



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 18 MARCH 2019



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD AT 5.08PM ON MONDAY, 18 MARCH 2019

062/19 ATTENDANCE

1 PRESENT

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

In Attendance:

Mr Des Jennings – General Manager, Miss Maree Bricknell – Corporate Services Manager, Mr Leigh McCullagh – Works Manager, Mrs Amanda Bond – Community & Development Manager, Mr Paul Godier – Senior Planner (from 6.45pm to 7.20pm), Ms Erin Boer – Urban & Regional Planner (from 6.45pm to 7.20pm), Mrs Gail Eacher – Executive Officer

2 APOLOGIES

Cr Andrew Calvert

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064/19 ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past and present.

065/19 MINUTE OF SILENCE

Council and the gallery stood for a minute of silence in respect to the victims and in solidarity with the people of New Zealand following the Christchurch massacre on Friday, 15 March 2019.

066/19 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

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

Nil received.



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067/19 CONFIRMATION OF MINUTES

1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES – 18 FEBRUARY 2019

DECISION

Cr Goss/Cr Brooks

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 February 2019 be confirmed as a true record of proceedings.
Carried unanimously

2 CONFIRMATION OF MINUTES OF COMMITTEES

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

	Date	Committee	Meeting
i)	05/03/2019	Campbell Town District Forum	Ordinary
ii)	05/03/2019	Ross Local District Committee	Ordinary
iii)	05/03/2019	Evandale Advisory Committee	Ordinary

DECISION

Cr Lambert/Cr Adams

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

3 RECOMMENDATIONS OF SUB COMMITTEES

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

Ross Local District Committee

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

7.6 Giveway Signs

The Ross Local District Committee expresses its concerns regarding the lack of traffic control measures on four dangerous intersections in Ross, namely:

- Bond St and Bridge St
- Bond St and Badajos St
- Waterloo St and Badajos St and;
- Park St and Bridge St.

The Ross Local District Committee respectfully requests that the Northern Midlands Council install either Give Way Signs or mini roundabouts at these four intersections.

Officers Comments

The Ross Local District Committee has previously requested that Giveway signs are installed on multiple occasions.

Officer's Recommendation:

As an assessment has already been undertaken and the suggested actions deemed unwarranted, no further action be taken.

DECISION

Cr Goss/Cr Lambert

That Council officers investigate the recommendation of the Committee.

Carried unanimously



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068/19 DATE OF NEXT COUNCIL MEETING: 15 APRIL 2019

Mayor Knowles advised that the next Ordinary Council Meeting would be held at the Northern Midlands Council Chambers at Longford at 5.00pm on Monday, 15 April 2019.



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069/19 INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

The General Manager advised that the following workshops/ meetings had been held.

Date Held	Purpose of Workshop
04/03/2019	Council Workshop Discussion: <ul style="list-style-type: none"> Professional Development Food Vans at Longford Strategic Plan – 5 Year Departmental Plan HeartFM Community Radio Station Support Draft By-Law: Placement of Shipping Containers New Tourism Experiences for the Northern Midlands with the WOW! Factor Agenda Events Calendar Management of Campbell Town War Memorial Oval Drummond/Scone Street Intersection Banners
18/03/2019	Council Workshop Discussion: <ul style="list-style-type: none"> Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 19 February to 18 March 2019 are as follows:

Date	Activity
19-20 February 2019	Attended meeting with Shadow Minister, the Hon. Anthony Albanese and Brian Mitchell MP, Federal Labor member for Lyons, in Canberra RE Airport Rates matter
22 February 2019	Attended Waste Management meeting, Launceston
23 February 2019	Attended Penny Farthing Festival, Evandale
25 February 2019	Attended 26TEN Action Plan Resource Launch, Launceston
26 February 2019	Attended meeting with Jessica Whelan, Longford
28 February 2019	Attended meeting with Jane Howlett, Campbell Town
2 March 2019	Attended Fingal Festival Valley, Fingal
4 March 2019	Attended meeting with Leon Compton, Longford
4 March 2019	Attended Council Workshop, Longford
6 March 2019	Attended NTDC meeting, Launceston
7 March 2019	Attended Audit Panel Training, Riverside
7 March 2019	Attended Glover Prize Pre-Launch Dinner, Launceston
8 March 2019	Attended LGAT International Women's Day Award Luncheon, Hobart
8 March 2019	Attended Glover Prize Cocktail Party, Evandale
12 March 2019	Attended Bishopsbourne Progress Association, Bishopsbourne
13 March 2019	Attended meeting with TasWater, JBS Swift and EPA, Longford
14 March 2019	Attended tour of Tribute Power Station, Battery of the Nation project
15 March 2019	Attended Tasmanian Honour Roll of Women Luncheon, Launceston
15 March 2019	Attended meeting with Jackie Petrusma, Longford
18 March 2019	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	



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3 PETITIONS

1 PURPOSE OF REPORT

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

2 OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

3 Petitions Received

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

Nil.



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5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2018/2019 year												Total 2018/2019 YTD	Total 2017/18
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	119	102	89	84	75	47	57	66					639	884
337	58	53	31	42	58	24	19	31					316	429

6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for FEB 2019		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	25	534	4,064	98,560
Dogs Impounded	84	5,556	10	669	52	3,196
Euthanized	-	-	-	-	4	-
Re-claimed	71	-	9	-	38	-
Re-homed/To Dogs Home	10	-	1	-	10	-
New Kennel Licences	12	840	-	-	7	504
Renewed Kennel Licences	64	2,752	-	-	71	3,124
Infringement Notices (paid in full)	76	12,458	5	1,275	37	7,413
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
TOTAL		127,771		2,478		112,797

Registration Audit of the Municipality:

audit of rural areas is on going

Infringements:

2 infringements issued

Attacks:

1 x attack on sheep

Impounded dog:

10 dogs were impounded

7 HEALTH ISSUES

Immunisations

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

MONTH	2016/2017		2017/2018		2018/2019	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	43	49	82	82	64	99
October-December	46	52	39	31	41	41
January-March	-	-	39	38		
April-June	16	45	39	37		

Immunisations are provided by the Longford Surgery during 2018 and have included Meningococcal.



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Other Environmental Health Services

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

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2015/2016	2016/17	2017/18	2018/19
Notifiable Diseases	5	4	4	2
Inspection of Food Premises	154	75	77	114

Notifiable Disease investigations are carried out at the request of the Department of Health and Human Services. Such investigations typically relate to cases of food borne illness.

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 2018.

8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	1	-	-	-	-	1	2	2				
Building & Planning	1	-	1	1	3	3	5	4				
Community Services	-	-	-	-	-	-	-	1				
Corporate Services	-	1	-	-	1	-	-	-				
Governance	-	-	-	-	-	2	2	-				
Waste	-	-	1	-	-	-	-	-				
Works (North)	10	26	30	2	14	21	25	28				
Works (South)	-	-	2	-	1	-	-	-				

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

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	839
	Council gifts and donations	Flowers and gifts	69
24-Oct-18	Campbell Town District High School	Donation - School Achievement Awards	103
24-Oct-18	Perth Primary School	Donation - School Achievement Awards	36
24-Oct-18	Evandale Primary School	Donation - School Achievement Awards	36
24-Oct-18	Longford Primary School	Donation - School Achievement Awards	36
24-Oct-18	Cressy District High School	Donation - School Achievement Awards	103
24-Oct-18	Avoca Primary School	Donation - School Achievement Awards	36
24-Oct-18	Perth Fire Brigade	Donation	100
24-Oct-18	Longford Fire Brigade	Donation	100
24-Oct-18	Longford Christ Church	50% contribution towards maintenance of town clock	314
24-Oct-18	Ross Sports Club	Donation - Ross Defibrillator case fundraising	100
Planning/Building Applications Remitted			
16-Jul-18	Parks & Wildlife Department	Ben Lomond Temporary Facilities	340
School & Bursary Programs			
19-Sep-18	Campbell Town District High School	Chaplaincy	1,500
19-Sep-18	Campbell Town District High School	Inspiring Positive Futures Program	8,000
2-Oct-18	Cressy District High School	Inspiring Positive Futures Program	8,000
21-Nov-18	Madeleine Berry	Bursary Program 2018 - instalment 2	1,000
21-Nov-18	Jessica Bartels	Bursary Program 2018 - instalment 1	1,000
10-Dec-18	Ms Sophie Harding	Bursary Program 2018 - instalment 2	1,000
7-Jan-19	Braydon Pavia	Bursary Program 2018 - instalment 2	1,000
16-Jan-19	Adam Martin	Bursary Program 2019 - instalment 1	1,000



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Date	Recipient	Purpose	Amount
16-Jan-19	Ms Chelsea Johnson	Bursary Program 2019 - instalment 1	1,000
15-Jan-19	Gabriella Franklin	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Blake George	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Luke Welsh	Bursary Program 2018 - instalment 2	1,000
13-Feb-19	Kiarna Stonehouse	Bursary Program 2019 - instalment 1	1,000
13-Feb-19	Eden Arrieta Shadbolt	Bursary Program 2019 - instalment 1	1,000
13-Feb-19	Lia Eacher	Bursary Program 2019 - instalment 1	1,000
26-Feb-19	Aladdin Addicoat	Bursary Program 2019 - instalment 1	1,000
Sporting Achievements			
17-Jul-18	Ms Sophie Fletcher	2018 Tas Senior Bowls Team	62
17-Jul-18	Ms Judy Gurr	2018 Tas Senior Bowls Team	62
18-Jul-18	Mr Jack Jarman	2018 Tas Senior Bowls Team	62
31-Jul-18	Ms Denise Middap	2018 Tas Senior Bowls Team	62
22-Aug-18	Ms N Cawthen	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Mr Simon Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Shenaye Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Julie Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
21-Aug-18	Miss Ava Walker	Interschool Championships Equestrian Competition	62
21-Aug-18	Miss Lucy Johnston	Interschool Championships Equestrian Competition	62
21-Aug-18	Mr Archie Clayton	Karl Prosselt Cup U12 Soccer Team	62
TOTAL DONATIONS			\$ 28,777

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/02/2019	047/19	Proposed Mural Installation: Perth	That Council supports the proposed mural installation in Perth and the following steps now be taken: a) Council officers, in conjunction with Ms Wrigley develop a draft implementation strategy for the project including: i) A series of suitable locations for the murals; ii) Suggested images for the murals; iii) An implementation plan for the project. iv) A suggested budget allocation. b) The draft implementation strategy be referred to the Perth Local District Committee for comment; c) The draft implementation strategy be advertised in the Northern Midlands Courier and on Council's Facebook page, inviting public comment. d) Upon receipt of feedback from the Perth Local District Committee and the community a final implementation strategy be presented to Council for approval.	Community & Development Manager	Met with Ms Wrigley, sites identified. Awaiting advice re planning requirements (if any) and suggested images for sites.	
18/02/2019	051/19	Public Notification to Adjoining Property Owners	That the matter be deferred to the next meeting, with the planning officer to formulate a proposal to notify neighbours more widely.	Community & Development Manager	Report to March Council meeting.	
21/05/2018	128/18	Conara Park	That Council seek quotes for the development of a concept plan for the Panec Street site.	General Manager	Concept plan received, report to Council to be prepared.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.4 Safer crossing to the Library from Church park - That Council consider the request, with the inclusion of access to Lytleton Street, through the Longford Streetscape Strategy and not take any action until the final streetscape plan is received.	General Manager	Works Manager to write to Department of State Growth.	
21/01/2019	008/19	Establishment of Bendigo Bank Service In Longford	That Council proceed to Stage 1 of the Bendigo Bank process and organise a community meeting to gauge the support for the formation of a steering committee to investigate the establishment of a Community Bank/ Agency.	General Manager	Project Officer to arrange community meeting .	April

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/10/2018	280/18	Information Items	matter of a Council Weeds Officer be placed on the Council workshop agenda	General Manager	Discussed at Council workshop. Further information being sought. Information report to be presented to Council workshop.	
18/02/2019	035/19	Local Government Act Review	That Council submit the following matters for consideration by the Local Government Legislation Review Project Team as part of the Local Government legislation review:	General Manager	Submission sent.	
18/09/2017	278/17	Local Government Reform: Northern Region Shared Services	That Council: A) i) Receive the Northern Tasmanian Councils – Shared Services Study Report prepared by KPMG. ii) Support the establishment of governance arrangements to progress the outcomes of the Report. iii) Participate in activities to identify, plan and implement opportunities to undertake shared initiatives at a whole-of-region or sub-regional level. B) at this time, take no further action regarding minute no. 125/15. C) set up a committee of Council (councillors) to progress shared services options for the Northern Midlands.	General Manager	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services tender submissions being considered. NOA workshops on 5 priority Council functions. Completed, report being reviewed by GMs. Legal Services project being considered by GMs, awaiting endorsement. 12-month trial supported. Five councils agreed to participate in 12 month trial for a share legal service. Contract prepared and being reviewed.	
10/12/2018	361/18	Municipal Swimming Pools	That a decision be deferred subject to further information being available	General Manager	Cressy Pool structure x-ray to assess integrity undertaken. Advice awaited.	
21/01/2019	007/19	The Perth Early Learning Centre: Proposed Redevelopment on Current Site or Greenfield Site	That: i) Council support the development of an expanded Perth Early Learning Centre or a new centre on a greenfield site. ii) the development only proceed with adequate external funding support from: * a successful Building Better Regions Funding grant application * State Government financial support. iii) the Mayor and General Manager meet with the Federal Member for Lyons; Minister Peter Gutwein, the Treasurer; and Jeremy Rockliff, Minister for Education and Training; seeking support for the expanded Perth Early Learning Centre.	General Manager	Met with Education Dept officer, awaiting advice from Minister's office re meeting date.	
18/02/2019	040/19	Wheelie Bins at Unit Developments	That Council i) supports the motion of the West Tamar Council, Minute Reference 06/19 and request the Local Government Association of Tasmania lobby the Tasmanian Government for reform of multiple dwelling standards in the Tasmanian Planning Scheme, giving consideration to waste management storage and collection impacts for multiple dwelling developments; and ...	General Manager	Letter sent to LGAT 26/2.	
18/02/2019	040/19	Wheelie Bins at Unit Developments	That Council ... ii) communicate with the other northern Council's through the 2020 tender process for waste management requiring applicants to address waste management in multi-use developments.	General Manager		



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/02/2019	049/19	Australian Tourism Councils Advocacy Group (ATCAG)	That Council does not join the Tourism Council Advocacy Group.	Tourism Officer	Complete.	
18/02/2019	038/19	Appointment of Council Representatives to Special Committees, Advisory Committees and Outside Bodies	appointments made in respect of the membership of Committees of Council and Outside Bodies	Exec Assistant	Advice sent. Complete.	
18/09/2017	279/17	Historical Records and Recognition: Service of Councillors	That Council, ...and ii) progress the following when the glass enclosed area at the front of the Council Chambers is nearing completion: Photograph/photographs of current Councillors – professional printing and framing; Archiving of historic photographs; Production of a photo book of historic photographs for display. iii) invite Northern Midlands inaugural Mayor, Kenneth von Bibra, to unveil the honour board.	Exec Assistant	Honour Board updated 7/3/2019.	
18/02/2019	055/19	Application to Recreational Boating Fund to Install Floating Pontoon at Lake Leake	That Council support the application in-principle, subject to receiving further information in relation to funding.	Engineering Officer	Report to Council.	March 2019.
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Evandale Advisory Committee	Overnight Camping – Cleaning up and removal of waste: That Council clean-up all waste that is left by overnight campers. - That Council note the recommendation.	Works Manager	Noted.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Ross Local District Committee	That Council ensure the spraying of back roads in the Ross district is completed by the end of the financial year, including gorse and wattles.	Works Manager	Ongoing, included in annual spraying program.	
18/09/2017	291/17	State Roads Maintenance	That Council meet with StateRoads i) to initiate discussion on the possibility of Council taking-up emergency maintenance works on State road infrastructure. And ii) to ascertain the possibility of Council providing road and other maintenance services on a contract basis in the future.	Works Manager	Council pursuing with State Growth. Meeting being sought.	
20/11/2017	350/17	Confirmation of Minutes - Economic Development Committee	1) That a NBN representative be invited to a Council workshop to provide an update report on the rollout of the NBN across the Northern Midlands. 2) That Council undertake another traffic count on Evandale Main Road, at an appropriate time so that the data can be compared to prior data recorded.	Project Officer	NBN representative met with Council staff 30/1/2018 and listed to attend a future Council workshop. Traffic count undertaken in December 2017. NBN project underway in TRANSlink precinct with 14 businesses to date expressing interest in the FTTN to FTTP proposal.	
15/05/2017	149/17	Council's Social Recovery Plan	That Council adopt the Northern Midlands Social Recovery Plan and undertake a community education campaign to get the message about the Plan and its operation out widely across the Northern Midlands.	Project Officer	Community education campaign commenced with article in media.	
10/12/2018	359/18	Memorial Peace Garden at the Evandale Catholic Cemetery	That Council i) support in-principle the proposal to open up the front of the Evandale Catholic cemetery; and ii) works with the community and determine as to how the proposed works can be funded.	Project Officer	Works costed at \$4,700. Funding source yet to be identified.	
11/12/2017	395/17	National Heritage Listing for the Ross Bridge	That Council i) allocate \$1,600 to fund the preparation of a nomination of the Ross Bridge for National Heritage Listing; and ii) actively seek discussions with the State Government regarding flood plans for the Ross Bridge.	Project Officer	National Heritage Listing nomination submitted 26/2/2018. Outcome awaited. Letter sent regarding flood management.	



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
10/12/2018	357/18	Proposed Northern Tasmania's Reassign Tourism Experience	That the matter be further discussed at a future Council workshop.	Project Officer	Discussed at 4 February 2019 Council workshop. Council to receive a report.	
19/11/2018	323/18	Tom Roberts Interpretation at Longford	That Council approve the proposal to develop a Tom Roberts interpretation panel for erection in the grounds of Christ Church Longford and a short Tom Roberts' video, and consider funding these items in the mid-year budget review process.	Project Officer	Being progressed after mid-year budget review.	
21/01/2019	004/19	Confirmation of Minutes - Recommendations of Sub Committees - Longford Local District Committee	That Council officers further investigate the use of the levee banks to allow for a public walking track.	Executive & Comms Officer	Deferred until further report/investigation by Council officers.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.5 Opening hours of Library, Saturday morning opening and more hours - That Council consider the request, once further information is obtained by officers.	Executive & Comms Officer	Ongoing. Officers investigating.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.6 Rubbish and rubbish disposal around the towns – "no more plastics" strategy - That Council advise the Longford Local District Committee of any strategy or policy that exists or may be developed, that may assist the residents of Longford to minimise the amount of plastic that goes into the rubbish stream.	Executive & Comms Officer	Ongoing. Officers investigating.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.10 Longford Race Track: That Council seek Federal funding for a feasibility study surrounding the Longford Equestrian Centre. - That Council seek suitable funding when funding becomes available.	Executive & Comms Officer	Ongoing. Officers to progress when/if funding available.	
18/02/2019	037/19	Policy Review: Code of Conduct For Elected Members	That Council revoke its existing Code of Conduct for Elected Members Policy and adopt the reviewed policy incorporating amendments to the Local Government Act 1993 and Local Government (Model Code of Conduct) Order 2016.	Executive & Comms Officer	Complete.	
21/01/2019	009/19	Policy: Elected Member Professional Development Policy	That Council adopt the Elected Member Professional Development Policy.	Executive & Comms Officer	Complete.	
18/02/2019	036/19	Policy: Welcome to Country & Acknowledgement of Country	That Council adopt the Welcome to Country & Acknowledgement of Country Policy.	Executive & Comms Officer	Complete.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Evandale Advisory Committee	Overnight Camping – Spot Checks: The committee recommends to Council that compliance spot checks, including weekend checks, be undertaken on overnight campers at Evandale (Falls Park and Honeysuckle Banks). - That the matter be referred to the 2019/2020 budget deliberations.	Corporate Services Manager	Referred to 2019/2020 budget deliberations.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.7 Vouchers - That Council consider the request through the 2019/20 budget process.	Corporate Services Manager	Referred to 2019/2020 budget deliberations.	
18/02/2019	054/19	Nomenclature - Naming of New Road: Haggerston Farm Road At Perth	That Council assign the name 'Haggerston Farm Road', and the Nomenclature Board be advised of the new name within 40 days.	Corporate Services Manager	Advice sent. Complete.	
17/09/2018	262/18	Nomenclature: Rescind Town Name "Lymington"; and	That Council request assistance and proceed in proclaiming a new Town boundary of Nile.	Corporate Services Manager	Awaiting electoral office for procedure and process for elector poll.	



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
		Gazette Town Name "Nile"				
18/02/2019	048/19	Northern Midlands Volunteer and Business Community Expo	That Council allocate in its 2019/2020 budget \$5,000 for a Business and Volunteer Community Expo to be held in Longford in 2019 or 2020.	Corporate Services Manager	Referred to 2019/2020 budget.	
16/04/2018	93/18	Draft By-Law: Placement of Shipping Containers	a) In accordance with section 156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law to regulate the placement of shipping containers in the Northern Midlands municipality; and b) Council endorse the attached Regulatory Impact Statement.	Senior Planner	Report to April Council meeting.	30/04/2019
17/09/2018	258/18	Initiation of Draft Planning Scheme Amendment 04/2018 Include Flood Risk Mapping in the Planning Scheme for Land Along Sheepwash Creek from Arthur Street to Cemetery Road, Perth	That Council, acting as the Planning Authority, pursuant to section 34 of the former provisions of the Land Use Planning and Approvals Act 1993 resolve to initiate draft Planning Scheme Amendment 04/2018 to the Northern Midlands Interim Planning Scheme 2013 to include the flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.	Senior Planner	Certification Report to be tabled at future Council meeting, once Sheepwash Creek works finalised.	TBA

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed as an element of the development of the Economic Development Strategy. INFO report to September 2018 Council meeting.	
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca ; b) Campbell Town; c) Cressy ; d) Evandale; e) Longford; f) Perth; g) Ross ; and list within the draft 2015/2016 budget for consideration	General Manager	Evandale entrance statement to be constructed 2018/19, final designs received. Conara entrance statement works complete.	
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	Quote sought.	31/03/2020
18/09/2017	293/17	Nomenclature – Naming of New Street: Effra Court, Perth (Off Edward Street)	That Council ii) develop guidelines for the naming of streets, with links to indigenous and old family names favoured.	Corporate Services Manager	Tas Place Naming Guidelines introduced list of local suggested names to be workshopped.	
19/02/2018	34/18	Recommendations of Sub Committees - Perth Local District Committee - Perth Bicentenary 2021	That the appointment of a Special Committee to coordinate the 2021 Perth Bicentenary celebrations be discussed at a future Council workshop, prior to a Council report being prepared.	Exec Assistant	Sub committee established. Meeting held with Council's Tourism & Events Officer.	
18/02/2019	048/19	Northern Midlands Volunteer and Business Community Expo	Council officers commence organisation of the Expo.	Tourism Officer	Commenced.	December 2020

Matters that are grey shaded have been finalised and will be deleted from these schedules

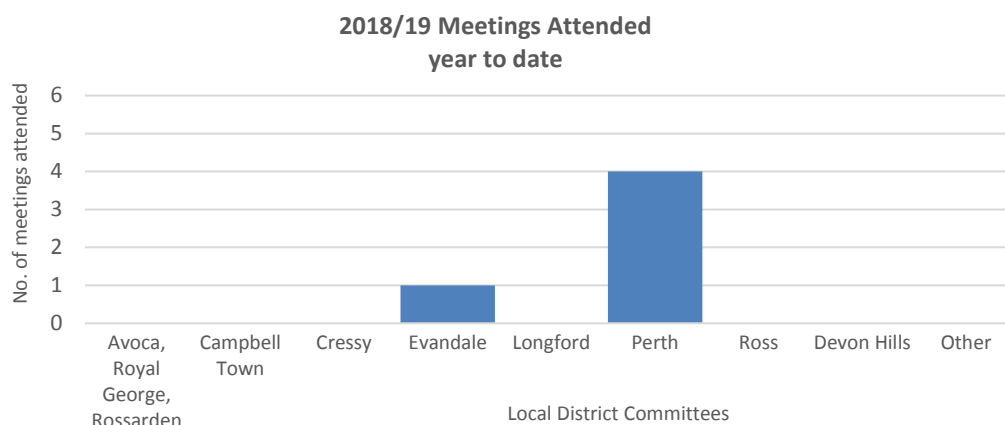
NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Meetings/Conferences

- Council meetings:
 - Ordinary Meeting 18 February
- Council Workshops:
 - 4 February
- Executive Management Team:
 - 12 February
 - 26 February
- Staff Meeting
 - 5 February
 - 19 February
- Community meetings:



- Attended fortnightly site meetings with contractors – Campbell Town Recreation Ground Redevelopment
- Attended weekly Longford Recreation Ground – Contractor meetings
- Met with Chris Griffin re Tourism Northern Tasmania Funding
- Met with representatives of Perth Tennis Club re proposed changes to community centre / childcare
- Met with Lange Design re various projects
- Attended TasWater Owners Representatives Quarterly Briefing
- Met with Brian Mitchell MP, Federal Labor member for Lyons re Priority Projects
- Met with Department of Education re Perth Early Learning / Child Care Centre
- Met with proponents re potential subdivision/development Perth
- Attended Regional General Manager's meeting with RACT CEO, Harvey Lennon re the Greater Launceston Mobility Vision
- Met with Regional General Managers re Greater Launceston Plan (GLP) Review Discussion
- Met with Mark Shelton MP, Tasmanian Liberal Member for Lyons
- Met with Council's legal adviser re Airport Rates matter
- Met with Shadow Minister, the Hon. Anthony Albanese and Brian Mitchell MP, Federal Labor member for Lyons, in Canberra re Airport Rates matter
- Met with the State Grants Commission
- Attended unveiling of *Dial A Local* project at Ross
- Attended meeting via teleconference with proponents re potential subdivision/development Evandale
- Attended meeting via teleconference with JMG re Land Use Strategy
- Met with proponents re potential subdivision/development Perth
- Met with Jessica Whelan, Federal Liberal candidate for Lyons re Priority Projects
- Attended Northern Region Emergency Management Committee meeting
- Met with Jane Howlett MLC, Tasmanian Liberal member for Prosser re Priority Projects

b. General Business:

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

c. Human Resources

- Recruitment
 - Works Supervisor – appointed. Successful applicant will commence on 8 May 2019
- Employer of Choice submitted on 19 December 2018. Successful in getting through to the final stage of judging, which is a workplace visit scheduled for 19 March 2019. This will involve 45 minutes with the management team and 45 minutes with a pool of employees
- Corporate Services Department review now complete and with the GM for his consideration. Summary document to be prepared for Corporate Services staff
- EBA due for re-negotiation in 2019 – Notice of Representational Rights and Appointment of a Bargaining Representative distributed to staff. Working on NMC log of claims for first meeting
- HR Workplace Behaviour Policy Suite – currently under review, as per stated review date
- Reviewing Youth Policy
- General human resource matters - ongoing
- Performance management and disciplinary matters – ongoing (as required)
- Employee learning and development - ongoing
- Development and implementation of Human Resources Policies and Procedures - ongoing

d. Media and communications

- Preparation of monthly double page spread Council pages in Northern Midlands Courier
- Preparation of articles for the LGAT newsletter and Local Government Focus Magazine
- Preparation of media releases, speeches and communications for website, newsletters and Facebook page

e. Council Volunteer committees and projects

- Attendance at Local District Committee meetings and provide secretarial support
- Liaising with Council's Management Committees
- Maintaining Council's Volunteer Register
- Requesting bi-monthly risk checklists be completed by facility committees of management
- Liaising with booking officers regarding booking of Council facilities



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f. NRM

- On-going facilitation of Mill Dam Action Group and partnership relationships.
- Customer Requests response, including but not limited to: Local District Committee's, weed complaint support requests.
- On-going collaboration with Department of Primary Industries Parks Water and Environment, with particular focus on bio-security regarding reported weed infestations.

2. COMMUNITY & DEVELOPMENT

a. Animal Control

- Respond and investigate complaints in respect to dog management, including issuing notices and fines
- Response and investigation of reported dog attacks
- Conduct routine dog patrols within the municipality
- Review and renew kennel licenses within the municipality
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Chairing Cat Management Working Group meetings (NRM North, surrounding Councils and other relevant groups)
- Taking complaints regarding cat management and other animal related issues, including livestock matters

b. Building/Plumbing

- Plumbing and building inspections and assessments, as required
- Permit authority assessments
- Attendance at Consumer, Building & Occupation Services Permit authority forums
- Participation in Planning & Building Portal
- Ongoing review of Building for Bushfire Bulletins

c. Planning

- Participation in the Launceston Gateway Precinct Master Plan project working group
- Participation in Regional Planning Scheme issues
- Attendance at State Planning Provisions hearings
- Attendance at forums regarding State Planning Portal development
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments
- Ongoing review of procedures
- Management of Perth Structure Plan project
- Preparation of Perth Recreation Strategy brief
- Northern Midlands Land Use Strategy
- Response to enquiries and development opportunities
- Amendments to interim scheme
- Assessment of development proposals
- Liaison with appellants and RMPAT regarding Planning Appeals

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
- Review of National Competition Policy: Applying Competitive Neutrality Principles to public camping in Tasmania
- Audit of On Street Dining within the municipality, including review of by-laws and policy
- Assisting Consumer, Building & Occupation Services audit of short to medium term visitor accommodation
- Inspection and issue of Fire Abatement notices

e. Environmental Health

- Monitoring air, noise and water quality as required

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- Advising in respect to development applications, as required
- Investigating reported breaches of environmental health matters
- Issuing food licences and conducting inspections
- Responding to general enquiries from the public on health matters
- Issuing Place of Assembly licences for events, as required
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Use of drone for investigations as required
- Facilitation of School Immunisation Program 2019

f. Policy

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

g. Events

- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Advertising events through Council's web and social media publications

h. Health & wellbeing

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Submitted application for Parks and Leisure Australia, Victoria/Tasmania Awards for playspace, for Longford Village Green playground
- Progressing Council's End Men's Violence Against Women Campaign

i. Tourism

- Heritage Highway Tourism Region Association
 - Marketing activities, itineraries, newsletter and social media campaigns
 - Updating event directory
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
- Research and update of information signage, including information plaques in Campbell Town, various interpretation panels/signage opportunities throughout the municipality
- Attendance at Destination Action Plan workshops for region
- Northern Midlands Business Association
- Coordinating Northern Midlands Visitor & Information Centre
- Research and investigate various Tourism opportunities for the Northern Midlands
- Commence planning for Northern Midlands Business and Volunteer Expo

3. CORPORATE SERVICES

a. Customer Service

- Member of the National Local Government Customer Service Network.
- Member of the State Local Government Rating Network.
- Administer the Service Tasmania contract for customer services in Campbell Town.
- Customer Service Charter and Policy reviews and survey feedback review.
- Telephone system and on-hold messages administration.

b. Finance

- Issue and collection of Rates and Animal registration and sundry fees and charges.
- Municipal revaluation 2019 tender process, valuation maintenance and adjustments, and supplementary valuations.
- Street numbering, address allocation and road and street naming.

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- Cash, electronic receipting, and direct debit system administration.
- Rate interest and penalty calculations and administration.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of Centrelink data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries. ABN administration. Electronic Ordering and committals.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Debt Collection and issue Debt summons. Manage Agency Debt Collection contracted services.
- Municipal Budget and adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report. Related Party Disclosures.
- Grants Commission administration, sundry grant reporting and auditing. Committee financial management support and auditing.
- Stimulus loan funding applications, administration and repayment procedures.
- Property ownership, licences and leases, and aged care unit tenancy.
- Unclaimed monies register and Public Land Register.
- Records Management, archives, scanning and disposal process, new resident's information, council information policies and procedures.
- Banking & Investments, borrowings administration. Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2018/19 Rating, coding and maintenance.
- General Finance issues, Grant Funding issues, Tax issues including GST, PAYG, FBT, Fuel & Land Tax, ATO Creditor information.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, quarterly and annual reports.
- General accounting, correspondence and reports.
- Audit & Audit committee procedures, processes and support.
- Waste Transfer Station Management issues, kerbside waste collection contract issues and special clean-up service.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.
- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support/funding.
- Light Fleet Management.
- Master plan development assistance where required.
- General Office support and attendance of meetings, reports, emails & phone enquiries.

c. Risk Management

- Risk Management register review.
- Safety management and reporting.
- Drug & alcohol testing administration.
- Contractor and volunteer management/induction/audits.
- SDS Register and database.
- Plant risk assessments.
- Swimming pool risk management.
- Incident reporting.
- Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues.

d. Insurance

- Insurance renewals and policy maintenance.
- Claims maintenance and review.

e. Information Technology

- Server and desktop maintenance, and server upgrade.
- New computer setup and minor upgrades of other IT equipment.

- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- Council Website, and Town / Local District Committee website maintenance and upgrades.
- Livepro System setup to replace old Infonet system.
- Support new Open Office Town Planning replacement implementation process.
- Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.
- Sundry database creation and maintenance – incl Outgoing Mail Register.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation and training.
- WiFi network and hotspots & CCTV camera setup and maintenance.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software maintenance.
- Audio system improvements in community facilities
- Sundry IT reports, audits and analysis.

f. Childcare

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

4. WORKS & INFRASTRUCTURE

a. Asset Management

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

b. Traffic Management

- Liaising with Department of State Growth to resolve traffic issues within municipality.
- Traffic counts on roads throughout the municipality – ongoing.

c. Development Work

- Stage 2 of Hollejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- Stage 3 of Hollejett subdivision (15 lots) off Edward Street, Perth has reached final.
- Stage one, two and three of 21 lot Shervan subdivision in Seccombe Street subdivision at practical completion.
- 3 Lot Shervan subdivision in Mulgrave Street at Practical completion.

d. Waste Management

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

e. Tenders and Contracts

- Construction of new bridge on Woolmers Lane approaching completion.
- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for construction of new building at Longford Sports Centre – in progress.
- Tender for Sportsground Lighting – Light towers have been installed at Campbell Town, Longford and Perth, Evandale, some site clean-up works still to be completed.



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- Tender for construction of new community centre at Campbell Town War Memorial Oval – Work has commenced.
- Tenders awarded for three bridges –
 - Tooms Lake Road scheduled for April 2019;
 - Brambletye Road completed;
 - Royal George Road scheduled for March 2019.

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

- Mary Street, Perth, complete except for seal.
- Cracroft Street, Longford, in progress.
- Bishopsbourne Road reconstruction – practically complete.

12 RESOURCE SHARING SUMMARY: 01 JULY 2018 to 30 JUNE 2019

Resource Sharing Summary 1/7/18 to 30/6/19 As at 28/2/19	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	120.50	6,910.20
Street Sweeper - Plant Hire Hours	111.50	9,105.95
Total Services Provided by NMC to Meander Valley Council		16,016.15
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	497.70	34,033.87
Total Service Provided by MVC to NMC		34,033.87
Net Income Flow		- 18,017.72
Total Net		- 18,017.72
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	52.00	from Council Budget A/c 519035
Works Department Private Works Carried Out	123.50	
	175.50	

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		February 2019	Total 2018/19	February 2018
Soap dispensers stolen, Valentines park toilets	Campbell Town	\$ 400		
Trees vandalised Carins Park	Campbell Town	\$ 300		
TOTAL COST VANDALISM		\$ 700	\$ 13,550	\$ 800



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14 YOUTH PROGRAM UPDATE

Prepared by: *Billie-Jo Lowe, Youth Officer*

Council contracts Longford and Launceston PCYCs to provide youth programs in Evandale, Perth and Longford.

Longford PCYC sessions will resume on Wednesday March 6 at the Longford Primary School, facilitated by both Mark Brown and Peter Mackenzie.

Perth had 4 sessions in February with attendance: 7/2 (11), 14/2 (10), 21/2 (11), 28/2 (6), total 38

Evandale had 3 sessions in February with attendance: 8/2 (11), 15/2 and 22/2 (15), total 42

The PCYC facilitator noted:

Perth – The year has started fairly well, but some attitude and behavioural issues have led to me documenting the attached letter, which has been sent to parents of the attendees this year (with the approval of PCYC management). It appears so far to have had a beneficial effect, especially with the mobile phone issues.

Evandale – It has been a quiet start to the year here, but a few regulars are still tied up with summer sports (swimming, cricket etc). the children from the after-school care are also coming over and taking part in the activities, as are some of the children waiting for the school bus to leave.

The Youth Officer Billie-Jo has become a Youth Health Fund Access Worker to be able to access the Youth Health Fund (YHF) for young people 12-24 who can not afford private practitioners or allied health services. Billie-Jo is currently liaising with service providers including private practitioners who are willing to provide outreach services in NMC areas and there is some interest. Billie-Jo is also sourcing venues to accommodate such services. Both Cressy and Campbell Town high schools are sources of referral for young people who are in need of counselling and other services. Billie-Jo is also networking with primary schools to also target the 10-13 year old age groups.

Billie-Jo is in discussion with the facilitator of the Free2B girls program which has been successfully trialled in St Helens as a weekly after school program for girls targeting females 12-15 who may be socially isolated, needing connection, support and engagement. The participants are involved in group interaction and activities such as art, craft, leisure or recreation including swimming and other excursions. Billie-Jo is proposing to start the group in Longford with a younger age group 10-12 based on the needs identified by the school and other service providers.

A Skate Park League Skate competition was held on March 2 at the Longford skate park. Approximately 60 people attended with over 20 competitors. A very successful event.

15 STRATEGIC PLANS UPDATE

Prepared by: *Lorraine Green, Project Officer*

STRATEGIC PLANS SPREADSHEET

CURRENT AS OF 28 FEBRUARY 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
Blessington			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15	Nov-15	<ul style="list-style-type: none">• Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations.• Potential private investor showing interest in late 2016• Ben Lomond Committee received \$60,000 election commitment to assist with improving the water supply of the ski fields• State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder• Application prepared to nominate Ben Lomond as the state's next iconic walk.
Campbell Town			

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	<ul style="list-style-type: none"> Development Plan submitted to Council Sept 2014. Council requested assessment of the viability of the Multi-Function Centre
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	<ul style="list-style-type: none"> Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional Centre' discussed at Feb 2016 Council Workshop. National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre. Election commitment by federal Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Funding agreement signed February 2017.
c) Management of Redevelopment (Philp Lighton Architects)			<ul style="list-style-type: none"> Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 2016. Reviewed by Stakeholder Group and presented at February Council workshop. Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding for the redevelopment. Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful. Nov 2016: Council contracted JMG to design and document the new oval lighting. 17 Jan 2017: Northern Economic Stimulus package funding secured to upgrade oval lighting. Work commenced May 2018. Dec 2016: Request to Philp Lighton Architects for a layout plan & concept sketches for improvements around the cenotaph & a display area in entrance to the Multi-Function Centre. Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade. Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM Development Application P17-126 received on 8 May 2017. September 2017: Funding application submitted to TCF for \$55,000 towards the development of a tennis court and a multi-purpose court at the Oval precinct. Notified 28 November that application was successful. Grant deed executed and funds received. AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Payment awaited. November 2017: Funding application submitted to Sport & Recreation Tas for \$80,000 to assist with the courts development. Notified January 2018 the funding has been secured. Grant deed executed. Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Grant deed signed. Expression of interest submitted to Levelling the Playing Field Grant Program – not successful. Tennis court tenders closed 10 October. First progress report to Australian Govt Community Development program submitted. Feb 2019: Ground lighting complete, complex almost to lock up stage, tennis court construction commenced.
d) Multi-Functional Centre (Vos Group)	Feb-18		<ul style="list-style-type: none"> Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Vos Group tender accepted at February 2018 Council Meeting. . Feb 2018: variation to Community Development Programme Funding Agreement signed – extending completion date from June 2018 to June 2019. 18 April 2018: work on oval lighting upgrade underway. 27 April 2018: Phil Lighton provided planning drawings for centre and courts ready to be lodged for planning approval and advertising by Council. Works commenced Sept 2018 and is anticipated to be 60% complete at the end of February 2019.
CBD Urban Design and Traffic Management Strategy	May-16	Nov-17	<ul style="list-style-type: none"> GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
(GHD) (Lange Design and Rare Innovations)			<p>April 2017</p> <ul style="list-style-type: none"> Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy Strategy adopted for consultation purposes at May 2017 meeting. Public consultation session held 13 September 2017 Final report accepted at November 2017 Council Meeting. Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy. 20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. Stage 1 concept plan received April 2018. State Liberal election commitment of \$1.9million for Midland Highway underpass near War Memorial Oval precinct. Main Street Tree Planting Report received Feb 2018.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15	Oct 17	<ul style="list-style-type: none"> Draft Master Plan received May 2016: structural assessment approved Aug 2016 Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure. Liberal election commitment of \$100,000 to upgrade the kiosk, install a shade structure and a playground. Grant deed signed. Funding applications to Tasmanian Community Fund and Stronger Communities Program for the children's playground submitted. Funding secured from both sources. Equipment ordered, work to commence at end of swimming season.
Recreational Ground Master Plan (Lange Design)	Feb-17	April 18	<ul style="list-style-type: none"> Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council. 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. Draft Master Plan accepted at October 2017 Council Meeting – released for public comment. Council accepted the 2030 Master Plan at April 2018 Council Meeting. April 2018: option study for change rooms and club facilities being undertaken by D Denman & Associates.
Evandale			
Honeysuckle Banks			
a) Master Plan (Jeff McClintock)	Oct-15	-	<ul style="list-style-type: none"> Draft master plan released for community consultation Jan 16: discussed at council workshop & need for the plan to be reviewed in light of frequent flooding of the reserve.
b) Review of Master Plan (Lange Design)	Oct-16	May-17	<ul style="list-style-type: none"> Draft plan received: presented at Feb 2017 Council Workshop: Lange Design requested to revise the plan. Revised plan received 9 March 2017. At May 2017 Council meeting, Council <ol style="list-style-type: none"> accepted in principle the Honeysuckle Banks Plan; consider funding the minor works components of the plan in future Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the full plan.
Morven Park Master Plan (Lange Design)	Nov-16	Oct-17	<ul style="list-style-type: none"> Work underway 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Work underway June 2018. March 2017 assisted with application for solar panels on clubrooms Draft Master plan accepted at October 2017 Council Meeting – released for public comment. State Liberal election commitment of \$33,000 for cricket pitch upgrade; \$158,000 towards grounds upgrade and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment.



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			<ul style="list-style-type: none"> • Council accepted 2030 Master Plan at April 2018 Council Meeting. • June 2018: oval lighting and scoreboard upgrades underway. • Expression of Interest submitted for Levelling the Playing Field Grant – notified successful and stage 2 of the application process submitted. • Tas Community Fund grant secured towards the expansion of the outdoor gym. Application for additional funding submitted to Sport and Recreation Tasmania. Not secured. Remaining costs being funded from State Government election commitments. • Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome awaited. • Feb 2019: funding (\$430,300) secured under Levelling the Playing Field State Government Grant Programme.
Longford			
Community Sports Centre Master Plan (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> • June 2016: application requesting \$504,722 GST excl. lodged with State Government Regional Revival Program including a business plan. Advised Sept 2016 application was unsuccessful. • 17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package • Planning permit issued 22 December 2017. • March 2018: Tender for new gym and amenities shed awarded to RT & NJ Construction Services. Work underway. • Funding application to TCF for funds towards the fitness room, meeting rooms, entrance, amenities and external services upgrade submitted August 2018. Outcome unsuccessful.
Visitor Appeal Study (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> • Recommendations implemented include the establishment of a local business & tourism group, development of a destination playground, upgrading of lighting & displays at Visitor Information Centre at JJs, and development of a Place Activation Plan
Place Activation Plan (Village Well) (Accompanying Traffic Issues report by MR Cagney)	Sep-15	Jan-16	<ul style="list-style-type: none"> • Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Longford tourist tear-off map and street beautification
CBD Urban Design Strategy (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> • Site Investigation Report completed October 2016. • Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy received. • Parklet design & plans approved June 2017. • Draft Urban Design Strategy adopted May, for further consultation. • Draft urban design guidelines developed. • Community consultation session held 6 September 2017 • Strategy and Guidelines manual accepted at the October 2017 Council Meeting. • Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout.
Recreation Ground Master Plan (Lange Design)	Dec-15	Nov-16	<ul style="list-style-type: none"> • Nov 16: Council contracted JMG to design and document new oval lighting. 17 Jan 2017 Northern Economic Stimulus Package funding secured to fund the oval lighting upgrade. • 17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package. • May 2017: Artas Architects contracted to prepare specification for amenities redevelopment. • Council resolved at June 2017 Council meeting to make application under the SGALGCP for upfront loan funding of an additional \$550,000 to complete Stage 1 of the Recreation Ground redevelopment. • Council accepted Recreation Ground 2030 Master Plan at August 2017 Council meeting. • Application submitted November 2017 to Sport and Recreation Tas for \$80,000 towards the redevelopment. Advised January 2018 that the funding has been

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			<p>secured.</p> <ul style="list-style-type: none"> Planning permit issued 17 November 2017. State Liberal election commitment of \$10,000 for Cricket Club storage shed, \$30,000 for cricket nets, \$30,000 for new electronic scoreboard and \$20,000 for Little Athletics equipment. Letter of permission provided for Football and Cricket Clubs Full application submitted for Levelling the Playing Field Grant in Sept 2018. Feb 2019: Grant Application successful (\$233,409).
Village Green			<ul style="list-style-type: none"> Jan 2017: costings & plans developed for Village Green Upgrade including new BBQ shelter, picnic furniture & stage 2 of play space. March 2017 Council submitted an application to the state govt Community Infrastructure Fund for 50% of the cost of the Village Green Upgrade. Application not successful. At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground: <ul style="list-style-type: none"> i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing. Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground. Stage 2 new play units installation completed and launched 8 December 2017. Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018. Funding application for \$10,000 to Variety Tas submitted April 2018: advised June 2018 application unsuccessful. Council approved variance to stage 3 at the July 2018 Council meeting: Ultimate Play preparing new stage 3 concept plan & request lodged with TCF for variance to the funding approval. Request approved. Request submitted August 2018 to Variety for funding towards the revised stage 3. Funding secured. Play units ordered Sept 2018. LGAT video of the playground in use filmed 2 October. Presentation on the success of the playground made at LGAT Playground forum Oct 30th. Stage 3 installation to commence February 2019.
Woolmers Bridge (VEC Civil)			<ul style="list-style-type: none"> Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents. Application submitted for the Bridge Renewal Program for \$1,415,000. Advised October 2017 application was successful. 12 tonne load limit placed on structure on 6 June. Funding agreement with Bridge Renewal Program finalised October 2017. Design and construct tenders closed 8 November 2017. Council accepted the tender of VEC Civil at the November 2017 Council Meeting. Work commencing 24 January 2018: due for completion Sept -Oct 2018 – weather permitting. Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted. June 2018: Bridge interpretation panel produced. Location yet to be determined. Feb 2019: Interpretation panel installed. Substantially complete.
Facilities Assessment Study (Philp Lighton Architects)	Sept-17		<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. Study underway October 2017 and presentation made to November 2017 Council Workshop. Community engagement process closed 18 July 2018. Only 1 written response

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			received from Helping Hand Association, requesting that showers be incorporated for the use of homeless people.
Perth			
Recreation Ground Master Plan (Lange Design)	Jul-15	Oct-16	<ul style="list-style-type: none"> External funding sources being pursued. 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Kitchen upgraded funded by a State Government Election commitment completed.
Community Centre Development Plan , (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		<ul style="list-style-type: none"> Briefing notes from key stakeholder sessions received 25 Feb 2016 Draft concept plans submitted to Council Draft concepts to be directed to future workshop May 2018: costings being reviewed. Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome known February 2019.
Town Structure Plan (GHD)			<ul style="list-style-type: none"> Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted. Perth Structure Plan adopted by Council on 10 April 2017. Session for Perth business owners/managers held 15 August 2017. Council endorsed the Plan at the 10 April 2017 Council Meeting. Final report to November 2017 Council meeting. Perth Prospectus prepared January 2018. April 2018: Awaiting finalisation of the Perth Bypass prior to progressing the structure plan.
Sheepwash Creek Open Space Plan (Lange Design, GHD)			<ul style="list-style-type: none"> Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan Dec 2016: West Perth Flood Mitigation Working Group established Draft concept plans received from GHD Woodhead Lange Design requested to prepare Water Sensitive Urban Design (WSUD) for the open space on eastern side of subdivision. Stage 1 work completed and interpretation signage installed. July 2018: WSUD Open Space Corridor Concept Plan and costings – Phillip St to Drummond St – received.
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.
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 application advertised: closed 28 November 2017. 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. June 2018: quotes received for new switchboard and mains July 2018: costings being reviewed. Feb 2019: Work now underway, currently working on front fence and footpath.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Western Junction			
Launceston Gateway Precinct Master Plan Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	<ul style="list-style-type: none"> Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting. Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale. March 2018: Council seeking meeting with Dept of State Growth to discuss planning for the Evandale Main Road upgrade, Breadalbane roundabout to Airport roundabout. State Government budget papers state this planning is to commence in the first quarter 2019. Project committee met Sept 2018.
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 the Woolstons \$1,215,780). Application unsuccessful. Application submitted December 2017 for Round Two Building Better Regions Fund: notified July 2018 unsuccessful. Continuing with purchase of parcel for stormwater detention purpose.

16 NORTHERN MIDLANDS TOURISM & EVENTS CALENDAR

Prepared by: *Fiona Dewar, Tourism Officer*

A comprehensive directory of events for the Heritage Highway region is issued each week and is distributed to:

- Councillors;
- Tourism operators in the Heritage Highway region (and through them to their visitors)
- the five visitor centres in the Northern Midlands;
- the Tourism Visitor Information Network's 'Yellow i' centres around the state;
- the Heritage Highway Tourism Region Association board members and social media writer;
- Tourism Northern Tasmania;
- Destination Southern Tasmania;
- a number of event organisers;
- the Northern Midlands Courier; and
- individuals as requested.

The directory is updated on a weekly basis. To add an event to this directory, event organisers can contact Council's Tourism Officer Fiona.Dewar@nmc.tas.gov.au, or 6397 7303.

17 STRATEGIC PROJECTS OUTCOMES AND DELIVERY 2017-2027

Prepared by: *Departmental Managers*

Progress Report:

Not Started (obstacles)
On Hold
On Track
Completed

Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
GOVERNANCE					
Local Government Reform	✓	Review	Review	✓	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services tender submissions being considered. NOA workshops on 5 priority Council functions: IT, Regulatory Services



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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
						(Planning/Building Compliance), Payroll/Rates, Risk Management/WH&S. Completed, report being reviewed by GMs. Legal Services project considered by GMs, contract in progress. The GMs Group at its next meeting has listed on the agenda the matter of establishing a Weed Management Strategy and Action Plan, particularly as to whether this is a resource sharing opportunity for the group.
Elected Members Development and Annual Plans		✓	Review	✓		Policy and Annual Plan to be prepared.
People and Culture Plan	✓	✓	Update	✓		Framework utilised for recruitment is best practice Works Supervisor appointed – commences 8 May 2019. Corporate Services Department Review – report complete and with GM for his consideration. Summary document to be prepared for the Corporate Services team Employer of Choice nomination – NMC through to the final stages of judging. Workplace visit confirmed for 19 March 2019, which is the final judging step. Enterprise Agreement – Notice of Representational Rights and Appointment of a Bargaining Representative distributed to staff on 28 Feb 2019. Working on NMC log of claims for first meeting Weed Inspector training confirmed for 22 May 2019 for five Works employees HR Workplace Behaviour Policy Suite currently being reviewed Youth Policy being reviewed General human resource matters - ongoing Employee relations are professional, fair and consistent – ongoing (as required) Performance management and disciplinary matters – ongoing (as required) Employee learning and development – ongoing
Best Business Practice, Governance and Compliance	✓	Update	Update	✓		Legislative Audit, Delegations Review and Policy Manual update ongoing.
Media and Marketing		Update	Update	✓		Communications Strategy and Framework to be developed. Expanding Council's communications through social media and other publications. Marketing Plan to be prepared by mid-2018.
CORPORATE SERVICES						
Asset Management Plan Annual Review	✓	✓	Review	2017 - 2027		Building Asset Management Plan updated for building componentisation, adopted by Council at May 2017 meeting.
Annual Budget and Quarterly Review	✓	✓	Review	2017 - 2027		Long Term Financial Plan updated, and annual budget adopted by Council at June 2018 meeting.
Information Technology Upgrade Program	✓	✓	Review	2017 - 2027		Planning/Building software upgrade implemented July 2018. Security review Sept 2018. Livepro implemented December 2018. Security penetration testing report Feb 2019.
Emergency Management	✓	✓	Review	2017 - 2027		Next municipal emergency meeting scheduled in Mar 2019, updated Emergency Recovery Plan adopted May 2017 by Council, revision of Emergency Management Plan approved by State Govt April 2018.
Workplace Health and Safety Action Plan Annual Review	✓	✓	Review	2017 - 2027		Risk Register reviewed. WHS audit assessment complete Nov 2018. Asbestos – individual registers for all properties completed. 1 WorkSafe Tasmania notifiable incident Feb 2019.
Customer Service Standards	✓	Review	Review	Review		LGAT state-wide community satisfaction annual survey scheduled early 2019. Attending the National Local Government Customer Service Network state meetings on regular basis.
COMMUNITY & DEVELOPMENT						
Land Use and Development Strategy		✓	Review	2017 - 2019		JMG Engineers & Planners appointed 18 September 2017. Presentation to special Council workshop in March.
Tasmanian Planning Scheme Integration	✓	✓	Review	2017 - 2020		Working with JMG Engineers & Planners on Local Provisions Schedules through the Land Use Strategy process. Presentation to special Council workshop in March. ON track to submit Local Provision Schedules by June 2019 deadline.
Strategic Projects Team						



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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Economic Development Master Plan - Prepare, Prioritise, Implement	✓	✓	Review	✓		Council and NMBA are collaborating on a small-scale project to identify opportunities to grow the number of businesses in the TRANSLink precinct. Council accepted in principle the TRANSLink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the TRANSLink Business Precinct in Northern Tasmania Report, August 2018. Further report to be provided to Council.
Strategic Infrastructure Projects						
Launceston Gateway Precinct Master Planning	✓			2017 - 2020		Listed as a component of the Municipal Land Use & Development Strategy. Options for southern expansion prepared.
Northern Midlands Rural Processing Centre	✓	✓	✓	2017 - 2020		Combined with Launceston Gateway Precinct component of the Municipal Land Use & Development Strategy.
Perth Town Structure Plan	✓			2017 - 2018		Council has endorsed the plan and draft amendments to planning scheme to be prepared.
Perth Community & Recreation Centre & Primary School Integrated Master Plan	✓			2017 - 2018		Included in NMC Priority Projects 2018 document. Oval lighting upgrade complete.
Sense of Place Planning - all villages and towns	✓	✓	✓	✓		Master planning for townships underway.
Longford CBD Urban Design Strategy	✓	✓				Included in NMC Priority Projects 2018 document. Allocated \$250,000 urban street design and parklets in 2018/19 budget.
Longford Place Activation Plan	✓	✓				Complete.
Campbell Town CBD Urban Design and Traffic Management Strategy	✓	✓	✓	✓		Awaiting detailed design. Allocation in 2018/2019 budget to commence works. State Liberal election commitment of \$1.9 million for underpass between War Memorial Oval and School/Multipurpose Centre
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Planning approval received. Stormwater and footpath works commenced.
Ross Swimming Pool Master Plan	✓			2017 - 2020		Included in NMC Priority Projects 2018 document.
Cressy Recreation Ground Master Plan		✓		2017 - 2020		Council accepted Cressy Recreation Ground 2030 Master Plan at April 2018 Council meeting.
Cressy Swimming Pool Master Plan		✓		2017 - 2020		Included in NMC Priority Projects 2018 document. Election funding grant of \$100,000 received. Equipment ordered, work to commence at end of pool open season.
Evandale Morven Park Master Plan		✓		2017 - 2020		Council accepted Morven Recreation Ground 2030 Master Plan at April 2018 Council meeting. Scoreboard and oval lighting upgrade commenced September 2018.
Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania	✓	✓		✓		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2018 document.
Sheepwash Creek WSUD Open Space Corridor						July 2018: WSUD space corridor concept plan and concepts – Phillip to Drummond streets – received from consultants. Land acquisition has commenced.
Economic Development						
Economic Development Master Plan Strategy Delivery		✓	✓	✓		To be implemented once developed. Final version of the key Directions Report is awaited.
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓		To be implemented once developed. Final version of the key Directions Report is awaited.
Tourism Strategy Implementation		✓	✓	✓		Beacon Project - For the northern part of the Heritage Highway, Ross is the first town to come on board. Northern Midlands Business and Volunteer Expo – planning underway
Community Development						
Youth and Ageing Strategy		✓	Review	✓		Youth officer appointed, commenced February 2019.
Discrimination Strategy		✓	Review	✓		Not yet commenced.
Family Violence Strategy		✓	Review	✓		Council continues to support <i>End Men's Violence Against Women</i> campaign



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	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Supporting Health and Education Programs	✓	✓	Review	✓		Participating in the Northern Health Providers Networks meetings. Further Education Bursary Program reviewed in 2017.
Supporting Employment Programs	✓	✓	Review	✓		Participation in the Northern Midlands Business Partnership Group meeting coordinated by Beacon Foundation. Participate in LGAT special interest groups on a quarterly basis. Support Work for the Dole program. Participate in work experience and University placements.
Supporting Sport and Recreation Programs	✓	✓	Review	✓		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level.
Social Recovery Plan	✓			✓		Review complete
Disability Action Plan	✓			✓		Review complete
Cohesive Communities and Communities at Risk		✓	Review	✓		Not yet commenced.
Regulatory						
Legislative Audit	✓			✓		Review of legislation ongoing. Regulatory software purchased to assist.
Delegations Reviews	✓			✓		Review as new staff commence and legislation changes.
Council Policy Manual Review	✓			✓		Policies due for review, relevant managers and officers notified, schedule for review in place. Ongoing.
WORKS & INFRASTRUCTURE						
TRANSlink Precinct Renewal - Stormwater	✓	✓		2017 - 2020		Process of land acquisition underway. Seeking grant assistance to fund planned works. Included in NMC Priority Projects 2019 document.
Campbell Town War Memorial Oval	✓			2017 - 2020		Progressing with Tenderer. Further application made for additional funding. Works commenced. Oval lighting upgrade practically complete.
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		Building framework and cladding in-progress.
Evandale Honeysuckle Banks				2017 - 2020		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects 2019 document. Table and bench seating replaced.
Nile Road Upgrade		✓	✓			Included in Roads 5-year Capital Works program. Included in NMC Priority Projects 2019 document.
Stormwater Management Plans	✓	✓	Review	2017 - 2027		Initial data collection survey complete. Model build for all Towns in progress. Funding application to be made to fund modelling work for Campbell Town.
Waste Management 2017 - 2020		✓	Review	2017 - 2027		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services. Concrete material being collected, to be crushed at a later date.
NRM Program Collaboration	✓	✓	Review	✓		Collaborating with NRM North on the WSUD Master Plan for Sheepwash Creek.
Longford Recreation Ground Master Plan	✓	✓				Staged works commenced. Funding components of the Master Plan to be considered in forthcoming Council budgets, Council Officers to seek to secure external grant funding to assist with implementation. Included in NMC Priority Projects 2019 document. Oval lighting upgrade completed. Storage shed construction practically complete.
Sheepwash Creek	✓	✓				Stage 1 complete. Stage 2 planning commenced.

DECISION

Cr Gonion/Cr Lambert

That the Information items be received.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

070/19 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA): 2019 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT CALL FOR MOTIONS & CONFERENCE ATTENDANCE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to determine:

- a) any notices of motion to be submitted; and
- b) attendance of Councillors

at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019.

2 INTRODUCTION/BACKGROUND

Convened annually by the Australian Local Government Association (ALGA), the National General Assembly (NGA) of Local Government is the peak annual event for Local Government, the event provides a unique opportunity for Local Government to engage directly with the Federal Government, to develop national policy and to influence the future direction of councils and our communities.

a) Notices of Motion

Each year, the Australian Local Government Association (ALGA) writes to Councils inviting them to participate in that year's National General Assembly (NGA) by submitting a notice of motion.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

- be relevant to the work of local government nationally
- be consistent with the themes of the NGA
- complement or build on the policy objectives of your state and territory local government association
- be submitted by a council which is a financial member of their state or territory local government association
- propose a clear action and outcome
- not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet local community needs. For example: That this National General Assembly call on the Federal Government to restore funding for local government financial assistance grants to a level equal to at least 1% of Commonwealth taxation revenue.

All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of council. Motions should be lodged electronically to be received no later than 11:59pm on Friday 29 March 2019.

It should be noted: All motions submitted will be reviewed by the ALGA Board's NGA Sub-Committee as well as by state and territory local government associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Sub-Committee considers the importance and relevance of the issue to local government. Please note that motions should not be prescriptive in directing how the matter

should be pursued. With the agreement of the relevant council, motions may be edited before inclusion in the NGA Business Papers to ensure consistency. If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer. Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association, and will not be included in the NGA Business Papers.

The discussion paper provides guidance to councils developing Motions for Debate at the 2019 National General Assembly.

This will be the 25th National General Assembly and the focus will be on the future of local government and local communities. It will consider what Councils can do today to get ready for the challenges, opportunities and changes that lie ahead.

Local governments across Australia already face a host of challenges including financial constraints, adapting to rapidly evolving technologies and community expectations of access to 24/7 services via websites, mobiles and call centres, changes in demographics and population size and preferred means of community engagement. It is unlikely that these challenges will disappear. In some cases, they will be compounded by climate change, the ageing population and further advances in disruptive technologies including artificial intelligences.

The challenges may also be exacerbated by increasing community expectations about the level and types of services and infrastructure provided by councils and the community's willingness to pay. The community, as council's customers, are increasingly growing accustomed to steadily falling prices for better products and services such as cars, computers, overseas travels. Exceptions to this are housing and in many cases government services such as health care and tertiary education. Another exception is council rates. While a number of states have capped rates, rates across the nation typically continue to rise.

In the case of rates, local communities can perceive that they are being asked to pay more money for the same product. The community may feel that they are paying enough and are therefore unlikely to be supportive of rate rises or swing behind the call for increased federal funding for local government ($\geq 1\%$ FAGs).

b) The Conference

The 2019 National General Assembly of Local Government is to be held at the National Convention Centre in Canberra from 16 to 19 June.

ALGA President, Mayor David O'Loughlin advises:

delegates can look forward to hearing from leading politicians; receiving deep insights from nation-leading experts; being inspired by keynote speakers at the forefront of community engagement and crowdpowered communities; and concurrent sessions exploring housing affordability

and density pressures; community harm and waste. Together we will ignite thought-provoking discussions about what can be expected as we look to the future.

Previous NGAs have provided participants with experiences, inspiration, information and an abundance of tools and techniques to take back and apply in their councils.

This year will be no exception. This year's NGA will also be held just after the next federal election. Before the dust settles, join us to make sure the incoming government is focussed on the future of our sector, and the future prosperity and wellbeing of our communities. When we come together, the power of our collective voices working to sustain vital funding and programs for local government cannot be denied - it is an unmissable opportunity for your council's voice to be heard.

The NGA is the only event on the local government calendar that truly brings councils, staff and industry together nationwide to advocate, network, celebrate, learn and build strategic relationships that, collectively, will position participants at the forefront of local governance in Australia.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with ImpactCore Strategies:
 - ♦ Lead – Councillors represent honestly with integrity
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Place –
 - Environment – Cherish & Sustain our Landscapes

4 POLICY IMPLICATIONS

Attendance at the conference is in accordance with Council's *Councillors Allowances, Travelling & Other Expenses* Policy, as follows:

6. CONFERENCES & SEMINARS

The budget will be allocated to the following conferences

LGAT & LGMA conference to be attended by up to 6 councillors

ALGA conference attended by Mayor & Deputy Mayor

Australian Roads conference attended by 1 councillor

'Other' conferences and seminar sessions as approved.

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

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

5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

There is no fee to submit a motion.

Council each year allocates a budget for elected members to attend conferences and professional development, the 2018/2019 budget allocation is \$17,830. An amount of \$7,647 has been expended to end February, with \$10,183 still available of the allocation.

Conference costs are as follows:

- Early bird registration and payment is \$989 (before 10 May), with standard registration and payment (before 7 June) \$1,099 per attendee, \$1,199 for registrations after 7 June;
- Return flights to Canberra are approximately \$500 to \$1,200;
- Accommodation prices at approximately \$300 per night.

Historically, Council has sent two elected members and the General Manager to the NGA Conference.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

7 RISK ISSUES

N/a.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider

- whether or not to submit a motion or motions to the 2019 National General Assembly of Local Government conference; and
- the attendance of Councillors at the conference.

11 OFFICER'S COMMENTS/CONCLUSION

The report provides the necessary background to the conference. Advice on Council's nominated representatives is sought along with notice of motions.

12 ATTACHMENTS

12.1 Call for motions discussion paper

12.2 ALGA Program and Registration

RECOMMENDATION

That Council

i) note the report; and authorise the attendance of

- ...
- ...

at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019.

ii) submit the following motions for consideration at the ALGA conference:

- ...

DECISION

Cr Goninon/Cr Adams

That Council

i) note the report; and authorise the attendance of

- Mayor Knowles
- Cr Goss (subject to availability)

at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019; and

ii) not submit any motions for consideration at the ALGA conference.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

071/19 AUSTRALIAN MAYORAL AVIATION COUNCIL (AMAC): 2019 ANNUAL CONFERENCE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

To advise of the Australian Mayoral Aviation Council (AMAC) 2019 AGM and Annual conference to be held from 1 to 3 May 2019 in Melbourne and to confirm attendance by Council representatives.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council is a member of the Australian Mayoral Aviation Council (AMAC).

AMAC's primary objective is to ensure that all reasonable measures are taken by relevant authorities to minimise the deleterious effect of aircraft and airport operations on local communities.

Council would also be aware of the continuing support provided by AMAC to Council throughout its ongoing pursuit of the ex-gratia rates owed to Council by the Launceston Airport.

Registrations for the conference close on 12 April 2019.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
- Core Strategies:
 - ♦ Lead – Councillors represent honestly with integrity
 - Represent the concerns of the community.

4 POLICY IMPLICATIONS

In relation to attendance at Conferences and Seminars, Council's policy *Councillors Allowances, Travelling & Other Expenses*, provides as follows:

6. CONFERENCES & SEMINARS

The budget will be allocated to the following conferences

LGAT & LGMA conference to be attended by up to 6 councillors

ALGA conference attended by Mayor & Deputy Mayor

Australian Roads conference attended by 1 councillor

'Other' conferences and seminar sessions as approved.

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

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

5 STATUTORY REQUIREMENTS

N/a



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

6 FINANCIAL IMPLICATIONS

The 2018/2019 budget allocation for Training, Conferences and Seminars for Councillors is \$17,830. An amount of \$7,647 has been expended to end February, with \$10,183 still available of the allocation. It should be noted that ALGA conference costs are yet to be accounted for.

The cost of full registration for the AMAC Annual Conference is \$1,870. Approximate costs for accommodation of \$160 per night and airfares around \$250 return will also be incurred.

7 RISK ISSUES

The risks that have been identified, include:

- Northern Midlands Council's non-attendance will result in the interests of the Northern Midlands community not being represented. These interests include:
 - The consistent failure of the Australian Pacific Airport Corporation (Launceston Airport) to contribute their fair share of ex-gratia rates, as determined by their lease with the Commonwealth and the Tasmanian State Valuer-General.

It is worth noting that the Australian Pacific Airport Corporation (Launceston Airport) operates as a private commercial business; under a lease agreement with the Department of Infrastructure and Regional Development and receives the benefit of Government subsidy on those parts of their operations unrelated to public service.
 - That no action is taken by the Federal Government over the ACCC's report that identifies the outrageous profit margin established by a number of the airports throughout Australia that are on Commonwealth Land, the communities land.

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

To agree/not agree to be represented at the AMAC 2019 AGM and Annual Conference.

11 OFFICER'S COMMENTS/CONCLUSION

Councillor Polley is Tasmania's interim member of the Committee through to the May AGM.

It is important for Council to have a representative/s at the AMAC Conference to maintain collaborative relationships with other councils throughout Australia that are facing very similar issues to those which Northern Midlands Council faces.

Northern Midlands representative/s will network with like-minded individuals that are seeking to represent their communities and better understand the specific issues faced by the many councils throughout Australia that have airports within their municipality.

The focus of the discussions particularly associated with the payment of the outstanding ex-gratia rates would be to continue with a collaborative approach to achieve the desired outcomes.

Registrations for the conference close on 12 April 2019.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

12 ATTACHMENTS

12.1 Conference program, overview and registration.

RECOMMENDATION

That Council endorse the attendance of Councillor Polley and

DECISION

Cr Goninon/Cr Adams

That Council endorse the attendance of Councillor Polley at the Australian Mayoral Aviation Council (AMAC) 2019 AGM and Annual conference to be held from 1 to 3 May 2019 in Melbourne.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

072/19 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) – MOTIONS FOR THE GENERAL MEETING: 3 JULY 2019

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

1 PURPOSE OF REPORT

The purpose of this report is to advise Council of the receipt of notice of the Annual General Meeting of the Local Government Association of Tasmania (LGAT) to be held on Wednesday 3 July, 2019; and to commence discussion on consideration of motions to be submitted to the General Meeting to be held in conjunction with the Annual General Meeting.

2 INTRODUCTION/BACKGROUND

Council has received notice of the Annual General Meeting, which is to be followed by the General Meeting in accordance with the Rules of the Association. The meetings are to be held at the Wrest Point Casino Hobart, commencing at 11.00am on Wednesday 3 July, 2019.

Councils are invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion in the Agenda of the General Meeting by Monday, 15 April 2019, with LGAT planning to distribute the agenda on Wednesday 5 June, 2019.

This lead time will ensure relevant matters can be forwarded to the State Government for comment in accordance with the Communication and Consultation Protocol Agreement. The responses from State Government will then be included with the agenda to provide councils with a full briefing of the issues to be considered.

LGAT has reminded Councils that opportunities are available at every General Meeting of the Association to submit motions for deliberation and do not have to be restricted to the General Meeting attached to the AGM. Councils are encouraged to consider this matter in terms of ensuring more robust and broader debate across all General Meetings in the year but note that State Government comment is not sought in advance for other meetings. Additionally, for any meeting, Members may submit items for Topical Discussion.

The Rules of the Association do not provide for the preparation of a Supplementary Agenda.

3 STRATEGIC PLAN

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

- Lead –
 - Leaders with Impact
- Core Strategies:
 - ♦ Lead – Councillors represent honestly with integrity
 - Represent the concerns of the community.

4 POLICY IMPLICATIONS

N/a

5 STATUTORY REQUIREMENTS

There is no requirement to submit a motion/s.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

6 FINANCIAL IMPLICATIONS

N/a

7 RISK ISSUES

N/a

8 CONSULTATION WITH STATE GOVERNMENT

In regard to the General Meeting following the AGM, LGAT forwards relevant matters to the State Government for comment in accordance with the Communication and Consultation Protocol Agreement. The responses from State Government are then included in the agenda to provide councils with a full briefing of the issues to be considered.

It should be noted that State Government comment is not sought in advance for other meetings.

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may wish to consider motions to be submitted for inclusion in the Agenda of the General Meeting.

11 OFFICER'S COMMENTS

A list of motions tabled at LGAT General Meetings by Northern Midlands Council in the past is attached for reference.

It should be noted that the concerns of Council in relation to the Administrative Delays in relation to the 2018 Local Government Elections were raised with LGAT at the 10 December 2018 LGAT General Management Committee meeting. LGAT noted that the concerns were consistent throughout the local government sector. An update on this matter is to be provided at the LGAT General Meeting to be held in late March. Correspondence in this regard is included in the attachments.

12 ATTACHMENTS

12.1 List of motions tabled at previous LGAT general meetings

12.2 Correspondence from LGAT dated 6 February 2019

12.3 Correspondence from LGAT dated 20 December 2018

RECOMMENDATION

That Council receive the report, and list the following matters for consideration at the LGAT General Meeting to be held on 3 July 2019:

- i) ...
- ii) ...

DECISION

Cr Goss/Cr Polley

That Council receive the report.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

073/19 COUNCILLOR ATTENDANCE AT ANZAC DAY SERVICES

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

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with the 2019 ANZAC Day schedule of services being held across the municipality, and to determine Councillor representation for each township.

2 INTRODUCTION/BACKGROUND

Observed on the 25 April each year, ANZAC Day is a national day of remembrance which honors the members of the Australian and New Zealand Army Corps who fought at Gallipoli in World War One, and broadly commemorates all Australians and New Zealanders who served and died in all wars, conflicts, and peacekeeping operations.

The following ANZAC Day services will be held Thursday, 25 April 2019:

Location	Organising Committee	Service time/s	
Campbell Town Cenotaph	Campbell Town ANZAC Committee	6:00am	*11:00am
Evandale Cenotaph	Evandale History Society	6:00am	*11:00am
Longford Cenotaph	Longford RSL	6:00am	*11:00am
Ross Cenotaph	Ross RSL	6:00am	*11:00am
Cressy Cenotaph	Northern Midlands RSL	*9:00am	
Perth Cenotaph	Northern Midlands RSL	*9:00am	
Bishopsbourne Cenotaph	Bishopsbourne Community Centre	*9:00am	
Avoca Cenotaph	Northern Midlands RSL	*11:00am	

**Denotes ceremony where wreath is laid by Council.*

Please note the Northern Midlands RSL Sub Branch coordinated guard presence at all ANZAC Day services (except Ross).

The Northern Midlands Council will again provide traffic management for each ceremony.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 provides the guidelines within which Council operates. The following goals have relevance to this issue:

- Lead –
 - Leaders with Impact
- Core Strategies:
 - ♦ Communicate – Connect with the community

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

Road closures must be completed in accordance with legislative and Australian standard requirements.

6 FINANCIAL IMPLICATIONS

Each year, the Northern Midlands Council fund the traffic management for the ANZAC Day Services across the municipality. Council's Engineering Officer is currently seeking quotes for traffic management services. In 2018 the ANZAC Day traffic management cost \$15,890 (GST inclusive).



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

7 RISK ISSUES

A risk is presented when implementing a road closure. Engagement of qualified traffic management operators to implement traffic management is required to mitigate the risk.

Tasmania Police have been in contact with Council for details of all ceremonies and parades in 2018 for their records.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council to consider which ceremonies will be attended, ensuring each township has Councillor representation.

11 OFFICER'S COMMENTS/CONCLUSION

N/A

12 ATTACHMENTS

N/A

RECOMMENDATION

That

- i) Council receive the report.
- ii) Councillors to nominate which ceremony they will attend.

DECISION

Cr Lambert/Brooks

That

- i) Council receive the report.
- ii) Councillors to nominate which ceremony they will attend:

Service	Time	Councillor Attendance
Campbell Town Cenotaph	6:00am	
Campbell Town Cenotaph	*11:00am	Cr Davis
Evandale Cenotaph	6:00am	Cr Lambert
Evandale Cenotaph	*11:00am	Cr Goss
Longford Cenotaph	6:00am	Cr Calvert
Longford Cenotaph	*11:00am	Cr Adams, Cr Brooks
Ross Cenotaph	6:00am	Mayor Knowles
Ross Cenotaph	*11:00am	Cr Calvert
Cressy Cenotaph	*9:00am	Cr Goss
Perth Cenotaph	*9:00am	Cr Lambert
Bishopsbourne Cenotaph	*9:00am	Cr Adams
Avoca Cenotaph	*11:00am	Mayor Knowles

**Denotes ceremony where wreath is laid by Council.*

Carried unanimously

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

074/19 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Trent Atkinson, Community & Development Supervisor

1 PURPOSE OF REPORT

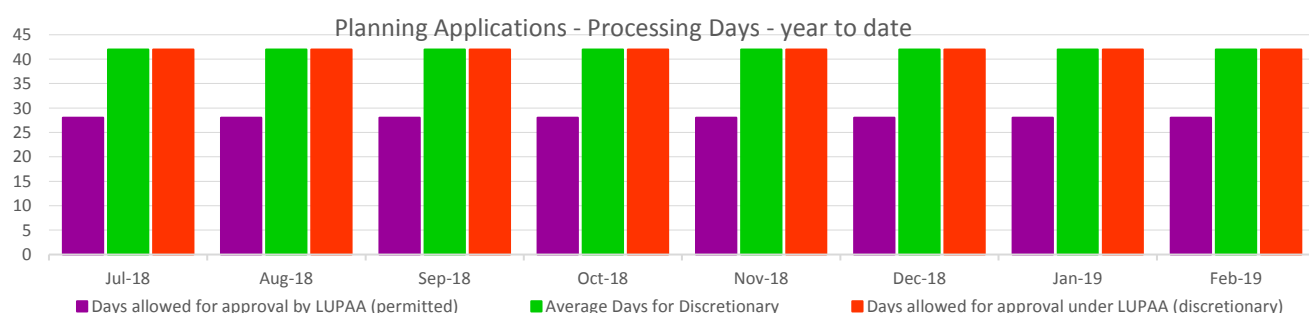
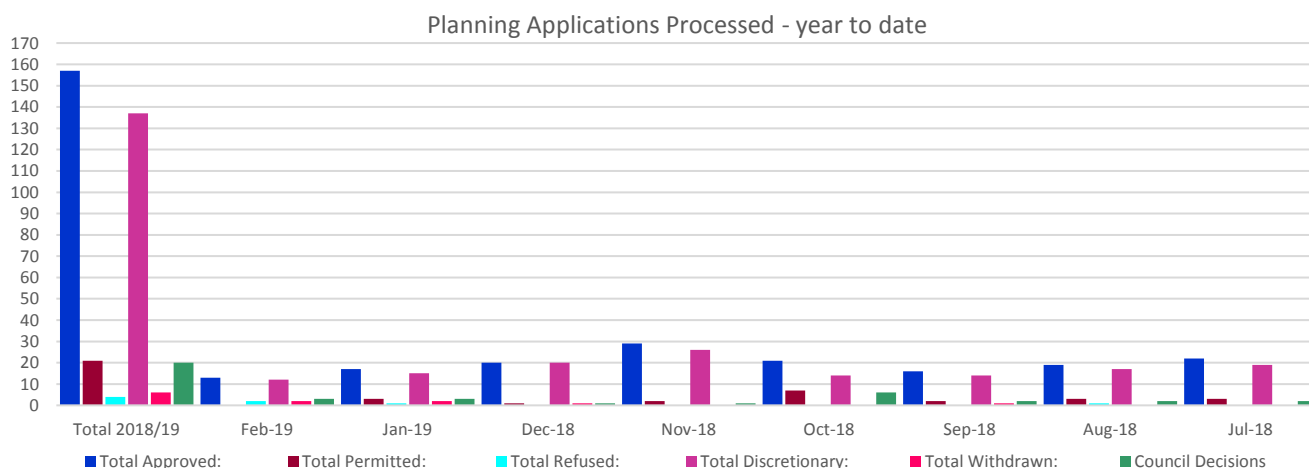
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	Total YTD	Jun- 19	May- 19	Apr- 19	Mar- 19	Feb- 19	Jan- 19	Dec- 18	Nov- 18	Oct- 18	Sep- 18	Aug- 18	Jul- 18
Total Approved	157					13	17	20	29	21	22	19	16
Total Permitted	21					0	3	1	2	7	3	3	2
Average Days for Permitted						0	28	28	28	28	28	28	28
Days allowed for approval by LUPAA						28	28	28	28	28	28	28	28
Total Exempt under IPS	14					4			5	0	0	0	0
Total Refused	4					2	1	0	0	0	0	1	0
Total Discretionary	137					12	15	20	26	14	19	17	14
Average Days for Discretionary						42	42	42	42	42	42	42	42
Days allowed for approval under LUPAA						42	42	42	42	42	42	42	42
Total Withdrawn	6					2	2	1	0	0	0	0	1
Council Decisions	20					3	3	1	1	6	2	2	2

Please note that the statutory days are not counting correctly in the new software (there is a fix in the pipeline) the default has therefore been set to those allowed under LUPAA.





NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

February 2019

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-18-0266	Tree removal for stormwater infrastructure	Longford Recreation Ground and Road Reserve, Smith Street, Longford TAS 7301	Northern Midlands Council	42	D
PLN-18-162-01	Cafe extension, dining pavilion, signage & visitor accommodation (heritage-listed property within heritage precinct)	86 Main Road, PERTH Tasmania 7300	Lynne Wilton & Paul Bunn	42	D
PLN-18-0309	Shed (6m x 10m) (heritage precinct, within 50m of rail corridor)	25 Bond Street, Ross TAS 7209	Mr Phillip Brown	42	D
PLN-19-0008	Alterations, change of use to community meeting & entertainment & signage (heritage precinct)	21 Marlborough Street (access over 19 Marlborough St), Longford TAS 7301	Balfour St Church of Christ	42	D
PLN-18-0312	Dwelling, shed & new access (vary setbacks, within Irrigation District, Road & Railway Assets Code, Water Quality Code, Gas pipeline corridor)	Wilmores Lane & unmade road reserve, Longford TAS 7301	Rebecca Green	42	D
PLN-18-0279	Multiple Dwellings x2 & additional access (vary visitor parking requirement)	94 Marlborough Street, Longford TAS 7301	Prime Design	42	D
PLN-18-0280	Multiple dwellings x 4 & additional accesses (vary visitor parking requirement)	59 Pakenham Street, Longford TAS 7301	Prime Design	42	D
PLN-18-0302	2-lot subdivision (within 50m of watercourse, un-serviced area - sewer)	84 Fairtlough Street, Perth TAS 7300	Mr Dallas McCulloch	42	D
PLN-18-0310	Workshop, wash bay & signage (vary side setback)	18 Boral Road, Western Junction TAS 7212	Wilkin Design & Drafting	42	D
PLN-18-0327	Alterations & additions to dwelling (vary [N] setback)	331 Brumby Street, Longford TAS 7301	Bruce Crerar	42	D
PLN-19-0006	12x9m garage (variation to side [N] setback)	14 Cromwell Street, Perth TAS 7300	Mr Peter Jamieson	42	D
PLN-19-0014	6m x 9m garage/carport (vary side [N] setback)	27 Pakenham Street, Longford TAS 7301	Graeme Errol Thompson	42	D
COUNCIL DECISIONS					
PLN-19-0007	Dwelling, garage & access (vary garage height)	25 Power Street, Campbell Town TAS 7210	Ms Marina Tantemsapya and Mr Jason Matson	42	C
COUNCIL DECISIONS - REFUSAL					
PLN-18-0274	Re-subdivision of 2 Lots (residential & rural resource zoned, bushfire-prone area, flood prone area) Refused due to noncompliance with 26.3.2 P1.1 (b) & 26.4.2 P1 (b) Rural Resource – no clear result of increased productivity	20 Longford Close and 123A Wellington Street, Longford TAS 7301	PDA Surveyors	42	C
PLN-18-0319	Telecommunications facility (irrigation district; vary height & setbacks) Refused due to noncompliance with 26.3.1 P5 a), b) & e) – visual amenity	Fairbanks, 105 Green Rises Road, Cressy TAS 7302	Metasite	42	C

2.2 Value of Planning Approvals

	Council	State	Residential	Business	Total
Jul-18	87,500	0	2,550,000	226,000	2,863,500
Aug-18	32,800	2,000	1,182,500	2,152,000	3,369,300
Sep-18	0	17,000	3,627,400	60,000	3,704,400
Oct-18	345,000	15,000	718,500	204,000	1,282,500
Nov-18	346,000	370,000	2,340,000	23,000	3,079,000

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

Dec-18	1,500	0	919,000	3,579,000	4,499,500
Jan-19	0	0	2,764,400	201,000	2,965,400
Feb-19	200,000	0	2,990,500	900,000	4,090,500
YTD	1,012,800	404,000	17,092,300	7,345,000	25,854,100



2.3 Matters Awaiting Decision by TPC & RMPAT

TPC TASMANIAN PLANNING COMMISSION	
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
06/2018 PLN18-0249	110 Main Street Cressy – Include Holy Trinity Church in the Heritage Code. Representation received – considered at December meeting - TPC advised.
01/2019, PLN19-0005	Municipality Wide – Bushfire Prone Areas Overlay. Initiated and Certified. On public notification until 28.03.19.
RMPAT RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL	
P18-037	10 Russell St, preliminary conference 15/5/2018. Hearing set for April 5 th and 9 th .
Decisions received	
TPC	
05/2018 PLN18-0248	3960 Macquarie Road Cressy – Include St Mark's Church in the Heritage Code. Approved, scheme updated.
07/2018 PLN18-0253	6b Saundridge Road Cressy – Include Methodist Cemetery in the list of Archaeologically Significant Sites. Approved, scheme updated.
RMPAT	
-	

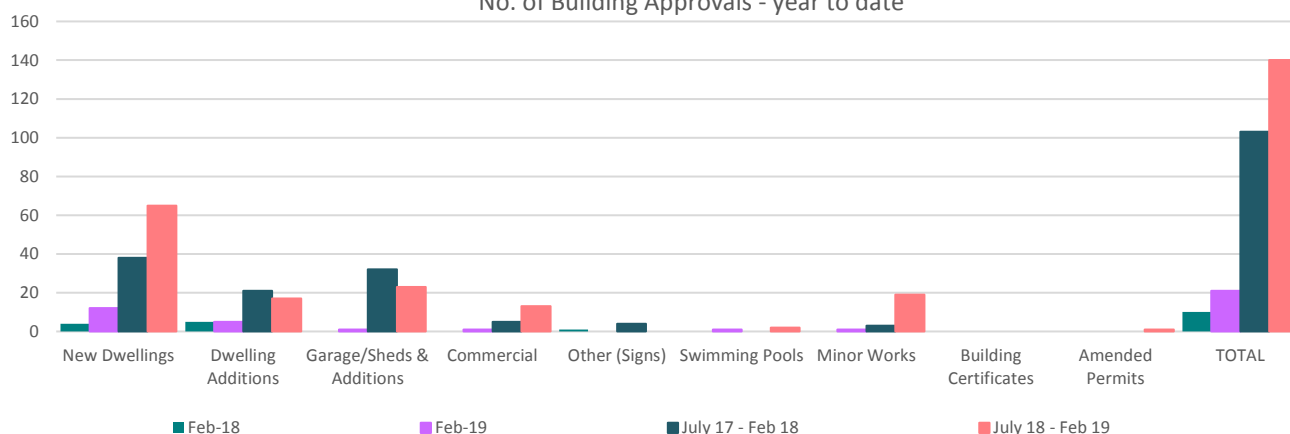
NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

2.4 Building Approvals

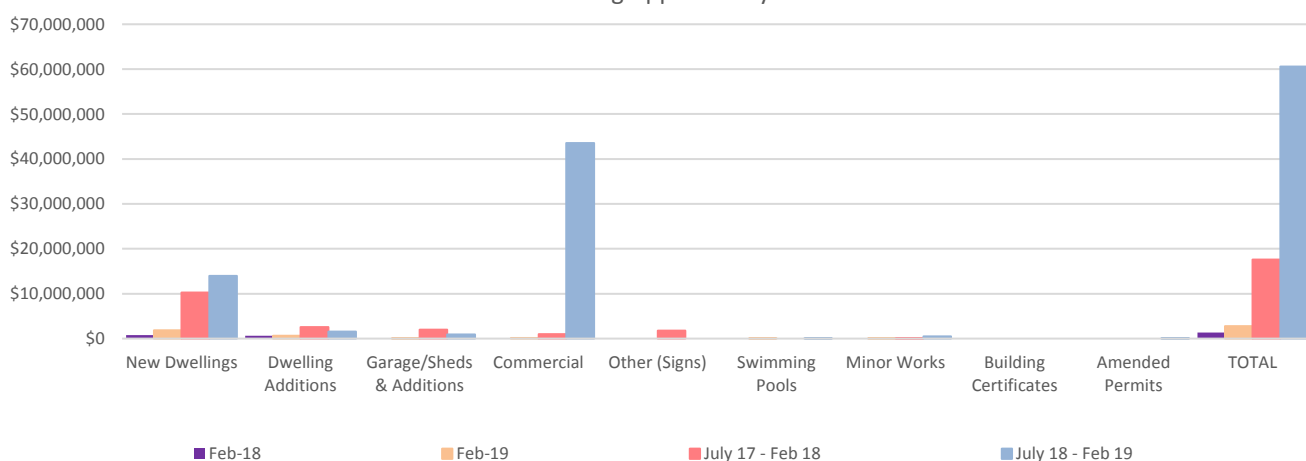
The following table provides a comparison of the number and total value of building works for 2017/2018 -2018/2019:

	YEAR - 2017/2018				YEAR - 2018/19			
	Feb-18		July 17 - Feb 18		Feb-19		July 18 - Feb 19	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	4	751,969	38	10,265,430	12	1,860,100	65	13,939,525
Dwelling Additions	5	598,680	21	2,533,318	5	600,500	17	1,536,666
Garage/Sheds & Additions	0	0	32	2,003,100	1	25,000	23	947,820
Commercial	0	0	5	972,500	1	110,000	13	43,562,414
Other (Signs)	1	9,390	4	1,787,390	0	0	0	0
Swimming Pools	0	0	0	0	1	80,000	2	98,000
Minor Works	0	0	3	27,950	1	62,000	19	455,864
Building Certificates	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	1	35,000
TOTAL	10	1,360,039	103	17,589,688	21	2,737,600	140	60,575,289
Inspections								
Building	5		20		0		6	
Plumbing	19		169		28		206	

No. of Building Approvals - year to date



Value of Building Approvals - year to date



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

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

2.5 Planning and Building Compliance – Permit Review

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

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

Below is a table of inspections and action taken for the financial year.

Planning permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	2	20	41
Property owner not home or only recently started			
Complying with all conditions / signed off		7	5
Not complying with all conditions		1	1
Re-inspection required		4	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required	2	11	19

Building permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	2	25	47
Property owner not home or only recently started			3
Complying with all conditions / signed off		3	
Not complying with all conditions			
Re-inspection required			7
Building Notices issued			
Building Orders issued			
No Further Action Required	2	21	27

Illegal works - Building

	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	13	42
Commitment provided to submit required documentation		3	7
Re-inspection required		4	14
Building Notices issued	2	3	5
Building Orders issued	2	3	1



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Emergency Order			1
No Further Action Required		1	16

Illegal works - Planning

	This Month	2018/2019	Total 2017/2018
Number of Inspections	5	17	49
Commitment provided to submit required documentation	1 (documents received)	5	9
Re-inspection required	2	5	22
Enforcement Notices issued	2	2	1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued	1	1	1
No Further Action Required		5	17

3 STRATEGIC PLAN 2017-2027

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

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

4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

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

4.2 Building Act 2016

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

5 RISK ISSUES

Overall Council currently has a good reputation throughout the development community and people are aware of the need for building approvals. Inconsistent decision making would place this reputation at risk.

Council strives to ensure that the planning scheme meets expectations of community. Ongoing changes driven by the



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State despite public exhibition may not always further this aim.

6 COMMUNITY CONSULTATION

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

7 OFFICER'S COMMENTS/CONCLUSION

Planning approval timelines for processing of discretionary applications is 42 days (42 days last month) (42 days allowed by LUPAA). It should be noted that the statutory days are not counting correctly in the new software (there is a fix in the pipeline) the default has therefore been set to those allowed under LUPAA.

There were 13 commercial building approvals valued at \$43,562,414 (year to date) for 2018/2019, compared to 5 commercial building approvals valued at \$972,500 (year to date) for 2017/2018.

In total, there were 140 building approvals valued at \$60,575,289 (year to date) for 2018/2019, compared to 103 building approvals valued at \$17,589,688 (year to date) for 2017/2018.

RECOMMENDATION

That the report be noted.

DECISION

Cr Goninon/Cr Davis

That the report be noted.

Carried unanimously



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075/19 PUBLIC NOTIFICATION TO ADJOINING PROPERTY OWNERS

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond, Community & Development Manager and Erin Boer, Urban & Regional Planner

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with some parameters to extend the issuing of public notification to adjoining property owners, with respect to development applications, beyond the requirements of Regulation 9 of the *Land Use Planning & Approvals Regulations*.

2 INTRODUCTION/BACKGROUND

This matter has previously been discussed at July 2017 and November 2018 Council Workshops. A report was presented to Council at its meeting of 18 February 2019 with the following decision, Minute Reference 051/19:

That the matter be deferred to the next meeting, with the planning officer to formulate a proposal to notify neighbours more widely.

Comment at the Council meeting was made that expansion of the notification requirements should be for “large developments” only.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Best Business Practice & Compliance
- Core Strategies:
- ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture
 - ♦ Effective and efficient marketing, communications & IT
 - ♦ Excellent standards of customer service

4 POLICY IMPLICATIONS

Council will need to set some clear parameters to comply with if it commences notification beyond the requirements of Regulation 9 of the *Land Use Planning & Approvals Regulations*.

5 STATUTORY REQUIREMENTS

Regulation 9 of the Land Use Planning & Approvals Regulations requires that notice by a planning authority of an application for a permit is to be–

- (a) advertised in a daily newspaper circulating generally in the area relevant to the application; and
- (b) displayed at the planning authority's office; and
- (c) given to the owners and occupiers of all properties adjoining the land that is the subject of the application; and
- (d) displayed on the land that is the subject of the application in a size not less than A4 and as near as possible to each public boundary.

Further explanation of the notification process is detailed below:

- a) All discretionary applications are advertised in the Examiner Newspaper. Advertising in the daily newspaper gives people in the community the opportunity to be alerted to applications that may not be in their immediate area.

- b) All discretionary applications are advertised at the Smith Street Council Offices. In addition to this, applications are also available for viewing on Council's website. This gives members of the public the opportunity to view the plans and documentation, both electronically and in hard copy.
- c) All property owners who have a title boundary shared with the subject site are notified directly with a neighbour notification card. This ensures all adjoining properties that may be directly affected by a development are notified (even if they have a different street frontage).
- d) The subject site has an A3 site notice displayed on or as near as possible to each public boundary (ie. a corner lot would have a site notice placed on each street frontage). The purpose of the site notice is to alert all nearby residents to the application, particularly those across the road.

6 FINANCIAL IMPLICATIONS

Council sends approximately 100-110 neighbour notifications a month. For major projects that cover multiple properties (such as irrigation pipelines), this amount increases significantly. Neighbour notifications are sent as priority mail at a cost of \$1.50 each (\$1.00 for letter, 50c for priority; \$900-\$1,350 per annum). Notifying additional properties would likely increase this amount by 1/3-1/2 again. Administration costs are approximately \$7,500-\$11,250 per annum for this task. Additional notification would result in increased administration time (planning administration and mail allocation/delivery) and stationery costs (administration/overhead costs).

7 RISK ISSUES

Regulation 9 of the *Land Use Planning & Approvals Regulations* gives clear definition as to who is to be notified with respect to a development application. If Council fails to notify in accordance with the *Land Use Planning & Approvals Regulations*, we are in breach of the legislation, which can result in an invalid application.

By notifying neighbours beyond the scope of Regulation 9 of the *Land Use Planning & Approvals Regulations*, Council is setting a precedent whereby notification of development applications is inconsistent with the legislation and may be inconsistent between developments.

If Council notified purely in accordance with the *Land Use Planning & Approvals Regulations* and a dispute arose, the *Land Use Planning & Approvals Regulations* and settled law, assist in determining if notification has been properly given. If Council notifies outside the ambit of the *Land Use Planning & Approvals Regulations* and a dispute arises as to notification Council could be exposed to legal costs to defend its position.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY/LOCAL GOVERNMENT CONSULTATION

The following Northern Councils were contacted for comment on what extent they directly advertise discretionary applications to property owners. See table below:

Council	Notify as per section 9 (1) (c) of Land Use Planning & Approvals Regulations 2014? (Yes/No)	Comments from Council
Meander Valley Council	Yes + over road	Extend to those properties with frontage directly opposite the subject site.
West Tamar Council	Yes	Only notify as per regulations.



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Council	Notify as per section 9 (1) (c) of Land Use Planning & Approvals Regulations 2014? (Yes/No)	Comments from Council
Launceston City Council	Yes + more	Notify as a general rule two properties on either side, 3 properties opposite and three properties to the rear for standard lots. However, it is often more than this.
Break O'Day Council	Yes	Only advise adjoining property owners, as in those who share a boundary with the subject site, not those over the road. Sometimes use discretion if it's an unmade road as generally those will be using that land as their own and there's no physical barrier between the properties.
Dorset Council	Yes	Where an application involves works in a road reserve (ie. new or upgraded access or crossover), we also take that immediate portion of the road as being part of 'the land' and notify properties that adjoin that immediate portion of the road in the same way. The reasoning here is that those properties are adjacent to, and likely affected by, any proposed works in the road reserve.

Northern Midlands Council Officers use similar discretion to other Councils in terms of notification across unmade road reserves.

10 OPTIONS FOR COUNCIL TO CONSIDER

- A) Council Officers continue to notify discretionary planning applications pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, as per the requirements of Regulation 9 of the *Land Use Planning & Approvals Regulations*.
- B) Council Officers notify discretionary planning applications pursuant to section 57 of the *Land Use Planning & Approvals Act 1993*, as per the requirements of Regulation 9 of the *Land Use Planning & Approvals Regulations* **and** in the case of applications for subdivisions with greater than ten (10) lots being created, **or**, works with a capital value of over \$1 million in the General Residential zone, notify property owners with frontage directly opposite the subject site.
- C) Council make an alternative decision.

11 OFFICER'S COMMENTS/CONCLUSION

If Council opted to directly advertise to additional properties, it would have to be consistent in its approach and should not notify some applications more widely than others. Clear parameters need to be set to ensure officers are clear with regard to the notification expectations of Council.

Determining which properties might be affected is a highly subjective matter and difficult to justify. Notifying as per the legislative requirements takes the 'guess work' out of determining which properties should be notified, particularly given that each property arrangement is different and varies greatly between residential, low density, commercial and rural properties. Notification outside of the statutory requirements may also be perceived as Council being selective in who is notified and who is not.

There is a RMPAT decision – extract copied below, which advises clearly that Councils are not required to place notices on properties opposite and separated by a road, for very practical reasons as outlined below:

J O'Brien, P Ibbott, G and A Graham v. Devonport City Council and Jaws Architects, J O'Brien, P Ibbott, G and A Graham v. Devonport City Council [2011] TASRMPAT 49 (13 April 2011)

25. The Regulation requires the copy of notice to be given to owners and occupiers of all properties adjoining the land. The idea that a property could be said to adjoin the subject land when it is separated from it by a road must be rejected. Adjoining



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means just that, "next to and joined with". There is no reason to qualify the word by reading in the word "immediately" or indeed any other word. To the extent that Graves v. Hobart City Council [2002] RMPAT 107 seems to be authority for the proposition that service of the notice extends to owners and occupiers of land separated by a public street or some other property from the subject site then this Tribunal respectfully takes the view that that decision cannot be correct. In Break O'Day Council v. RMPAT [2009] TASSC 59 Porter J was dealing with a provision in a planning scheme and accordingly determined the meaning of the word 'adjoining' in the context of that particular scheme. But importantly and helpfully His Honour analysed at par 18 and following a series of judgments in which the meaning of the word had been considered and concluded that there were occasions where the word enjoyed a 'loose' meaning and others when its meaning was more strict. Here the Tribunal takes the view that the narrower or stricter meaning of 'adjoining' is to be preferred since if the broader meaning were to be applied in practice it would be almost impossible to comply with the requirement on a day-to-day basis. It would be almost impossible to determine with precision upon which areas and which owners or occupiers of properties the notice would need to be served. It would be impossible to determine whether and to what extent, for example, service would need to be affected upon properties situated across a wide, major highway such as the Brooker Highway in Hobart. It cannot be that the obligation to serve a notice varies on a case-by-case basis depending on the nature and extent of a proposed development. The construction that the Tribunal prefers is that the word in the context of the Regulations must mean immediately adjoins, in actual contact with, shares a boundary with or is next to.

RECOMMENDATION

That Council Officers notify discretionary planning applications pursuant to section 57 of the *Land Use Planning & Approvals Act 1993*, as per the requirements of Regulation 9 of the *Land Use Planning & Approvals Regulations*; **and**

a) in the case of applications for subdivisions with greater than ten (10) lots being created; **or**

b) works with a capital value of over \$1 million in the General Residential zone;

notify property owners with frontage directly opposite the frontage of the subject site.

DECISION

Cr Goninon/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Adams/Cr Polley

That the matter be deferred to a future workshop

Carried unanimously



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076/19 DELEGATIONS REGISTER: REVIEW AND UPDATE

File: 14/067
Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is to update Council's Delegations Register.

2 INTRODUCTION/BACKGROUND

Legislation provides Council with numerous powers and authority. Legislation also gives provision for those powers to be delegated to the General Manager, and, in some cases, to other officers employed within Council.

In or about 2014 the Local Government Association of Tasmania (LGAT) engaged Simmons Wolfhagen Lawyers to prepare a precedent Delegations Register. The Northern Midlands Council contributes financially to this arrangement.

The Northern Midlands Council updated its Delegations Register on 18 August 2014, Minute Reference 200/14 to adopt the precedent register developed by Simmons Wolfhagen. During that decision Council delegated the following powers to the General Manager:

LOCAL GOVERNMENT ACT 1993

Provision	Function or Power	Condition or restriction	Delegation	Original Source of Power
S. 22	Any of Council's functions or powers under the Local Government Act 1993 or any other Act other than this power of delegation, and including the powers identified in s22(2): (a) the collection of rates and charges under Part 9; (ab) the postponement of rates and charges; (b) the remission or rebate of rates and charges; (ba) the writing off of any debts owed to the council; (c) the making of grants or the provision of benefits	Except for the following powers (s22(3)): (a) the borrowing of money or other financial accommodation; (b) the determination of the categories of expenses payable to councillors and any member of any committee; (c) the establishment of council committees, special committees, controlling authorities, single authorities or joint authorities; (d) the revision of the budget or financial estimates of the council; (e) the revision of the strategic plan and the annual plan of the council; (f) the appointment of the general manager; (fa) the sale, donation, exchange or other disposal of land or public land; (fb) the decision to exercise any power under section 21(1); (g) the making of by-laws; (h) the making of rates and charges under Part 9; (i) any other prescribed power.	General Manager	Council

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982

Provision	Function or Power	Condition or Restriction	Delegation	Original Source of Power
S. 124	All powers pursuant to this Act	Excluding sections: 12(1), 15(3), 19(1)(c), 43, 46(2C), 61, 73, 80, 114(8), 124, and with the condition on section 104(2) that it must be in accordance with the annual schedule of fees and charges.	General Manager	Council



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LAND USE PLANNING & APPROVALS ACT 1993

Provision	Function or Power	Condition or Restriction	Delegation	Original Source of Power
S. 6(3)	Powers under this Act		General Manager	Permit Authority

FOOD ACT 2003

Provision	Function or Power	Condition or Restriction	Delegation	Original Source of Power
S.101(2)	Appointment of Authorised Officer	Nil	Environmental Health Officer	Council

In January 2019, updates to the precedent register have been made and provided to LGAT.

The purpose of this report is for Council to note the amendments to the Delegations Register. Council does not need to delegate any power, as they have already done so pursuant to Minute Reference 200/14.

LAND USE PLANNING & APPROVALS ACT 1993

Provisions	Function or Power	Nature	Given by	Given to
12C	Consult with the Minister regarding a draft of the Tasmanian Planning Policies, on behalf of the planning authority	Delegation	Council	General Manager

HEAVY VEHICLE NATIONAL LAW (TASMANIA) ACT 2013

Provisions	Function or Power	Nature	Given by	Given to
156A	Decide whether to grant consent, after considering the specific matters in s.156A & provide written reasons to the Regulator for the decision in relation to consent	Delegation	Council	General Manager

ROADS & JETTIES ACT 1935

Provisions	Function or power	Nature	Given by	Given to
Section 11(2)	To agree with the Minister for the maintenance or reconstruction of a State highway or a subsidiary road otherwise than in accordance with s.11(1)	Delegation	General Manager	Works Manager
Section 48B	To carry out the Council's power to move, keep or impound any vehicle causing an obstruction or danger etc, an related action, pursuant to s.48B	Delegation	General Manager	Works Manager

3 STRATEGIC PLAN 2017-2027

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

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

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

Section 22 of the Local Government Act 1993 provides for delegation of powers by the Council. Section 64 of the Local Government Act provides for the General Manager to delegate powers to Managers and other relevant staff members. In some circumstances specific Acts stipulate where Council can delegate powers to the General Manager or other Council staff directly.



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6 FINANCIAL IMPLICATIONS

There are no financial implications.

7 RISK ISSUES

It is important for a Council to have an up to date Delegations Register so that it is clear to all staff and elected members who has power and responsibilities to make certain decisions. Failure to clarify such delegations may result in individuals authorising actions they do not have the delegated power to do.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation with State Government is not required.

9 COMMUNITY CONSULTATION

Consultation with the community is not required.

10 OPTIONS FOR COUNCIL TO CONSIDER

To note the report.

11 OFFICER'S COMMENTS/CONCLUSION

The amendments to the Delegations Register as identified in this report have been commissioned and prepared specifically for Tasmanian councils.

12 ATTACHMENTS

Nil.

RECOMMENDATION

That Council note the report.

DECISION

Cr Adams/Cr Goninon

That Council note the report.

Carried unanimously



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077/19 MANAGEMENT OF THE CAMPBELL TOWN WAR MEMORIAL OVAL MULTI-FUNCTION CENTRE

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's support on a management structure for the Campbell Town War Memorial Oval Multifunction Centre.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council has committed to upgrading the clubroom facility at the Campbell Town War Memorial Oval. The project has commenced with the construction of a multi-use clubrooms and function space, with kiosk, gym area and storage space, enabling access and use of the Campbell Town Oval, Campbell Town Swimming Pool and relocated Campbell Town Tennis Courts. The project will see the removal of the existing club rooms and grandstand, once construction is complete.

In November 2017 Council considered a report identifying an implementation plan for the management of the facility, once complete. Council adopted an Implementation Plan process for co-location of the venue. The implementation plan is held as an attachment.

An alternative model has since been investigated by Council officers, taking into account the following information:

Council owned facilities in Campbell Town

Council owns a number of public facilities in Campbell Town:

- Campbell Town Hall
- Campbell Town Guide Hall
- Campbell Town War Memorial Oval
- Campbell Town Public Toilets

Existing management of Council owned facilities in Campbell Town

Bookings of the Campbell Town Hall are managed by Service Tasmania, Campbell Town.

Bookings for the Campbell Town Guide Hall are managed by the current tenants (Midlands Magic Netball Club).

Bookings for the Campbell Town War Memorial Oval are managed by the Campbell Town Oval Management Committee.

Cleaning for the Campbell Town Hall and the Campbell Town Public Toilets is contracted out by Council. Cleaning of the Campbell Town Guide Hall is managed by the Midlands Magic Netball Club. Cleaning of the Campbell Town War Memorial Oval Clubrooms is managed by the Campbell Town War Memorial Oval Management Committee.

Alternative management model

The alternative model being investigated is to employ a part time booking manager (for a set number of hours per week) to manage the bookings for the following facilities:

- Campbell Town War Memorial Oval
- Campbell Town Hall
- Campbell Town Guide Hall

The manager would be in charge of:

- Facility bookings
- Scheduling cleaning of the facilities post bookings
- Open / closing the facilities / distribution of keys
- Inventory management

If the alternative model is successful there is opportunity for Council to incorporate its facilities in Ross, and the booking manager could manage bookings of the Ross Hall and Reading Rooms. Bookings for the Ross Hall and Reading Rooms are currently managed by the proprietors of the Ross Post Office. It is noted this is a suggestion only and discussions have not yet been held with the booking manager for the Ross facilities.

Arrangements with fixed term tenants

Under the proposed model, tenancy agreements would be established between Council and fixed term tenants of the facility, including: the Campbell Town Football Club, Campbell Town War Memorial Swimming Pool Committee, Campbell Town Tennis Club and other fixed term users as they arose. Users would be required to pay a rental amount and Council would need to consider whether it would charge a subsidised rate for the fixed term tenancies.

One off hirers would pay a hire fee in accordance with a fee schedule.

Fixed term tenant responsibilities

At present the Campbell Town Oval Management Committee maintain the clubrooms. Under this model there is no need for a management committee, however, it is proposed that the various fixed term tenants maintain their areas of responsibility and the Council can pay them a fee accordingly, or, alternatively, reduce this from the rental for use of the facility.

Council currently maintains the skate park, public toilet and all grassed areas, including the oval, at the precinct.

It is imperative discussions be held with each individual user group to determine what use they require eg, days, times, what parts of the facility, and an agreement be developed in accordance with their requirements, as well as to reach agreement on hire fees for the site.

Booking system

It is recommended that a web based booking system be purchased to manage bookings. This can be accessed from the Council Office, by the booking manager and by Works & Infrastructure Staff, for example, if they need to conduct maintenance at the facility, they can refer to the booking calendar to assess availability of the facility and schedule work accordingly.

If the booking manager was on leave or sick, Council office staff would have access to the booking system and be able to take bookings in the manager's absence.

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:
 - ♦ Improve community assets responsibly and sustainably



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- Best Business Practice & Compliance
Core Strategies:
 - ♦ Excellent standards of customer service

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

A fee schedule would need to be set for all facilities with all hire fees being retained by Council.

Council would need to reach an agreement with its fixed term tenants (Football Club, Tennis Club, Swimming Pool) on a rental amount. It is likely it will be requested this is a subsidised rental amount.

At present Council pays approximately \$17,000 per annum for cleaning and management of Council owned facilities in Campbell Town (excluding the public toilets).

Under the proposed new model Council would incur the following costs:

- Part-time Booking manager salary equating to 2-3 days per week;
- Additional hours for existing cleaning staff – estimated 5-10 hours per week;
- Up front cost of purchasing a web based booking system.

7 RISK ISSUES

Council is investing a considerable amount of money in a state of the art facility in Campbell Town. It is envisaged this multi-function centre will attract statewide use, particularly given its central location. It is important Council have in place a management system that reflects the significance of the site. This is an opportunity for Council to combine management of a number of facilities in Campbell Town and create efficiencies by consolidated management.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Council will need to consult with the relevant sporting clubs and organisations with which it has existing arrangements with, should it support this model.

10 OPTIONS FOR COUNCIL TO CONSIDER

To adopt the proposed management model, or not.

11 OFFICER'S COMMENTS/CONCLUSION

It is suggested, if adopted, this could be a pilot project, which, if successful could be expanded to include the facilities at Ross (as mentioned above), and adopted in other parts of the municipality as well.



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12 ATTACHMENTS

12.1 Implementation Plan (adopted November 2017)

RECOMMENDATION

That Council:

- a) adopts the proposed management model; and
- b) sets an allocation in the 2019/20 municipal budget for a part time booking officer to manage the Campbell Town War Memorial Oval, Campbell Town Hall and Campbell Town Guide Hall, equating to 24 hours per week; and
- c) sets an allocation in the 2019/20 municipal budget for an online booking system; and
- d) authorises officers to commence meeting with relevant stakeholders to discuss the management model.

DECISION

Cr Adams/Cr Davis

That Council:

- a) adopts the proposed management model; and
- b) sets an allocation in the 2019/20 municipal budget for a part time booking officer to manage the Campbell Town War Memorial Oval, Campbell Town Hall and Campbell Town Guide Hall, equating to 24 hours per week; and
- c) sets an allocation in the 2019/20 municipal budget for an online booking system;
- d) authorises officers to commence meeting with relevant stakeholders to discuss the management model; and
- e) further investigate the model for other facilities across the municipality.

Carried unanimously



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078/19 ODOUR ISSUES, LONGFORD

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond - Community & Development Manager, Christopher Wicks – Environmental Health Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to decide whether to lobby the Environmental Protection Authority, TasWater and JBS Swift about the ongoing odour issues in Longford.

2 INTRODUCTION/BACKGROUND

Councillor Brooks has raised concern with the General Manager regarding the number of complaints he has received regarding the ongoing odour issues in Longford.

Council's Environmental Health Officer has also received complaints regarding the odour in Longford, allegedly caused by the meatworks, JBS Swift, situated on Tannery Road, and the TasWater Sewerage Treatment Plant situated on Bishopsbourne Road.

The Northern Midlands Courier has been running a monthly "Pong Alert" documenting the dates there has been an unpleasant smell experienced in Longford.

The Northern Midlands Council is not the regulator of JBS Swift or the TasWater Sewerage Treatment Plant. The relevant regulating body is the Environmental Protection Authority. Despite ongoing complaints from the community and timely investigations by the Environmental Protection Authority regarding odour issues, there is no indication that the businesses responsible have or are, actioning required strategies to mitigate the issue.

It is noted there are planned upgrades to the TasWater Sewerage Treatment Plant scheduled.

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–
 - Economic Development – Supporting Growth & Changes
 - ♦ Minimise industrial environment impact on amenity
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Core Strategies:
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Meet environmental challenges

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Environmental Management & Pollution Control Act

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

No risk issues have been identified. The purpose of this report is to provide Council with the option to lobby relevant entities regarding an ongoing community concern in Longford.

8 CONSULTATION WITH STATE GOVERNMENT

The following advice has been received from the Environmental Protection Authority:

- *The Longford community experiences odour issues from time to time, principally from the meatworks and the municipal wastewater treatment plant, both located on the north western outskirts of the township. North to north-westerly winds can take odour as far as the town centre, and sometimes beyond.*
- *The EPA investigates odour complaints as they arise. In the last year, it has worked with the Northern Midlands Courier and Council to encourage the community to more accurately describe the type of odour being experienced so that specific, rapid follow-up can take place with TasWater or JBS Australia.*
- *During January and February this year, odour has been particularly strong. I can appreciate this is distressing to affected residents and business owners.*
- *Thanks to information supplied by the Courier, Council, residents and business owners, the EPA has confirmed both the meatworks and the wastewater treatment plant experienced specific operational problems over late January and February.*
- *At the meatworks, an equipment breakdown in the rendering plant was identified and fixed by JBS in the third week of February. JBS is also considering bringing forward refurbishment of the rendering plant biofilter and enhancing the sealing on the building.*
- *The wastewater treatment plant is experiencing an issue with its Covered Anaerobic Lagoon. Gases produced at the CAL are burnt off by a flare, a system designed to contain odour to the vicinity of the CAL. Recent warm weather has increased fat digestion at the CAL, causing additional gas production.*
- *While the flare appears to be working to specifications, the additional gas appears to have been beyond its capacity to burn off, leading to gas venting to the atmosphere.*
- *In addition, and again on the basis of specific leads provided by residents, the EPA has asked TasWater to investigate the operation of one of the sewage pumping stations in Longford which is also likely to be contributing to recent odour problems.*
- *The forthcoming upgrade to the Longford WWTP is expected to achieve significant improvements.*

Background

- *Longford township has experienced intermittent odour issues, largely from the JBS meatworks and/or the TasWater wastewater treatment system, for many years.*
- *Proximity of both facilities to the town, prevailing winds, and general infrastructure age and configuration have contributed to odour becoming an environmental nuisance for Longford residents and businesses. Longford also has considerable built heritage value, which in recent years has drawn new residents, and business people seeking to capitalise on the town's tourism potential.*
- *In the last year, journalist Alison Andrews who now edits the Northern Midlands Courier, has been proactive in advocating for remedial action, including by publishing a monthly 'Pong Alert' which documents odour detections made by community members. The Pong Alert holds JBS Australia, TasWater, Council and the EPA to account.*
- *Pong Alerts were initially general in nature and anonymous, meaning the EPA could not readily respond. Therefore, in 2018, the EPA worked with Ms Andrews and Northern Midlands Council to improve the quality of information provided by the community, and reporting to the EPA, to allow for faster, targeted, follow up.*
- *For example, the EPA provided a sheet of basic odour details that complainants could consider when reporting odour. Today, Pong Alert odour descriptions are more meaningful, and the EPA is in direct contact with several complainants.*

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

- *In response to complaints, the EPA conducts on-site inspections, and requires TasWater and JBS Australia to investigate and resolve any problems, if they are not already doing so.*
- *In January and February 2019, odour at Longford was particularly strong, resulting in numerous complaints. Meaty smells and sewage smells were reported on and off at different locations at different times of the day over several weeks.*
- *Both the meatworks and the wastewater treatment plant were found to be experiencing specific problems, exacerbated by the warm weather.*
- *A breakdown in the screw press at the meatworks' rendering plant occurred which caused odour. JBS sent in a mainland engineer and this problem was resolved in the third week of February. JBS is considering further measures at the rendering plant including bringing forward biofilter refurbishing and re-sealing the rendering plant building.*
- *TasWater environmental specialists advise that the warm weather has likely increased fat digestion in the Covered Aerobic Lagoon at the wastewater treatment plant, resulting in additional gas production. Normally, a flare installed at the CAL burns off these gases and odour is confined to the CAL and immediate surrounds. It appears the flare reached capacity, resulting in the CAL venting to the atmosphere.*
- *In addition, the EPA has followed up with residents and TasWater on odour in the vicinity of the Paton St sewage pumping station which may also be contributing to odour. TasWater is investigating.*

9 COMMUNITY CONSULTATION

Council receives regular complaints regarding the odour in Longford, which has occurred for a period of some years.

10 OPTIONS FOR COUNCIL TO CONSIDER

To lobby the Environmental Protection Authority, TasWater and JBS Swift about the ongoing odour issues in Longford, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Council has a responsibility to the community. The community has raised ongoing concern with the odour issues, apparently generated by JBS Swift and TasWater. On that basis, it is imperative that Council be made aware of any issues and how they are being dealt with.

12 ATTACHMENTS

Nil

RECOMMENDATION

That the Mayor write to the Environmental Protection Authority, TasWater and JBS Swift detailing the ongoing complaints being received regarding odour in Longford and request a formal response identifying the action being taken to eliminate the odour nuisance.

DECISION

Cr Brooks/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Goss

That

- 1) the Mayor write to the Minister responsible for the Environmental Protection Authority, TasWater and JBS Swift detailing the ongoing complaints being received regarding odour in Longford and request a formal response identifying the action being taken to eliminate the odour nuisance.
- 2) the Chairman of TasWater, Dr Stephen Gumley, and CEO, Mike Brewster, be invited to meet with Council to discuss ongoing odour nuisance.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

079/19 MONTHLY FINANCIAL STATEMENT

File: Subject 24/023
Responsible Officer: Maree Bricknell, Corporate Services Manager
Report Prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 28 February 2019.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 28 February 2019.

3 ALTERATIONS TO 2018-19 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending:

28-Feb-19

8

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,748,672	-\$10,748,672	-\$10,571,182	-\$177	98.3%	
Recurrent Grant Revenue	-\$4,131,618	-\$2,754,412	-\$1,947,030	-\$807	70.7%	
Fees and Charges Revenue	-\$1,743,731	-\$1,162,487	-\$1,331,073	\$169	114.5%	
Interest Revenue	-\$865,292	-\$576,862	-\$510,583	-\$66	88.5%	
Reimbursements Revenue	-\$51,609	-\$34,406	-\$78,911	\$45	229.4%	
Other Revenue	-\$1,414,805	-\$943,203	-\$825,980	-\$117	87.6%	
	-\$18,955,727	-\$16,220,043	-\$15,264,759	-\$955	94.1%	
Employee costs	\$5,258,745	\$3,505,830	\$3,175,584	\$330	90.6%	
Material & Services Expenditure	\$4,805,979	\$3,203,986	\$2,918,162	\$286	91.1%	
Depreciation Expenditure	\$5,400,473	\$3,600,315	\$3,600,628	\$0	100.0%	
Government Levies & Charges	\$773,062	\$515,375	\$578,908	-\$64	112.3%	
Councillors Expenditure	\$197,640	\$131,760	\$72,708	\$59	55.2%	
Interest on Borrowings	\$235,992	\$157,328	\$137,816	\$20	87.6%	
Other Expenditure	\$1,252,385	\$834,923	\$751,134	\$84	90.0%	
Plant Expenditure Paid	\$505,520	\$337,013	\$331,367	\$6	98.3%	
	\$18,429,796	\$12,286,531	\$11,566,307	\$720	94.1%	
	-\$525,931	-\$3,933,512	-\$3,698,452			
Gain on sale of Fixed Assets	\$0	\$0	-\$1,113	\$1	0.0%	
Loss on Sale of Fixed Assets	\$520,505	\$347,003	\$5,359	\$342	1.5%	
Underlying (Surplus) / Deficit	-\$5,426	-\$3,586,509	-\$3,694,206			1*
Capital Grant Revenue	-\$1,399,186	-\$932,791	-\$2,228,564	\$1,296	238.9%	
Subdivider Contributions	-\$523,827	-\$349,218	0	-\$349	0.0%	
Capital Revenue	-\$1,923,013	-\$1,282,009	-\$2,228,564			

Budget Alteration Requests

- For Council authorisation by absolute majority

Budget Budget Actuals
Operating Capital

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

Feb

Jan

After Mid Year Adjustments - new Operating Surplus **-\$151,978**



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

Mid Year Adjustment in Capital

Budget -\$320,953

Dec

Nov

Lfd - High Street kerb and channel 750559 -\$95,000 Defer project until 2019/20

Lfd - High Street Stormwater diversion from Paton Street 788616 \$80,000 Additional allocation

Oct

Cry - Recreation Ground Building Redevelopment 707923 -\$110,000 Defer part budget to 2019/20

Lfd - Council Chamber roof replacement \$110,000 New project Min. 332/18

Sept

B1469 Storys Creek Road Bridge replacement 741469 -\$100,000 Defer replacement until 2019/20

deferred to fund tender prices of other bridge replacements during 2018-19

Ctown - Barton Road reconstruction 750100 -\$70,000 Savings from gravel cartage transfer

Lfd - Cracraft Street kerb and channel New \$70,000 New project Min. 263/18

Lfd - Caravan Park Improvements New \$100,000 New project Min. 274/18

August

No budget alterations for August 2018.

July

Hobhouse St - Recon Catherine to Burghley 750579 -\$71,000 \$0 Defer project until 2019/20

Grant Revenue - Natural Disaster Resilience 505653 -\$73,137 \$0 Grant Revenue allocated

Lfd - Flood Levee Back Creek Automation \$144,137 \$0 \$0 New Capital Project

July

Council Chamber Carpark 720114 \$130,000 \$211,107 Works substantially complete

Council Chamber Access 759352 \$70,000 \$200,000 \$167,437 \$378,543 Works substantially complete

July

Less Council labour and plant hire -\$131,981 # Council labour & plant hire

Hobhouse St - Recon Catherine to Burghley 750579 -\$50,000

Council Chamber Access 759352 \$35,000

Council Chamber Carpark 720114 \$15,000 \$50,000 Additional Budget allocation

\$250,000 \$246,562 Net cost of project expected

July

Visitor Accommodation Permit Fee \$250 Adjust Fees & Charges Schedule from \$251

B. Balance Sheet Items

	Year to Date Actual	Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance					
- Opening Cash balance	\$20,475,543	\$20,819,446			
- Cash Inflow	\$15,628,428	\$1,927,094			
- Cash Payments	<u>-\$15,175,208</u>	<u>-\$1,817,777</u>			
- Closing Cash balance	\$20,928,763	\$20,928,763			
Account Breakdown					
- Trading Accounts	\$1,419,800				
- Investments	<u>\$19,508,963</u>				
	\$20,928,763				
Summary of Investments					
	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/02/2019	28/02/2019	1.50	\$5,320	\$5,326
CBA Call Account	28/02/2019	28/02/2019	1.40	\$1,529,980	\$1,529,980
CBA	21/12/2018	21/03/2019	2.50	\$1,000,000	\$1,006,164
CBA	18/12/2018	18/04/2019	2.48	\$1,000,000	\$1,008,221
CBA	28/02/2019	29/04/2019	2.29	\$1,000,000	\$1,003,764
CBA	22/11/2018	22/05/2019	2.48	\$1,000,000	\$1,012,298
Bank of Us (B&E)	30/01/2019	30/07/2019	2.80	\$509,229	\$516,300
Westpac	7/02/2019	7/11/2019	2.75	\$2,500,000	\$2,551,421
My State Financial	25/12/2018	25/12/2019	2.90	\$1,256,237	\$1,292,668
Westpac	15/01/2019	15/01/2020	2.80	\$2,500,000	\$2,570,000

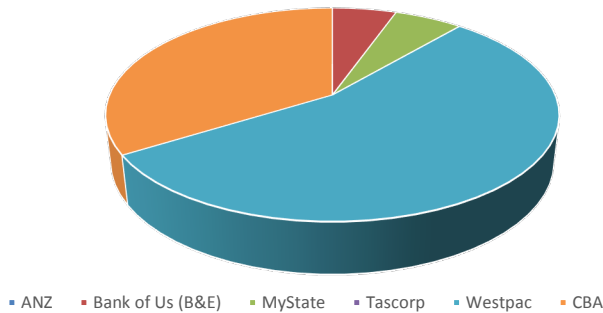


NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

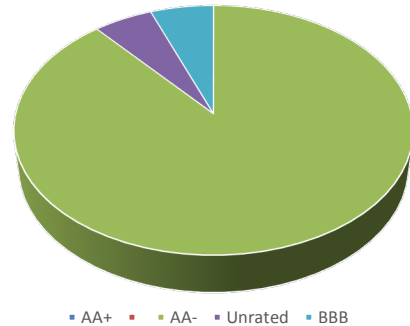
Bank of Us (B&E)
Westpac
Westpac
Total Investments

24/01/2019	24/01/2020	2.85	\$658,197	\$676,956
4/10/2018	4/07/2022	3.37	\$5,500,000	\$6,195,189
31/12/2018	29/06/2023	3.30	\$1,050,000	\$1,205,783
			\$19,508,963	\$20,574,071

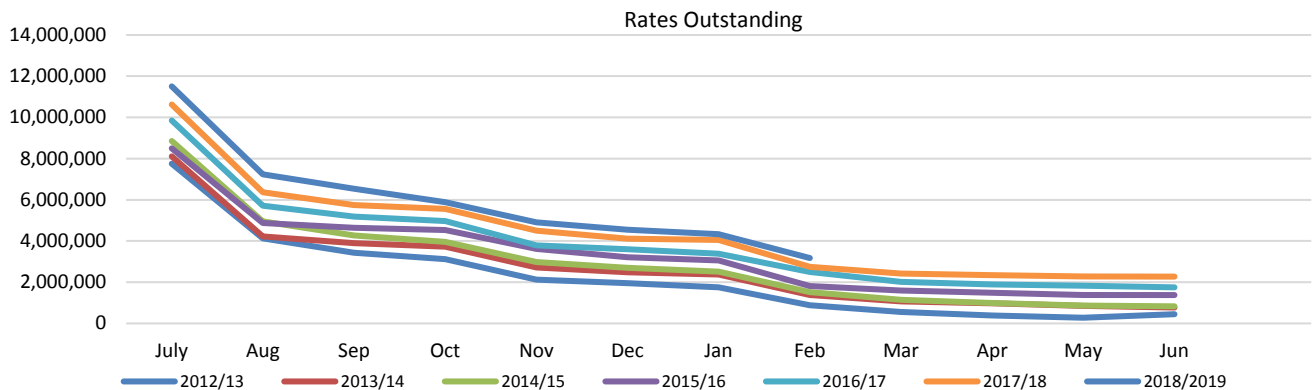
Investments by Institution



Total Investments by Rating (Standard & Poor's)



Rate Debtors	2018/19	% to Raised	Same Time Last Year	Raised
Balance b/fwd	\$2,245,313		\$1,742,445	
Rates Raised	\$10,681,725		\$10,168,105	
	\$12,927,038		\$11,910,550	
Rates collected	\$9,429,338	88.3%	\$8,854,101	75.7%
Pension Rebates	\$449,650	4.2%	\$443,704	4.4%
Discount & Remissions	\$101,080	1.0%	\$46,716	0.4%
	\$9,980,068		\$9,344,521	
Rates Outstanding	\$3,173,987	29.7%	\$2,752,255	34.9%
Advance Payments received	-\$227,017	2.1%	-\$186,226	1.3%



Trade Debtors

Current balance	\$1,074,860
- 30 Days	\$793,506
- 60 Days	\$116,895
- 90 Days	\$84,877
- More than 90 days	\$79,583

Summary of Accounts more than 90 days:

- Norfolk Plains Book sales	711	Paid by outlet as sold
- Hire/lease of facilities	- 88	
- Removal of fire hazards	7,875	
- Dog Registrations & Fines	33,664	Sent to Fines Enforcement
- Private Works	3,728	
- Regulatory Fees	2,913	
- Govt Reimbursements	30,780	

C. Capital Program

	Budget	Actual (\$,000)	Target	Comments
Renewal	\$12,038,982	\$4,256,000	35%	



NORTHERN MIDLANDS COUNCIL

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18 MARCH 2019

New assets	\$8,297,660	\$4,623,055	56%	
Total	\$20,336,642	\$8,879,055	44%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$2,656,381incl c/fwd	94%	Substantially complete
- Campbell Town Rec Ground Building	\$2,575,237	\$897,183	35%	Commencement of works Aug 18
- Campbell Town Rec Ground Site Works	\$484,933	\$37,046	8%	
- Campbell Town Rec Ground Tennis Centre	\$315,000	\$2,192	1%	
- Campbell Town Rec Ground Cenotaph	\$170,000	\$990	1%	
- Longford Rec Ground Redevelopment	\$1,573,409	\$1,077,542incl c/fwd	68%	In progress
- Longford Sports Centre Extension	\$1,000,000	\$636,758incl c/fwd	64%	Slab / Shed stage
- Council Chamber toilet/kitchen/roof	\$335,000	\$12,529	4%	DA stage
- Recreation Lighting Upgrade	\$1,365,379	\$1,353,540incl c/fwd	99%	Substantially complete
- Barton Road Reconstruction	\$450,000	\$430,231	96%	Complete
- Bishopsbourne Road Reconstruction	\$379,000	\$305,855	81%	Complete
- Campbell Town Main Street Improvements	\$900,000	\$108,414incl c/fwd	12%	Design
Bridge Replacements				
Tooms Lake Road B4619	\$265,000	\$48,900	18%	Commenced
Royal George Road B2380	\$196,000	\$7,700	4%	Commenced
Brambletyre Road B1820	\$124,000	\$107,262	87%	Substantially complete

* Full year to date capital expenditure for 2017/18 provided as an attachment.

D. Financial Health Indicators				
	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	56.7%	69.3%	-12.5%	↘
- Own Source Revenue / Total Revenue	78%	87%	-9.0%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	0.0%	24.2%	-24.2%	↘
- Debt / Own Source Revenue	50.1%	55.7%	-5.7%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	28.7%	20.7%	8.0%	↘
- Employee costs / Revenue	27.7%	20.8%	6.9%	↗
- Renewal / Depreciation	222.9%	118.2%	104.7%	↗
Unit Costs				
- Waste Collection per bin	\$10.43	\$11.22		↔
- Employee costs per hour	\$43.82	\$36.15		↗
- Rate Revenue per property	\$1,520.54	\$1,495.43		↔
- IT per employee hour	\$3.17	\$2.54		↘

E. Employee & WHS scorecard		
	YTD	This Month
Number of Employees	89	89
New Employees	15	0
Resignations	6	1
Total hours worked	87837	10666
Lost Time Injuries	1	0
Lost Time Days	0	0
Safety Incidents Reported	33	4
Hazards Reported	20	0
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	2	1
Insurance claims - Motor Vehicle	2	0
IT - Unplanned lost time	0	0
Open W/Comp claims	8	1

F. Waste Management				
Waste Transfer Station	2016/17	2017/18	2018/19 Budget	2018/19
Takings				
			Year to Date	
- Refuse		\$96,262	\$91,682	\$64,474
- Green Waste		\$55,282	\$49,600	\$35,778
- Concrete		\$1,333	\$1,500	\$1,283
Total Takings	\$143,942	\$152,877	\$95,188	\$101,535
Tonnes Disposed				
WTS Refuse Disposed Tonnes	1787	1510	1717	764
WTS Green Waste Disposed Tonnes	2500	4123	3631	2750
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2201	2299	1295
Kerbside Recycling Disposed Tonnes	1101	1037	1164	605

NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

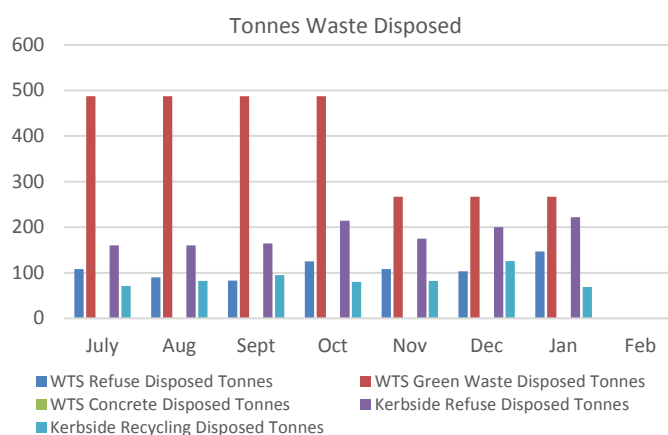
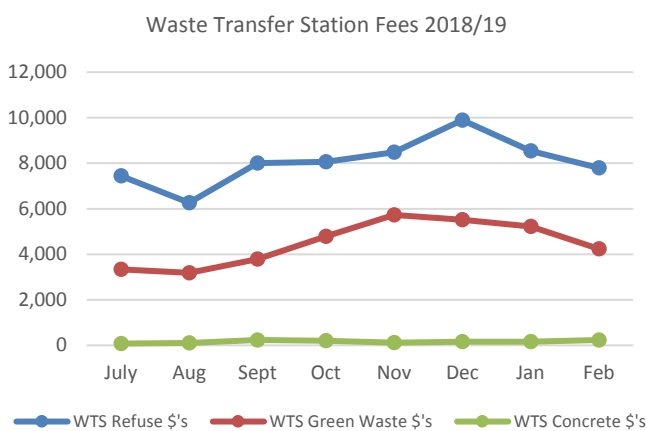
Total Waste Tonnes Disposed

7728

8871

8811

5414



4 OFFICERS COMMENTS

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

5 ATTACHMENTS

5.1 Income & Expenditure Summary for period ending February 2019.

5.2 Capital Works Report to end February 2019.

RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 28 February 2019.

DECISION

Cr Adams/Cr Davis

That Council receive and note the Monthly Financial Report for the period ending 28 February 2019.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

080/19 APPLICATION TO RECREATIONAL BOATING FUND TO INSTALL FLOATING PONTOON AT LAKE LEAKE

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

1 PURPOSE OF REPORT

The purpose of this report is to seek financial assistance from Council as part of an application to install a floating pontoon at the Lake Leake boat ramp.

2 INTRODUCTION/BACKGROUND

In 2015 Council successfully applied for funding through the Marine and Safety Tasmania (MAST) Recreational Boating Fund to construct a new concrete boat ramp at Lake Leake. With the assistance of this grant funding a 30m floating ramp was constructed. The original proposal was costed by the Department of Inland Fisheries and included a floating pontoon and unfortunately, the floating pontoon could not be constructed as the budget was insufficient for these works.

Council again applied for funding in 2016 and 2017 to complete the project and construct the pontoon but were unsuccessful.

Users of the facility have continued to lobby MAST and Inland fisheries and have requested that Council again submit an application for the 2019/2020 year.

Phil Gorrington, Council's Caretaker at Lake Leake has been involved in lobbying MAST on behalf of the community and has had a number of discussions with Neil Morrow, Project Manager (Angler Access), Inland Fisheries Department and Jim Caulfield, Project Manager - Rec Boating Fund, MAST.

Prior to the preparation of this report Council's Engineering Officer Jonathan Galbraith arranged a phone discussion with Jim Caulfield of MAST and requested advice on MAST's expectations from Council for this project to be successful in receiving funding. Mr. Caulfield advised that MAST generally looks favourably on projects that are 50% funded by Council.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Money MattersCore 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 FutureCore Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive



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4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The estimated cost of this project is \$100,000, it is possible that some cost savings may be achieved but due to the specialised nature of this work there are only a small number of contractors with the necessary skills. Officers from MAST have advised that Council's application for this project has a high chance of approval if Council commits to pay 50% of the cost.

7 RISK ISSUES

The floating pontoon will improve safety for boat ramp users. Council's caretaker recently reported on an injury that occurred to a user of the ramp and stated that he believed that the floating pontoon may reduce the risk of such injuries occurring again in the future.

8 CONSULTATION WITH STATE GOVERNMENT

Council has met with MAST on a number of occasions regarding this application and has made representations at Recreation Boating Fund Community Meetings.

Prior to the preparation of this report Council's Engineering Officer, Jonathan Galbraith, arranged a phone discussion with Jim Caulfield of MAST and requested advice on MAST's expectations from Council for this project to be successful in receiving funding. Mr Caulfield advised that MAST generally looks favourably on projects that are 50% funded by Council, he stated that the two previous applications had been unsuccessful partly because Council had not offered to contribute any funds to the project and that there was a greater likelihood of this application being accepted if Council were prepared to contribute 50% of the cost.

A letter of support has also been received from the John Diggle, Director of Inland Fisheries.

9 COMMUNITY CONSULTATION

Council has worked with users of the facility in the preparation of previous applications and will again seek letters of support from users prior to submitting a new application.

Phil Gorringer, Council's Caretaker at Lake Leake has been involved in lobbying MAST on behalf of the community and has had a number of discussions with Neil Morrow of the Inland Fisheries Department and Jim Caulfield of MAST.

10 OPTIONS FOR COUNCIL TO CONSIDER

To approve a Council contribution of \$50,000 to this project or not.

11 OFFICER'S COMMENTS/CONCLUSION

This project has strong support amongst users of the existing boat ramp and will allow for more convenient and safer use of the facility.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

12 ATTACHMENTS

- 12.1 MAST – Lake Leake Boat Ramp Upgrade – Boat Launching Facilities Plan
- 12.2 Letter of support from the Department of Inland Fisheries.

RECOMMENDATION

That Council provide a financial contribution of 50% of the cost up to a Council contribution of \$50,000 for the construction of a floating pontoon at Lake Leake.

DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Brooks

That Council provide a financial contribution of 50% of the cost up to a Council contribution of \$50,000 for the construction of a floating pontoon at Lake Leake.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Goss

Mayor Knowles adjourned the meeting for the mealbreak at 5.50pm.



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

Mayor Knowles reconvened the meeting after the mealbreak at 6.45pm, at which time Ms Boer and Mr Godier attended the meeting.

081/19 PUBLIC QUESTIONS & STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulates that “a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.”

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

1 PUBLIC QUESTIONS

No questions were forthcoming from the gallery.



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082/19 COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr Goninon/Cr Goss

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

Carried unanimously

2 STATEMENTS

PLAN 1 *PLN-19-0045: 68 Seccombe Street, Perth*

Ms Theresa Hatton on behalf of the proponent

Ms Hatton advised:

- the application comprises a carport and shed at a reduced height from the original application also reduced bulk of the building, which allows for reduced level of shadowing;
- the only variation requested is to the rear boundary setback which is the northern boundary, due to this and the slope of the land, no overshadowing will occur.

Mr Darren Hilder

Mr Hilder contested that the proposed building will overshadow his residence in particular to the large windows on the western side of his dwelling especially in the winter months. He further commented that the intrusive visual bulk of the building was of major concern and would affect his amenity.

PLAN 2 *PLN-18-0314: Marlborough Street between High Street & Pultney Street, Longford*

Mrs Vanessa Bester

Mrs Bester noted her reasons for objecting to the proposed planting of trees, which included the following:

- the trees are proposed to be planted beneath powerlines on the western side, which presents a safety issue and continued maintenance requirements, as is the case with existing trees.
- the risk of vandalism
- sight distances for motorists will be restricted when entering and exiting the intersection of Marlborough and Pultney streets;
- sight distances when entering and exiting the neighbouring properties will also be affected by the placement of a tree at the boundary of 56 and 58 Marlborough Street (western side);
- queried the necessity to plant trees within the road corridor, when there is adequate space for footpath planting (as has been done between High and William streets);

Mr Tom Cloudsdale

Mr Cloudsdale commended Council on the existing tree plantings in the main street. In regard to the proposal, he suggested that Council limit the planting of trees to the eastern side only, thus avoiding the powerlines on the western side of the road. In addition, extend the proposed plantings to 2 blocks, instead of the proposed 1 block. He suggested the benefits could include reduced impact of shadowing and, with correct tree selection and pruning, some of the sight distance issues could be eliminated.



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

Mr Brett Robinson for Traders in Purple

Mr Robinson provided an overview of the proposal and the application; and referred to key matters addressed and identified in community consultation in mid-2018, including the following: avoiding impact on heritage values and existing businesses; traffic - addressing capacities/condition of existing roads (Logan Road, Russell Street and Evandale Road); and agriculture - avoiding impact on viability and productivity of surrounding farmlands.

He advised that the development was not intended to be a standard residential subdivision, that they envision the creation of a residential and tourism centre that is one of Australia's environmentally sustainable lifestyle communities, with initiatives such as incorporating solar power and battery storage to homes and buildings, on-site waste water treatment, rubbish and recycling facilities. The precinct will include hotel and conference facilities; botanic gardens; retirement, disability and aged care facilities; large and small residential blocks.

Mr Robinson noted that the amendment request was the first step in this major venture and, with support, will deliver a vibrant inclusive community over a 15 to 20 year time period. The proposed \$450 million investment would affect and benefit the local economy and create jobs. He reiterated that the success of the project would depend on the support of the community.

Mrs Vanessa Bagot

Mrs Bagot noted that her property is located directly north of the proposed development, sharing a 1.5km boundary. Their property currently has a 20ha vineyard with a proposal to plant a further 60ha. Mrs Bagot outlined their 4 principle objections to the development:

- Consultants preliminary assessment indicates direct impact on ability to use land for agricultural purposes, specifically through restrictions on machine noise, spraying and impact on water catchment;
- Land Use Strategy does not identify the area as an urban growth zone, and expressed the opinion that a significant amount of land is available to be developed within Perth, Evandale and Longford to meet demand for the next 25 years;
- Development is extremely large and intense, incompatible with the Evandale area and neighbouring agricultural land;
- Proposal does not have any solution to infrastructure or access issues, noting that the proponents had requested access via their land, which had been declined, and community opposition to access via Logan Road.

Mrs Bagot maintained adjacent localities have the capacity to meet forecast demand and would provide for similar construction and development opportunities; and expressed concern that a poor precedent would be set if the Land Use Strategy was amended to accommodate the development.

Mr Barry Lawson

Mr Lawson referred to the peer reports undertaken by Council, suggesting that the reports were not supported by the review. He felt that there are deficiencies and incorrect statements within the report, noting the following:

- Traffic report:
 - was undertaken on a Wednesday in winter, not at peak time, e.g. traffic on Sunday's has been of concern to residents for some time;
 - did not include any modelling of the intersections of High and Russell streets, High and Barclay streets.
- Agricultural Report referred to
 - quality of land being the same for sparkling wine and table grapes;
 - land classification as Grade 4 with only a small percentage of land being utilised productively, with no mention relating to the change in conditions due to the availability of the irrigation system;
 - availability of water for irrigation; did not recognise the possibility of trading water.

In this regard, Mr Lawson was of the opinion that the land would be suitable for other crops; the availability of the irrigation system was likely to increase the capability of the land; and noted the ready access to markets due to proximity to Launceston and the airport.



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083/19 PLANNING APPLICATION PLN-19-0045: 68 SECCOMBE STREET, PERTH

File Number: 112200.517; CT 168622/10
Responsible Officer: Amanda Bond, Community and Development Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 68 Seccombe Street, Perth to construct a shed/carport (vary rear setback) & access.

2 BACKGROUND

Applicant:

Ms Theresa Hatton

Owner:

Gary William & Janice Mary Thwaites

Zone:

General Residential Zone

Codes:

Road and Railway Assets Code
Car Parking and Sustainable Transport Code

Classification under the Scheme:

Discretionary

Existing Use:

Residential

Deemed Approval Date:

28th March 2019

Recommendation:

Approve

Discretionary Aspects of the Application

- Variation to development standards (rear setback)
- Reliance on the performance criteria of the Road and Railway Assets Code (2nd access).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

An application for a shed/garage at this site was considered at the January 2019 Council meeting and was subsequently refused. A new design for a carport and shed with no side setback variation is proposed by this application. Additional shadow diagrams have also been provided to show the exact location of shadowing caused by the proposed structure.

Subject site



3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

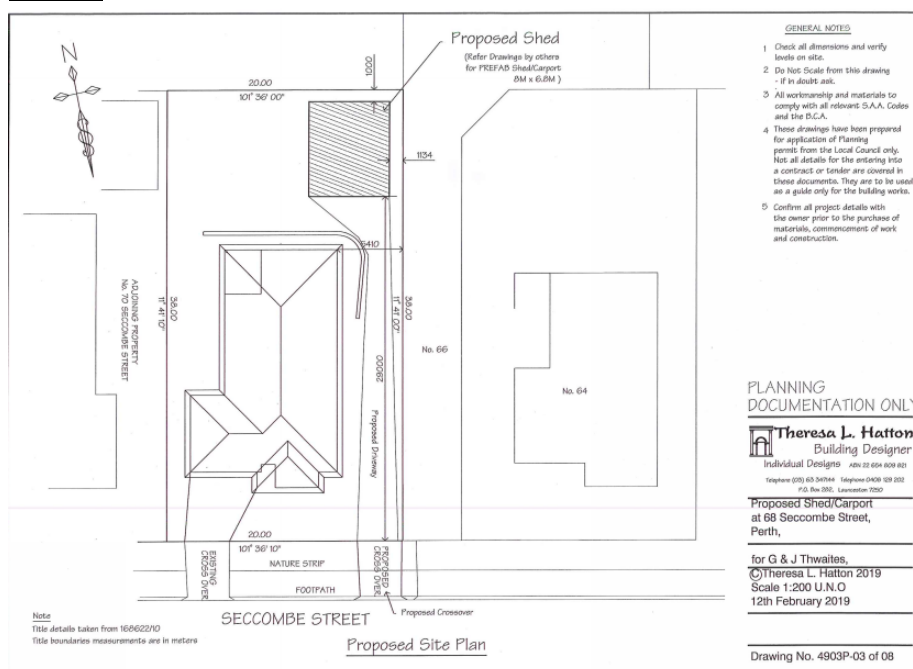
4 ASSESSMENT

4.1 Proposal

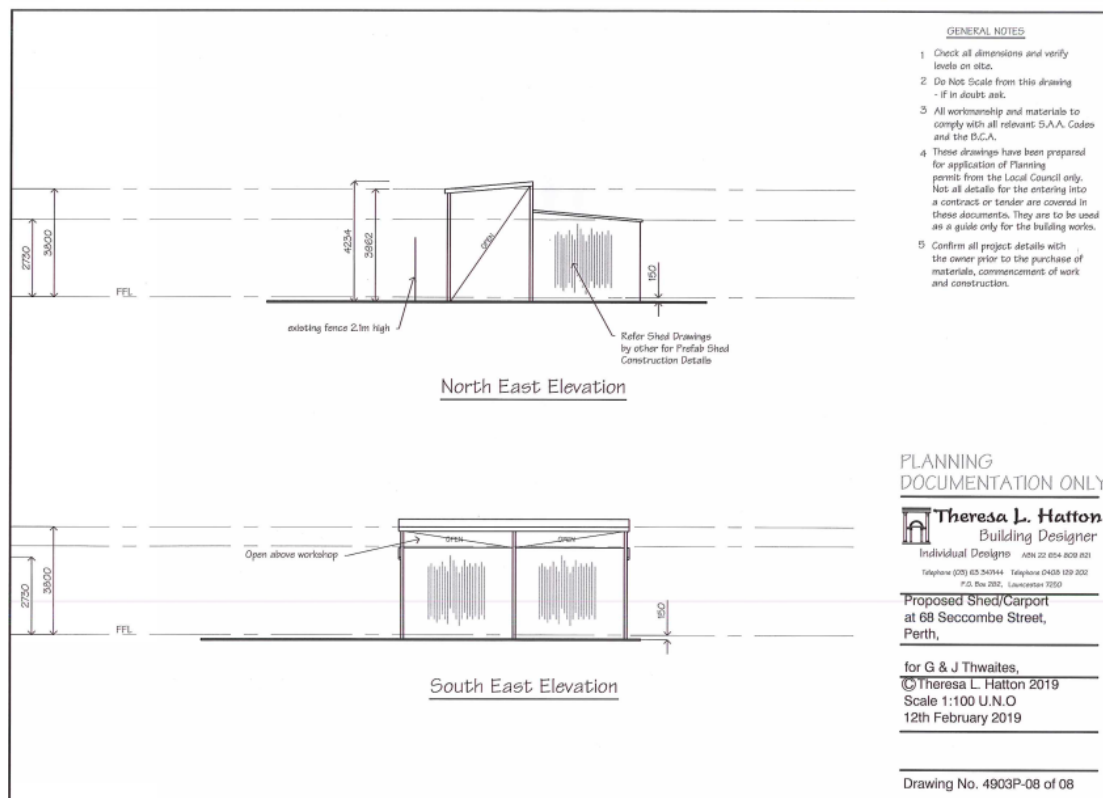
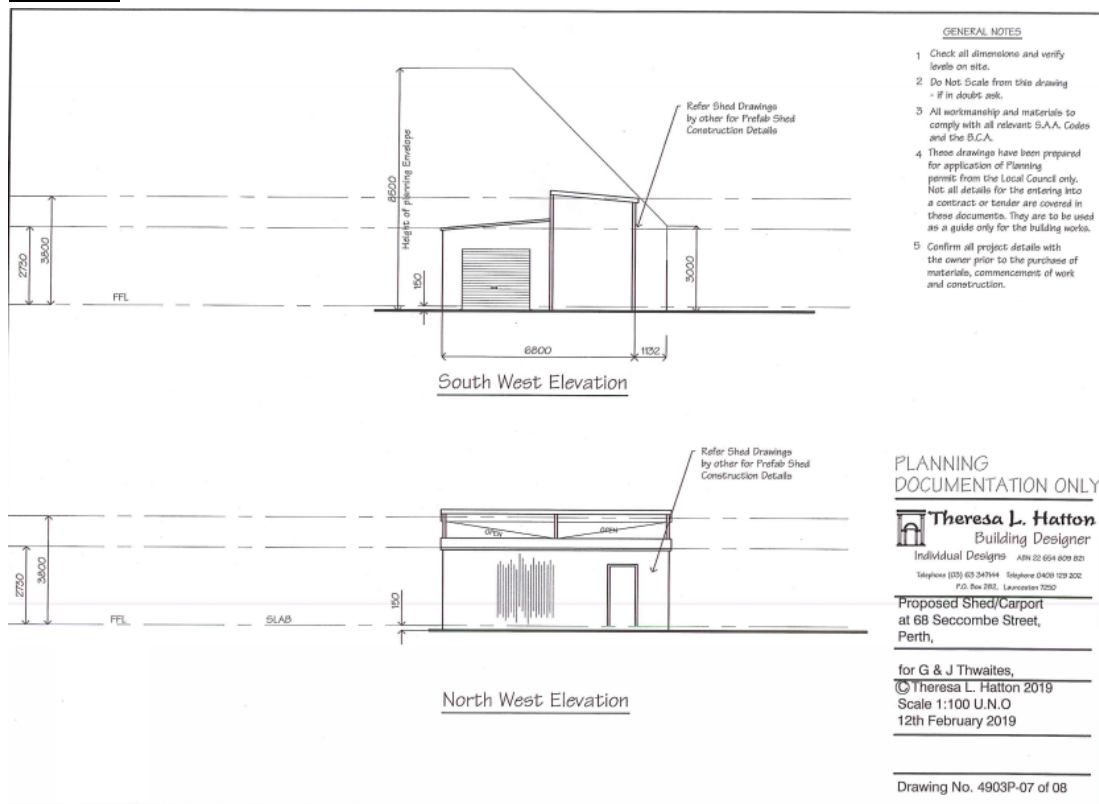
It is proposed to:

- Construct a shed/carport (8m x 6.8m, apex 4.234m) for storage/carvan parking etc.

Site Plan

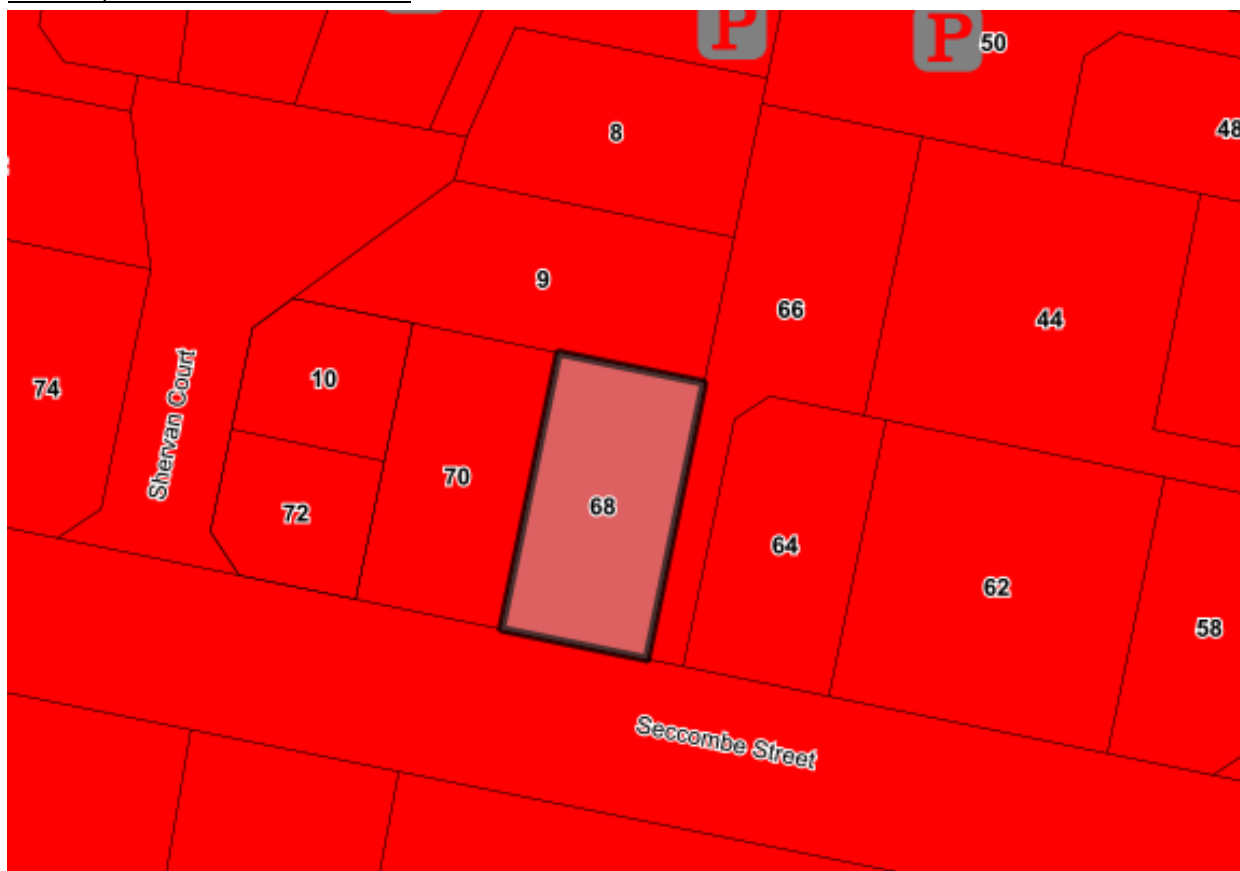


Elevations



4.2 Zone and land use

Zone Map – General Residential Zone



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

The relevant Planning Scheme definition is:

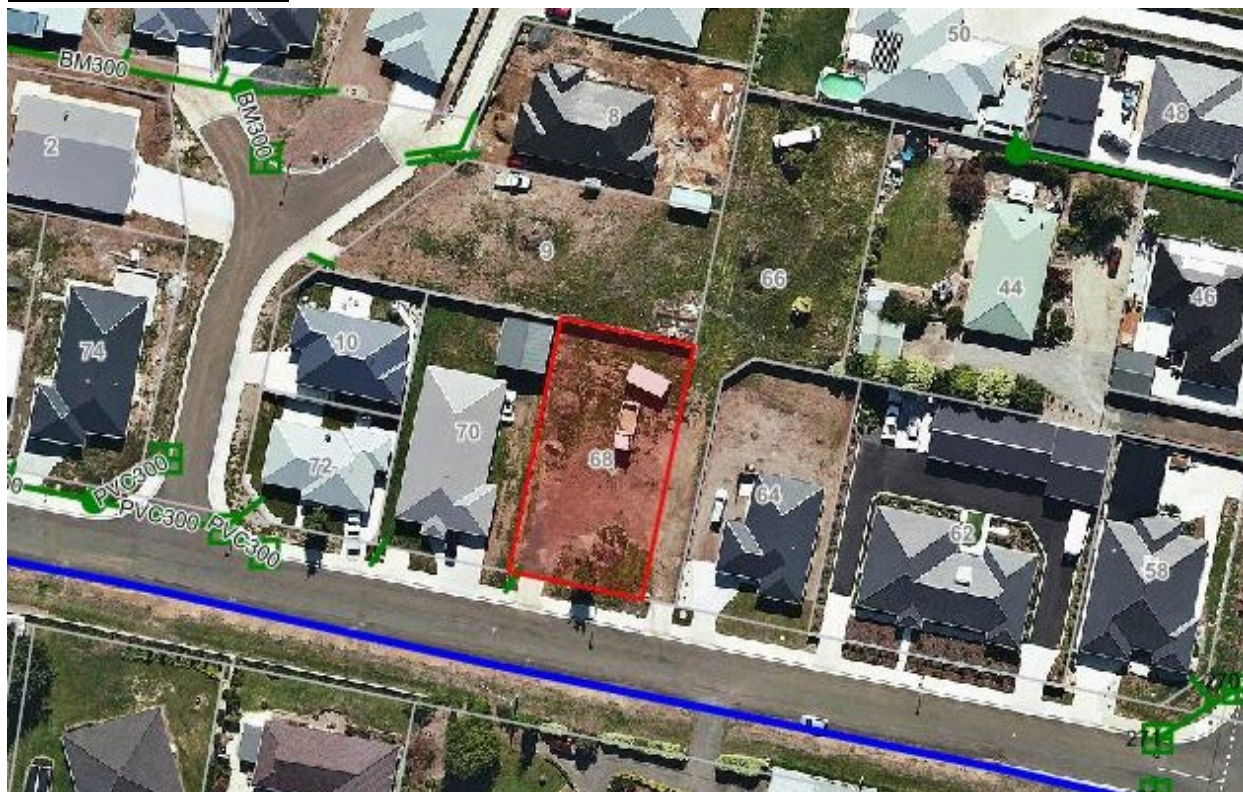
<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes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

Residential (single dwelling) is permitted (no permit required) in the zone; however, a variation to the development standards (rear setback) caused the application to become discretionary.

4.3 Subject site and locality

The author of this report carried out a site visit on the 18th December 2018 and again on the 22nd February 2019. The subject site is a 760m² lot, which contains a recently constructed dwelling. The surrounding lots contain single dwellings on similar size lots. A driveway to an internal lot is located adjacent to the eastern boundary.

Aerial photograph of area



Photographs of subject site





4.4 Permit/site history

Relevant permit history includes:

- P18-126 - dwelling

4.5 Representations

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

- Darren Hilder, 64 Seccombe Street, Perth

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



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

Issue 1

- Overshadowing

Planner's comment:

As there is no variation proposed to the side setback (side setback and building envelope is compliant), overshadowing to the side boundary is not a relevant consideration under the planning scheme. Only a variation to the rear setback is proposed and the rear boundary is the northern boundary, therefore no overshadowing as a result of a variation will occur.

Nevertheless, the applicant has provided detailed shadow diagrams, which show the level of overshadowing experienced by the representors property at 64 Seccombe St, both with and without the proposed carport/garage. The difference in overshadowing is minimal, with the existing screen/wind break on the representors property and existing fences causing the majority of overshadowing, with the exception of a 15-30 minute period between 3.45pm & 4.15pm on the 21st of June where the roofline cast a band of shadow over the applicants house. As the carport is open sided, sections of light still available to the dwelling. The shadowing

caused by the motor home will be the same parked in the carport as it would be parked in the open. The proposed shed is not considered to cause an unreasonable loss of amenity to the adjoining property to the east.

Issue 2

- Reduction in property value

Planner's comment:

Property values are not a relevant consideration under the planning scheme and in any case, there is no variation to the side boundary proposed.

Issue 3

- Visual Impact (scale and bulk) & possibility of cutting ground level to reduce overall height.

Planner's comment:

Only the visual impact caused by the variation to the rear setback is a relevant consideration under the planning scheme.

The carport/garage has been broken up into two sections to reduce the overall scale and the section closest to the side fence line is a carport, which removes any bulk caused by a solid wall. The applicant has noted that the height of the shed is required to provide undercover storage for a motor home.

The applicant has investigated the option of cutting into the surface ground level to reduce the height of the shed, however, the works required to provide retaining are cost prohibitive.

4.6 Referrals

The application was referred to Councils Works and Infrastructure Department for conditions of approval regarding the proposed access.

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.	

PRECIS OF DEVELOPMENT STANDARDS FOR SINGLE DWELLINGS		
10.4.2 Setback and building envelopes for dwellings		
	A1	Unless within a building area, then
✓	(a)	4.5m from primary frontage; or not less than existing dwelling on site; OR
N/a	(b)	3m to secondary frontage; or not less than existing dwelling on site; OR

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	N/a	(b) if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
	N/a	(c) not less than the existing dwelling setback if less than 4.5m; OR
	N/a	(d) as per road setback specified in Planning Scheme
		A2 Garage or carport to be set back:
	✓	(a) 5.5m from primary frontage or 1m behind the façade, OR
	N/a	(b) The same as the dwelling façade if under dwelling
	N/a	(c) 1m if gradient > 1:5 for 10m from frontage
		A3 Dwellings (excluding minor protrusions extending to 1.5m)
	X	(a) to be within building envelope (i) frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot (ii) 45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND
	✓	(b) 1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or ⅓ of the side boundary, whichever is lesser)
10.4.3 Site coverage and private open space for dwellings		
	✓	A1 (a) max. site coverage of 50% (excluding eaves)
	✓	(c) at least 25% free from impervious surfaces
	✓	A2 (a) POS of 24m ² in one location
	✓	(b) horizontal dimension of 4m; AND
	✓	(c) directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
	✓	(d) not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
	✓	(e) between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
	✓	(f) not steeper than 1:10, AND
	✓	(g) not used for vehicle parking
10.4.4 Sunlight and overshadowing		
Existing	A1	1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
10.4.5 Width of openings for garages and carports		
Existing	A1	Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).
10.4.6 Privacy		
	N/a	A1 Balconies, decks, carports etc. OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary – 3m (b) rear boundary – 4m A2 Window or glazed door to be offset 1.5m from neighbour's window, OR sill height 1.7m above floor level, OR obscure glazing to 1.7m OR external screen to 1.7m
10.4.7 Frontage fences for single dwellings		
	N/a	A1 Applies to maximum building height of fences on and within 4.5m of a frontage
	N/a	(a) 1.2m if solid; OR
	N/a	(b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency

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Easements

	✓	No construction over an easement
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The application meets the acceptable solutions of the General Residential zone, except for the variation to the rear setback. Accordingly, the development relies on the following performance criteria:

P3	The siting and scale of a dwelling must:
	(a) not cause unreasonable loss of amenity by:
	(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
	(ii) overshadowing the private open space of a dwelling on an adjoining lot; or
	(iii) overshadowing of an adjoining vacant lot; or
	(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
	(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Comment –

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

- a) (i & ii) Complies with acceptable solution (a) – the shed will not cause any overshadowing to the property to the rear, as it is located to the north of the proposed structure.
- (iii) N/a
- (iv) Only the visual impact caused by the variation to the rear setback is a relevant consideration under the planning scheme.
- The carport/garage has been broken up into two sections (one of which is a carport) to reduce the overall scale and bulk of the structure. The lot to the rear is slightly uphill of the proposed shed also. The applicant has noted that the height of the shed is required to provide undercover storage for a motor home.
- The applicant has investigated the option of cutting into the surface ground level to reduce the height of the shed, however, the works required to provide retaining are cost prohibitive.
- b) The development does not impact on the separation between dwellings when viewed from the street.

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.
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no change to existing parking arrangement in 2 car garage.
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

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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	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.	N/a
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
N/a	N/a

E4.7 Development Standards

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

Objective To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to: a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.	
Acceptable Solutions	Performance Criteria

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<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> <p>a) new road works, buildings, additions and extensions, earthworks and landscaping works; and</p> <p>b) building areas on new lots; and</p> <p>c) outdoor sitting, entertainment and children's play areas</p>	<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> <p>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</p> <p>b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and</p> <p>c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</p> <p>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.</p>
Complies with A1.	N/a

E4.7.2 Management of Road Accesses and Junctions

<p>Objective</p> <p>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.</p>	
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>
Relies on P1.	Complies with P1. Traffic Impact Assessment endorsed by Council provided with application. Sufficient site distances available and good pedestrian visibility provided by road reserve and footpath. The road services local traffic only.
<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> <p>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</p> <p>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>
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
<p>A1 Where land has access across a railway:</p> <p>a) development does not include a level crossing; or</p> <p>b) development does not result in a material change onto an existing level crossing.</p>	<p>P1 Where land has access across a railway:</p> <p>a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and</p> <p>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</p> <p>c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and</p> <p>d) an alternative access or junction is not practicable.</p>
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
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with AS1742.7 <i>Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>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.</p>
Complies with A1 (a).	N/a

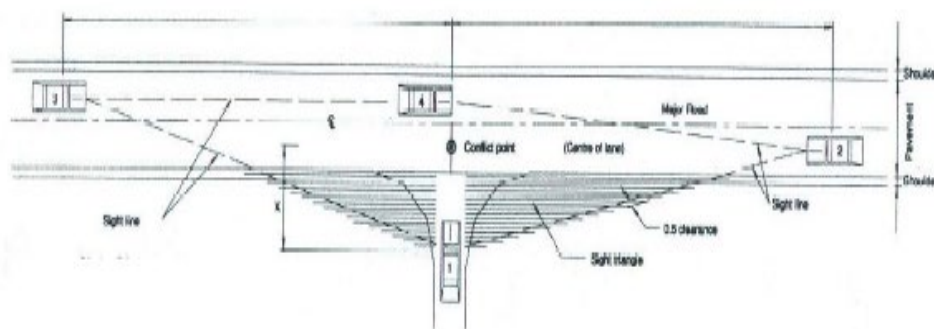


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point. For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90



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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
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 a variation to development standards (rear setback).



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One representation was received from the nearby property owner to the east, noting concerns about overshadowing and visual impacts. The applicant provided a detailed submission (including shadow diagrams) addressing overshadowing and visual impacts as part of the application. A full assessment against the provisions of the planning scheme is provided in section 4.7 of this report.

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

8 ATTACHMENTS

- A. Application & plans
- B. Representation

RECOMMENDATION

That land at 68 Seccombe Street, Perth be approved to be developed and used for a shed/carport (vary rear setback) in accordance with application PLN-19-0045, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P22** (*Architectural drawings by Theresa L Hatton, Drawing No: 4903P, Sheet No's: 01-08 & 12 x Shadow diagrams, Dated: 12th February 2019 & Shed elevations – Fairdinkum Sheds, 2 x undated A4 sheets*).

2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of Seccombe St 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 and works must be completed prior to completion being issue on the shed.

DECISION

Cr Polley/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Brooks

That land at 68 Seccombe Street, Perth be approved to be developed and used for a shed/carport (vary rear setback) in accordance with application PLN-19-0045, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P22** (*Architectural drawings by Theresa L Hatton, Drawing No: 4903P, Sheet No's: 01-08 & 12 x Shadow diagrams, Dated: 12th February 2019 & Shed elevations – Fairdinkum Sheds, 2 x undated A4 sheets*).

2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of Seccombe St 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 and works must be completed prior to completion being issue on the shed.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Polley

**084/19 PLANNING APPLICATION PLN-18-0314:
MARLBOROUGH STREET BETWEEN HIGH STREET & PULTNEY
STREET, LONGFORD**

File Number: Road Reserve – Rd No: 10930
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for Marlborough Street between High Street & Pultney Street, Longford for the planting of Street Trees (heritage precinct).

2 BACKGROUND

Applicant: Northern Midlands Council	Owner: Crown land (DSG)
Zone: Utilities Zone	Codes: Local Historic Heritage Code
Classification under the Scheme: Discretionary	Existing Use: Utilities
Deemed Approval Date: 20.03.2019	Recommendation: Approve

Discretionary Aspects of the Application

- Reliance on the performance criteria of the Local Historic Heritage Code.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

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.

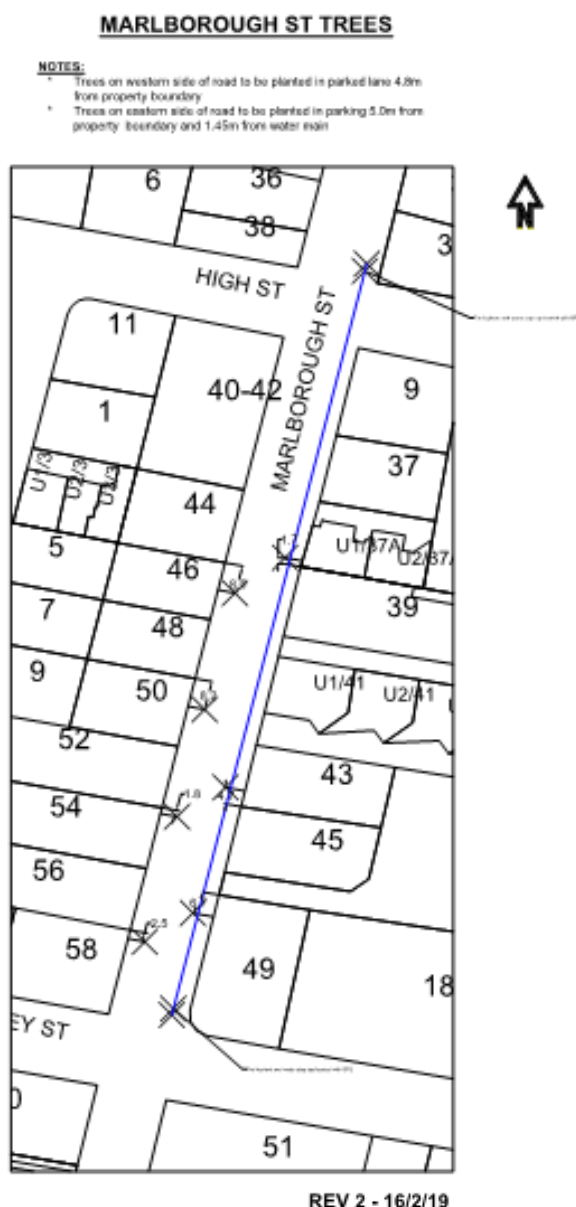
4 ASSESSMENT

4.1 Proposal

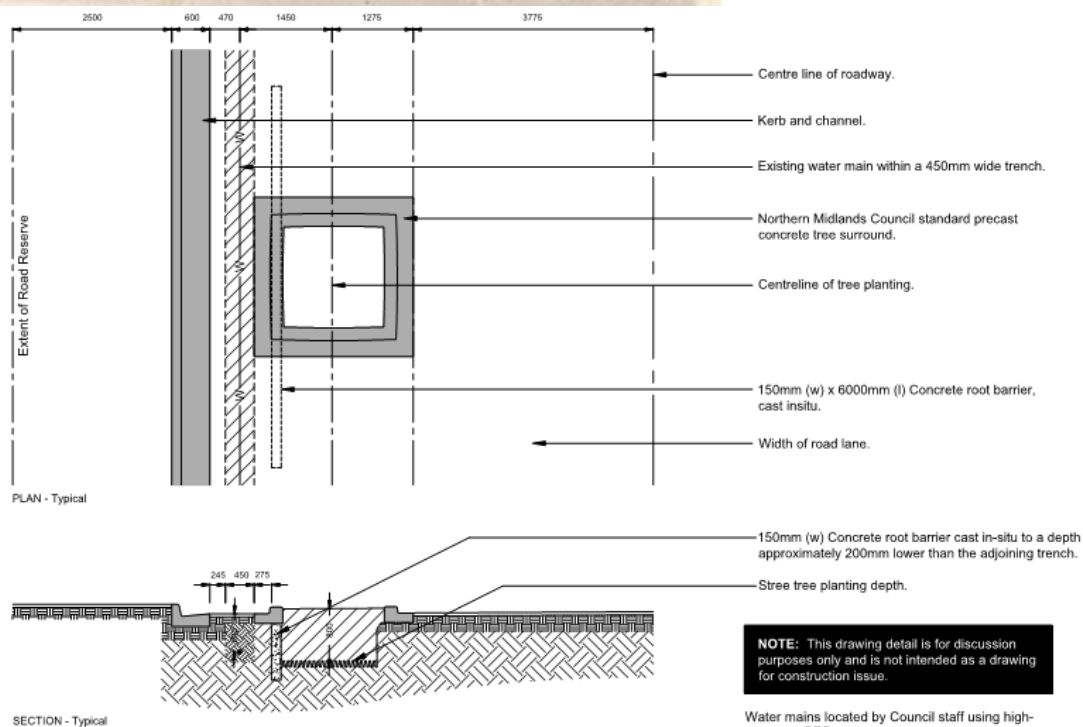
It is proposed to:

- Plant street trees along Marlborough Street (both sides), between High Street and Pultney Street. The trees will be located within a standard precast concrete tree surround and protected by a tree guard.

Site Plan



Elevations/section

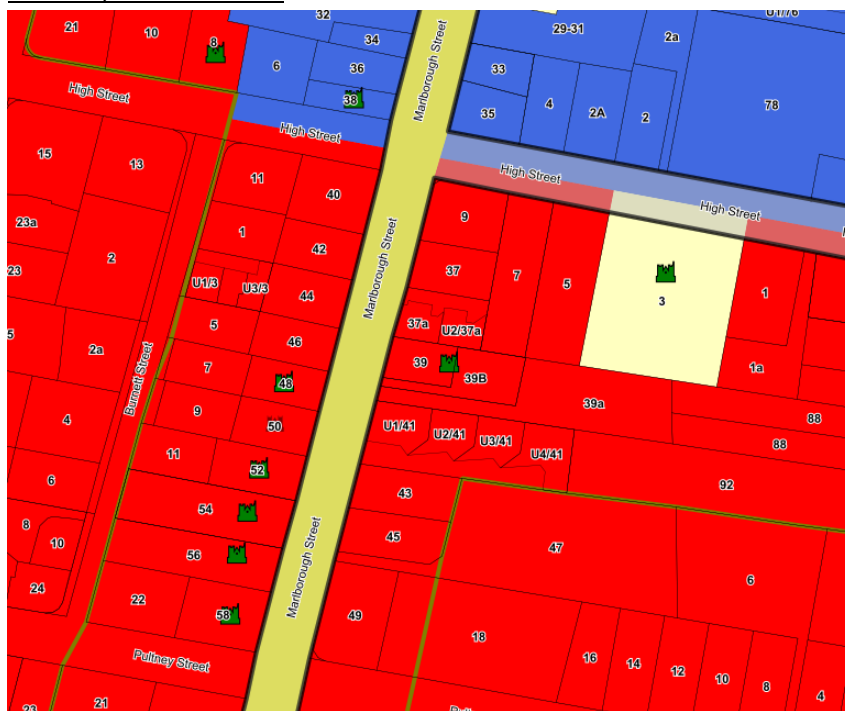


STREET TREE PLANTING - Marlborough Street

LANGE Design 11/02/2019 Rev1
Prepared for Northern Midlands Council

4.2 Zone and land use

Zone Map – Utilities Zone



The land is zoned Utilities and is within the Heritage Precinct and subject to the Heritage Code.

The relevant Planning Scheme definition is:

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

Utilities (minor) is a 'no permit required' use in the zone; however, the site's location within a Heritage Precinct caused the application to become discretionary.

4.3 Subject site and locality

The author of this report carried out a site visit on the 8th January 2019. The subject area is located along Marlborough Street (both sides), between High Street and Pultney Street. Residential uses are located on both sides of Marlborough Street and include a number of Heritage-Listed places. The road has a total pavement width of approximately 15m.

Aerial photograph of area



Photographs of subject site





4.4 Permit/site history

Relevant permit history includes:

- DA54/00 – Streetscape works.

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:

- Tania Boyer, 46 Marlborough Street, Longford
- Tom & Cath Cloudsdale, 9a Talbot Street, Longford
- Vanessa & Jason Bester, 58 Marlborough Street Longford

Map showing location of representors properties (adjacent) in relation to subject site



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

Issue 1

- Vandalism of trees and on-going maintenance

Planner's comment:

This is not a matter that can be considered against the provisions of the Planning Scheme. Acts of vandalism should be reported to Tas Police.

Issue 2

- Visibility for drivers (exiting driveways and Marlborough/Pultney St intersection)

Planner's comment:

The section of High Street that is proposed to be planted is a straight section of road with good visibility. The tree guards are *not* of solid construction (slatted design) and obstruction of visibility will be similar to that of a parked car/truck. Similar installations have been located within Wellington Street and have not caused any issues in terms of visibility.

Issue 3

- Reduction in parking availability.

Planner's comment:

The trees will result in the loss of some on-street parking space; however, the adjoining uses are residential, and an empirical assessment of the area indicates that adequate parking in the vicinity will remain available to accommodate the adjoining residential properties.

Issue 4

- Construction costs better spent elsewhere (i.e. Village Green)

Planner's comment:

This is not a matter that can be considered against the provisions of the Planning Scheme.

Issue 5

- Preference for footpath plantings rather than proposed location within the street.

Planner's comment:

The assessment contained within this report is based on the design as proposed, as there is not scope within the approval process for major design changes. Nevertheless, Council could submit another application for a new design if it wished to pursue the changes suggested.

Issue 6

- Potential for revised design – single side of Marlborough Street (High St to Malcombe St) due to powerlines and shadowing of properties.

Planner's comment:

The assessment contained within this report is based on the design as proposed, as there is not scope within the approval process for major design changes. Nevertheless, Council could submit another application for a new design if it wished to pursue the changes suggested.

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 8.1.2019 and made no further comments.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was not required, as per email from TasWater dated 15.02.2019 (Ref: TWDA2019/00021-NMC), as the proposed root barrier will provide adequate protection for TasWater's assets.

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 08.01.2019. Mr Denman made the following comments:

"The proposed street trees will make a positive contribution to the character of the streetscape. I have no objections to the proposal."

Department of State Growth

Precis: The Department of State Growth reviewed the application on the 23.01.2019 (Ref: D19/5666) and noted that a Works Permit will be required for works within the State Road Reserve. DSG did not have any objections to the proposal.

Minister administering Crown Lands (DSG)

Precis: Crown Land Owner Consent from the Minister for Infrastructure received 14.11.2018.



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4.7 Planning Scheme Assessment

UTILITIES ZONE	
ZONE PURPOSE	
<i>28.1.1 Zone Purpose Statements</i>	
<i>28.1.1.1</i>	<i>To provide land for major utilities installations and corridors.</i>
<i>28.1.1.2</i>	<i>To provide for other compatible uses where they do not adversely impact on the utility.</i>
Assessment: The proposal meets the zone purpose.	
LOCAL AREA OBJECTIVES	
<i>There are no desired local area objectives.</i>	
Assessment: The proposal meets the local area objectives.	
USE AND DEVELOPMENT STANDARDS	

28.3 Use Standards

28.3.1 Capacity of existing utilities

Objective	
To ensure that uses do not compromise the capacity of utility services.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The proposal must not unreasonably compromise or reduce the operational efficiency of the utility having regard to: <ul style="list-style-type: none"> a) existing land use practices; and b) the location of the use in relation to the utility; and c) any required buffers or setbacks; and d) the management of access.
Complies with A1 – permitted use.	N/a

28.4 Development Standards

28.4.1 Building Design and Siting

Objective	
To ensure that the siting and design of development:	
a)	considers the impacts to adjoining lots; and
b)	further the local area objectives and desired future character statements for the area, if any.
Acceptable Solutions	Performance Criteria
A1 Height must not exceed:	P1.1 Height must:
a) 10m; or	a) minimise the visual impact having regard to:
b) 15 m for ancillary antenna and masts for communication devices.	i) prevailing character of the landscape or urban pattern of the surrounding area; and
	ii) form and materials; and
	iii) the contours or slope of the land;
	iv) existing screening or the ability to implement/establish screening through works or landscaping; and
	v) The functional requirements of the proposed development or use; and
	b) protect the amenity of residential uses in the area from unreasonable impacts having regard to:
	i) the surrounding pattern of development; and
	ii) the existing degree of overlooking and overshadowing;
	and
	iii) methods to reduce visual impact; or

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	P1.2 Where development is unavoidably prominent in the landscape, it must provide a significant community benefit.
Complies with A1 (a) – the tree guards have an approximate height of 1.4m.	N/a
A2 Buildings must be set back from all boundaries a minimum distance of 3m.	<p>P2 Building setbacks must:</p> <p>a) complement existing building setbacks in the immediate area; and</p> <p>b) minimise adverse impacts on adjoining land uses having regard to:</p> <p>i) the form of the building; and</p> <p>ii) the contours or slope of the land; and</p> <p>iii) methods to reduce visual impact; and</p> <p>c) protect the amenity of adjoining residential uses from unreasonable impacts of overshadowing and overlooking having regard to:</p> <p>i) the surrounding pattern of development; and</p> <p>ii) the existing degree of overlooking and overshadowing; and</p> <p>iii) methods to reduce overlooking and overshadowing.</p>
Complies with A2 – the trees are setback greater than 3m from the property boundary.	N/a

28.4.2 Subdivision – N/a

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no parking requirement set for Utilities.
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

Table E6.1: Parking Space Requirements

Use:	Parking Requirement	
	Vehicle	Bicycle
Minor utilities	No requirements set	No requirements set



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ASSESSMENT AGAINST E13.0 LOCAL HISTORIC HERITAGE CODE

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and*
- b) encourage and facilitate the continued use of these items for beneficial purposes; and*
- c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and*
- d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and*
- e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place*

E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

- a) within a Heritage Precinct;*
- b) a local heritage place;*
- c) a place of identified archaeological significance.*

E13.3 Use or Development Exempt from this Code

E13.3.1 The following use or development is exempt from this code:

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;*
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;*
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and*
- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

Comment:

The subject site is within a Heritage Precinct.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Comment: N/a

E13.6.2 Subdivision and development density

Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The site coverage must: a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Complies with Performance Criteria – Council’s Heritage Advisor has noted that the proposed street trees will make a positive contribution to the character of the streetscape.

E13.6.4 Height and Bulk of Buildings

Comment: N/a

E13.6.5 Fences

Comment: N/a

E13.6.6 Roof Form and Materials

Comment: N/a

E13.6.7 Wall materials

Comment: N/a

E13.6.8 Siting of Buildings and Structures

Comment: N/a

E13.6.9 Outbuildings and Structures

Comment: N/a

E13.6.10 Access Strips and Parking

Comment: N/a – no car parking is proposed.

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

Comment: N/a – no vegetation removal is proposed.

E13.6.13 Signage

Comment: N/a

E13.6.14 Maintenance and Repair

Comment: N/a

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance
<p>LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural</p>



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farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

Management Objectives

To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.
To ensure developments within street reservations in the towns and villages having Heritage Precincts do not adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

Comment: The proposal is consistent with the Heritage Precinct Character Statement and supports the Management Objectives.

SPECIFIC AREA PLANS

F1.0	TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0	HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Specific Area Plan assessment below

ASSESSMENT AGAINST F2 HERITAGE PRECINCTS SPECIFIC AREA PLAN

F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.2.2 The following development is exempt from this Specific Area Plan:

- works required to comply with an Emergency Order issued under section 162 of the *Building Act 2000*;
- electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

F2.3 Definitions

F2.3.1 Streetscape

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

F2.4 Requirements for Design Statement

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an adverse effect on the streetscape.

F2.5 Standards for Development

F2.5.1 Setbacks – N/a

F2.5.2 Orientation – N/a

F2.5.3 Scale – N/a

F2.5.4 Roof Forms – N/a

F2.5.5 Plan Form – N/a

F2.5.6 External Walls – N/a

F2.5.7 Entrances and Doors – N/a

F2.5.8 Windows – N/a

F2.5.9 Roof Covering – N/a

F2.5.10 Roof Plumbing – N/a

F2.5.11 Verandahs – N/a

Objective	
To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.	
Acceptable Solutions	Performance Criteria
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or	P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.
A1.2 Colour schemes must be drawn from the following:	
a) Walls – Off white, creams, beige, tans, fawn and ochre.	
b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.	
c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green	
d) Roof & Gutters – deep Indian red, light and dark grey.	
Complies with A1.1 – the proposed trees guards will be consistent with the colour of the existing tree guards within the precinct,	N/a



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which are the closest equivalent structure. Black iron fences are also located on heritage listed properties within the precinct.	
A2 There must be a contrast between the wall colour and trim colours.	P2 No performance criteria
A2 is not applicable.	N/a
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	P3 No performance criteria
A3 is not applicable.	N/a

F2.5.12 Architectural Details – N/a

F2.5.13 Outbuildings – N/a

F2.5.14 Conservatories – N/a

F2.5.15 Fences and Gates – N/a

F2.5.16 Paint Colours

F2.5.17 Lighting

F2.5.18 Maintenance and Repair

F2.6 Use Standards

F2.6.1 Alternative Use of heritage buildings

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
<i>Statutory Planning</i>

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 Heritage Code, for which site coverage is the only relevant provision. The proposal complies with all other provisions of the Planning Scheme.

Three representations were received to the development, citing concerns regarding vandalism, reduction in parking and visibility. There is no scope within the planning scheme assessment to consider these concerns. Representations were also received suggesting alternative designs and layout of the proposed trees.



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The assessment of the application must be undertaken on the application as proposed. Significant changes to the design would require a new planning application to be lodged. A decision must be made on this application within statutory timeframes, based on compliance with the planning scheme, unless the application is withdrawn. Nevertheless, there is no requirement for Council to act on the permit. An alternative design may be considered favourable and relevant approvals could be sought for a revised design.

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

8 ATTACHMENTS

- A. Application & plans
- B. Responses from referral agencies
- C. Representations

RECOMMENDATION

That land at Marlborough Street between High Street & Pultney Street, Longford be approved to be developed and used for a Planting of Street Trees (heritage precinct) in accordance with application PLN-18-0314, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P3** (*Site Plan, road section/plan view & tree guard elevation*).

DECISION

Cr Goninon/Cr Adams

That an extension of time be sought and the matter be deferred to the 18 April 2019 Council meeting.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

085/19 REQUEST TO AMEND THE NORTHERN TASMANIA REGIONAL LAND USE STRATEGY: 98 RIDGESIDE LANE, 211 LOGAN ROAD AND CT 101154/1, LOGAN ROAD, EVANDALE

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

1 SUMMARY INFORMATION

Applicant:

TCG Planning obo Traders in Purple

Proposal:

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

Zone

Rural Resource

Use

Grazing

Critical Date:

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

Recommendation:

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

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Planning Authority:

Northern Midlands Council

2 BACKGROUND

Council has received a request from TCG Planning, acting on behalf of Traders in Purple, for consideration of an amendment to the Northern Tasmania Regional Land Use Strategy to allow the progression of their 'Ridgeside Lane' project.

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

To develop the project in accordance with the Concept Masterplan (see Figure 2), an amendment to the *Northern Midlands Interim Planning Scheme 2013* (the planning scheme), rezoning the land from Rural Resource to General Residential, Low Density Residential, Rural Living, Mixed Use, Open Space and Utilities (see Figure 3) is required.

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

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

TCG Planning is therefore requesting an amendment to the Northern Tasmania Regional Land Use Strategy to include

the land within the 'urban growth area' classification under the Strategy. This would allow consideration of an amendment to the planning scheme.

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

- A village comprising a café, restaurant, cellar door specialising in local produce. The village will also include a sustainability centre, education hub and artisan village, with a variety of Green Star buildings accommodating workshops, studios and classroom facilities for sustainable living, backyard growing and small-holder farm courses, culinary arts and art & craft courses.
- A 4.5 star 100 room hotel with conference and wedding facilities for 200 guests, restaurant, bar and café. A hotel management education facility will provide training for up to 25 students.
- A health and wellbeing retreat in a tranquil setting with accommodation for up to 40 guests.
- Eco resort accommodation consisting of 20 villas within a landscaped setting.
- A retirement village comprising 80 independent living units, a 25 bed specialist aged care facility and a 20 bed dementia unit.
- 7 residential super lots to provide sustainably designed and constructed multiple dwellings offering a variety of housing opportunities.
- 407 x General Residential allotments ranging in size from 450m² to 669m².
- 46 x Low Density Residential allotments ranging in size from 1,500m² to 5,500m².
- 31 x Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares.
- 14 x Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road.
- Botanical gardens featuring native and exotic species and demonstration gardens, pathways, picnic shelters and seating area.
- Neighbourhood parkland providing recreational open space for residents and visitors, with a pathway network connection through to Evandale village.
- Neighbourhood demonstration farm and agribusiness facility.
- Utilities precinct to accommodate the neighbourhoods 'state of the art' sewerage and waste water treatment facility, renewable energy storage facility, recycling centre and green waste composting facility.

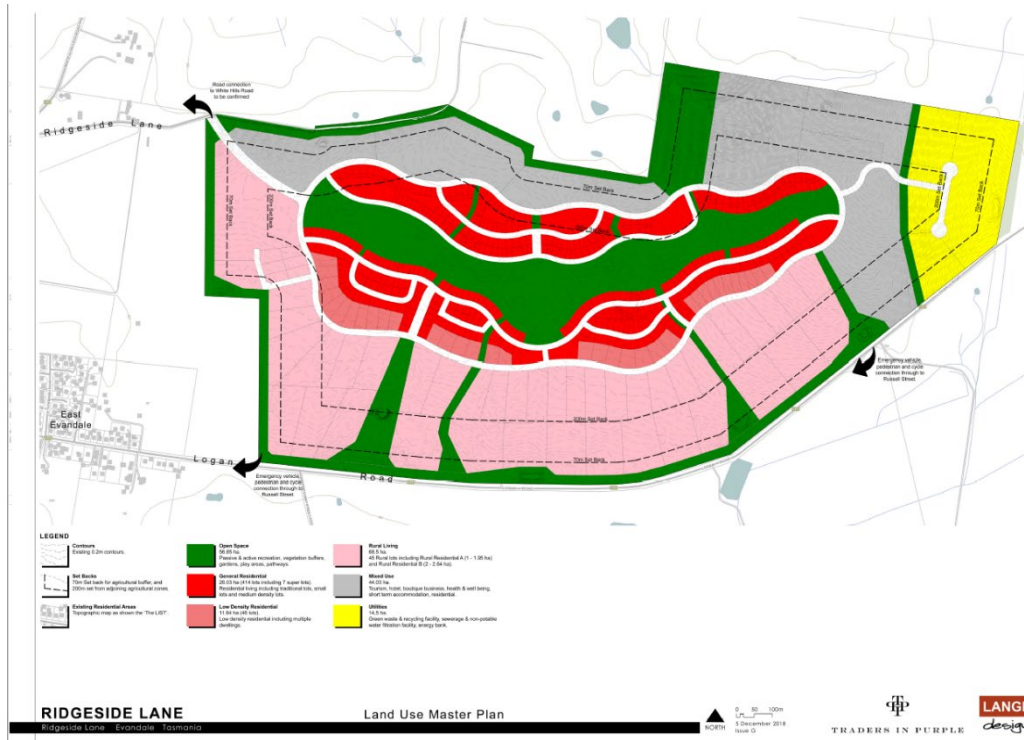
The map shows the Perth region with the following details:

- Perth:** Population 2985. Located in the center of the map.
- Longford:** Population 4700. Located to the southwest of Perth.
- Evandale:** Population 1345. Located to the east of Perth.
- Subject Site:** A yellow rectangle located near the intersection of the M1 and M2 highways, approximately 7 km to the northeast of Perth.
- Distances and Directions:** Red arrows indicate distances and directions between Perth, Longford, Evandale, and the Subject Site.
- Other Labels:** Leamington, Stratford, Witley, Breckbourne, Boven Hills, Western Junction, Northern Midlands, and various roads like M1, M2, and A1.

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

[illegible]

Figure 3 – Land Use Master Plan



3 STATUTORY REQUIREMENTS

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

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

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

Minimum information requirements to support an amendment request:

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

Comment is provided below regarding the requirements of item 4.

SCHEDULE 1 - Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comment: This is not directly relevant to this request.

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

Comment: This is not directly relevant to this request.

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

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

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

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

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

Comment: TasWater has advised that:

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

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

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

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

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

Comment: A report and review regarding the Policy are attached. A follow up peer review of the response to the review may be required.

- State Coastal Policy 1996

Comment: Not applicable to this land.

- State Policy on Water Quality Management 1997

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

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

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

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

- National Environment Protection Measures (NEPMs)

Comment: There are none relevant to this matter.

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

Comment: Tasmanian Planning Policies have not yet been made.

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

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

C.4.1 Goal 1: Economic Development

To facilitate economic development and productivity through integrated land use and infrastructure planning.

Strategic Direction G1.1

Capitalise on the region's sources of competitiveness by identifying future opportunities for sustainable competitive advantage.

- Add value, diversify the economy and generate jobs.
- Develop the preconditions for business competitiveness through merits-based planning and development assessment processes that:
 - Flexibly consider the location of economic development having regard for the changing economic environment; and
 - Focus on community-specific outcomes and environmental impacts, rather than a standards-based approach.

Strategic Direction G1.3

Develop a thorough understanding of key industry needs, including future demand and location requirements.

- Support tourism, culture and arts by:
 - Recognising the ‘drivers’ of tourism, including natural values, heritage, food and wine, and local character; and
 - Providing for development of tourism products including accommodation.

Strategic Direction G2.2

Plan for socio-economic changes.

- Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15-29, to provide for a sustainable future workforce.

4 CONSULTATION

According to the Department of Justice Information Sheet RLUS 1 – Reviewing and Amending Regional Land Use Strategies (attached) at a minimum the Minister for Planning is required to consult with the Tasmanian Planning Commission, planning authorities, and relevant State Service Agencies and State Authorities on all amendments to regional land use strategies. The Minister will consult with the relevant entities for at least 5 weeks. For amendments seeking to incorporate broader strategic changes to a regional land use strategy, the Minister for Planning is also likely to seek public input through a formal public exhibition process during this 5 week consultation period.

5 FINANCIAL IMPLICATIONS

The cost of assessing the amendment request is within existing budget allocations.

6 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise
 - ♦ Collaborative partnerships attract key industries
 - ♦ Attract healthy, wealth-producing business & industry
 - Economic Development – Supporting Growth & Changes
 - ♦ New & expanded small business is valued
 - ♦ Support new businesses to grow capacity & service
 - ♦ Towns are enviable places to visit, live & work
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities



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Core Strategies:

- ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - Environment – Cherish & Sustain our Landscapes
- Core Strategies:
- ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties
- History – Preserve & Protect our Built Heritage for Tomorrow
- Core Strategies:
- ♦ Our heritage villages and towns are high value assets

7 OPTIONS

Options for Council to consider include:

- Request the Minister for Planning amend the Northern Tasmania Regional Land Use Strategy as proposed; and/or
- Write to the Northern Councils (Break O’Day, Dorset, Flinders, George Town, Launceston, Meander Valley and West Tamar) seeking their view on the request to amend the Northern Tasmania Regional Land Use Strategy; or
- Advise the proponent that it supports the idea of the proposal in general terms but before proceeding requires additional information regarding compliance with the Protection of Agricultural Land Policy and at what stage of the development a road bypassing Evandale would be required; or
- Request additional information regarding compliance with the Protection of Agricultural Land Policy and at what stage of the development a road bypassing Evandale would be required; or
- Advise the proponent that Council does not support the amendment request.

8 DISCUSSION

The following assessments have been provided by the applicant.

Aboriginal Heritage

The proponent provided an Aboriginal Heritage Assessment Report by Cultural Heritage Management Australia which advises that:

A field survey was undertaken over 3 days with the field team walking 28.4km of survey transects with the average width of the transects being 10m. No Aboriginal heritage sites or specific areas of elevated Aboriginal heritage sensitivity were identified. The search of the Aboriginal Heritage Register shows that there are no registered Aboriginal sites within or in the immediate vicinity. The proposal will not impact on known Aboriginal heritage sites and there is very low potential to impact undetected Aboriginal heritage. However, if previously undetected archaeological sites or objects are located, the processes outlined in the Unanticipated Discovery Plan should be followed.

Copies of the report should be submitted to Aboriginal Heritage Tasmania (AHR) for review and comment.

Agricultural Assessment

The proponent provided an agricultural assessment from Macquarie Franklin. Council’s peer review by GES Geo-Environmental Solutions identified:

The report correctly states that the land is not prime agricultural land (i.e. class 1, 2 or 3) as defined by the State

Policy on the Protection of Agricultural Land (PAL 2009, however does not provide any comment on areas of prime land in the South Esk mapping area (less than 4%), or the local or regional significance of class 4 land.

The land is within a declared irrigation district (the North Esk Irrigation Scheme) as defined under the Water Management Act 1999. According to information from Tasmanian Irrigation the recently completed North Esk Irrigation Scheme commenced water delivery on the 18th January 2019 and has a total allocation of 4650ML to 54 landholders in the White Hills, Evandale, Relbia and the Nile Road area. The agricultural report states that the subject properties have a combined irrigation right in the scheme of 40ML at this point in time. The report does not quantify water rights on adjacent or nearby properties or address the fact that irrigation rights within the scheme are fully tradable. In summary, the initial review finds that the agricultural assessment and the proposal for rezoning does not adequately address the State Policy on the Protection of Agricultural Land, and in particular principles 1, 7, & 8. The proposal would result in the permanent loss of a large area of agricultural land of local and regional significance within a declared irrigation district.

Macquarie Franklin provided a response to this noting that:

- The area of the properties in question is less than 0.2% of the Class 4 land in the northern midlands district area and approximately 0.1% of the total ground on a district basis.
- The area of the properties in question is less than 0.1% of the Class 4 land and less than 0.05% of the total ground on a broader region basis.

The North Esk Irrigation Scheme has a total irrigation allocation capacity of 4650 ML, covers a total are of 16,545 hectares of irrigable land with 54 land holders having irrigation rights. The amount of class 4 land within the scheme is approximately 11,000 hectares. The combined irrigation rights associated with the properties in question associated with the Ridgeside Lane development is 40ML, and this represents 0.8% of the total amount of irrigation water available from the scheme.

Economic Impact

The proponent provided an Economic Impacts Analysis Summary Report from Michael Connell & Associates which advises:

The assessment covers the construction phase, spanning a 15 year period from 2020 – 2034 and the operations phase when houses are completed and occupied and on site business operations commence.

The construction phase is outlined as follows:

2020-2034	Housing (50 per year)
2021-2022	Hotel (100 rooms)
2022	Hotel education centre
2022	Agribusiness/demonstration farm
2022-2024	Gardens & Amphitheatre
2023	Childcare centre
2023	Sustainability centre
2024	Wellness centre
2024	Artisan village
2024-2029	Retirement villas
2026	Eco resort
2027-2028	Aged care facility
2029	Dementia facility

Economic benefits are measured in terms of direct jobs and indirect/induced jobs generated in the region and the increase in regional income which is generated by the larger resident population and their expenditure and the increase in visitors attracted to the activities in the new precinct.

Direct on site construction jobs (FTE) would average 63 per year over the 15 year period (2020-2034). Materials/equipment supply would average 15 per year over the period.

When the indirect/induced jobs are taken into account total jobs (construction and materials/equipment supply) generated would average 93 per year (78 direct FTE jobs and 15 indirect/induced jobs)

The operations phase covers the period to 2037, as precinct businesses commence and the resident population increases as new houses are built and occupied. The total regional jobs (direct and indirect/induced) increase from 12.6 in 2021 to 366.5 in 2037.

The 336 jobs in 2037 comprise 276 direct jobs in those businesses that residents and visitors are spending in (including the 133 precinct jobs) and 60 indirect/induced jobs, which are generated by the spending of the direct employees.

At full completion (from 2030 onwards) there would be a total of 133 on-site management and operations jobs in hospitality, care professions, education/training, agribusiness, environment and land care.

Total value of construction over the 15 year period, covering civil works on site, housing, tourism and care facilities and site infrastructure is estimated at \$385.2 million (in 2018 prices). In addition, there is a total of \$45.9 million in other costs, comprising design (architects, engineers) and marketing, for a total project cost of \$431.1 million.

In current 2018 prices, total annual household income (pre-tax) of the new residents would increase from \$3.511 million in 2021 to \$58.285 million by 2035.

Annual resident consumption spending will increase from \$1.685 million in 2021 to \$27.977 million in 2035.

Council had the Economic Analysis review by Choice Location Strategists who advised:

The Concept Master Plan includes a number of elements:

- Possible 4.5 star 100 room hotel with conference, wedding facilities and hotel management training facility.
- Health and well-being retreat for up to 40 guests
- 20 villa eco resort
- Sustainability Centre, education hub and artisan village
- Child care centre
- 80 unit retirement village
- Aged care facility with 25 specialist beds and 20 dementia patient beds
- On-site sewerage and waste water treatment
- Neighbourhood demonstration farm.
- Michael Connell & Associate's estimates of jobs stimulated by the project during the build phase namely 63 full time equivalent on site construction jobs, 15 jobs in the region associated with material supply and further 15 indirect jobs induced seem reasonable based on relativities to other projects of comparable scale.

Direct on-site jobs during the operation phase are forecast to increase over time from an initial 3 in 2020 to 276 on build out in 2037. The number of forecast operational jobs is considered consistent with the proposed elements outlined in the Master Plan.

Presumably these are full time equivalent, as is the convention for economic impact assessments. For the sake of clarity it would be helpful if this were stated explicitly.

The estimate of jobs induced by these direct jobs also seems reasonable. Again, it would be helpful to confirm whether these are full time equivalent.

Historic Heritage

The proponent provided a Historic Heritage Assessment Report by Cultural Heritage Management Australia which advises that:

A field survey was undertaken over 3 days with the field team walking 28.4km of survey transects with the average width of the transects being 10m.

No Historic heritage sites or specific areas of elevated heritage sensitivity were identified. The search of the heritage registers shows that there are no registered Historic buildings, properties or features that are located within or in the immediate vicinity. The proposal will not impact on known Historic heritage sites and there is very low potential to impact undetected heritage features. However, as per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features or deposits be revealed during works.

Evandale is a National Trust classified Georgian village, with some 39 heritage listed properties included on the Australian Heritage Database. Evandale is described as 'An administrative and agricultural settlement with a rich agricultural setting, consistent architectural quality, good urban spaces and fine town plantings resulting in a high integrated and successful townscape' (Australian Heritage Database Place File No 6/03/070/0046).

Given the high social significance to the local community, it will be critical that the project proponent continues to engage with the public, as well as relevant government stakeholders on the Masterplan design for the development and ensuring that it is sympathetic with existing heritage values around Evandale, or at least minimises visual impacts on these values.

Road Capacity

The proponent provided a Road Capacity assessment by Pitt&Sherry. Council had this peer reviewed by Midson Traffic.

Midson Traffic advised:

In summary, the development is substantial in size and will generate a large volume of traffic on the existing road network near Evandale. It is clear that the existing road network is not capable of absorbing the traffic volumes without road widening and/or the construction of a new bypass road to the north of Evandale.

The Pitt and Sherry report provides a high-level assessment of the spare capacity in key roads that connect to the subject site. The approach to the capacity analysis is not detailed but does provide an indication that the network cannot cater for the likely traffic generation of the development.

More detailed assessment would be required to determine the full impacts. This would include a detailed traffic generation assessment (the traffic generation estimates in this letter are high-level), more detailed road link and intersection modelling, and infrastructure recommendations to overcome the capacity shortfall in the network.

Pitt & Sherry replied that:

The purpose of the Road Capacity Assessment was to determine whether any residential lots could initially be developed before construction of an Evandale Bypass road to access the site. Other higher density land uses are proposed to be developed after the delivery of the required new roads such as a potential Evandale Bypass road.

There are 14 rural residential lots that could be accessed from Logan Road regardless of the construction status of an Evandale Bypass road.

High level daily volumes were considered appropriate as a small number of developed residential dwellings are not likely to have major impacts to the peak hour operation of the intersections in the vicinity.

The Midson Traffic review states that the parking assessment should include a Sunday. Pitt&Sherry are aware of the Sunday Evandale Market. A Sunday was not considered for the residential dwellings assessment as although

the traffic volumes and parking demand in Evandale are higher on a Sunday, the traffic generation of the residential dwellings would be expected to be significantly lower on a Sunday than a weekday.

The Midson Traffic report states that the analysis does not consider the capacity impacts at key intersections. It is intended to complete a Traffic Impact Assessment for the entire development that would include this assessment as well as the Sunday parking survey.

Utilities

The proponent provided a Preliminary Utilities Assessment by Cardno which found that:

The land can be serviced by extension of the existing potable water infrastructure along Logan Road and White Hills Road.

There is approximately 2000 Equivalent Tenement's of capacity at the reservoirs at Devon Hills that supply Evandale.

The land can be serviced by extension of the existing wastewater infrastructure along Logan Road. The Sewerage Treatment Plant has a licence limit of 0.37ML/day with current inflows averaging around 0.2ML/day. This is equivalent to 309 Equivalent Tenements of capacity remaining at the Sewerage Treatment Plant. The remaining sewage will need to be diverted to a new Sewerage Treatment Plant or upgrades to the existing Sewerage Treatment Plant will be required.

TasWater has reviewed the Cardno Assessment and advises:

- The wording of the submission concerning existing servicing/utilities is acceptable, however TasWater need to be clear that the existing spare capacity available at the two reservoirs at Devon Hills is not solely for the take-up of this development. The capacity will gradually get consumed by other users/developments, on a first-come-first-serve basis, and so could ultimately be insufficient for this development.
- Further, the addition of 2000 Equivalent Tenements from this development would increase the minimum storage requirement for the Devon Hills Reservoirs, which supply Evandale, from approximately 4.0 ML to 7.9 ML – which exceeds the current reservoirs' capacity of 6.8 ML. This summer we were already seeing some difficulties in re-filling the Mackinnons Hill reservoir, which feeds the Devon Hills reservoirs, following hot days. The proposed development would likely exacerbate such problems if additional storage is not provided for. It's also worth noting that we have not yet looked into the capacity of the reticulation, Water Treatment Plant or yield, and so the future approvals process would be subject to these considerations.

Stormwater

The proponent provided a Stormwater Report from MRC Consulting Engineers. This was reviewed by Council's consulting engineer, Hydrodynamica, who advised that:

The strategy report is a statement of how they intend to manage stormwater quality and quantity, as such there is no meat on the bones of it yet.

Their proposed stormwater quantity management strategy is in line with what we would require of developers, and the quality strategy is in line with best practice:

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

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

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

State Policy on the Protection of Agricultural Land

The land is within a declared irrigation district (the North Esk Irrigation Scheme).

The proponent provided an agricultural assessment from Macquarie Franklin

Council's peer review by GES Geo-Environmental Solutions identified issues with the agricultural assessment and the proposal for rezoning in that the report does not adequately address the State Policy on the Protection of Agricultural Land, and in particular principles 1, 7, & 8. The proposal would result in the permanent loss of a large area of agricultural land of local and regional significance within a declared irrigation district.

Macquarie Franklin provided a response to this noting that:

- The area of the properties in question is less than 0.2% of the Class 4 land in the northern midlands district area and approximately 0.1% of the total ground on a district basis.
- The area of the properties in question is less than 0.1% of the Class 4 land and less than 0.05% of the total ground on a broader region basis.

The North Esk Irrigation Scheme has a total irrigation allocation capacity of 4650 ML, covers a total area of 16,545 hectares of irrigable land with 54 land holders having irrigation rights. The amount of class 4 land within the NEIS scheme is approximately 11,000 hectares. The combined irrigation rights associated with the properties in question associated with the Ridgeside Lane development is 40 ML, and this represents 0.8% of the total amount of irrigation water available from the NEIS.

Regional Land Use Strategy

The requested amendment has the potential to meet the overarching strategic directions and related policies in the regional land use strategy, particularly the following regarding economic development:

C.4.1 Goal 1: Economic Development

To facilitate economic development and productivity through integrated land use and infrastructure planning.

Strategic Direction G1.1

Capitalise on the region's sources of competitiveness by identifying future opportunities for sustainable competitive advantage.

- Add value, diversify the economy and generate jobs.
- Develop the preconditions for business competitiveness through merits-based planning and development assessment processes that:
 - Flexibly consider the location of economic development having regard for the changing economic environment; and
 - Focus on community-specific outcomes and environmental impacts, rather than a standards-based approach.

Strategic Direction G1.3

Develop a thorough understanding of key industry needs, including future demand and location requirements.

- Support tourism, culture and arts by:
 - Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character; and
 - Providing for development of tourism products including accommodation.

Strategic Direction G2.2

Plan for socio-economic changes.

- Plan for the needs of an ageing population including retaining and attracting a skilled labour supply,



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particularly people aged 15-29, to provide for a sustainable future workforce.

Council has been requested to progress this amendment to the Regional Land Use Strategy. The potential economic impact of the development is in line with the Economic Development Goals of the Regional Land Use Strategy. On this basis, and to be consistent with the objective of the Land Use Planning & Approvals Act to promote the sharing of responsibility for planning between the different spheres of Government and the community, it is recommended that Council write to the Northern Region Councils seeking their view on the amendment before finalising its view on the amendment.

ATTACHMENTS

- Request from TCG Planning obo Traders in Purple for Amendment to Northern Tasmania Regional Land Use Strategy dated 12 December 2018 including attachments:
 - Concept Master Plan
 - Land Use Master Plan
 - Aboriginal Heritage Assessment
 - Agricultural Assessment
 - Community Engagement Report
 - Economic Impact Analysis
 - Historic Heritage Assessment
 - Road Capacity Assessment
 - Utilities Assessment
 - Stormwater Strategy
- Reviews requested by Northern Midlands Council
 - Review of Agricultural Assessment
 - Review of Economic Impact Analysis
 - Review of Road Capacity Assessment
 - TasWater advice on Utilities Assessment
 - Review of Stormwater Strategy
- Response to reviews provided by Traders in Purple
 - Response to review of Agricultural Assessment
 - Response to review of Road Capacity Assessment
- Letter and Information Sheet from the Minister for Planning – Reviewing and Amending the Regional Land Use Strategies

RECOMMENDATION

That Council write to the Northern Region Councils seeking their view on the request to amend the Northern Tasmania Regional Land Use Strategy by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'urban growth area' classification under the Strategy.

DECISION

Cr Goninon/Cr Davis

That the matter be deferred to the 18 April 2019 meeting pending provision of further information.

Carried unanimously



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086/19 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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

DECISION

Cr Goninon/Cr Adams

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

Carried unanimously

Ms Boer and Mr Godier left the meeting at 7.20pm.



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087/19 ITEMS FOR THE CLOSED MEETING

DECISION

Cr Goninon/Cr Lambert

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

Carried by absolute majority

088/19 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

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089/19 CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING

Confirmation of the Closed Council Minutes of the Ordinary Council Meeting, as per the provisions of Section 34(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

090/19 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

091/19(1) PERSONNEL MATTERS

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

091/19(2) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

Management Meetings

091/19(3) MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

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

Correspondence Received

091/19(4) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

Action Items – Status Report



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091/19(5) PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

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

091/19(6) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
General Manager's Key Performance Indicators

092/19 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.
Lease – Campbell Town

093/19 LONGFORD FLOOD MODELLING

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

DECISION

Cr Polley/Cr Goss

That Council

- A) note the report and authorise officers to prepare a media release to release the information to the public.
- 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

094/19 BACK CREEK FLOOD AUTOMATION: PROGRESS REPORT

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

DECISION

Cr Adams/Cr Goss

That Council

- A) authorise JMG to award the automation works on the Back Creek Flood Gates to AWMA.
- B) in relation to this matter:
 - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to release the decision to the public.

Carried unanimously



NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 18 MARCH 2019

095/19 LOCAL DISTRICT COMMITTEE MEMBERSHIP

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

DECISION

Cr Davis/Cr Lambert

That Council

A) in relation to this matter:

- Accept Lesley Pyecroft as a member of the Perth Local District Committee until the conclusion of the 2018-2020 term.

B) in relation to this matter:

- considered whether any discussion, decision, report or document is kept confidential or released to the public; and
- determined to release the decision to the public.

Carried unanimously

096/19 REQUEST TO AMEND THE NORTHERN TASMANIA REGIONAL LAND USE STRATEGY: 98 RIDGESIDE LANE, 211 LOGAN ROAD AND CT 101154/1, LOGAN ROAD, EVANDALE

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

DECISION

Cr Polley/Cr Goninon

A) That the Mayor and General Manager meet with The Hon. Roger Jaensch, Minister for Planning, and Mr John Perry, the Coordinator General, to discuss the Traders in Purple proposal.

B) Council, in relation to this matter:

- considered whether any discussion, decision, report or document is kept confidential or released to the public.
- determined to release the decision to the public.

Carried unanimously

DECISION

Cr Lambert/Cr Davis

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Knowles closed the meeting at 7.59pm.

MAYOR _____

DATE _____