events Officer

1 PURPOSE OF REPORT

Review of Council's **Festivals, Events and Promotions Policy** to assist the community during and after the Covid-19 pandemic.

2 INTRODUCTION/BACKGROUND

Due to the Covid-19 pandemic lockdown, all events in the northern midlands ceased. As restrictions are lifted, people will slowly begin to feel more confident venturing out. They will also be looking to support their local community.

Tourism Tasmania has launched their new campaign, "Make Yourself At Home", encouraging Tasmania's to explore their own state. People will be looking for activities to lift their spirits after months of isolating and this is where new and existing Event Organisers can step up. Events help people to engage in their community, attract people from outside the local community, and provide much welcomed activity after extended periods of isolation.

However people are also cautious about where they take their families, and most are keen to maintain physical distancing as the new norm. This means there is likely to be less attendees at events and some event venues will have significant capacity limits due to their size according to government regulations. Event Organisers will need extra assistance to help with the shortfall of attendee numbers in the early stages of easing restrictions on numbers and physical distancing.

2.1 Challenges:

- Event organisers will not have opportunity to apply for Events Tasmania funding, which is dependent on attracting interstate visitors.
- While people begin moving around, many are still cautious and taking it extra slowly.
- Events will have less attendees due to physical distancing requirements.
- Event organisers will incur extra costs implementing the requirements of a Covid-19 Safety Plan.

2.2 Solutions:

2.2.1 New COVID-19 Compliance Grant

Any event, regardless if successful or not for an Event Grant, can apply for a Covid-19 Compliance Grant of \$350, and all event organisers should be encouraged to do so and approved where possible. This will assist events to implement the extra measures required for safety around Covid and physical distancing guidelines, which may include:

- Extra cleaning;
- Extra cleaning products and chemicals;
- Hiring extra toilets, etc.;
- COVID safety signage and posters;
- Extra infrastructure;
- Ramped up marketing to let people know their event is safe.

A new application form will need to be created for the Covid-19 compliance grant.

2.2.2 New events – Increase grant amount:

To encourage new events, and to hook into the “Make Yourself At Home” campaign, Council may consider increasing the one-off seeding grant from \$3,000 to \$3,500 from July 2020 to November 2024. This grant includes a Covid-19 compliance grant component.

2.2.3 Existing events – Increase grant amount:

To assist existing events to improve and market their event to a newly intrastate travelling audience, and to hook into the “Make Yourself At Home” campaign, Council may consider increasing the grant from \$1,500 to \$2,000. This grant includes a Covid-19 compliance grant component.

2.2.4 Successful grant recipients’ requirement:

All successful event organisers who are approved for any Council grant will be required to provide council with a Covid-19 Risk Assessment and Safety Plan, regardless if the event is being held at a Council owned facility.

2.3 Outcome:

By increasing the current grants by dollar amount and frequency, and creating a new Covid Compliance Grant, Council will be supporting the community, and event holders to keep our community safe.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Continuous improvement is embedded in staff culture
 - ♦ Excellent standards of customer service
 - Workforce Standards
Core Strategies:
 - ♦ Emergency Management & Safety Plans work well
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ 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
 - Tourism Marketing & Communication
 - ♦ Tourism partnerships build sense of place identity
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Lifestyle – Strong, Vibrant, Safe and Connected Communities

Core Strategies:

- ♦ Living well – Valued lifestyles in vibrant, eclectic towns
- ♦ Communicate – Communities speak & leaders listen
- ♦ Connect – Improve sense of community ownership
- ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

The recommended changes will assist event organisers to continue providing events and activities that enhance the wellbeing of our community during and following the Covid-19 pandemic, as well as assisting them to comply with the Government regulations relating to implement their Covid-19 Safety Plan. This will enhance Council's Festivals, Events and Promotions Policy which relates to the allocation of assistance that increases the well being of residents, attracts economic benefits through growth and promotes the establishment of industry related business activity.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

A budget allocation of \$75,000 was allocated for Special Event funding during 2020/21. Round 1 and normal annual events is expected to cost \$60,000. There remains \$15,000 for new grants and/or grant rounds.

7 RISK ISSUES

Risk	Implications
Council does not provide COVID-19 Compliance Grant.	Event organisers struggle financially to implement the COVID safe requirements. The event may not be able to afford to go ahead due to the added costs.
Council does not increase the amount of the grants and seeding grants to include a COVID-19 Compliance component.	Event organisers struggle financially to implement the COVID safe requirements. The event may not be able to afford to go ahead due to the added costs.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Provide only a COVID-19 Compliance Grant.

Provide only an increase in frequency of grants.

Provide only an increase in the grant amounts offered.

Provide all three options.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

11 OFFICER'S COMMENTS/CONCLUSION

The extra assistance provided by Council will be proactive in assisting event organisers to proceed with their plans, new events to be created, and assist all events to comply with the Covid safety practices required to keep the community safe, and give the community confidence to attend and feel safe.

12 ATTACHMENTS

12.1 Festivals, Events and Promotions policy with draft changes

RECOMMENDATION

That Council adopt all options: provide a COVID-19 Compliance Grant, provide an increase in frequency of grants, provide an increase in grant amounts offered.

DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Goninon

That Council adopt all options: provide a COVID-19 Compliance Grant, provide an increase in frequency of grants, provide an increase in grant amounts offered.

Carried unanimously

238/20 PADDLE TASMANIA: REQUEST FOR FINANCIAL SUPPORT

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Fiona Dewar, Tourism and Events Officer

1 PURPOSE OF REPORT

To:

- 1) Provide Council information about Paddle Tasmania's request for Council to contribute \$2,500 toward the Paddle Tasmania 'Economic and Market Demand' research report.
- 2) To seek Council's approval for the allocation of \$2,500 towards the Paddle Tasmania 'Economic and Market Demand' research report.

2 INTRODUCTION/BACKGROUND

Paddle Tasmania (<https://tas.paddle.org.au/>) provides education within the paddling community, aiming to encourage safe enjoyment of all paddlecraft.

Paddle Tasmania are preparing an 'Economic and Market Demand' research report they advise is essential for obtaining funding for future whitewater infrastructure developments and in negotiating increased water releases, advising this in turn will facilitate an increase in community sport and recreation and boost the nature based tourism economy.

Paddle Tasmania have secured funding of \$10,000 for a basic study that will include only three sites: Cataract Gorge, Hadspen, and Deloraine. Paddle Tasmania advise that the report and business case for government will be much stronger if a comprehensive report includes other sites around the state. They have identified nine other sites, with three of them located in the Northern Midlands: Longford, Cressy, and Poatina.

Paddle Tasmania are also seeking funding from other councils and authorities relevant to the other six locations.

Obtaining future funding would allow infrastructure to be installed on existing water courses, such as Wave Formers which provide safer passage for paddlers.

The report will be prepared by TRC, with the scope of works including benchmarking, situation analysis, economic impact assessment, operations, and construction.

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

- ♦ 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
- Tourism Marketing & Communication
 - ♦ Tourism partnerships build sense of place identity
- People –
 - Core Strategies:
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Paddle Tasmania is requesting \$2,500 toward the Paddle Tasmania 'Economic and Market Demand' research report.

7 RISK ISSUES

If Council does not fund this work, the Northern Midlands will not be represented in the final report.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either approve or not approve the requested contribution of \$2,500 toward the Paddle Tasmania 'Economic and Market Demand' research report.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

11 OFFICER'S COMMENTS/CONCLUSION

Supporting the research will ensure the Northern Midlands is represented in the final report, which should lead on to further funding to create white water facilities, having a significant positive impact on the Northern Midlands Community, attracting events and competitions to Longford, Cressy, and Poatina districts.

12 ATTACHMENTS

- 12.1 Northern Midlands Council Funding request letter
- 12.2 Paddle Tasmania Quote TRC
- 12.3 Tasmania Concept Review

RECOMMENDATION

That Council contribute \$2,500 toward the Paddle Tasmania 'Economic and Market Demand' research report from Round 2 Special Events.

DECISION

Cr Davis/Cr Adams

That Council contribute \$2,500 toward the Paddle Tasmania 'Economic and Market Demand' research report from Round 2 Special Events.

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Calvert, Cr Goninon, Cr Goss



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

239/20 LOCAL GOVERNMENT REFORM: NORTHERN REGION SHARED SERVICES

Responsible Officer: Des Jennings, General Manager
Report prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The northern region benchmarking and shared services investigation was completed by KPMG on behalf of the eight (8) Councils in the northern region during 2017. The report was considered by the Councils as the first step towards implementation of opportunities to share services. One of the opportunities identified was a common Information Technology solution, and this report provides a status of the progress to date.

2 INTRODUCTION/BACKGROUND

The common Information Technology Solution idea has been in the background for many years, but after receipt of the KPMG benchmarking report the Northern General Manager's Group decided to commission a feasibility study to pursue the idea.

A preliminary presentation and proposal for a 'single instance' or a 'separate instances' option was provided by Technology One in December 2019.

Over the last six (6) months, Council's staff have been participating actively in the provision of information enabling the Northern Tasmanian Councils IT Shared Business Application Platform project to progress.

The feasibility study objectives are to:

- Develop an inventory and understanding of participating Council's current corporate business applications systems, how they are managed and provided, and direct costs.
- Perform an assessment and arrive at a conclusion as to advantages, disadvantages, and feasibility of the various options for a shared service software platform.

This study is in its final stages and will be delivered in the near future to the General Manager's Group.

Northern Midlands Council currently owns and operates its information technology hardware and engages third party software solutions tailored to local government via subscriptions. A summary of annual information technology costs are detailed below:

	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15
Computer Maintenance						
Consultants Fees	13,543.14	27,100.00	9,964.65	21,848.41	39,605.92	21,160.73
Consumables/Materials	13,293.57	15,361.83	26,225.91	11,579.84	11,444.22	19,665.25
Contractor Payments	2,075.46	4,772.32	719.10	12,526.27	-	5,691.00
Insurance	4,728.80	5,550.00	5,550.00	4,911.37	-	-
Subscriptions #	182,699.28	127,542.96	102,565.22	90,196.16	84,744.27	90,552.09
Telecommunication Costs	20,552.71	16,672.88	13,062.33	12,874.51	12,242.21	13,086.77
Internal resources	86,206.78	94,453.15	90,822.14	86,249.88	68,053.36	59,397.87
	323,099.74	291,453.14	248,909.35	240,186.44	216,089.98	209,553.71
Corp - Computer System Upgrades *	44,094.97	19,055.84	69,821.95	20,463.28	85,372.36	36,444.03

Council's overall information technology costs have been fairly consistent over the last five years.

However, subscriptions have been steadily creeping up over the years as Council implemented new and improved software solutions as well as ‘cloud’ hosting.

Hardware upgrade expenditure in 2017/18 included major server upgrades, and in 2015/16 included a new telephone system and photocopier.

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
 - Money Matters
Core Strategies:
 - ♦ Efficiency in resource sharing and Council reform
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning

4 POLICY IMPLICATIONS

N/a

5 STATUTORY REQUIREMENTS

Local Government Act 1993.

6 FINANCIAL IMPLICATIONS

The total cost of the KPMG report was \$180,540, of which the State Government contribution was \$90,270 and Northern Midlands Council contribution was \$9,327.

The costs of the current feasibility report will be proportioned across the participating councils.

7 RISK ISSUES

If Council fails to participate in the Northern Tasmanian Councils IT Shared Business Application Platform project it risks:

- Not being party to further discussions with our regional Council neighbours.
- Ongoing collaboration with our Local Government partners and the State Government.
- Showing a lack of leadership on the part of the Northern Midlands Council.
- Possible opportunities to realise efficiencies.

8 CONSULTATION WITH STATE GOVERNMENT

Once Council has officially received the results of the feasibility report for consideration the findings may be relayed to the Minister for Local Government.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

As the Premier, the Hon. Peter Gutwein MP, initiated the discussion on local government reform, it is important that the councils keep both him and the Minister for Local Government, the Hon. Mark Shelton MP, informed on the progress of the Shared Services Project.

9 COMMUNITY CONSULTATION

Local government faces increasingly demanding and complex community expectations with limited resources and competing demands, it is critical that councils find new ways to plan and deliver services so that local government is sustainable and able to flourish. Strategic collaboration and partnerships are ways that councils can respond to these challenges.

10 OPTIONS FOR COUNCIL TO CONSIDER

Options available to Council:

- Participate or take no further action in the Northern Tasmanian Councils IT Shared Business Application Platform project.

11 OFFICER'S COMMENTS/CONCLUSION

Further major development of Council's current information technology system has been held in abeyance awaiting the outcome of the Shared Services Information Technology deliberations.

12 ATTACHMENTS

- 12.1 Northern Midlands Council – IT Expenditure breakdown
- 12.2 Technology One Presentation – December 2019

RECOMMENDATION

That Council note the report.

DECISION

Cr Goninon/Cr Calvert

That Council note the report.

Carried unanimously

240/20 REQUEST TO LOWER SPEED LIMIT ON BRUMBY STREET, LONGFORD

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

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider a request from a resident to lower the speed limit on Brumby Street, Longford to 50kmh.

2 INTRODUCTION/BACKGROUND

On the June 17, 2020, a request was received by email from Karlee Fulton of Brumby Street, Longford for the speed limit to be lowered to 50kmh because the road is frequently used by trainers walking horses to the race track.

The Department of State Growth is responsible for setting speed limits on all roads throughout the state, and should Council decide to proceed, an application must be submitted to the Transport Commissioner for approval.

3 STRATEGIC PLAN 2017-2027

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

- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ 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

If the 50km zone is extended residents in other streets around Longford, or in other towns, they may also submit a request for speed limits to be lowered on their roads. Any future requests should be considered on a case by case basis.

5 STATUTORY REQUIREMENTS

The following Acts and legislation is relevant to this matter:

- *Local Government Highways Act 1982*
- *Tasmanian Road rules 2009*
- *Vehicle and Traffic Act 1999*

6 FINANCIAL IMPLICATIONS

Subject to approval from the Department of State Growth, Council would be responsible for the cost of installing signage. The cost is estimated at \$500 and could be covered from the Works Department's road budget.

7 RISK ISSUES

There is a risk of an accident as a result of vehicles driving past horses on the side of the road at higher speeds, reducing the speed limit to 50kmh will reduce this risk.

8 CONSULTATION WITH STATE GOVERNMENT

The Department of State Growth has been contacted regarding the request for a change of speed limit and have advised that they are prepared to give this matter consideration. They have stated that they believe this could be considered a logical extension to the existing 50km zone in Brickendon and Anstey streets.

9 COMMUNITY CONSULTATION

This proposed speed limit change was received from a resident of the area.

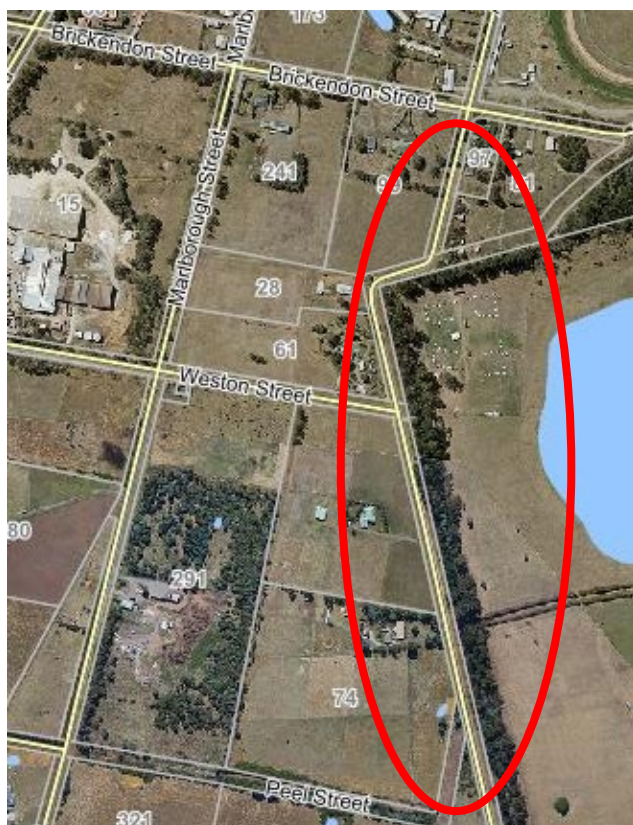
10 OPTIONS FOR COUNCIL TO CONSIDER

- 1) Request the Department of State Growth to consider reducing the speed limit on Brumby St to 50km.
- 2) Take no action and leave the speed limit at the current default limit of 80km for a gravel road.

11 OFFICER'S COMMENTS/CONCLUSION

Speed limits are determined by the Department of State Growth based on the Austroads Guide, and also taking into consideration a number of other factors including, the road condition and other nearby speed limits. The Department of State Growth have advised that at this location the Austroads Guide does not require the speed limit to be lowered; however, they are prepared to give consideration to a requested change in speed limit due to the safety concerns that have been raised and its close proximity to the 50km speed limit in Brickendon Street. This will be reviewed further if a formal request is received from Council.

The extent of the proposed speed zone would be determined by officers from the Department of State Growth following a site inspection, and is likely to be just south of 74 Brumby Street.



Council officers also discussed the possibility of a 60km speed limit with the Department of State Growth, but they advised that the speed limit should be 50kmh to be consistent with other speed limits in the area.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

There have been concerns raised with Council over a number of years regarding horses walking on Brumby Street, and other nearby streets, and it is recommended that a request be submitted to the Department of State Growth as it will improve safety in this area.

11 ATTACHMENTS

11.1 Email from Karlee Fulton

RECOMMENDATION

That Council submit a request to the Department of State Growth for the speed limit to be lowered to 50kmh on the northern part of Brumby Street, Longford

DECISION

Cr Calvert/Cr Polley

That Council submit a request to the Department of State Growth for the speed limit to be lowered to 50kmh on the northern part of Brumby Street, Longford.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

241/20 TRAFFIC CONCERNS: INTERSECTION OF MARLBOROUGH & WELLINGTON STREETS, LONGFORD

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

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider traffic concerns at the intersection of Marlborough and Wellington streets, Longford.

2 INTRODUCTION/BACKGROUND

The intersection of Wellington and Marlborough streets is one of the busiest intersections in Longford when upgrades were carried out in the Longford main street, approximately 16 years ago, works were undertaken to improve the alignment of this intersection.

On September 17, 2019, a collision occurred at this intersection when a vehicle failed to give way. This accident caused some damage to the Sticky Beaks Café. There have also been anecdotal reports of other accidents at this intersection.

On September 23, 2019, a letter was received from the owner of the Sticky Beaks Café expressing his concerns about the risk to pedestrians or patrons of the café.

Following receipt of this letter contact was made with the Department of State Growth, to discuss options for improving safety at this intersection.

2.1 Road ownership

Marlborough Street is owned by the Department of State Growth and they are responsible of the maintenance of the central 7.6m of carriageway. The remainder of the road including footpaths and kerb and channel is maintained by Council, but approval must be sought from the Department of State Growth, as the asset owner, to do any upgrades or maintenance.

Wellington Street is owned by Council.

2.2 Advice from the Department of State Growth

Following an on-site meeting in October 2019 Mr Garry Hills, from the Department of State Growth, gave a commitment to look at possible safety upgrades for the intersection including the possibility of installing a roundabout.

On July 3, 2020, correspondence was received from Mr Hills advising that there was not sufficient room to fit a roundabout at that location. He advised that *"Given the relatively modest crash history and low speed environment we're happy to continue to monitor the situation and respond to any further concerns for the site as a State Growth managed road."*

He suggested *"some kerb narrowing / making the splitter islands larger to tighten up turns may improve safety."* He also advised that *"Austroads are currently finalising a report into the effectiveness and implications of Raised Safety Platforms which may be something that can be considered in the longer term for the intersection."*

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

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

The following Acts, legislation, and standards are relevant to this matter:

- *Local Government Highways Act 1982*
- LGAT Tasmanian Municipal Standard drawings
- Standard drawings transport services

6 FINANCIAL IMPLICATIONS

The cost of any changes to Wellington Street would be the responsibility of Council, but as the road intersects with a State Government Road, approval from the Department of State Growth would also be required. The State Government currently have no plans to do any upgrades on the section of road which they maintain.

It may be possible to seek funding for future upgrade works through grant programs such as Black Spot Funding of the Vulnerable Road User Program. The low number of officially recorded crashes at this intersection would make it more difficult to secure funding, but there are provisions in the process for applicants to demonstrate that the risk of an accident is high.

6 FINANCIAL IMPLICATIONS

The cost of any changes to Wellington Street would be the responsibility of Council, but as the road intersects with a State Government Road, approval from the Department of State Growth would also be required. The State Government currently have no plans to do any upgrades on the section of road which they maintain.

6.1 Installation of bollards to protect pedestrians

Should Council choose to install bollards at the intersection to protect pedestrians the cost for four bollards rated to provide protection from vehicles travelling at 50 – 60km would be up to \$60,000. A breakdown of the costs involved with installing the bollards is as follows:

- Cost per bollard - \$7,000 – \$9,000 depending on the type required
- Excavation using vacuum truck and installation in concrete - \$2,000 per bollard
- Traffic management for two days \$2,000

- Location of underground services, engineering design and certification - \$6,000
- Replacement and reinstatement of footpath pavers - \$8,000

It may be possible to seek funding for future upgrade works through grant programs such as Black Spot Funding of the Vulnerable Road User Program. The low number of officially recorded crashes at this intersection would make it more difficult to secure funding, but there are provisions in the process for applicants to demonstrate that the risk of an accident is high.

7 RISK ISSUES

There is a significant risk of further collisions at this intersection, and the possibility that a pedestrian could be struck by a vehicle due to the high numbers of pedestrians that use this area.

8 CONSULTATION WITH STATE GOVERNMENT

An on-site meeting has been held between Council's General Manager and Garry Hills from the Department of State Growth in October 2019, and there has been ongoing discussion between Council Officers and representatives of the Department of State Growth since that time.

9 COMMUNITY CONSULTATION

Council staff have had a number of discussions with the owner of Sticky Beaks Café, Mr Gregory Howlett, and also with other nearby business owners and operators.

10 OPTIONS FOR COUNCIL TO CONSIDER

- 1) Do nothing and continue to monitor the safety at the intersection.
- 2) Consider changes to the kerb alignment at the intersection as part of the Longford Main Street upgrade plan currently being developed by Lange Design.
- 3) Install bollards to provide protection for pedestrians – investigate whether Vulnerable Road User or Blackspot funding is available for these works.
- 4) Continue to discuss the possibility of raised intersection treatment with the Department of State Growth subject to the outcome of the Austroads report on Raised Safety Platforms.

11 OFFICER'S COMMENTS/CONCLUSION

Although the number of officially recorded crashes at this intersection is low there have been many unrecorded crashes most of which have only caused minimal damage. If a pedestrian had been involved in any of these incidents the consequences would have been much more serious.

Changes to the kerb alignment to tighten up the intersection as part of the upgrade of the main street would improve safety, but it could also prevent heavy vehicles from turning at this intersection. This would require heavy vehicles to use other intersections further to the south and this may create safety issues at those locations.

Standard bollards provide some protection for pedestrians at lower speeds but are not certified to protect a pedestrian at a speed of 50km. To provide this level of protection certified bollards of a style similar to those used on the Cressy Parklet would be required, at a cost of around \$15,000 per bollard. Installation of bollards would require approval from the Department of State Growth as the works would extend into the area that they maintain. It may be possible to seek funding to install bollards in the next round of Vulnerable Road User Funding in 2021.

11 ATTACHMENTS

11.1 Letter from Gregory Howlett

RECOMMENDATION

That Council make application through the next round of the Vulnerable Road User Funding stream for the installation of bollards.

The General Manager, Mr Des Jennings, drew the attention of Councillors to the following statement submitted by Mr Gregory Howlett which was circulated to Councillors prior to the meeting:

The problem

It is widely acknowledged that this intersection is dangerous. Ask any local.

The Council is aware of and has looked at the problem before. The nub of the problem is northbound vehicles turning from Wellington Street (at Sticky Beaks) into that section of Wellington Street running north down in the direction of the Village Green. It is a problem because of the following:

- when turning right, the road curves and descends*
- vision is impeded by plantings etc.*
- the closeness of the William Street T intersection*
- increased traffic flow causing frustrated drivers to rush out into perceived breaks in traffic.*

There have been untold near misses and quite a number of accidents some of which have been reported to the police. There have been 2 accidents where vehicles have crashed into the wall of Sticky Beaks (under the awning) causing significant damage. These were the subject of insurance claims.

The operators of Sticky Beaks say they hear brakes screech about once a week indicating regular near misses.

Many say it is surprising that no one has died yet. This could easily happen. On the front page is a photo of an accident last September. Fortunately, Sticky Beaks was not open at the time and there were no pedestrians present. This may not be the case next time.

The solution

This is easy. The risk of personal injury and property damage will be significantly reduced or stopped by restricting or stopping northbound vehicles on Wellington Street turning right at the Sticky Beaks intersection.

What's stopping the solution

The intersection is also a legal mess! This is because part is owned and controlled by the Council and part is owned and controlled by the State (managed by the Department of State Growth).

The Department asserts that any changes to the intersection require its consent. I am told that the Department will not support closing the northbound section of Wellington Street outside Sticky Beaks.

Proposals

1. Working with the Department

A simple and inexpensive solution (raised by two Councillors) would be to disallow right hand turns from Wellington Street (south) at the Sticky Beaks intersection into Wellington Street (north). As this would not involve any change to the intersection bar the placement of appropriate signage, it is hoped that the Department would be amenable to this solution.

If implemented, regular northbound traffic on Wellington Street (south) would in time redistribute itself amongst the various cross streets running between Wellington Street and Marlborough Street. This would just occur naturally. There would also be minimal disruption to affected businesses and residents.

Consideration would have to be given to the issue of northbound heavy vehicle traffic. After consultation and analysis, this northbound traffic could be:

- redirected at the southern end of Longford (with possible need for minor road works); or*

- *left to find its own solution. This may involve bypassing Longford on northbound journeys particularly now that the Perth bypass is operating.*

As this would only affect northbound journeys, there would only be a partial inconvenience to these drivers ... a reasonable price for the considerable safety gains (and arguably improved traffic flows ... as heavy vehicles at this intersection do hold up traffic).

Such considerations could be referred to the consultants (Lange Design) presently advising Council on other matters concerning Wellington Street.

If the Department comes on board with this, other “OPTIONS FOR COUNCIL TO CONSIDER” could well be unnecessary thus saving money.

2. Bypass the Department if it does not agree to Proposal 1. above

Alternatively, the Council could effect a similar solution without requiring the Department’s consent by closing northbound access on Wellington Street a little to the south of the problem intersection. This stretch of Wellington Street is controlled solely by the Council. This would restrict use of the dangerous right-hand turn at Sticky Beaks to the few businesses or residents to the north of the point of closure. This would have to reduce traffic at the problem right-hand turn by at least 95% (and consequently the risk of death, personal injury and property damage).

The positioning of the northbound Wellington Street closure could be determined after conferring with local businesses and residents. It would have to be between the Sticky Beaks intersection and High Street.

Again, upstream traffic management would also need to be considered for normal and heavy traffic. This again could be referred to the consultants (Lange Design) presently advising Council on other matters concerning Wellington Street.

Conclusion

I urge Council to pursue Proposal 1 (above). This is an elegant solution as it is simple and relatively inexpensive. This would involve determining the Department’s position first and then engaging consultants. If not possible, then Proposal 2 could be pursued as well as Options 2 to 4 listed in the Agenda.

DECISION

Cr Goninon/Cr Lambert

That Council

- i) conduct a vehicle movement survey on the
 - Wellington/Marlborough street and
 - Wellington/Lyttleton Street
 intersections to ascertain the data on vehicle movements through those intersections; and
- ii) investigate current heavy vehicle movements and routes through Longford and identify possible solutions and alternate routes; and
- iii) present the data and options for discussion at a Council Workshop prior to a report being tabled at a future Council meeting.

Carried unanimously

Mayor Knowles adjourned the meeting for the meal break at 6.04pm.

Mayor Knowles reconvened the meeting after the meal break at 6.34pm.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

242/20 PUBLIC QUESTIONS & STATEMENTS

Due to COVID-19 the Council Meeting scheduled for Monday 20 July 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 20 July 2020.**

Questions can be emailed to 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

WORKS 2 TRAFFIC CONCERNS: INTERSECTION OF MARLBOROUGH & WELLINGTON STREETS, LONGFORD

[Mr Gregory Howlett, Longford](#)

The statement submitted by Mr Howlett was received and noted during deliberations on the report.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

243/20 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 Adams

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 PLN-20-0108: 6 CHRISTINE AVENUE, DEVON HILLS

Council's Development Supervisor, Mrs Miles, read the following statements submitted which were circulated to Councillors prior to the meeting:

Phillip Canning (in support of the development application)

On Wednesday the 10th June 2020 I noticed an application to the Midlands Council, printed in the Examiner Newspaper.

The application was regarding the construction .of a new shed and additions to the dwelling situated at No. 6 Christine Avenue Devon Hills. No. PLN -20 -010 8 (CT 13142/53)

Addition to Dwelling and New Shed.

I now understand that there have been several objections raised in regards this application.

The objections are concerning the possibility of the unit being used for rental purposes, visual contact, additional people within the area and noise.

While I do not intend to cause anguish between neighbours, I feel that the objections raised are petty.

The proposed construction of the addition to the dwelling is for the purpose of accommodating family members Tim and Ruth and it has never been suggested that the unit would be leased out.

Like many unit attachments to houses around Devon Hills unless you know where they are situated they are not outstanding, they fit in with the surroundings and over the past twenty years or so the occupants have not caused any problems at all.

The extension in question fits into this category with the occupants calling it home.

I believe that the additions requested in this application will fit into the scenery of Devon Hills with no effects to the surrounds what so ever and that the final result will bring a family closer together for the good of all including near by residents.

James & Margaret Markos (in support of the development application)

As residents of Devon Hills since 1998, and close neighbours of the property above, we would like to support the proposal 100%.

We have known the owners, Ted & Alira, since they moved to Devon Hills in 2016 and we are aware of their genuine commitment to the area. We are also aware that the proposed extension is for extra family space in their family home.

Having experienced the extended family benefits several times during the 2 decades we have lived at Devon Hills, we are fully aware of the benefit of having a self-contained area for visiting family and friends. It

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enables family units to benefit further from the spacious lifestyle we, as Devon Hills residents, are fortunate to experience. It is in fact a very valid reason to move to the area.

Hence we support the proposal wholeheartedly and wish Ted & Alira many enjoyable years raising their young family in such an ideal environment.

Michelle Reid (against the development application)

Further to previous communication:

1. *This development is an independent residence. Anyone could live in this new building totally independent of the existing building. This kind of development is prohibited in Devon Hills so why has it even come this far?*
2. *This building has a FULL kitchen, FULL bathroom, FULL living/dining area, 2 bedrooms, a mudroom/laundry so how is this allowed? There is clearly a laundry tub in the, conveniently called, mudroom in which laundry can be done and there is obvious space into which a washing machine could be added if desired. This does not constitute a mere extension.*
3. *This building is for a husband and wife to LIVE in separate to the existing house.*
4. *What happens whether house is no longer needed for grandparents? It will not be left there empty. So Devon Hill residents numbers increase due to it being rented in some capacity. If all residents did this it would SOON become anything but low-density housing.*
5. *Two dwellings on one block is against the integrity of this area.*
6. *This residence will have a separate gateway, driveway, shed and car parking space independent of the existing house. The fact that it is under the same roof does not mean it is not a separate dwelling.*
7. *The convenient numbered bedrooms 5 & 6 should read 1 & 2. I don't think anyone is fooled by this.*
8. *This development, if passed, sets a precedent in Devon Hills that residents here do not want.*
9. *The integrity of this rural low-density living area MUST be upheld here. I have no problem with their idea and desire but not in Devon Hills.*
10. *A permit to never put a washing machine in the mudroom is totally uncontrollable by the council. Once the building is passed and occupancy is given the council will never know what goes on in that space. The plans need changing if it is to be classed as simply an extension, and not a future independent dwelling that is the case now.*

Please consider the desires of residents in this area and uphold the integrity of this area.

Andrew Stuart & Lauren Lowry (in support of the development application)

We write to you with regard to the above application as we have been made aware of a number of objections to it and we wish communicate our point of view.

Our family has been resident to Devon Hills for the past 7 years and find the area to be a great environment for family to enjoy being close to nature and each other.

We have known the land owners Ted and Alira for some time now and, having aging parents and three young children of our own, can appreciate the difference having family close by can make.

We believe the addition they have proposed would not change the aesthetics of the property or create any noise issues as they are planning to use the new addition solely to support their family.

Devon Hills is a family oriented area and Ted and Alira's family are an active part of this community. Ted and Alira's investment should only be seen as a reflection of their commitment to this community.

Throughout the area there are numerous houses that have had addition dwellings attached in order to support family, if you were not made aware of these you would never know of their existence.

It is our belief this planning application will be a positive addition to the social and family amenity of the Devon Hills area.

**244/20 PLANNING APPLICATION PLN-20-0108: 6 CHRISTINE AVENUE,
DEVON HILLS**

File Number: 200800.03; CT 13142/53
Responsible Officer: Des Jennings, General Manager
Report prepared by: Erin Miles, Development Supervisor

1 INTRODUCTION

This report assesses an application for 6 Christine Avenue, Devon Hills to construct an addition to dwelling & new shed (combined floor area of outbuildings greater than 80m²).

2 BACKGROUND

Applicant:
Engineering Plus

Zone:
Low Density Residential Zone

Classification under the Scheme:
Discretionary

Deemed Approval Date:
Extension of time until 24th July 2020

Owner:
Thierry Wayne & Alira Jane Davis

Codes:
Car Parking and Sustainable Transport Code

Existing Use:
Residential

Recommendation:
Approve

Discretionary Aspects of the Application:

- Reliance on the performance criteria of the Low Density Residential Zone – clause 12.4.1.6 P1 – over 80m² of outbuildings.

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013, Version 30, Effective from 24th March 2020.

Preliminary Discussion

Prior to the application being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached.

Subject site



3 STATUTORY REQUIREMENTS

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

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

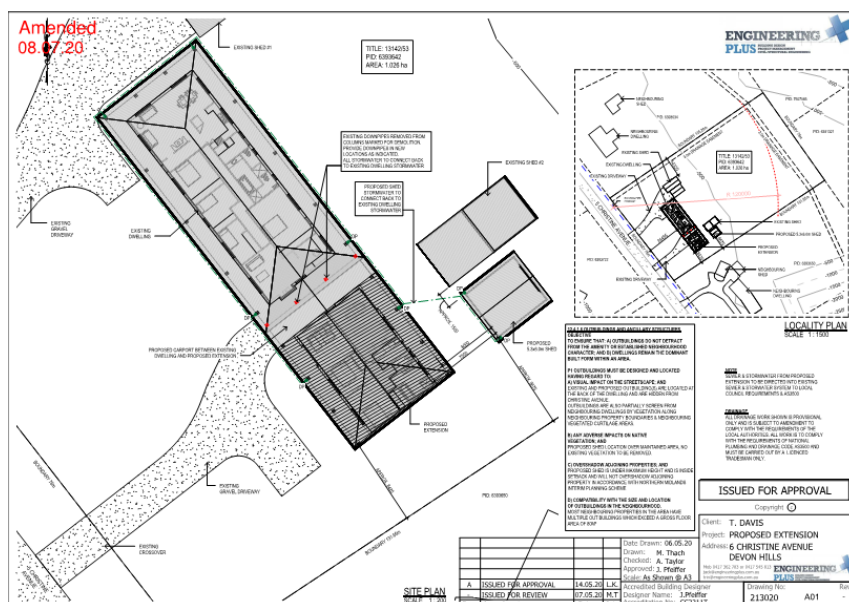
4 ASSESSMENT

4.1 Proposal

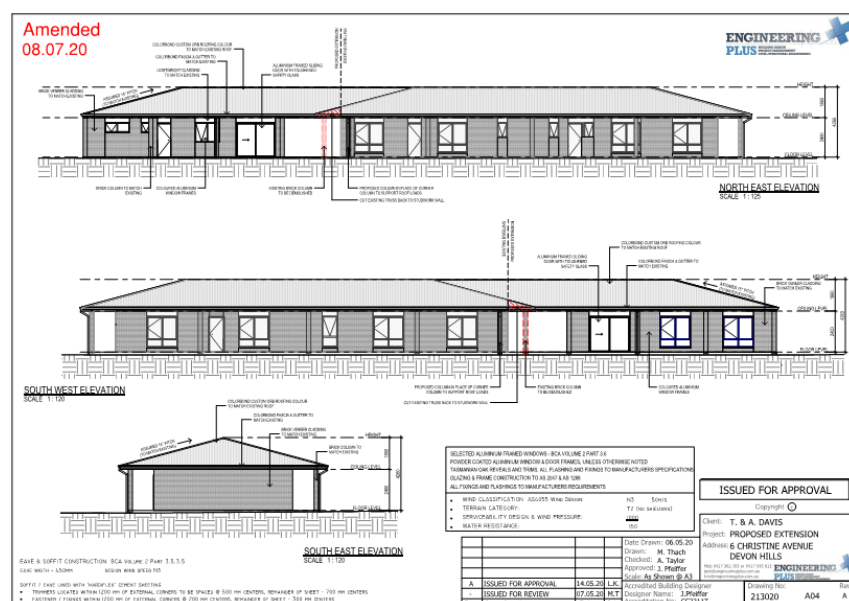
It is proposed to:

- Construct addition to dwelling & new shed (combined floor area of outbuildings greater than 80m²).

Site Plan

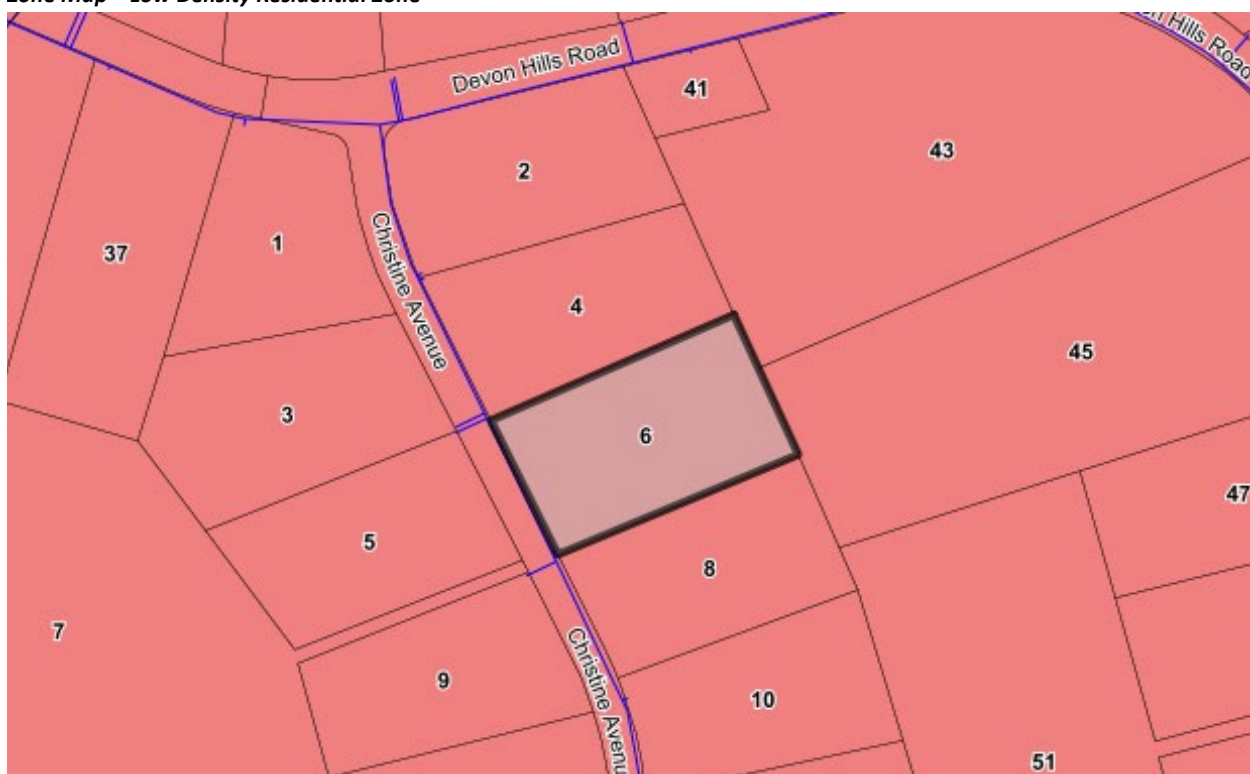


Elevations



4.2 Zone and Land Use

Zone Map – Low Density Residential Zone



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

The relevant Planning Scheme definition is:

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

A dwelling is defined as:

<i>dwelling</i>	<i>means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.</i>
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Residential is Discretionary in the zone.

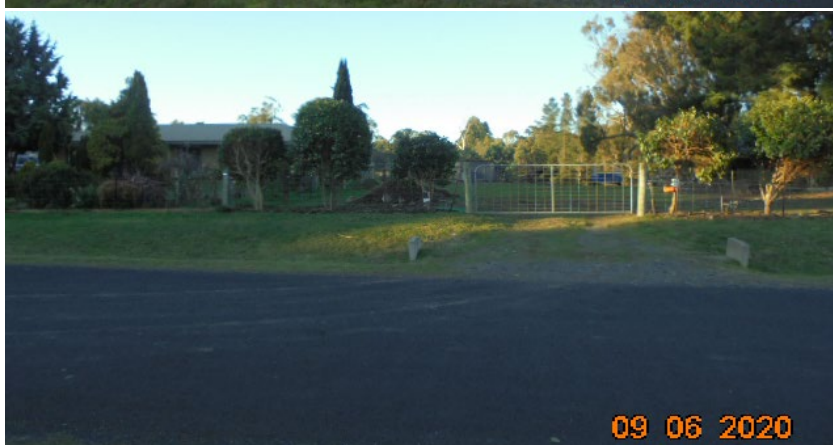
4.3 Subject site and locality

The author of this report carried out a site visit on the 9th June 2020. The subject site is a 1.026ha lot, that contains an existing dwelling and associated outbuildings. The site has two existing access points from Christine Avenue. Established residential uses surround the site.

Aerial photograph of area



Photographs of subject site





4.4 Permit/site history

Relevant permit history includes:

- DA/BA 37/80 – Dwelling
- DA 49/80 - Garage

4.5 Representations

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

- Graeme Horner, 8 Christine Ave, Devon Hills
- Michelle Reid, 5 Christine Ave, Devon Hills

Map showing location of representors properties in relation to subject site (subject site highlighted, representors properties outlined in red).



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

Issue 1

- Legitimacy of extension (could be considered dwelling in its own right).

Planner's comment:

Under the *Northern Midlands Interim Planning Scheme 2013*, a dwelling is defined as:

dwelling	means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
----------	---

A building that does not contain all of these facilities (such as no laundry) cannot be considered as a dwelling in its own right due to the above definition, and would therefore be categorised under the same use class as the existing building on site, not a multiple dwelling, which means two or more dwellings on a site. Further, the extension is hardwired to the existing section and shares all services. The applicant has indicated that the extension will be occupied by the owner's parents, who currently already reside at the premises.

Issue 2

- Change in density

Planner's comment:

The subject site is zoned Low Density Residential. Zone provisions are made up of a zone purpose and objectives, use class table, use standards, development standards and subdivision provisions. Density is managed in a number of ways, including allowable uses, site coverage provisions and minimum lot sizes. Single and ancillary dwellings are a permitted use in the zone. Multiple dwellings are prohibited in the zone.

Issue 3

- Potential separate tenancy

Planner's comment:

Short term rental of the space would require a change of use to *Visitor Accommodation*. A condition may be applied to the permit to clarify the approved use of the building and make future property owners aware that the building cannot be rented to an external party.

Issue 4

- 2nd driveway

Planner's comment:

The second driveway was incorrectly noted on the plans as 'proposed', when it is existing. The plans have since been amended to reference the second access correctly. Council's Works and Infrastructure Department will condition that the existing gravel apron be upgraded to a sealed apron, to meet Council standards.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the application on the 9.06.2020 and their recommended conditions are included in the conditions of approval.

TasWater

Precis: Taswater advised on the 10.06.2020 as follows:

Thanks for giving us the opportunity to look at this extension, as it could be considered a large house extension, the following will apply.

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater has assessed the application for the above mentioned permit and has determined that the proposed development did not require a referral and therefore does not require a submission from TasWater as the additions to a single dwelling and shed will not;

- a. Increase the demand for water supplied by TasWater; or*
- b. Increase the amount of sewage or toxins that is to be removed by, or discharged into, TasWater sewerage infrastructure; or*
- c. Damage or interfere with TasWater works; or*
- d. Adversely affect TasWater operations.*

If they have insufficient water pressure or flow they can always increase their connection size at a later date.

Environmental Health Officer

Precis: Council's Environmental Health Officer, Chris Wicks, advised: The increase in the number of bedrooms or rooms that can be used as a bedroom, will require a review of the capacity of the existing on-site wastewater management system.

General Manager

Precis: Application signed by the General Manager.

4.7 Planning Scheme Assessment

LOW DENSITY RESIDENTIAL ZONE

ZONE PURPOSE

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

Assessment: The proposal meets the zone purpose.

LOCAL AREA OBJECTIVES

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

Assessment: The proposal meets the local area objectives.



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12.2 Use Table

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

USE AND DEVELOPMENT STANDARDS

12.3 Use Standards

12.3.1 Amenity

Objective To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.
Complies with A1.	N/a
A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.
N/a – permitted use.	N/a
A3 If for permitted or no permit required uses.	P3 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
Complies with A3 – Permitted use.	N/a

12.3.2 Low Density Residential Character

Objective To ensure that discretionary uses support the: a) visual character of the area; and b) local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P1 No performance criteria.
N/a – no commercial vehicles required.	N/a
A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P2 No performance criteria.
N/a – permitted use.	N/a
A3 Waste material storage for discretionary uses must: a) not be visible from the road to which the lot has frontage; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.	P3 No performance criteria.
N/a – permitted use.	N/a

12.4 Development Standards

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

12.4.1.1 Site Coverage

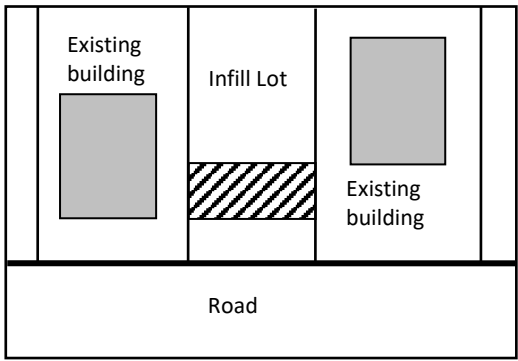
Objective a) To ensure that the site coverage respects the existing or preferred neighbourhood character; and b) To reduce the impact of increased stormwater runoff on the drainage system; and c) To ensure sufficient area for landscaping and private open space.	
Acceptable Solutions	Performance Criteria
A1 The site coverage must not exceed 10% of the site.	P1 The site coverage must have regard to the: a) size and shape of the site; and b) existing buildings and any constraints imposed by existing development or the features of the site; and c) site coverage of adjacent properties; and

	<p>d) effect of the visual bulk of the building and whether it respects the neighbourhood character; and</p> <p>e) capacity of the site to absorb runoff; and</p> <p>f) landscape character of the area and the need to remove vegetation to accommodate development.</p>
Complies with A1 – the subject site is 1.026ha. 10% of site is 1026m ² . Total area of buildings existing and proposed is 497.68m ² .	N/a

12.4.1.2 Building Height

<p>Objective</p> <p>To ensure that the height of dwellings respects the existing or desired future character statements.</p>	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed 8 metres.	<p>P1 Building height must be appropriate to the site and the streetscape having regard to the:</p> <p>a) effect of the slope of the site on the height of the building; and</p> <p>b) relationship between the proposed building height and the height of existing adjacent buildings; and</p> <p>c) visual impact of the building when viewed from a road.</p>
Complies with A1.	N/a

12.4.1.3 Frontage Setbacks

<p>Objective</p> <p>To ensure that the setbacks of dwellings from the road respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Primary frontage setbacks must be a minimum:</p> <p>a) of 15m; and</p> <p>b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 12.4.1.3 below; and</p>	<p>P1 Buildings are set back from the primary frontage an appropriate distance having regard to:</p> <p>a) the efficient use of the site; and</p> <p>b) the safety of road users; and</p> <p>c) the prevailing setbacks of existing buildings on nearby lots; and</p> <p>d) the visual impact of the building when viewed from the road; and</p> <p>e) retention of vegetation within the front setback.</p>
 <p>Figure 12.4.1.3 – Primary Frontage Setback for Infill Lots</p> <p>A1.2 Buildings must be set back a minimum of 15m from any other frontage.</p>	
Complies – 15m front setback achieved.	N/a

12.4.1.4 Rear and Side Setbacks

<p>Objective</p> <p>To ensure that the:</p> <p>a) height and setback of dwellings from a boundary respects the existing neighbourhood character and limits adverse impact on the amenity and solar access of adjoining dwellings; and</p> <p>b) separation of buildings is consistent with the preferred low density character and local area objectives, if any.</p>	
Acceptable Solutions	Performance Criteria
A1 Buildings must be set back 5m from the rear boundary.	P1 Building setback to the rear boundary must be appropriate to the location, having regard to the:

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	<ul style="list-style-type: none"> a) ability to provide adequate private open space for the dwelling; and b) character of the area and location of dwellings on lots in the surrounding area; and c) impact on the amenity and privacy of habitable room windows and private open space of existing and adjoining dwellings; and d) impact on the solar access of habitable room windows and private open space of adjoining dwellings; and e) locations of existing buildings and private open space areas; and f) size and proportions of the lot.
Complies – 5m + rear boundary setback achieved.	N/a
A2 Buildings must be set back 7.5m from side boundaries.	<p>P2 Building setback to the side boundary must be appropriate to the location, having regard to the:</p> <ul style="list-style-type: none"> a) ability to provide adequate private open space for the dwelling; and b) character of the area and location of dwellings on lots in the surrounding area; and c) impact on the amenity and privacy of habitable room windows and private open space of existing and adjoining dwellings; and d) impact on the solar access of habitable room windows and private open space of adjoining dwellings; and e) locations of existing buildings and private open space areas; and f) size and proportions of the lot; and g) extent to which the slope and retaining walls or fences reduce or increase the impact of the proposed variation.
Complies – 7.5m + side setback achieved.	N/a

12.4.1.5 Location of Car Parking

Objective	
<ul style="list-style-type: none"> a) To provide convenient parking for resident and visitor vehicles; and b) To minimise the impacts of garage doors to the neighbourhood. 	
Acceptable Solutions	Performance Criteria
<p>A1 A garage or carport must be located:</p> <ul style="list-style-type: none"> a) within 10 metres of the dwelling it serves; and b) with a setback equal to or greater than the setback of the dwelling from the primary road frontage. 	<p>P1 Car parking facilities must be:</p> <ul style="list-style-type: none"> a) close and convenient to dwellings and residential buildings; and b) located to minimise visual impact to the streetscape; and c) provided in a form that is appropriate to the area and development.
Complies with A1 (a).	N/a
<p>A2 The total width of the door or doors on a garage facing a road frontage must:</p> <ul style="list-style-type: none"> a) be not more than 6m; or b) the garage must be located within the rear half of the lot when measured from the front boundary. 	<p>P2 The width of garage doors should not be a visually dominant element in the streetscape and must be designed having regard to the:</p> <ul style="list-style-type: none"> a) existing streetscape and the design and locations of garages in the area; and b) location of existing buildings on the site.
Complies with A2 (a). 3m door – screened from the road by addition.	N/a

12.4.1.6 Outbuildings and Ancillary Structures

Objective	
To ensure that:	
<ul style="list-style-type: none"> a) outbuildings do not detract from the amenity or established neighbourhood character; and b) dwellings remain the dominant built form within an area. 	
Acceptable Solutions	Performance Criteria
<p>A1 Outbuildings must not have a:</p> <ul style="list-style-type: none"> a) combined gross floor area of greater than 80m²; and b) maximum wall height of greater than 3.5m; and 	<p>P1 Outbuildings must be designed and located having regard to:</p> <ul style="list-style-type: none"> a) visual impact on the streetscape; and b) any adverse impacts on native vegetation; and c) overshadow adjoining properties; and d) compatibility with the size and location of outbuildings in the neighbourhood.

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c) maximum building height greater than 4.5m.	
Relies on P1 for compliance.	Complies with P1 as follows: a) The proposed 31m ² shed is located behind the dwelling addition and will not be visible from the street. b) No native vegetation removal is proposed. c) The shed is proposed to be located 9.6m from the closest boundary and will not result in overshadowing of adjoining properties. d) Adjoining and nearby lots have total outbuildings average floor areas of approximately 150m ² (ranging between 90m ² and 240m ²). The proposed total outbuilding floor area of 214m ² , located behind the building line of the dwelling, is compatible with the size and location of outbuildings in the neighbourhood.
A2 A swimming pool or tennis court for private use must be located: a) behind the primary frontage setback; or b) in the rear yard.	P2 A swimming pool or tennis court for private use must be designed and located to: a) minimise any visual impact on the streetscape; and b) not unreasonably overlook or overshadow adjoining properties; and c) be compatible with the size and location of approved outbuildings in the neighbourhood.
N/a	N/a

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – A single dwelling requires 2 parking spaces. Parking provided on site is well in excess of this.
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

Acceptable Solutions	Performance Criteria
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	P1 The number of car parking spaces provided must have regard to: a) the provisions of any relevant location specific car parking plan; and b) the availability of public car parking spaces within reasonable walking distance; and c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and

	g)	an empirical assessment of the car parking demand; and
	h)	the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and
	i)	the recommendations of a traffic impact assessment prepared for the proposal; and
	j)	any heritage values of the site; and
	k)	for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
	i)	the size of the dwelling and the number of bedrooms; and
	ii)	the pattern of parking in the locality; and
	iii)	any existing structure on the land.

Comment:

Complies with A1.

Table E6.1: Parking Space Requirements

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

E6.6.2 Bicycle Parking Numbers

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

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

Comment:

Complies – available within shed/carport.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

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

Comment:

N/a – residential use.

E6.6.4 Motorbike Parking Provisions

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

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

Comment:

N/a

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

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Acceptable Solutions	Performance Criteria
<p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <p>a) formed to an adequate level and drained; and</p> <p>b) except for a single dwelling, provided with an impervious all weather seal; and</p> <p>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</p>	<p>P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</p>
<p>Comment:</p> <p>Complies with A1 (a).</p>	

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <p>a) the layout of the site and the location of existing buildings; and</p> <p>b) views into the site from the road and adjoining public spaces; and</p> <p>c) the ability to access the site and the rear of buildings; and</p> <p>d) the layout of car parking in the vicinity; and</p> <p>e) the level of landscaping proposed for the car parking.</p>
<p>Comment:</p> <p>A1.1 – Complies.</p> <p>A1.2 – N/a</p>	
<p>A2.1 Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</p> <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p>	<p>P2 Car parking and manoeuvring space must:</p> <p>a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</p> <p>b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</p>
<p>Comment:</p> <p>Complies with A2.1 and A2.2.</p>	

Table E6.2: Access Widths for Vehicles

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

E6.7.3 Car Parking Access, Safety and Security

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

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.
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Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the location and type of relevant facilities on the site or in the vicinity; c) the suitability of access pathways from parking spaces, and d) applicable Australian Standards.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: <ul style="list-style-type: none"> a) characteristics of the populations to be served; b) their means of transport to and from the site; and c) applicable Australian Standards.
Comment: N/a – private residential use.	

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

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

Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: <ul style="list-style-type: none"> a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site. 	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
Comment: N/a – Residential use.	

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

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

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E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: N/a	

Table E6.5: Pedestrian Access

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

Notes

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

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

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
Strategic Plan 2017-2027
<ul style="list-style-type: none"> Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Reliance on the performance criteria of the Low Density Residential Zone – clause 12.4.1.6 P1 – over 80m² of outbuildings.

Two representations were lodged against the development; however, neither related to the discretion sought about the total floor area of outbuildings. Nevertheless, the concerns raised by the representors that the dwelling addition could be separately tenanted, can be addressed by a permit condition.

All other provisions of the Planning Scheme have been met. The second access will be conditioned to be upgraded in accordance with Council standards.

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

8 ATTACHMENTS

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

RECOMMENDATION

That land at 6 Christine Avenue, Devon Hills be approved to be developed and used for an addition to dwelling & new shed (combined floor area of outbuildings greater than 80m²) in accordance with application PLN-20-0108, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P8** (*Drawing No:213020, Sheet No's: A00-A07, Dated: 14.5.2020 (amended 08.07.2020)*).

2 Council's Works Department conditions

2.1 Stormwater

- a) The new building must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- d) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.

2.2 Access

- a) A concrete or hotmix sealed apron must be constructed for the southern driveway from the edge of the road to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing **TSD-R09** and to the satisfaction of the Works Manager.

2.3 Nature strips

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

3 Use of addition

The development approved by this permit must only be used appurtenant to the existing dwelling, share services and must not be separately tenanted.

DECISION

Cr Polley/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

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3 Use of addition

The development approved by this permit must only be used appurtenant to the existing dwelling, share services and must not be separately tenanted.

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Brooks

**245/20 PLANNING APPLICATION PLN-20-0091: SECCOMBE STREET ROAD
RESERVE, PERTH**

File Number: R11220
Responsible Officer: Des Jennings, General Manager
Report prepared by: Erin Miles, Development Supervisor

1 INTRODUCTION

This report assesses an application for Seccombe St Road Reserve, Perth to construct an extension to Seccombe St (West) & raised safety platform (Road & Railway Assets Code). The works will provide direct access from Seccombe Street through to Main Road.

2 BACKGROUND

Applicant:

Rebecca Green & Associates

Zone:

General Residential

Classification under the Scheme:

Discretionary

Deemed Approval Date:

31.07.2020

Owner:

Northern Midlands Council & The Crown

Codes:

Road and Railway Assets Code

Existing Use:

Vacant

Recommendation:

Approve

Discretionary Aspects of the Application

- Discretionary use in General Residential Zone.
- Reliance on the performance criteria of the General Residential Zone – clause 10.3.1 Amenity (due to being a discretionary use) & 10.4.14 Non-Residential Development.
- Reliance on the performance criteria of the Road and Railway Assets Code – clause E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways and E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings.

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

Subject site



3 STATUTORY REQUIREMENTS

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

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

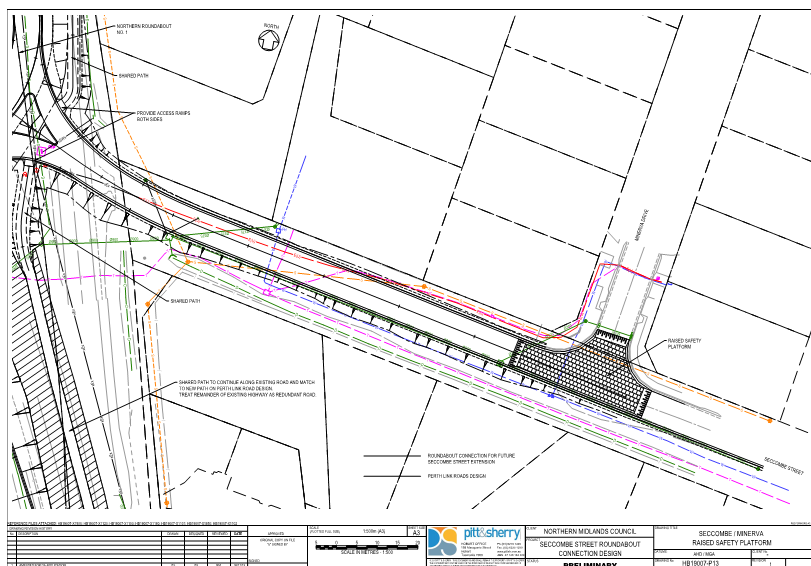
4 ASSESSMENT

4.1 Proposal

It is proposed to:

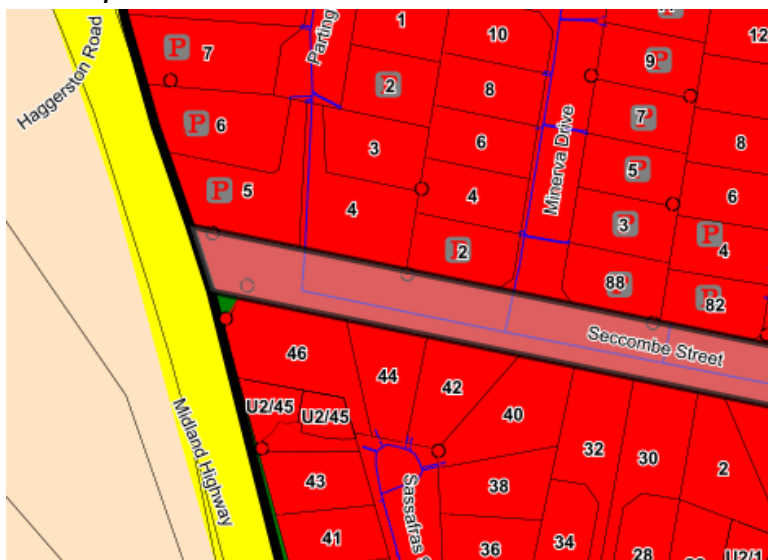
- Construct an extension to Seccombe St (West) & raised safety platform. The safety platform will assist in reducing vehicle speeds through the area.

Site Plan



4.2 Zone and land use

Zone Map – General Residential



The land is zoned General Residential and is subject to the Road and Railway Assets Code.

The relevant Planning Scheme definition is:

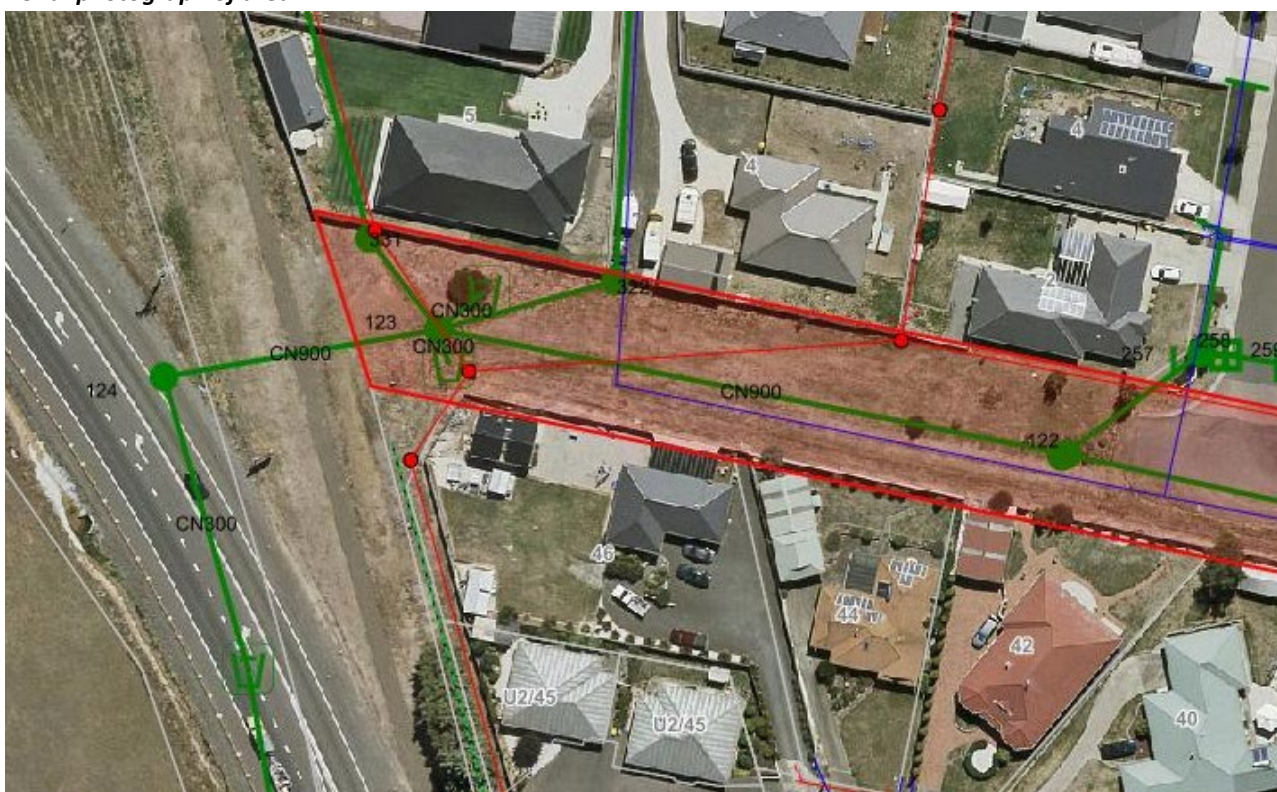
<i>Utilities</i>	<p><i>use of land for utilities and infrastructure including:</i></p> <ul style="list-style-type: none"> <i>(a) telecommunications;</i> <i>(b) electricity generation;</i> <i>(c) transmitting or distributing gas, oil, or power;</i> <i>(d) transport networks;</i> <i>(e) collecting, treating, transmitting, storing or distributing water; or</i> <i>(f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.</i> <p><i>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</i></p>
<i>minor utilities</i>	<p><i>means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.</i></p>

Utilities is Discretionary in the zone.

4.3 Subject site and locality

The author of this report carried out a site visit on the 16th June 2020. The subject site currently consists of an unmade grass road reserve; however, a 5th road branch from the existing roundabout, facilitating future access, has already been constructed. Established residential uses are already located to the north and south of the road reserve.

Aerial photograph of area



Photographs of subject site



4.4 Permit/site history

Relevant permit history includes:

- PLN-19-0232 - construction of eastern entry/exit connection from approved roundabout to connect to

unmade section of Seccombe Street.

4.5 Representations

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

- Riccardo & Mia Howard, 46 Sassafras Street, Perth.

Map showing location of representor properties in relation to subject site (subject site highlighted, representors property outlined in red)



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

Issue 1

- Loss of privacy – vehicles and pedestrian movements

Planner's comment:

Council's Works and Infrastructure Department have noted that there are a number of underground services that run underground on the northern side of #46 Sassafras Street. Council will endeavour to plant as many trees as possible through this area, but it may be difficult to establish a full screen due to the location of the services. A future footpath will be located on the northern side of the road and this may help to alleviate pedestrian movements adjacent to #46 Sassafras Street. As per Council's Fencing Reserves: Contribution Policy, it is Council's position that "no contribution shall be made to "reserves" or land predominantly used by motor vehicles." Being consistent in our approach to this matter ensures fairness to all property owners.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the application on the 16.06.2020 and their recommended conditions are included in the conditions of approval.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on the 26.06.2020 (Taswater Ref: TWDA 2020/00828-NMC).

Department of State Growth

Precis: The application was referred to the Department of State Growth on the 16.06.2020, who responded as follows:

Our Ref: D20/148921: I advise the Department have no comment to make given the immediate approach / connection to the roundabout has already been completed.

General Manager

Precis: Application signed by the General Manager.

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4.7 Planning Scheme Assessment

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

LOCAL AREA OBJECTIVES
<i>To consolidate growth within the existing urban land use framework of the towns and villages.</i>
<i>To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.</i>
<i>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</i>
Assessment: The proposal meets the local area objectives.

USE AND DEVELOPMENT STANDARDS

10.3 Use Standards

10.3.1 Amenity

Objective To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.
Relies on P1.	The proposal is for a standard residential street connection, and the level of emissions will not be dissimilar to any other residential street within the town road network.
A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.
N/a	N/a
A3 If for permitted or no permit required uses.	P3 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
Relies on P3.	Lighting is provided for road safety purposes at the existing roundabout. A lighting design for the Seccombe Street extension is to be developed in a manner that ensures that light spill is minimised so as not to cause a nuisance. Street lighting is exempt under clause 6.4.2 (b) of the <i>Northern Midlands Interim Planning Scheme 2013</i> .

10.3.2 Residential Character – Discretionary Uses

Objective To ensure that discretionary uses support: a) the visual character of the area; and b) the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P1 No performance criteria.
N/a	N/a

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A2	Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P2	No performance criteria.
N/a – no storage proposed.		N/a	
A3	Waste material storage for discretionary uses must: a) not be visible from the road to which the lot has frontage; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.	P3	No performance criteria.
N/a – no waste generated by use.		N/a	

10.4 Development Standards

10.4.1-10.4.13.9 – Not applicable.

10.4.14 Non Residential Development

Objective To ensure that all non-residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to:</p> <ul style="list-style-type: none"> a) the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and private open space of adjoining dwellings; and b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and c) the height of development having regard to: <ul style="list-style-type: none"> i) the effect of the slope of the site on the height of the building; and ii) the relationship between the proposed building height and the height of existing adjacent and buildings; and iii) the visual impact of the building when viewed from the road and from adjoining properties; and iv) the degree of overshadowing and overlooking of adjoining properties; and d) the level and effectiveness of physical screening by fences or vegetation; and e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and f) the location and impacts of illumination of the site; and g) passive surveillance of the site; and h) landscaping to integrate development with the streetscape.
The proposal relies on Performance Criteria P1.	<p>P1 (a) N/a – no buildings proposed.</p> <p>(b) N/a – no buildings proposed.</p> <p>(c) The development is ground based; therefore, the height and nature of the development itself will not result in overlooking or overshadowing. Properties on the southern side of the proposed road are 'downhill' of the site; however, a future pedestrian footpath will be located on the northern side of the road, minimising the potential for overlooking from passing foot traffic.</p> <p>d) Street trees are proposed to be established where practical; however, a number of services are located in the area, which will minimise the potential for a dense vegetation screen. The majority of properties fronting the proposed section of road already have established fences.</p> <p>e) The traffic circulation resulting from this development is to service residential areas and is not generated by a conflicting use. No formal parking is proposed by the development.</p> <p>f) Standard street lighting will be established in accordance with Australian Standards and designed to prevent light spill onto adjoining residential properties. Street lighting is exempt under clause 6.4.2 (b) of the <i>Northern Midlands Interim Planning Scheme 2013</i>.</p> <p>g) The proposed road will facilitate passive surveillance between residential properties and road users.</p>

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| | h) Landscaping of the roundabout leading in to Seccombe Street has previously been approved (not yet constructed). Further landscaping of the proposed section of Seccombe Street will assist in softening the area and provide some screening and privacy for properties owners, particularly where combined with existing fencing. |
|--|--|

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	Complies – see code assessment below.
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no requirement set for “utilities” use class, nor is any formal parking proposed.
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a – Directional signs are exempt under clause E15.4.1 of the Planning Scheme.

ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective

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

Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (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 – no sensitive use is proposed.	N/a
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Complies with A2 – the proposed section of road will not facilitate any direct new property accesses.	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

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	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 – the speed limit of the proposed section of road is less than 60km/h.	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.
Relies on performance criteria P1.	The proposal complies with P1 as follows: a) A Traffic Impact Assessment (TIA) was submitted with the proposal, to provide professional analysis of the safety and efficiency of the proposed road link. The TIA concludes that the construction of the unmade section of Seccombe Street will provide residential properties in the Seccombe Street area with more direct access to Main Road, a reduce the number of unnecessary vehicle movements in Arthur and Mulgrave Streets – both residential streets, thus improving the safety, efficiency and convenience of the road network. b) A Traffic Impact Assessment was provided with the proposal, and notes that the reduction in travel times and efficiency of the road network will maintain or improve environmental impacts. c) N/a d) N/a

E4.7.2 Management of Road Accesses and Junctions

Objective To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
N/a – no new property accesses are proposed. Future property accesses may be proposed, subject to further planning approval.	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.
Relies on P1 – access is to a roundabout, not a T-intersection as referred to by Table E4.7.4.	Complies with P1 – The TIA concludes that the Seccombe Street connection complies with Austroads sight distance requirements.

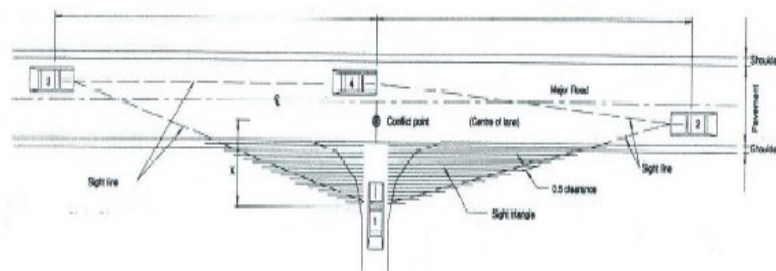


Figure E4.7.4 Sight Lines for Accesses and Junctions

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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.

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

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

STATE POLICIES		
The proposal is consistent with all State Policies.		

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES		
Strategic Plan 2017-2027 <ul style="list-style-type: none"> Statutory Planning 		

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Discretionary use in General Residential Zone.
- Reliance on the performance criteria of the General Residential Zone – clause 10.3.1 Amenity (due to being a discretionary use) & 10.4.14 Non-Residential Development.
- Reliance on the performance criteria of the Road and Railway Assets Code – clause E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways and E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings.

One representation was received against the development, citing concerns about loss of privacy and encouraging vegetation screening to be established. Tree plantings are largely dependent on the location of underground services but are proposed to be established where possible. A condition is proposed to require a landscape plan to be submitted. Further, the location of a future footpath on the northern side of the road will prevent pedestrians overlooking into downslope properties on the southern side of the road.

The proposed construction of the road will provide for improved efficiency for road users and property owners in the Seccombe Street area, and improved safety outcomes due to reduced vehicle movements in residential areas of Mulgrave Street and Arthur Street.

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

8 ATTACHMENTS

- Application & plans
- Responses from referral agencies
- Representation

RECOMMENDATION

That land at Seccombe St Road Reserve, Perth be approved to be developed and used for an extension to Seccombe St (West) & raised safety platform (Road & Railway Assets Code) in accordance with application PLN-20-0091, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plan numbered **P1** (*Drawing No: HB19007-P13, Dated: 08/11/19*) & **D1** *Planning Submission (prepared by Rebecca Green and Associates, dated 28.04.2020, version 1)* & **D2** *Traffic Impact Assessment (prepared by pitt&sherry, dated: 23.10.2019, Rev 00)*.

2 Council's Works Department conditions

2.1 As constructed information

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

2.2 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.

2.3 Works in State road reserve

- a) The developer must obtain a permit from the Department of State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.

- b) Application requirements and forms can be found at transport.tas.gov.au/road/permits, applications must be submitted at least twenty-eight (28) days prior to any scheduled works. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

2.4 Pollutants

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

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2020/00828-NMC, dated: 26.06.2020).

4 Landscaping

Prior to the commencement of works, a landscape plan must be prepared and submitted to Council. The plan must show proposed plantings in the area of works approved by this permit, and detail proposed trees, shrubs and groundcovers (including maturity height) to provide partial screening of adjoining residential properties. Once approved by the Council, the plan will be endorsed and will form part of the permit. The landscaping must be installed in accordance with the endorsed plan within three months of the use commencing and maintained for the duration of the use.

NOTES:

- 1) Council must liaise with the Department of State Growth to update the relevant signage plans of the Perth Link Roads project drawings. Revised designs of the advance direction signs for the roundabout, to incorporate the Seccombe Street leg must be provided to the Department of State Growth for their review and acceptance.
- 2) Council is to pursue the construction of a foot path on the northern side of the Seccombe Street extension to provide a connection between the footpath at the Minerva Drive intersection and the walking/cycling track adjacent to Main Road. Street lighting shall also be designed and constructed in accordance with relevant standards to limit light spill into adjoining properties. Both the footpath and street lighting are exempt under part 6.2 of the Northern Midlands Interim Planning Scheme 2013.

DECISION

Cr Polley/Cr Davis

That land at Seccombe St Road Reserve, Perth be approved to be developed and used for an extension to Seccombe St (West) & raised safety platform (Road & Railway Assets Code) in accordance with application PLN-20-0091, and subject to the following conditions:

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Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 20 JULY 2020

PLAN 3 PLANNING APPLICATION PLN-20-0078: 880 HOBART ROAD, BREADALBANE - WITHDRAWN

File Number: PLN-20-0078
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for 880 Hobart Road, Breadalbane for a pet crematorium and dog boarding kennels.

2 BACKGROUND

Applicant:

Wilkin Design & Drafting

Owner:

Tas Acrylics and Signs Pty Ltd

Zone:

Rural Resource

Codes:

Road & Railway Assets Code, Carparking & Sustainable Transport Code, Scenic Management Code, Environmental Impacts & Attenuation Code

Classification under the Scheme:

Crematoria & Cemeteries, Domestic Animal Breeding, Boarding & Training

Existing Use:

Resource development

Deemed Approval Date:

25/7/2020

Recommendation:

Approve

Discretionary Aspects of the Application

- Setbacks less than 50m (cl. 26.4.1 P2);
- Intensification of access (Road & Railway Assets Code);
- Non-sealed access and parking (Carparking & Sustainable Transport Code);
- Development within scenic road corridor of Midland Highway (cl. E7.6.1 P1);
- Use within 300m of sensitive uses (cl. E11.6.1 P2).

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

Preliminary Discussion

There is no record of preliminary discussion on the crematorium. Council staff advised that a planning permit is required for the dog kennels.

Figure 1 - Subject site from Hobart Road



3 STATUTORY REQUIREMENTS

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

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

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Construct a building to be used for a Pet Crematorium (vary setbacks) and;
- Use an existing building for dog boarding kennels.

Figure 2 – Locality Plan

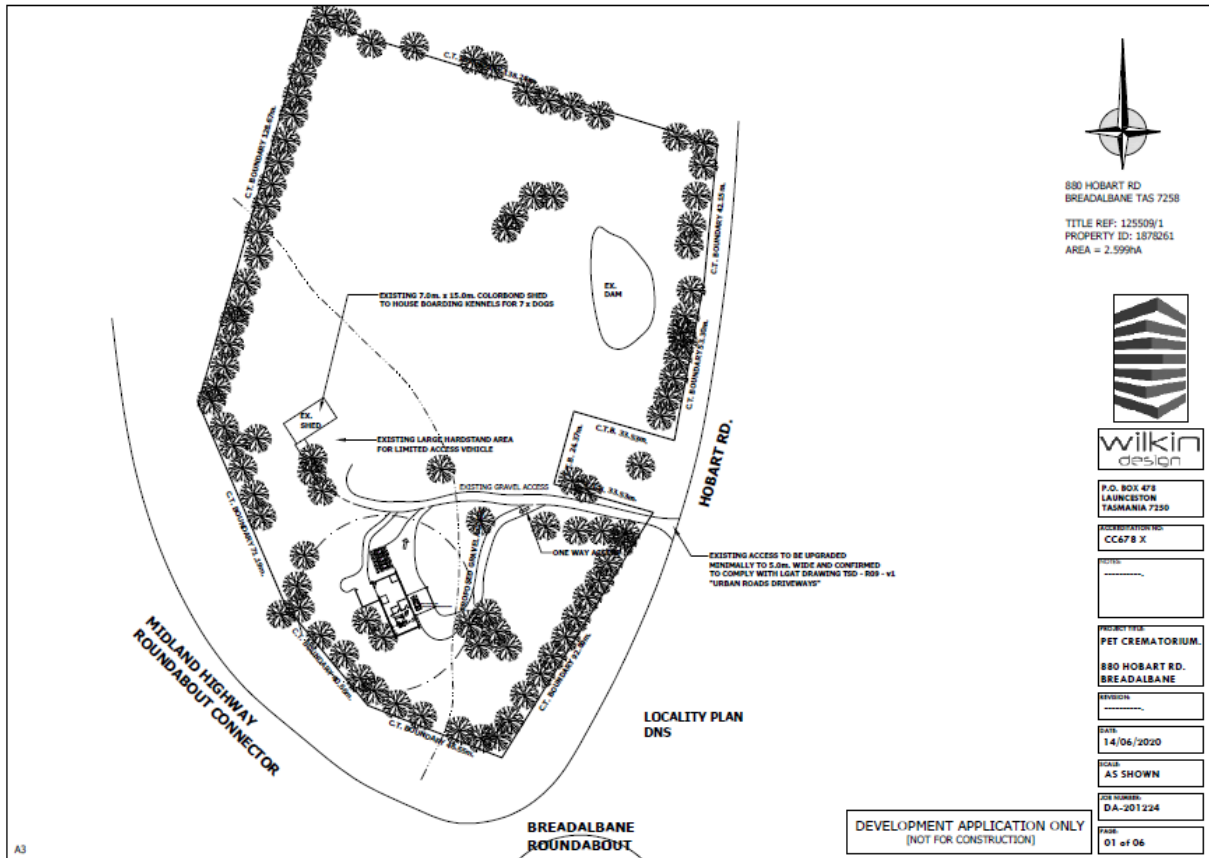


Figure 3 – Site Plan

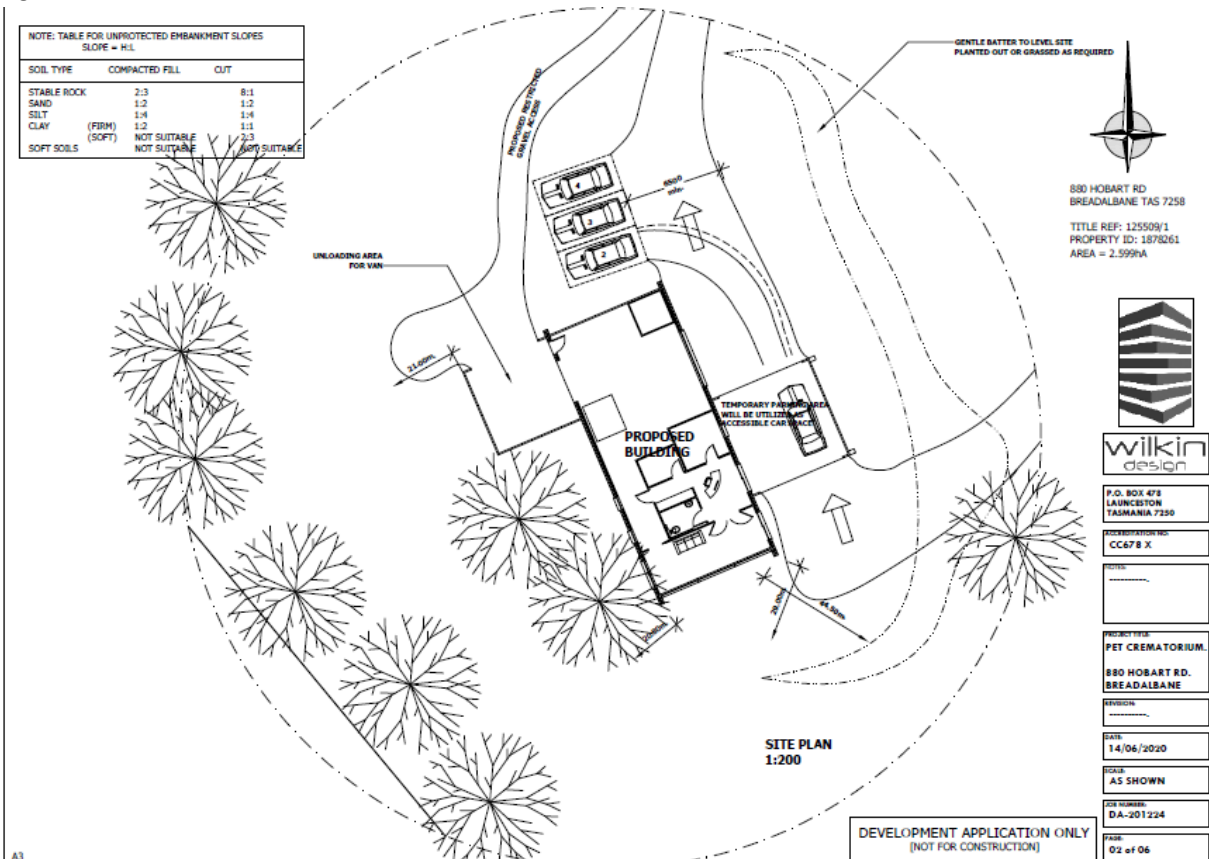


Figure 4 – Floor Plan

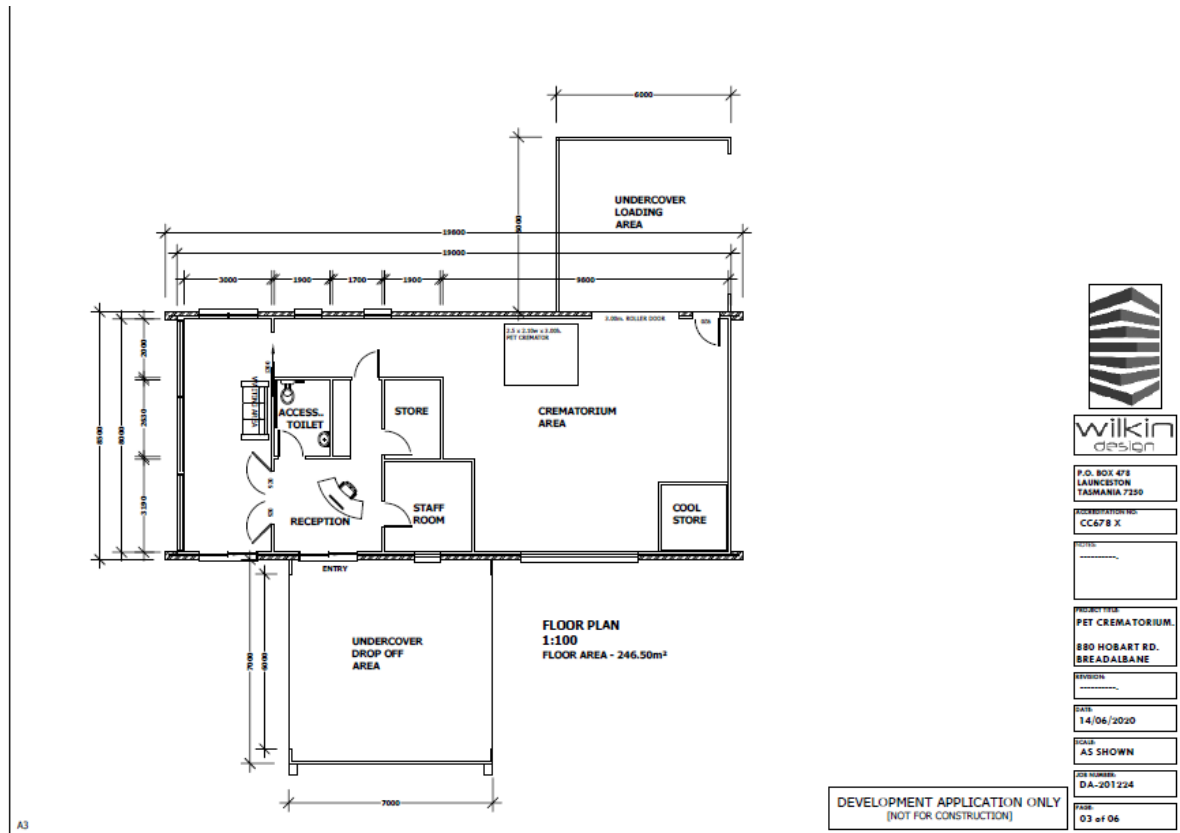


Figure 5 – East elevations

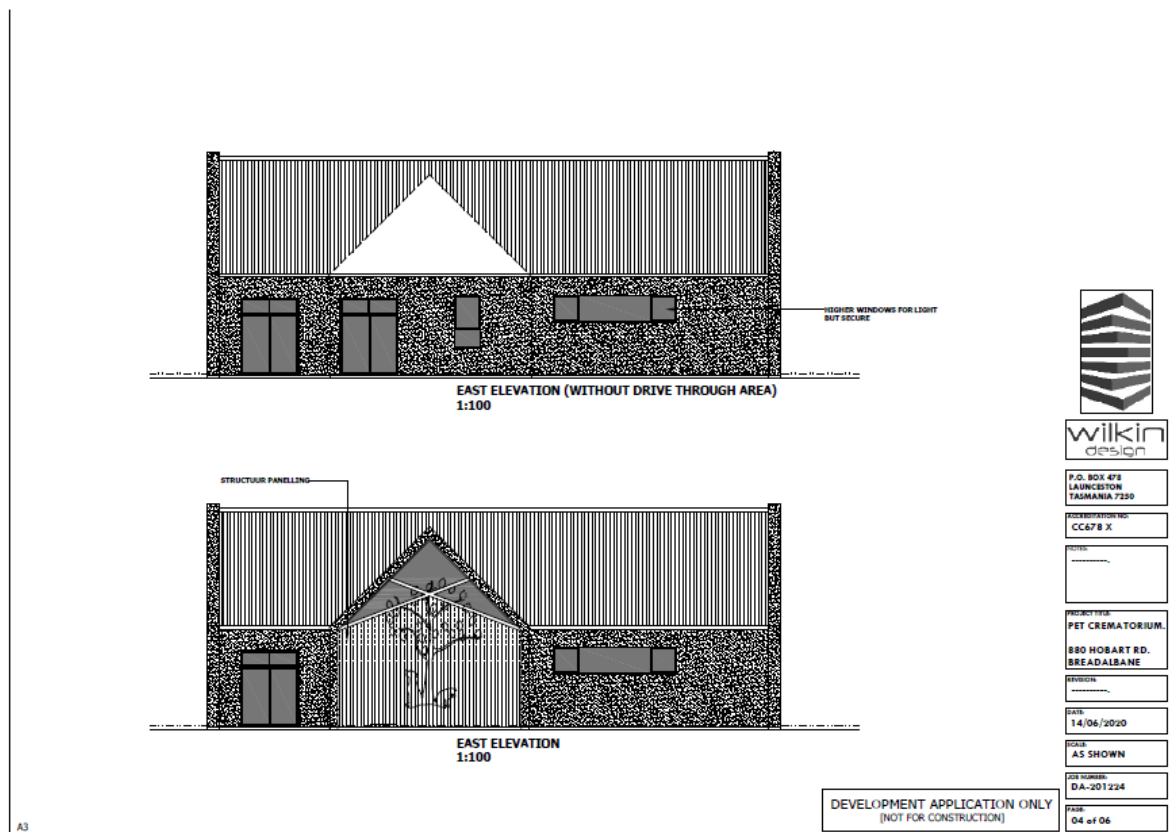


Figure 6 – north and south elevations

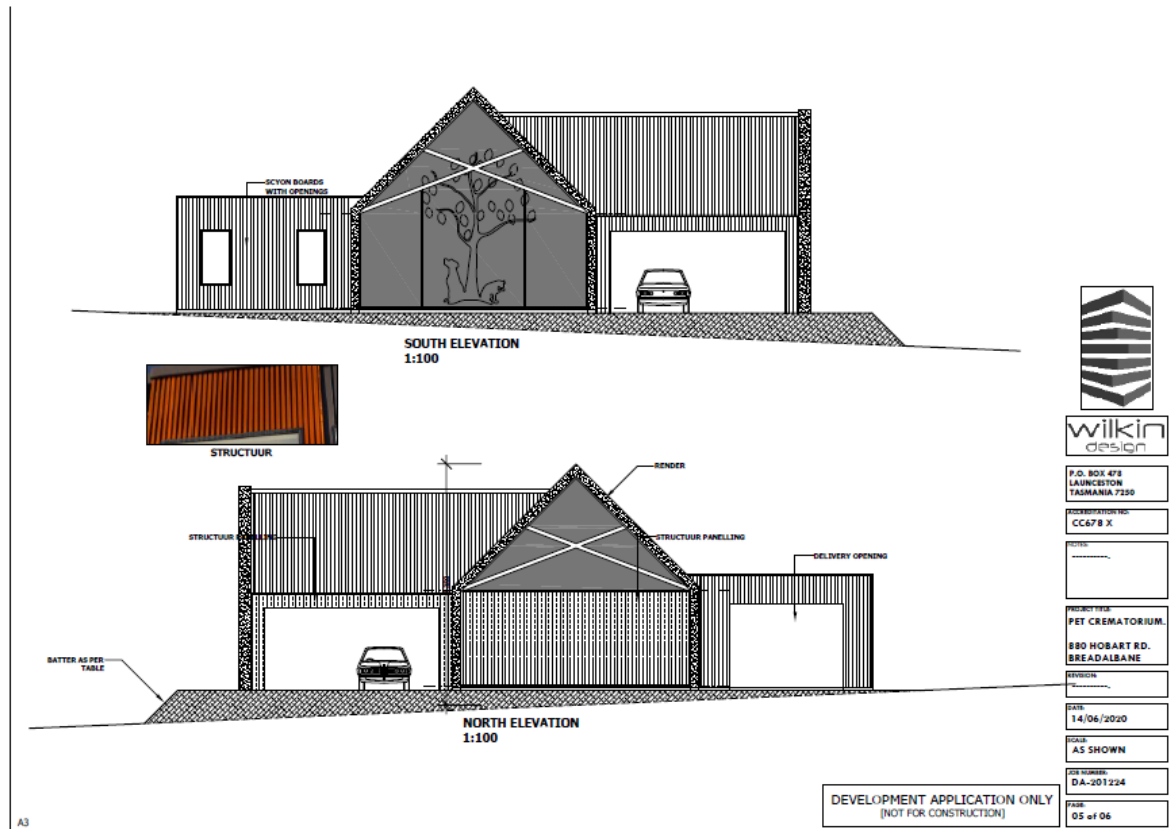
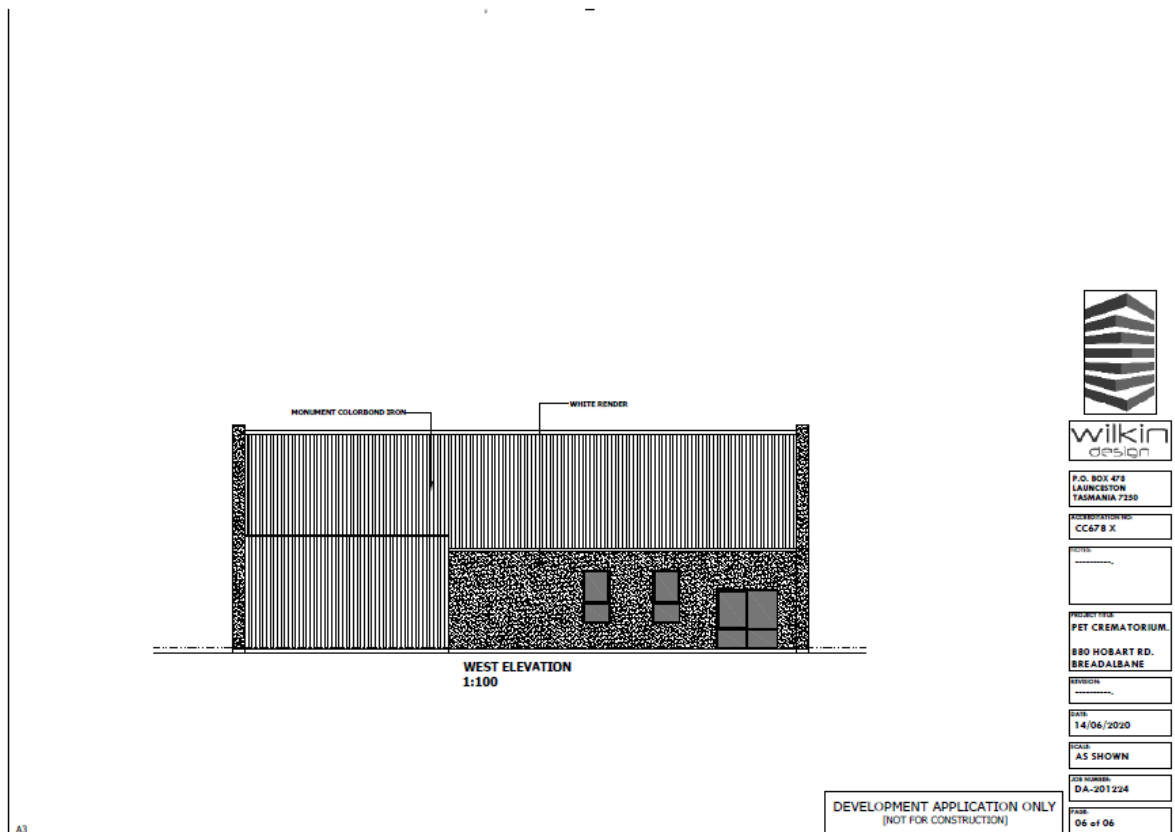
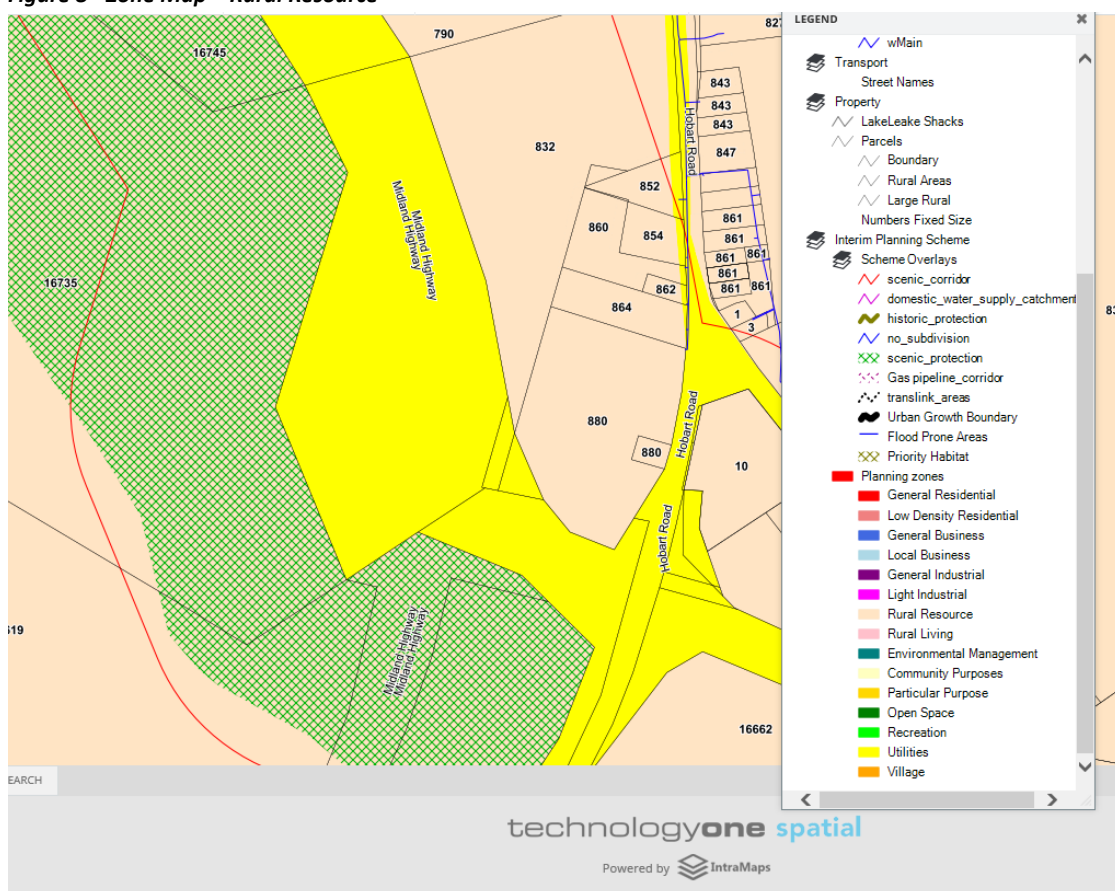


Figure 7 – West elevation



4.2 Zone and land use

Figure 8 - Zone Map – Rural Resource



The land is zoned Rural Resource and is within the Scenic Corridor of the Midland Highway.

The relevant Planning Scheme definitions are:

Crematoria and cemeteries	use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.
Domestic animal breeding, boarding or training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.

‘Crematoria and cemeteries’ and ‘Domestic animal breeding, boarding or training’ are Permitted (with permit) in the zone as the land is not prime agricultural land.

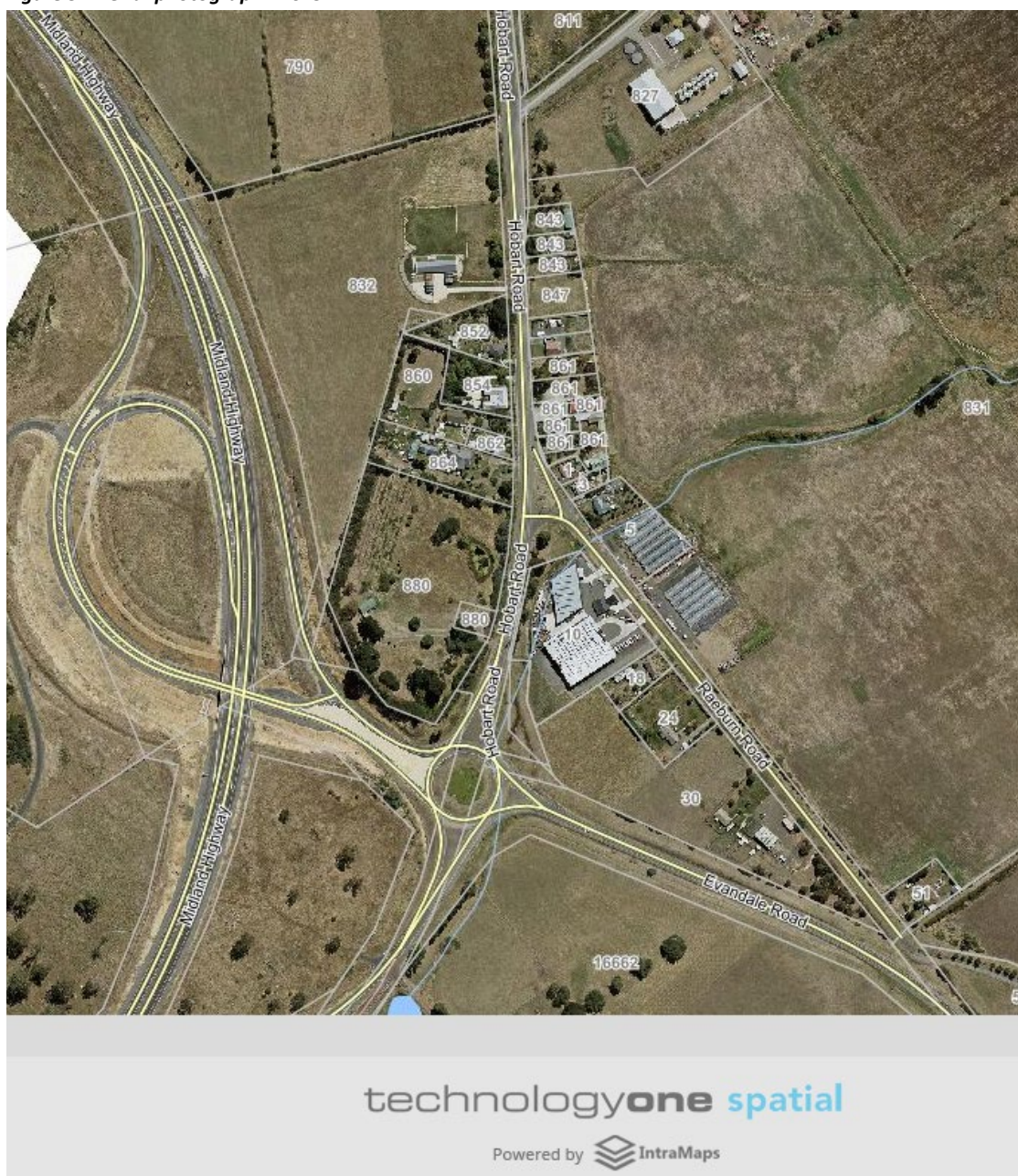
26.2 Rural Resource zone Use Table (extract)

Permitted	
Use Class	Qualification
Crematoria and cemeteries	If for crematoria and not on prime agricultural land
Domestic animal breeding, boarding or training	If not on prime agricultural land

4.3 Subject site and locality

The author of this report carried out a site visit on 13/7/2020. The site has an area of 5.99ha and contains a shed and vegetation. Surrounding land is a mix of residential and light industrial.

Figure 9 - Aerial photograph - 2019



4.4 Permit/site history

None relevant to this application.

4.5 Representations

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

- Heath & Trish Clayton, 832 Hobart Road, Breadalbane

Figure 10 - Map showing location of representors' property in relation to subject site



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

Odour

Concern with odour from the existing crematorium, noting that the Environmental Protection Policy (Air Quality) 2004 states:

13. (1) if a regulatory authority is satisfied that an odour from an activity is causing or is likely to cause an environmental nuisance or environmental harm, the authority should require that the odour emission from the source not exceed the odour criteria specified in Schedule 3, at or beyond the boundary of the land on which the source is located.

Planner's comment:

Schedule 3 of the Policy provides a criterion of 2 odour units. The following condition is recommended:

- The use must not exceed 2 odour units at or beyond the boundary of 880 Hobart Road. Note: Odour unit has the same meaning as in Australian Standard AS/NZS 4323.3 *Stationary source emissions – Determination of odour concentration by dynamic olfactometry*

4.6 Referrals

Council's Works Department

Precis: Council's Engineering Officer, Jonathan Galbraith. Recommended the following conditions:

W.2 Access (Rural)

The existing driveway crossover must be sealed and upgraded to meet LGAT standard drawing TSD-R03

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

TasWater

Precis: Determined that the proposed development does not require a submission from TasWater.

Department of State Growth

Precis: Advised of no comment to make.

Environmental Health Officer

Precis: Council's Environmental Health Officer, Chris Wicks, reported that the property does not have access to Council's sewer system but that the site is suitable for installation of a septic tank.

4.7 Planning Scheme Assessment

ASSESSMENT AGAINST D26 RURAL RESOURCE ZONE

26 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

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

26.1.2 Local Area Objectives

a) Primary Industries:

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

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

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

b) Tourism

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

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

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities.

Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

26.1.3 Desired Future Character Statements

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

26.2 Use Table (extract)

Permitted	
Use Class	Qualification
Domestic animal breeding, boarding or training	If not on prime agricultural land
Crematoria and cemeteries	If for crematoria and not on prime agricultural land

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective

- a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
- b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
- c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
- d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
- e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses

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or local infrastructure.	
f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</p> <p>P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</p>
Complies – permitted uses.	N/a
A2 If for permitted or no permit required uses.	<p>P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</p> <ul style="list-style-type: none"> i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and <p>P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</p>
Complies – permitted uses.	N/a
A3 If for permitted or no permit required uses.	<p>P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</p> <ul style="list-style-type: none"> a) the amount of land converted is minimised having regard to: <ul style="list-style-type: none"> i) existing use and development on the land; and ii) surrounding use and development; and iii) topographical constraints; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: <ul style="list-style-type: none"> i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or c) the location of the use on the site is reasonably required for operational efficiency.
Complies – permitted uses.	N/a
A4 If for permitted or no permit required uses.	<p>P4 It must be demonstrated that:</p> <ul style="list-style-type: none"> a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.
Complies – permitted uses.	N/a
A5 The use must:	P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:
a) be permitted or no permit required; or	a) the impacts on skylines and ridgelines; and
b) be located in an existing building.	b) visibility from public roads; and
	c) the visual impacts of storage of materials or equipment; and
	d) the visual impacts of vegetation clearance or retention; and
	e) the desired future character statements.
Complies – permitted uses.	N/a

26.3.2 Dwellings

N/a – not a dwelling

26.3.3 Irrigation Districts

N/a – not in an Irrigation District

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26.4 Development Standards

26.4.1 Building Location and Appearance

Objective To ensure that the:	
a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and	
b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	P1 Building height must: a) be unobtrusive and complement the character of the surrounding landscape; and b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.
Complies – maximum height of the crematorium building is 8m	N/a
A2 Buildings must be set back a minimum of: a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling.	P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and b) buffers created by natural or other features; and c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: i) the design of the development and landscaping; and ii) the potential for future upgrading of the road; and iii) potential traffic safety hazards; and iv) appropriate noise attenuation.
The proposed crematorium building is a non-sensitive use. It is proposed to be a minimum of 20.8m from the south-western boundary and 44.5 m from the south-eastern boundary. Does not comply – must address the performance criteria.	The reduced setbacks are to the Midland Highway and Hobart Road. Therefore, the building is setback so that the use is not likely to constrain adjoining primary industry operations. There is the ability to accommodate a lesser setback to the roads as: i) vegetation provides screening of the development from view of the roads; and ii) there is little potential for future upgrading of the roads as they have recently been upgraded; and iii) the building is separated from the Midland Highway with the land being at a greater height, meaning little potential traffic safety hazard; and iv) the Department of State Growth has not required noise attenuation in the building.

26.4.2 Subdivision

N/a- subdivision is no proposed.

26.4.3 Strata Division

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

N/a – strata is not proposed.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	See code assessment below.
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	See code assessment below
E7.0 SCENIC MANAGEMENT CODE	See code assessment below.
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a

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E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	N/a
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (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 – is within 50m of the Midland Highway off ramp with a speed limit of 65km/h. Is within 50m of Hobart Road, which is not a category 1 or 2 road.	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.
N/a – access is to Hobart Road which has a speed limit of 80km/h.	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.
Does not comply, must address the performance criteria.	The Traffic Impact Assessment advises that the existing driveway is considered adequate for the use with the layout consistent with the municipal standard for use. However, upgrading and widening of the pavement to cater for two-way use from the nearest edge seal to some 10m inside the boundary to the requirements of Northern Midlands Council is suggested. A condition is required.

E4.7 Development Standards

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

Objective

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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
<p>A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p> <ol style="list-style-type: none"> a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas 	<p>P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:</p> <ol style="list-style-type: none"> a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.
N/a – is within 50m of the Midland Highway off ramp with a speed limit of 65km/h. Is within 50m of Hobart Road, which is not a category 1 or 2 road.	N/a

E4.7.2 Management of Road Accesses and Junctions

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

Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>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.</p>
Complies.	N/a
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ol style="list-style-type: none"> a) access to a category 1 road or limited access road must only be via an existing access or junction or the 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.
Complies.	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:	P1 Where land has access across a railway:

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a) development does not include a level crossing; or	a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and
b) development does not result in a material change onto an existing level crossing.	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.
Does not comply.	The Traffic Impact Assessment finds that use of the existing access should be safe for vehicles passing the driveway to No. 880 from the north, and for vehicles approaching the driveway from the south.

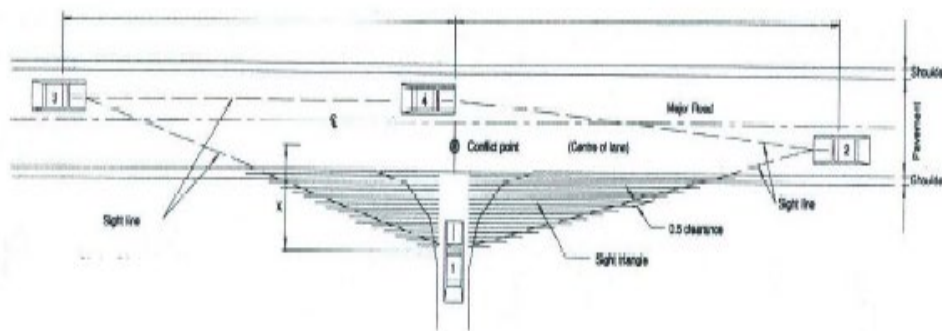


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

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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.

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

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

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Crematoria and cemetery	1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats.
Domestic animal breeding, boarding or training	1 space per staff member + 2 visitor spaces.	No requirement set.

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E6.6.2 Bicycle Parking Numbers

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

Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:
A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and
	b) location of the site and the distance a cyclist would need to travel to reach the site; and
	c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
Does not comply.	None provided, none needed having regard to the performance criteria.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

Acceptable Solutions	Performance Criteria
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1 No performance criteria.
Not required.	N/a

E6.6.4 Motorbike Parking Provisions

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

Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
Not required.	N/a

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be:	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
a) formed to an adequate level and drained; and	
b) except for a single dwelling, provided with an impervious all weather seal; and	
c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	
Does not comply.	Gravel surface complies.

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:
A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	a) the layout of the site and the location of existing buildings; and
	b) views into the site from the road and adjoining public spaces; and
	c) the ability to access the site and the rear of buildings; and
	d) the layout of car parking in the vicinity; and
	e) the level of landscaping proposed for the car parking.

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Complies.	N/a
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</i>	
Complies.	N/a

Table E6.2: Access Widths for Vehicles

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

E6.7.3 Car Parking Access, Safety and Security

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

E6.7.4 Parking for Persons with a Disability

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

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

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

Complies.	N/a
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E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
N/a – bicycle parking not being provided.	N/a
A2 Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
N/a – bicycle parking not being provided.	N/a

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Not required.	N/a

Table E6.5: Pedestrian Access

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

Notes

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

**ASSESSMENT AGAINST E7
SCENIC MANAGEMENT CODE**

E7 Scenic Management Code

E7.1 Purpose of the Code

E7.1.1 The purpose of this provision is to:

- a) ensure that siting and design of development protects and complements the visual amenity of defined tourist road corridors; and
- b) ensure that siting and design of development in designated scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape.

E7.2 Application of this Code

- E7.2.1** This code applies to use or development of land within the scenic management – tourist road corridor and local scenic management areas.

E7.3 Definitions of Terms

scenic management – tourist road corridor means the area of land within 100 metres measured from each frontage to the scenic management tourist road corridor indicated on the planning scheme maps, except as follows:

- a) in urban areas within the general residential, low density residential, village, local business, general business, light industrial, general industrial, community purposes zones; and
- b) 200m from each frontage for Midland Highway, Illawarra Road, Lake Leake Road and Esk Main Road.

local scenic management area means those areas listed in Table E7.1 – local scenic management areas and indicated on the planning scheme maps.

E7.4 Use or Development Exempt from this Code

- E7.4.1** The following use or development is exempt from this code:

- a) Use without development, not including plantation forestry; and
- b) Subdivision for a boundary adjustment; and
- c) road widening.

E7.5 Use Standards

Not used in this Scheme.

E7.6 Development Standards

E7.6.1 Scenic Management – Tourist Road Corridor

Objective

- (a) To enhance the visual amenity of the identified tourist road corridors through appropriate:
 - i) setbacks of development to the road to provide for views that are significant to the traveller experience and to mitigate the bulk of development; and
 - ii) location of development to avoid obtrusive visual impacts on skylines, ridgelines and prominent locations within the corridor; and
 - iii) design and/or treatment of the form of buildings and earthworks to minimise the visual impact of development in its surroundings; and
 - iv) retention or establishment of vegetation (native or exotic) that mitigates the bulk or form of use or development; and
 - v) retention of vegetation (native or exotic) that provides amenity value to the road corridor due to being in a natural condition, such as native forest, or of cultural landscape interest such as hedgerows and significant, exotic feature trees; and
- (b) To ensure subdivision provides for a pattern of development that is consistent with the visual amenity objectives described in (a).

Acceptable Solutions		Performance Criteria	
A1	Development (not including subdivision) must be fully screened by existing vegetation or other features when viewed from the road within the tourist road corridor.	P1	Development (not including subdivision) must be screened when viewed from the road within the tourist road corridor having regard to:
		a)	the impact on skylines, ridgelines and prominent locations; and
		b)	the proximity to the road and the impact on views from the road; and
		c)	the need for the development to be prominent to the road; and
		d)	the specific requirements of a resource development use; and
		e)	the retention or establishment of vegetation to provide screening in combination with other requirements for hazard management; and
		f)	whether existing native or significant exotic vegetation within the tourist road corridor is managed to retain the visual values of a touring route; and

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	g) whether development for forestry or plantation forestry is in accordance with the 'Conservation of Natural and Cultural Values – Landscape' section of the <i>Forest Practices Code</i> ; and
	h) the design and/or treatment of development including: <ul style="list-style-type: none"> i) the bulk and form of buildings including materials and finishes; ii) earthworks for cut or fill; iii) complementing the physical (built or natural) characteristics of the site.
Does not comply.	Satisfies the performance criteria. Condition required for vegetation retention.

ASSESSMENT AGAINST E11 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE

E11.6 Use Standards

E11.6.1 Attenuation Distances

Objective To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:</p> <ul style="list-style-type: none"> a) degree of encroachment; and b) nature of the emitting operation being protected by the attenuation area; and c) degree of hazard or pollution that may emanate from the emitting operation; and d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.
-	N/a
A2 Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Village, Local Business, General Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.	<p>P2 Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to:</p> <ul style="list-style-type: none"> a) the degree of encroachment; and b) the nature of the emitting operation being protected by the attenuation area; and c) the degree of hazard or pollution that may emanate from the emitting operation; and d) use of land irrigated by effluent must comply with <i>National Health and Medical Research Council Guidelines</i>.
Does not comply	<p>Comment: The applicant provided a site specific study addressing these matters. There are 11 houses within the 300m attenuation distance, with the nearest being approximately 170m away. The houses are between north and east of the site. The prevailing winds are from the north and north-west. In accordance with the The Environmental Protection Policy (Air Quality) 2004 the following condition is recommended:</p> <p>The use must not exceed 2 odour units at or beyond the boundary of 880 Hobart Road.</p> <p>Note: Odour unit has the same meaning as in Australian Standard As/NZS 4323.3 Stationary source emissions – Determination of odour concentration by dynamic olfactometry.</p>

SPECIFIC AREA PLANS

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



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SPECIAL PROVISIONS

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

STATE POLICIES

The proposal is consistent with all State Policies. The Environmental Protection Policy (Air Quality) 2004 states:

13. (1) *if a regulatory authority is satisfied that an odour from an activity is causing or is likely to cause an environmental nuisance or environmental harm, the authority should require that the odour emission from the source not exceed the odour criteria specified in Schedule 3, at or beyond the boundary of the land on which the source is located.*

Schedule 3 provides a criterion of 2 odour units. The following condition is recommended:

- The use must not exceed 2 odour units at or beyond the boundary of 880 Hobart Road. Note: Odour unit has the same meaning as in Australian Standard As/NZS 4323.3 *Stationary source emissions – Determination of odour concentration by dynamic olfactometry*.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

- Statutory Planning*

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Special area/overlay, Variation to development standards

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

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

8 ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representation & applicant's response

RECOMMENDATION

That land at 880 Hobart Road, Breadalbane be approved to be developed and used for a Pet Crematorium and dog boarding kennels in accordance with application PLN-20-0078, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development shall be in accordance with the endorsed plans numbered **P0 – P6** (*Job Number: DA-201224*,

cover sheet & pages 01-06, 14/6/2020).

2 COUNCIL'S WORKS DEPARTMENT CONDITIONS (ACCESS)

The existing driveway crossover must be sealed and upgraded to meet Local Government Association of Tasmania standard drawing TSD-R03, from the nearest edge seal to 10m inside the boundary.

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

3 PARKING

All spaces designated for use by persons with a disability must be located closest to the main entry point to the building. Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with Australian Standards AS/NZ 2890.6 2009.

4 SCREENING TREES

Trees adjacent to the Midland Highway boundary must be retained, and replaced where necessary, to provide an effective visual screen.

5 ODOUR

The use must not exceed 2 odour units at or beyond the boundary of 880 Hobart Road.

Note: Odour unit has the same meaning as in Australian Standard AS/NZS 4323.3 *Stationary source emissions – Determination of odour concentration by dynamic olfactometry*.

6 ODOUR MANAGEMENT PLAN

Before the use of the crematorium starts, an odour management plan to the approval of the General Manager must be submitted. When approved it will form part of this permit. The odour management plan must contain the following:

- Regular inspection of equipment and associated infrastructure and cleaning the equipment to the manufacturer's specifications.
- Daily check sheets will be developed and located in a place where all staff can access them throughout the day to report any issues which may lead to odour.
- Equipment information regarding start up procedure, operating temperature, miscellaneous maintenance, manufacturer contact information, and cleaning requirements will be prepared and placed next to the cremator, so all personnel have the correct information available at all times.

Record Keeping

A record of all pets cremated at the site is kept. The record includes the following:

- Pet's name
- Breed
- Weight (pre-cremation)
- Cremation start time
- Cremation staff member
- Final ashes weight

Staff Training

Staff training on the correct operation, main maintenance of equipment, and cleaning procedures.

All personnel to report equipment malfunctions, clean operating conditions and any other concerns relating to the procedure.

Staff training records are to be maintained and be available. Training requirements include:

Awareness of their responsibilities for avoiding environmental nuisance.

Minimizing fugitive emissions by keeping all building doors closed and ensuring the walk-in mortuary is closed and operating at the correct temperature.

Minimizing emissions from the equipment by ensuring that all manufacturer's operating procedures are followed especially ensuring the chambers are operating at the correct temperatures.

Procedures for advising management and recording events when odour emissions occur which are likely to lead to odour complaints and

Procedures for cleaning work areas and equipment.

Housekeeping

Housekeeping is important for keeping equipment running optimally and reducing any fugitive odours from transportation and storage of deceased animals.

- Cleaning equipment routinely;
- Correct storage of deceased animals;
- Correct handling of deceased animals.

Complaints Procedure

The manager of the cremator must enter any complaints received into a complaints register recording the following information:

- Name, address, and phone number of the person making the complaint (where provided);
- Date and time the complaint was made;
- Date and time of the event (if different);
- Record the cremation reference (i.e. animal, weight);
- Record the cremator chamber temperature (if logged) and whether any emissions were seen from the exhaust etc;
- Record weather conditions including wind speed and direction, temperature, rainfall and humidity from the Launceston Airport weather station.



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246/20 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 Goninon/Cr Goss

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

Carried unanimously



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247/20 ITEMS FOR THE CLOSED MEETING

DECISION

Cr Lambert/Cr Goninon

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

Carried unanimously

248/20 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

249/20 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*.

250/20 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

251/20(1) PERSONNEL MATTERS

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

251/20(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

251/20(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

251/20(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

252/20 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*.

Review of Quotes



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253/20 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.

Flood Modelling

254/20 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.

Further Education Bursaries

255/20 RATES EXEMPTION: CHARITABLE PURPOSES

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

DECISION

Cr Polley/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Brooks

That Council

- A)
 - i) not remit rates for historic estates of Woolmers and Clarendon; and
 - ii) the matter of rate remissions on residential properties in the ownership of registered charitable organisations be referred to Local Government Association of Tasmania (LGAT).
- B) in relation to the Information items:
 - i) considered whether any discussion, decision, report or document is kept confidential or released to the public.
 - ii) determined to release the decision to the public.

Carried

Voting for the motion

Cr Adams, Cr Brooks, Cr Calvert, Cr Goss, Cr Polley

Voting against the motion

Mayor Knowles, Cr Davis, Cr Lambert

256/20 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.

Review of Quotes/Strategy

257/20 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

258/20 LOCAL DISTRICT COMMITTEE MEMBERSHIP

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

DECISION

Cr Adams/Cr Goninon

That Council

- A) accept Fiona Oates and Leisa Gordon as members of the Campbell Town District Forum until the conclusion of the current term in June 2021.



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- B) in relation to this matter:
- i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to release the decision to the public.

Carried unanimously

259/20 PERSONNEL MATTERS

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

DECISION

Cr Goninon/Cr Davis

That Council move out of the closed meeting.

Carried unanimously

Mayor Knowles closed the meeting at 7.31pm.

MAYOR _____

DATE _____