



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 16 February 2015

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE, etc.

The *Local Government Act 1993* provides (in part) as follows:

- A General Manager must ensure that any advice, information or recommendation given to the Council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- A Council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the General Manager certifies in writing such advice was obtained and taken into account in providing general advice to the Council.

I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- ii) where any advice is directly given by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.

Des Jennings
GENERAL MANAGER

GUIDELINES FOR PUBLIC QUESTIONS

AND STATEMENTS

AT COUNCIL MEETINGS

To assist in the efficient conduct of Council Meetings, the following guidelines have been adopted for the purpose of allowing individuals to ask questions and also present information on other matters such as development applications:

1. Session will commence at 6.45pm.
2. Person asking question must identify themselves and if more than one person wishes to ask a question, the Mayor will determine the order of questions and no more than **2 (two) questions** from each person will be accepted on any specific subject.
3. On agenda items, including planning issues, a **maximum of 4 persons per item** (2 for and 2 against) will be permitted to address Council and after the presentation, Councillors may ask questions.
4. Each speaker is limited to a maximum of **3 minutes and may only address Council on one occasion.**

RECORDING OF COUNCIL MEETINGS

For the information of the Community, proceedings of the Open Council Meeting are being recorded.

Council Policy No. 51 - Recording of Meetings Policy explains fully the details pertaining to the Recording of Meetings, however, the following should be noted:

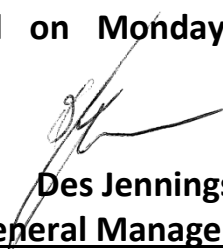
- ◆ The purpose of recording meetings of Council is to assist Council officers in the preparation of minutes of proceedings and it should be noted that Section 33(3) of the Act states that *"the minutes of a meeting, once confirmed, prevail over the audio recording of the meeting"*.
- ◆ A person may only use an audio recorder, or any other recording and/or transmitting device, to record the proceedings of a meeting of Council with the written permission of the General Manager for the express purpose proposed. The Northern Midlands Council reserves the right to revoke such permission at any time.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 16 February 2015 at 5.00pm.


Des Jennings
General Manager

11 February 2015

4.00pm Councillor Workshop – closed to the public

GOV 1 ATTENDANCE

1 PRESENT

2 APOLOGIES

GOV 2 TABLE OF CONTENTS

GOV 1	ATTENDANCE	2
	1 PRESENT	2
	2 APOLOGIES	2
GOV 2	TABLE OF CONTENTS	2
GOV 3	DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE	4
GOV 4	CONFIRMATION OF MINUTES	4
	1 ORDINARY COUNCIL MEETING – 19 JANUARY 2015	4
	2 CONFIRMATION OF MINUTES OF COMMITTEES	5
	<i>Attachments: Section 1 – Page 2</i>	
	3 RECOMMENDATIONS OF SUB COMMITTEES	5
GOV 5	DATE OF NEXT COUNCIL MEETING 16 MARCH 2015	6
INFO	INFORMATION ITEMS	7
	1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING	7
	2 MAYOR'S COMMUNICATIONS	7
	3 PETITION	8

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



4	CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES	8
5	WORKS & INFRASTRUCTURE REPORT <i>Attachments: Section 1 – Page 52</i>	9
6	BUILDING APPROVALS	9
7	DEVELOPMENT APPLICATIONS	9
8	MATTERS AWAITING DECISION BY TPC & RMPAT	11
9	USE OF COUNCIL SEAL: JANUARY 2014	11
10	132 & 337 CERTIFICATES ISSUED	11
11	ANIMAL CONTROL: JANUARY 2014	11
12	HEALTH ISSUES	12
13	CUSTOMER REQUEST RECEIPTS	12
14	GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)	13
15	ACTION ITEMS: COUNCIL MINUTES	13
16	KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS	20
17	RESOURCE SHARING SUMMARY FROM 01 JULY 2014 <i>Attachments: Section 1 – Page 58</i>	29
18	VANDALISM: JANUARY 2014	29
19	YOUTH PROGRAMME UPDATE: JANUARY 2015	29
20	INTERIM PLANNING SCHEME	29
21	NRM ACTIVITIES	30
22	HERITAGE HIGHWAY TOURISM REGION ASSOCIATION REPORT: JULY – DECEMBER 2014	31
23	NORTHERN MIDLANDS BUSINESS ASSOCIATION REPORT: JULY- DECEMBER 2014	32
W&I 1	LEASE OF ROYAL GEORGE HALL <i>Attachments: Section 1 – Page 59</i>	34
ECD 1	STATE GOVERNMENT TRAILS AND BIKEWAYS FUNDING	39
GOV 6	LAUNCESTON AIRPORT AND TRANSLINK PRECINCT MASTER PLAN PROPOSAL	41
GOV 7	STRATEGIC PROJECT : ECONOMIC DEVELOPMENT & TOURISM STRATEGY	45
GOV 8	LONGFORD LOCAL DISTRICT COMMITTEE MEMBERSHIP	51
GOV 9	ROSS LOCAL DISTRICT COMMITTEE MEMBERSHIP	54
CORP 1	MONTHLY FINANCIAL STATEMENT <i>Attachments: Section 1 – Page 62</i>	56
CORP 2	2015/2016 MUNICIPAL BUDGET	63
P&D 1	NORTHERN MIDLANDS LAND USE AND DEVELOPMENT STRATEGY <i>Attachments: Section 1 – Page 98</i>	67
P&D 2	NORTHERN MIDLANDS RURAL PROCESSING CENTRE <i>Attachments: Section 1 – Page 107</i>	71
P&D 3	REVIEW OF POLICY 40 - PUBLIC OPEN SPACE CONTRIBUTION	75

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



P&D 4	PLANNING PRACTICE QUARTERLY REPORT – OCTOBER – DECEMBER 2014	79
	PUBLIC QUESTIONS & STATEMENTS	81
1	PUBLIC QUESTIONS	81
	COUNCIL ACTING AS A PLANNING AUTHORITY	81
2	STATEMENTS	81
PLAN 1	PLANNING APPLICATION P15-005 24 SUMMIT DRIVE, DEVON HILLS	82
	<i>Attachments: Section 1 – Page 154</i>	
	COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION	90
	CON – ITEMS FOR THE CLOSED MEETING	91
CON 1	APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE	91
CON 2 (1)	PERSONNEL MATTERS	91
CON 2 (2)	INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	91
CON 2 (3)	MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL	91
CON 2 (4)	INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	91
CON 2 (5)	INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	91
CON 2 (6)	PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN THE LAND OR FOR THE DISPOSAL OF LAND	91

GOV 3 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.

GOV 4 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 19 JANUARY 2015

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 19 January 2015 be confirmed as a true record of proceedings.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 2

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

	Date	Committee	Meeting
i)	11/11/2014	Bishopsbourne Progress Association Inc.	Ordinary
ii)	01/12/2014	Perth Recreation Ground Management Committee	Ordinary
iii)	09/12/2014	Bishopsbourne Progress Association Inc.	Ordinary
iv)	05/01/2015	Epping Forest Hall Committee	Ordinary
v)	20/01/2015	Ross Local District Committee	Ordinary
vi)	28/01/2015	Cressy Local District Committee	Ordinary
vii)	29/01/2015	Avoca, Royal George & Rossarden Local District Committee	Ordinary
viii)	02/02/2015	Northern Midlands Economic Development Committee	Ordinary
ix)	03/02/2015	Evandale Community Centre	Ordinary
x)	03/02/2015	Perth Local District Committee	Ordinary
xi)	03/02/2015	Evandale Advisory Committee	Ordinary
xii)	04/02/2015	Longford Local District Committee	AGM
xiii)	04/02/2015	Longford Local District Committee	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation
02/02/2015	Northern Midlands Economic Development Committee	That Council does not progress the Burlington Road Stage Two upgrade until the local businesses have upgraded their internal roadways. That Council request the State Government to rezone the Cressy Research Farm to allow subdivision into smaller titles (effectively, a 'Translink-style' zoning for the Research Farm). That Council maintain pressure for the rollout of the NBN in the Northern Midlands. That the Committee advises Council the tyre recycling facility is a waste and environmental issue and on that basis Council should approach the state government. That Council prepare a project brief to the consultant for the 2011 Northern Midlands Trails and Bikeways Development Plan, seeking his review of the proposed Longford Horse Trail to identify opportunities and restraints (with the cost to be allocated against the Economic Development Committee budget).
03/02/2015	Perth Local District Committee	Fairtlough Street Footpath - That the Committee recommend to Council that in view of the Planning Application to change the use of 180 Fairtlough Street, Perth to a Medical Centre, that the footpath from the Midland Highway (on the northern corner of Fairtlough Street) be extended to the east to the frontage of the proposed Medical Centre, prior to the opening of the facility.

NOTE: *Matters already considered by Council at previous meetings have been incorporated into INFO 15: Officer's Action Items.*

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



DECISION

Cr

That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee

That:

- i) Council does not progress the Burlington Road Stage Two upgrade until the local businesses have upgraded their internal roadways.*
- ii) Council request the State Government to rezone the Cressy Research Farm to allow subdivision into smaller titles (effectively, a 'Translink-style' zoning for the Research Farm).*
- iii) Council pressure for the rollout of the NBN in the Northern Midlands.*
- iv) the Committee advises Council the tyre recycling facility is a waste and environmental issue and on that basis Council should approach the state government.*
- v) Council prepare a project brief to the consultant for the 2011 Northern Midlands Trails and Bikeways Development Plan, seeking his review of the proposed Longford Horse Trail to identify opportunities and restraints (with the cost to be allocated against the Economic Development Committee budget).*

Cr

That Council note and investigate the following recommendations of the Perth Local District Committee

That the Committee recommend to Council that in view of the Planning Application to change the use of 180 Fairtlough Street, Perth to a Medical Centre, that the footpath from the Midland Highway (on the northern corner of Fairtlough Street) be extended to the east to the frontage of the proposed Medical Centre, prior to the opening of the facility.

GOV 5

DATE OF NEXT COUNCIL MEETING

16 MARCH 2015

Mayor Downie advised that the next Ordinary Council Meeting would be held on Monday, 16 March 2015, at the Northern Midlands Council Chambers at Longford to commence at 5.00pm.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



INFO

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 since the last Council meeting.

Date Held	Purpose of Workshop
02/02/2015	Council Workshop - Perth Bypass – Perth to Breadalbane Project / Midland Highway Duplication - Office Renovations – Office Accommodation & Security - Cressy Boat Ramp - Evandale Dump Point - Ross Bridge Project (Re National Heritage Listing) - Longford Revival Festival - Business Plan – Visitor Information Centre, Longford - Municipal Wide Land Use Strategy - Strategic Project Briefs - Amalgamations - Business Cards
03/02/2015	Council Workshop – - Stormwater: TRANSLink/Western Junction Flooding
04/02/2015	Council Workshop - TasWater
19/01/2015	Council Workshop - prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period to 16 February 2015 are as follows:

Date	Activity
19/01/2015	Attended Council Workshop and Meeting
22/01/2015	Meeting with Mr Eric Hutchinson MP re road funding
26/01/2015	Attended the Northern Midlands Council Australia Day Carnival at the Cressy War Memorial Park and Swimming Pool, including conducting citizenship ceremony, presentation of the Northern Midlands Council Australia Day Awards and presentation of the Woolworths Ambassador pin to Mrs Rebecca Cuthill
26/01/2015	Attended and spoke at the Poatina Village Australia Day Flag raising ceremony
29/01/2015	Met with Mr John Barker at Northern Midlands Council offices regarding proposed truck wash
30/01/2015	Attended opening of Wartime Memorabilia Exhibition at the Campbell Town Court House
02/02/2015	Attended meeting with Mill Dam Action Group
02/02/2015	Attended Council workshop
03/02/2015	Attended meeting with Rural Alive and Well Tasmania Inc
03/02/2015	Attended Council workshop
03/02/2015	Attended Community Meeting in Ross
04/02/2015	Attended TasWater Owner Representatives Quarterly Briefing
04/02/2015	Attended Council Workshop with TasWater CEO and Chairman
11/02/2015	Attended meeting with Premier Hodgman, Mr Guy Barnett MP, Mr Andrew Bond, Mr Ian Thompson and Mr David Wordsworth re Cressy Longford Irrigation Scheme

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Activity
12/02/2015	NTD Executive Meeting
12/02/2015	Attended Voluntary Council Amalgamations Regional meeting
13/02/2015	LGAT Meeting at Brighton
Attended to numerous email, phone, media and mail inquiries.	

3 PETITION

Responsible Officer: Des Jennings; General Manager

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

- (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
 - (b) a heading on each page indicating the subject matter; and
 - (c) 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) the full printed name, address and signature of the person lodging the petition at the end of the petition.

58. Tabling petition

- (1) A councillor who has been presented with a petition is to –
 - (a) table the petition at the next ordinary meeting of the council; or
 - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
 - (a) it does not comply with section 57; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

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.

In accordance with Council's Strategic Plan 2007-2017 (2012/13 Revision), Part 1 – Governance, the core functions are:

- Support Council with governance advice and effective leadership, review and implement organisational values through day to day operations, effective communication, community consultation and advocacy, issues identification, strategic and corporate planning, annual reports, public and private resource sharing,

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



induction of elected members, provision of legal advice, human resources management and liaise with representative bodies.

- *Support Council with sound financial advice and management, and generate funds without burdening the community. Rates administration, budgeting and reporting, debt collection, taxation, asset registers and depreciation, receipts and payments, wages and salaries, loans and investments, records management, information technology, and customer service.*

2 CONFERENCES AND SEMINARS

Nil.

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 52

The Works & Infrastructure Report for the period to 9 February 2015 was circulated in the Attachments.

6 BUILDING APPROVALS

The following table provides a comparison of the number and total value of building works for 2014 and 2015.

	YEAR - 2014				YEAR - 2015			
	JANUARY		JANUARY		JANUARY		JANUARY	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	8	1,526,000	8	1,526,000	6	1,277,310	6	1,277,310
Dwelling Additions	2	125,000	2	125,000	2	55,000	2	55,000
Garage/Sheds & Additions	3	23,865	3	23,865	4	186,500	4	186,500
Commercial	2	340,000	2	340,000	1	30,000	1	30,000
Other (Signs)	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	0	0	0	0
Minor Works	1	500	1	500	0	0	0	0
Building Certificates	4	22,000	4	22,000	0	0	0	0
Amended Permits	1	0	1	0	0	0	0	0
TOTAL	21	2,037,365	21	2,037,365	13	1,548,810	13	1,548,810

Figures do not include Building Approvals processed under the Resource Sharing Agreements.

7 DEVELOPMENT APPLICATIONS

Planning decisions in January 2015:

Total Approved:	21	Total Refused:	1
Total Permitted:	2	Total Discretionary:	12
Average Days for Permitted:	37	Average Days for Discretionary:	43
Total Exempt under IPS:	8	Days allowed for approval under LUPAA:	42
Total Withdrawn:	1	Strata Plans Approved:	

Project	Details	Address	Applicant	No of LUPAA days	Permitted/ Discretionary
DELEGATED DECISIONS					
P14-123	Resubdivision between 3 lots to create single title over the Lake Leake dam and immediate peripheral area	Lake Road (caretakers dwelling & lake), LAKE LEAKE	Geospatial Infrastructure Branch, DPIPW	42	D

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



DELEGATED DECISIONS

P14-131	6 units on internal lot (variations to clauses 10.4.(1, 2, 3, 4, 6, 8 & 9) & clauses 6.6.(1 & 2), 6.7.2 & 6.8.2)	11a Pakenham Street, LONGFORD	Woolcott Surveys	0	E
P14-337	Continue use of property for dance school - vary parking provisions (heritage-listed place in heritage precinct)	38 Marlborough Street, LONGFORD	J Argent	62	D
P14-344	Shed (vary setback in rural zone)	591 Pateena Road, LONGFORD	M & S Goldspink	34	D
P14-354	Dwelling extension (heritage precinct)	51 Wellington Street, LONGFORD	WM McEwan & PL Whinney	42	D
P14-358	Garage/carport (vary front (N) setback on internal lot) - ancillary to proposed dwelling	5 Talisker Street, PERTH	L Midson	42	D
P14-361	Awning (vary setbacks in rural zone)	93 Nile Road, EVANDALE	A C Howard & D J Thompson	35	D
P14-362	3-lot subdivision (vary minimum lot size)	87A Marlborough Street, LONGFORD	Cohen & Associates Pty Ltd (obo P Krushka)	42	D
P14-366	Remote dwelling addition (heritage-listed place in heritage precinct)	8 Forster Street, CAMPBELL TOWN	Prime Design (obo Saunders & Bulmer)	42	D
P14-370	Awning	24 Pultney Street, LONGFORD	R E & J M Foster	37	P
P14-371	Dwelling & garage	17a Macquarie Street, CRESSY	Mark David Van Donselaar (Mark Van Donselaar Carpenter Joiner)		E
P14-372	Dwelling	25 Minerva Drive, PERTH	Prime Design (obo Jasper & Mitchell)	0	E
P14-374	Garage (19m x 7.5m, 4.5m apex) (outbuilding over 80m2)	48 Devon Hills Road, DEVON HILLS	B & S Harris	37	D
P14-381	Dwelling (vary rear [E] setback on internal lot to 3m)	51 Mulgrave Street, PERTH	L Adams	42	D
P14-384	Dwelling	15 Torlesse Street, CAMPBELL TOWN	GJ Gardner Homes Launceston	0	E
P15-006	Dwelling	5A Malcombe Street (lot 2), LONGFORD	J Goss	0	E
P15-007	Farm shed	Logan Road, EVANDALE	CJ & PJ Mitchell	0	E
P15-008	Dwelling	6 Shervan Court, PERTH	Sammilne Pty Ltd	0	E
P15-012	Dwelling	7 Shervan Court, PERTH	Q & K Thompson	0	E

COUNCIL DECISIONS

P14-048	Dwelling - vary [S&E] setbacks (within Environmental Impacts & Attenuation zone), relocation of shed & shipping containers, demolitions of buildings & new access	643 Relbia Road, RELBIA	AJ & LM Shepherdson Pty Ltd	73	D
P14-235	9-lot subdivision including cul de sac (within 50m of railway) & dwelling demolition	115 Fairtlough Street, PERTH	6ty Degrees (obo Shervan)	66	D

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



REFUSED

P14-317	2-lot subdivision to create a 1ha lot & 20.1ha lot	372 Norwich Drive, LONGFORD	DJ McCulloch & Associates (obo R Armstrong)	-	D
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WITHDRAWN

P14-320	Multiple dwellings (3) on proposed lot 2	45 Wellington St, LONGFORD	R Clark	0	D
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8 MATTERS AWAITING DECISION BY TPC & RMPAT

TPC	Tasmanian Planning Commission
IPS	Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Report on representations sent to TPC. TPC advised it is currently assessing the Launceston Interim Planning Scheme 2012. TPC has indicated that it won't commence assessing another interim scheme before completing the Launceston Interim Scheme. Planning Reform Taskforce established by State – the declared schemes will be used as a consistent platform for the transition to a single planning scheme.
	Gap Analysis
P14-319	Dispensation 01/14 - use and development of 'Equipment and Machinery Sales and Hire', 'Manufacturing and Processing', and 'Storage' (contractor's yard only) on 201 Pateena Road, Longford (CT 122423/2)
RMPAT	Resource Management & Planning Appeals Tribunal
P11-122	Section 64 order – earthworks at 18 Logan Road, Evandale adjourned pending outcome of planning application – dispensation regarding zoning of access to be sought
Decisions received	
TPC	
-	-
RMPAT	
124/14P	P14-287 - Lot 9 - 66 Seccombe Street, Perth: Dwelling (vary [S] setback) & garage – appeal of Refusal Notice issued 12.12.14. Teleconference to be held 9.1.15. Consent agreement ratified by RMPAT.

9 USE OF COUNCIL SEAL: JANUARY 2014

0	Final plans of subdivision
0	Part 5 Agreements under <i>Land Use Planning & Approvals Act</i>
0	Instruments of Approval for Planning Scheme Amendments
0	Draft Amendments to <i>Northern Midlands Planning Scheme 1995</i>
0	Other Agreements/Documents

10 132 & 337 CERTIFICATES ISSUED

No. of Certificates Issued 2014/2015 year														Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	2013/2014
132	67	47	50	84	54	44	46						392	634
337	33	28	29	53	35	23	19						220	353

11 ANIMAL CONTROL: JANUARY 2014

Item	Income/Issues 2013/2014		Income/Issues for January 2015		Income/Issues 2014/2015	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,578	79,742	30	982	3,416	78,236
Dogs Impounded	94	5,430	13	1,104	48	3,071
Euthanized	5	-	-	-	1	-
Re-claimed	73	-	10	-	40	-

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Item	Income/Issues 2013/2014		Income/Issues for January 2015		Income/Issues 2014/2015	
	No.	\$	No.	\$	No.	\$
Re-homed/To RSPCA	16	-	1	-	5	-
New Kennel Licences	4	250	-	-	1	64
Renewed Kennel Licences	69	2,656	-	-	64	2,560
Infringement Notices (paid in full)	13	1,820	-	-	12	2,020
Legal Action	-	-	-	-	-	-
Livestock Impounded	1	58	1	180	1	180
TOTAL		89,956		2,265		83,866

12 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. 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	2012/2013		2013/2014		2014/2015	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	90	121	32	32	65	68
October-December	88	119	23	23	66	68
January-March	-	-	-	-		
April-June	200	260	87	194		
TOTAL	378	500	142	249		

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	2012/2013	2013/2014	2014/2015
Notifiable Diseases	7	6	2
Inspection of Food Premises	132	126	28

Notifiable Disease investigations have been carried out by the Department of Health and Human Services from Hobart, with only significant outbreaks directed to Council to assist with investigations. However, due to the prompt and thorough investigating by Council Environmental Health Officers, the Department now directs more cases for Council to investigate.

Food premises are due for inspection from 1 July each year.

13 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	1	1	-	-	-	1	-					
Building & Planning	4	-	1	2	-	1	6					
Community Services	-	-	1	-	-	-	-					
Corporate Services	-	-	-	-	1	-	-					
Governance	-	-	-	-	-	-	-					
Waste	3	3	-	1	-	-	-					
Works (North)	33	40	29	16	19	9	39					

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Works (South)	5	2	3	9	10	4	3					

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

Date	Recipient	Purpose	Amount \$
21-Jul-14	Campbell Town District High School	Chaplaincy	\$1,500
21-Jul-14	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
5-Aug-14	P & S Williams	Donation - Family lost caravan in wind storm	\$100
18-Aug-14	Cressy District High School	Inspiring Positive Futures Program	\$8,000
12-Sep-14	Legacy Week	Donation	\$173
22-Oct-14	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-14	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-14	Avoca Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Perth Fire Brigade	Donation	\$50
28-Nov-14	Longford Fire Brigade	Donation	\$100
19-Nov-14	Red Cross Centenary Rose Planting	Catering	\$31
18-Nov-14	Helping Hand Associated	Donation	\$1,150
18-Nov-14	Longford Care-a-Car	Donation	\$1,000
	Council wages and plant	Assistance to Campbell Town SES	\$145
Planning/Building Applications Remitted			
2-Sep-14	Longford Mens Shed	Planning & Building Fees	\$2,319
30-Oct-14	P14/202 Brick Walls near footpaths	Planning & Building Fees	\$660
Sporting Achievements			
16-Jul-14	Ms T Morris	Australian Darts Championships	\$60
16-Jul-14	Mr I Chugg	National Schoolboy Football Championships	\$60
18-Aug-14	Mrs H Farrow	Australian Indoor Bowls Titles	\$60
2-Sep-14	Ms Shenaye Zaporozec	Indoor Bowls Championships at Mt Gambier SA	\$60
2-Sep-14	Mrs Julie Zaporozec	Indoor Bowls Championships at Mt Gambier SA	\$60
2-Sep-14	Mr Simon Zaporozec	Indoor Bowls Championships at Mt Gambier SA	\$60
18-Nov-14	Miss Sophie Parkin	U15 National Cricket Carnival 2014	\$60
10-Dec-14	Mr Jakeb Morris	Junior Darts Championships 2014	\$60
10-Dec-14	Mr Bailey Groves	Junior World Shooting Cup in Germany	\$120
10-Dec-14	Mr Daniel Murfet	U19 National Cricket Championships	\$60
		TOTAL DONATIONS	\$24,187

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/01/2015	04/15	Confirmation Of Minutes Of Committees - Longford Local District Committee	That Council note the following recommendations of the Longford Local District Committee: 2. The Longford Local District Committee recommends to the incoming committee that a Tourism Committee and a standalone Visitor Information Centre are of critical importance to Longford.	Executive Officer	Complete.	

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/01/2015	13/15	Policy Review: Policy 1 – Accounting	That Council endorse the amended Policy 1.	Executive Officer	Complete.	
10/11/2014	296/14	Richard Flanagan: Winner Of The 2014 Man Booker Prize	That i) Mayor Downie write to Mr Richard Flanagan and congratulate him as the winner of the prestigious 2014 Man Booker Prize. ii) the Council Executive consider arrangements for a civic reception for Mr Flanagan.	Executive Officer	Reception to be held 5 March 2015 at 11am. Invitations to be issued.	
19/01/2015	26/15	Ben Lomond National Park:	That: i) Council acknowledge the confirmed financial contributions ii) Council agree to fund the project to a maximum of \$4,000.	General Manager	In progress.	
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.	
8/12/2014	319/14	Information Items - Perth Bypass	That 1. Council invite local members Mr Guy Barnett and Mr Mark Shelton to attend a meeting at Council the earliest possible convenience, and 2. Council's general manager contact the Minister; in order to seek clarification in relation to the Perth Bypass so that Council can allay some of the angst of the community in this regard.	General Manager	Minister Hidding attended January Council meeting.	
19/01/2015	11/15	Launceston Airport Preliminary Draft Master Plan 2015	That the General Manager prepare a response to the Launceston Airport Plan in consultation with Councillors.	General Manager	Complete.	30/01/2015
8/12/2014	328/14	Notice Of Motion: Tourism Industry	That i) the Northern Midlands Council notes the briefing paper and agrees with the basis of the discussion as per the recommendations; ii) it is then referred to the Tourism Sub-Committee of the Longford Local District Committee to prepare a business plan.	General Manager	Complete.	
15/09/2014	227/14	Perth Bypass Steering Committee	That: i) Council endorse the Terms of Reference for the Perth Bypass Steering Committee; ii) invite representation from interested committees from within Perth and the wider area; and iii) The representatives of Council include: The Mayor; Councillor Goss; Councillor Calvert; Councillor Lambert; General Manager; Planning and Development Manager; and Works & Infrastructure Manager.	General Manager	First meeting of the Perth Road Community Reference Group to be held on 17 February.	

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
8/12/2014	331/14	Strategic Project Briefs	That Council A) review the briefs in early 2015, which include: i) Economic Development and Tourism Strategy; ii) Launceston Airport and TRANSLink Precinct Master Plan; iii) Longford Recreation Ground Master Plan; iv) Longford Traffic Study; v) Northern Midlands Health, Fitness & Sports Centre Master Plan; vi) Sport, Recreation and Open Space Strategy; and vii) Transport Master Plan viii) Perth Recreation Ground Master Plan; B) report to Council at the conclusion of the review process at which time Council will determine the items to be progressed.	General Manager	In progress.	
8/12/2014	331/14	Strategic Project Briefs	That concept plans, through stakeholder consultation, be prepared for the following facilities: Longford Recreation Ground Master Plan; Northern Midlands Health, Fitness & Sports Centre Master Plan; and Perth Recreation Ground Master Plan.	General Manager	In progress.	
15/09/2014	229/14	Strategic Projects	That management B) provide a list of relevant existing briefs and progress thereon.	General Manager	In progress.	
10/11/2014	289/14	Taswater – Pricing And Service Plan 2015-2018	That Council ii) invite Miles Hampton, Chairman of the TasWater Board and Michael Brewster, Chief Executive Officer of TasWater to meet with Council to discuss further iii) that, after the meeting with the TasWater Chair and CEO, Council devise a strategy, together with other Councils and concerned parties, to minimise increases to water and sewerage.	General Manager	Meeting held 4 February.	
13/10/2014	253/14	Wifi – Longford	That i) Council endorses the Longford Town Hall as the recommended location to house the WiFi hardware; and ii) Officers continue to investigate and implement the extension of the WiFi coverage within Longford and investigate a regional approach to the provision of WiFi facilities.	General Manager	In progress.	
26/05/2014	114/14	Confirmation Of Minutes - Cressy Local District Committee	That Council note and investigate the following recommendation of the Committee: That Council consider the installation of a dump site for motor homes at the Cressy Recreation Ground, with the installation of signs at the entrances to the town notifying campers of the dump site, and the provision of overnight camping at the Recreation Ground.	O/night Camping Sub Committee - Planning & Development Manager	Committee progressing matter in conjunction with preparation of draft policy. Next meeting 16/2 at 3pm.	30-Jun-15

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/01/2015	04/15	Confirmation Of Minutes Of Committees - Longford Local District Committee	That Council note the following recommendations of the Longford Local District Committee: 1. That the Longford Local District Committee agrees with the principles of simplification of the signage system within Longford and that the standard white signs with black print be maintained outside of the heritage precinct area, and the heritage street signs be kept within the heritage area.	Signage Committee	Agenda item for signage committee meeting - 2/3 4pm.	
19/01/2015	15/15	Midlands Highway Signage: Woolmers Estate	That Council officers instigate specific discussions with the operators of heritage tourism venues and identify specific needs and desires and then meet with representatives of State Growth and the Tasmanian Planning Commission to identify solutions and report back to Council.	Planning & Development Manager	In progress.	
19/01/2015	24/15	Northern Midlands Interim Planning Scheme 2013 – Evandale Residential Specific Area Plan	That Council i) adopts recommendations 2 and 3; and recommends to the commission that, should the Commission support the recommendation, the amendments be placed on public exhibition.	Planning & Development Manager	Next meeting 18 February.	
8/12/2014	337/14	Planning Applications: Exhibition On Council Web Site	That Council display the plans and details of current discretionary planning applications on its website in addition to the statutory exhibition requirements and that a suitable advisory note regarding copyright be included.	Planning & Development Manager	Complete.	
13/10/2014	267/14	Policy Review: Policy 30 – Dog Management Policy	That Council endorse the proposed changes to Policy 30, as highlighted in the attached document, for public exhibition in accordance with s.7 of the Dog Control Act 2000.	Planning & Development Manager	To be advertised and letters to be sent to local kennel owners.	
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	That Council investigate the feasibility of a trial of cat management activities in a local community in the Municipality with a view to test the effectiveness of cat control in reducing populations of feral and unrestrained cats. It is suggested that the investigation consider approaches used in the Bellingham area as a model for use in NMC.	NRM Officer / Planning & Development Manager	Awaiting outcome of State Government review.	30-Jun-15
8/12/2014	335/14	Rural Processing Centre Project	That Council endorse the Northern Midlands Rural Processing Centre Draft Report November 2014 as being suitable for public exhibition for a period of six weeks, subject to the qualification and possible removal of comments relating to the unsuitability of Powranna Road and Burlington Road as industrial sites.	Planning & Development Manager	Report to Council.	

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
8/12/2014	335/14	Rural Processing Centre Project	That an analysis of suitable sites, within the Northern Midlands municipality, for heavy industry be commissioned.	Planning & Development Manager	Incorporated with Strategic Land Use and Development Plan.	
19/01/2015	16/15	Tasmanian Building Regulatory Framework Review	That Council the respond to the Minister as set out.	Planning & Development Manager	Complete.	
19/01/2015	09/15	Local Government Association of Tasmania (LGAT) – Nominations for National Plan to Reduce Violence Against Women and their Children	That should Cr Knowles wish to nominate, Council supports the nomination of Cr Knowles as representative to the National Plan to Reduce Violence against Women and their Children 2010-2022 (the National Plan) and the implementation of its Second Action Plan – Moving Ahead 2013-2016.	Executive Assistant	Nomination submitted.	
8/12/2014	321/14	Campbell Town War Memorial Oval Precinct Development Plan	That Council: i) Accept the Campbell Town War Memorial Oval Precinct Development Plan Report in principle; ii) Table the Development Plan Report at the next meeting of the Campbell Town Local District Committee and advise the Committee that Council has accepted the Report in principle.	Economic & Community Dev. Manager	Report tabled at Campbell Town District Forum meeting.	
8/12/2014	321/14	Campbell Town War Memorial Oval Precinct Development Plan	That Council: iii) Approve the development of a business plan, with a statewide perspective, to assess the viability of the proposed multipurpose centre; iv) Authorise the Manager Economic and Community Development to progress the preparation of the project brief for the business plan, with the funding for the project to be identified within the next budget review.	Economic & Community Dev. Manager	Project brief for the Financial & Economic Analysis of the Campbell Town War Memorial Oval Precinct Development plan developed and expressions of interest being sought from consultants.	
23/06/2014	139/14	Confirmation Of Minutes - Longford Local District Committee - Visitor Information Centre	That Council note and investigate the following recommendation of the Longford Local District Committee: The Committee recommends to Council that they identify funding, location and implementation of a standalone visitor information centre as a matter of priority.	Economic & Community Dev. Manager	Longford Visitor Appeal Study underway - due for completion end of March 2015.	

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
8/12/2014	317/14	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendation of the Northern Midlands Economic Development Committee: That Council: ▪ undertakes work to underpin a funding application to Round Two of the National Stronger Region Fund for the Burlington Road upgrade ▪ writes to the Federal Minister for Communications, and Ministers Hutchinson, Shelton and Hidding, expressing concern that the NBN rollout has stalled in Tasmania and there is no plan for the recommencement of the NBN rollout ▪ Provide the Committee with the criteria, justification and detail that supports the individual proposals on the Council's priority project list ▪ Appoint the Economic Development Committee Chair to the Perth Bypass Committee ▪ Reconfirm the Economic Development Committee terms of reference ▪ Include the Economic Development Committee minutes on Council agenda.	Economic & Community Dev. Manager	Letters sent to Minister Turnbull, Minister Hidding, Eric Hutchinson MP and Mark Shelton MP Economic Development Committee minutes now included on Council Agenda. Responses awaited from Minister and MP's. Economic Development committee yet to review terms of reference.	
15/09/2014	222/14	Information Items	Council write to i) the Valuation Department and request that the inspections are more detailed when undertaking valuations, in particular with regard to the inconsistencies that are reflected; and ii) to Mr Murfett to provide him with an update on Council's actions.	Corporate Services Manager	Letter sent.	
8/12/2014	317/14	Recommendations Of Sub Committees - Morven Park Management & Development Association Inc	That Council note and investigate the following recommendation of the Morven Park Management & Development Association Inc: NMC purchase more outdoor exercise gym equipment to add to existing equipment at Morven Park.	Corporate Services Manager	Listed for budget deliberations.	
14/04/2014	94/14	Royal George Hall: Relinquish Of Lease	That Council i) undertake further consultation with the community ii) seek alternative uses; ii) undertake an audit of the assets and assess the cost of repair; and iv) report to a future Council meeting.	Property Committee	Report to Council.	31-Mar-15
8/12/2014	320/14	Stormwater: Translink/Western Junction Flooding	That Council increase the funding allocation for the TRANSlink drainage investigations and remedial works by \$15,000 in order to cover additional costs and identified upgrade works to meet the January 2015 Council meeting deadline.	Corporate Services Manager	See budget review. Complete.	
10/11/2014	283/14	Confirmation Of Minutes - Evandale Advisory Committee	That Council note and investigate the following recommendation of the Evandale Advisory Committee: That Council retain the dump site in Morven Park and provide appropriate screening.	Works & Infrastructure Manager	Report to March Council meeting.	30-Jun-15

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
26/05/2014	114/14	Confirmation Of Minutes - Morven Park Management & Development Assoc. Inc	That Council note and investigate the following recommendation of the Committee: That the Waste Pit be moved from Morven Park to an alternative site located away from the village, due to the detrimental effect that it has on the ERSS, Sporting Events and OH&S concerns.	Works & Infrastructure Manager	Evandale Advisory Committee recommendation to maintain at Morven Park and provide suitable screening. - Report to March Council Meeting.	31-Oct-14
8/12/2014	317/14	Recommendations Of Sub Committees - Morven Park Management & Development Association Inc	That Council note and investigate the following recommendation of the Morven Park Management & Development Association Inc: NMC to look into relocating Waste Pit from Morven Park to a suitable location.	Works & Infrastructure Manager	Report to March Council meeting.	
18/08/2014	206/14	Notice Of Motion: Line Marking On Local Roads	That a report to Council be prepared on the Campbell Town/ Poatina Road and Springbanks Road in which the risks are assessed (specifically in relation to corners and rises) and the requirements of the road are ascertained	Works & Infrastructure Manager	Referred to Traffic Management Committee for guidelines.	
8/12/2014	317/14	Recommendations Of Sub Committees - Cressy Local District Committee	That Council note the following recommendation of the Cressy Local District Committee: That the Cressy Local District Committee endorses the installation of a boat ramp at Cressy.	Works & Infrastructure Manager	Report to March Council meeting.	
19/01/2015	10/15	West Perth Drainage Study: Request for Upgrade to the Drainage System as Identified	That Council receive a further report on the upgrade of the Drainage System at West Perth no later than the March Council meeting.	Works & Infrastructure Manager		16/03/2015

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Awaiting suitable grant funding program.	Review 6 Monthly
10/12/2012	348/12	ANZAC Day Centenary	That Council provide in-principle support to community events throughout the municipal area to celebrate the ANZAC Centenary.	General Manager	Ongoing.	Ongoing
28/05/2012 (15/4/13)	121/12 (101/13)	Sealing of Nile Road	That Council actively seek special grant funding of approximately \$2.4M for the reconstruction and sealing of the 8.2km gravel section of Nile Road.	General Manager	Submission lodged for RDA funding under Forestry Agreement. Included in State Government Election Priority List.	Review 6 Monthly
23/01/2012	19-Nov	Draft Policy – Overnight Camping	That Council defer a decision on the Overnight Camping (self contained vehicles) Policy pending the advice of Council's solicitor.	Planning & Development Manager	Committee preparing policy.	31-Jan-15

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	To seek the support of Council in seeking interest from local Town Progress Committees, other community groups (e.g. RSL) and schools to participate in a coordinated Northern Midlands Avenue and Memorial Tree restoration program. This program would develop a program of works to reinvigorate and reinstate Pioneer Avenue and other memorial plantings in the lead up to the centenary of the ANZAC deployment in 2015.	NRM Officer / Planning & Development Manager	Consultation continuing.	31-Dec-14
23/06/2014	148/14	Policy: Use of Conferencing Technology to Attend Council Meetings and Workshops	That the matter be deferred until the technological issues have been addressed and a further demonstration be held at the next workshop.	Corporate Services Manager	Awaiting connection to NBN.	
15/09/2014	220/14	Confirmation of Minutes	That Council create an inventory of goods and chattels owned by Council.	Corporate Services Manager	Ongoing. Godfrey Rivers paintings restored.	30-Jun-15
27/05/2013	128/13	Bureau of Meteorology Station – Flood Information Warning Station at Longford	That Council investigate the reinstatement and stabilisation of the riverbank on the southern side of the boat ramp at Longford.	Works & Infrastructure Manager	Met with BOM. BOM to apply for planning permit and proceed to relocate monitoring station. Council Officers to consider assistance to dismantle current monitoring station. BOM to reassess design to meet new requirements.	31-Dec-14
9/12/2013 20/01/2014 26/05/2014	347/13 04/15 116/14	Cressy Boat Ramp 1. Proposed Construction of a Boat Ramp at Macquarie Street, Cressy 2. Recommendations Of Sub Committees - Cressy Local District Committee	1. That Council officer's investigate the establishment of a boat ramp, with the retention of the concrete blocks, at Macquarie Street, Cressy. 2. That Council Officer's note and investigate the recommendation - that a boat ramp be constructed at Cressy to a minimum safe standard. 116/14 That an engineers report be requisitioned for the Cressy Boat Ramp;	Works & Infrastructure Manager	Report to March 2015 council meeting.	30-Jun-15

Matters that are grey shaded have been finalised and will be deleted from this schedule

16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 31 January 2015

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 16 January
- Council Workshop:
 - Nil

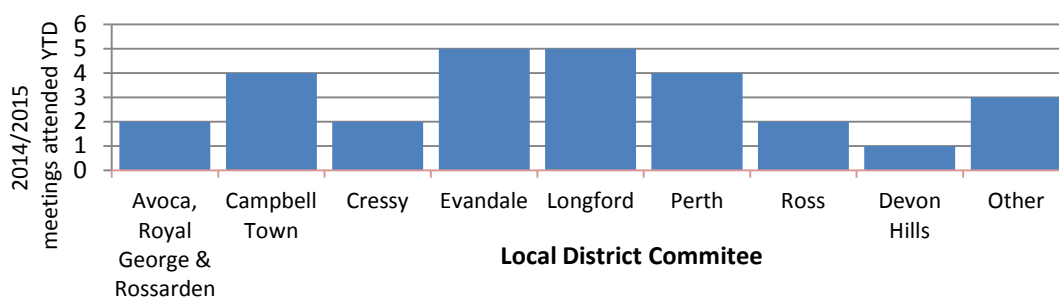
AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- Community meetings:

- Nil



- Executive Management Team:

- 7 January
- 14 January
- 21 January
- 28 January

- Staff Meeting

- 13 January
- 27 January

- Other Meetings:

- Met with Cr Goninon and Damien Saunders re Woolmers
- Met with Ms Dee Alty re Business Plan – Visitor Information Centre, Longford
- Met with Mayor, TasWater Chair (Miles Hampton), TasWater CEO (Mike Brewster)
- Met with Campbell Town Pool Committee
- Met with Mr Michael Salhani
- Attended meeting re Launceston Airport and TRANSLink Precinct Master Plan proposal
- Participated in teleconference with Bill Fox re Longford Visitor Study
- Attended Risk Management Committee Meeting
- Met with SES to discuss Campbell Town SES building
- Met with Ms Lorraine Green and Mr David Denham
- Attended NTD Regional Futures Plan: Update
- Met with John Perry - Coordinator General State Growth

- Meetings held with Councillors

- Michael Polley
- Richard Goss
- Janet Lambert

b. General Business:

- Health & Safety and Risk Management Review
- NBN Rollout
- Sub Regional Alliance
- Legal issues, leases and agreement reviews
- Interim Planning Scheme issues
- Road Construction
- Engineering Services
- Drainage issues & Translink stormwater

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- Flood levee
- Road and Traffic issues
- Resource Sharing
- Animal Control
- Buildings
- Footpaths
- Tourism
- NRM North
- Staff issues/Employment
- Childcare issues
- Risk Management & WHS
- 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
- Governance Audit
- General correspondence.

c. Other Activities:

- Northern Midlands Council Australia Day Carnival citizenship ceremony, award presentation and ambassador address
- Agenda
- Councillor requests, meetings, speeches, emails & phone enquiries
- Project support
- Newsletters:
 - Staff

2. CORPORATE SERVICES BUSINESS UNIT

a. Customer Service

- Member of the National Local Government Customer Service Network.
- Service Tasmania contract for services in Campbell Town.

b. Finance

- Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
- Sundry Debtors and reviewed account format.
- Creditor payments and enquiries.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions,

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



salary reviews, staff training, appointments, retirement & resignations issues, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims, Award adjustments, and other HR issues, and childcare support issues.

- Property sales for unpaid rates, Debt Collection services, Debt summons/warrants.
- Budget adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning and Audit and Annual Report.
- Sundry grant reporting and auditing. Committee financial management support and auditing.
- Property ownership, licences and leases, property committee, aged care unit tenancy, unclaimed monies register, Public Land Register, and sports centre management support.
- Records Management, archives, website and facebook, town and local committee web pages, sign design, new residents information, council policies.
- Banking & Investments, Ezidebit, BPay Billing etc and setup alterations.
- Rate System issues, 2014/15 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST & FBT, Fuel Tax, and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery Work schedules, mapping, Annual Report and quarterly reports.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations. Service support and account issues.
- General accounting, customer service, correspondence and reports.
- Audit & Audit committee procedures, processes and support.
- Emergency Management meetings, EM Plans, Strategic Fire Plan meetings, and general administration issues.
- Waste Transfer Station Management issues, Kerbside waste collection contract issues and special clean-up service.
- General Office support and attendance of meetings, reports, emails & phone enquiries.
- Works & Infrastructure support.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.
- Street lighting & aurora pole reporting and maintenance.
- Community events & Special Projects support.
- Risk Management, safety provisions, and contractor management.
- Fleet Management.

c. Insurance

- Insurance renewals and policy maintenance.
- Risk Register review and audits
- No claims during January.

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrade and enhancement requests.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- GIS maintenance and training.
- Information Management System maintenance and upgrade planning.
- Disaster Recovery & IT backup upgrade and maintenance.
- Council Web Site development, Town and Local District Committee site development, NMBA website and HH App maintenance.
- Infonet system re-written.
- ApproveTas maintenance.
- Office phone system upgrade & Mobile phone plan review.
- Sundry database creation and maintenance.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Upgrade and review access security systems.
- Maintain photocopiers and printers.
- New computer installations.
- Upgrade website hosting.
- WiFi hotspots

3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Prepared the project brief for the financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan, and seeking expressions of interest from consultants.
- Prepared contract for the consultant undertaking the review of the business plan for Northern Midlands Council stand alone visitor information and tourist centre.
- Preparing presentation power points for the Ben Lomond Feasibility Study and the Campbell Town War Memorial Oval Precinct Development Plan.
- Assisting with the planning and publicity of forums for the Longford Visitor Appeal Study.
- Assisting the Heritage Highway Tourism Region Association Board with the planning of an intensive online and social media promotional campaign.
- Researching the process for nominating the Ross Bridge for listing on the National Heritage List.
- Collaborating with HHTRA and NMBA to resolve issues regarding the upgrade of the Heritage Highway App.
- Working with the Chair of the Economic Development Committee to investigate options for attracting equestrian events and clubs to Longford.
- Prepared a funding application for a Sport and Recreation Minor Grant for the Longford Golf Club for a grant towards the development of a junior practice green to host My Golf Programs. Outcome awaited.
- Representing NMBA at the quarterly TCCI Chambers Alliance Forums.
- Working with artists on an interactive exhibition at Longford as part of the 2015 Tasmanian International Arts Festival (formerly 'Ten Days on the Island').
- Working with Max Employment to identify and develop Work for the Dole placements across the Northern Midlands.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- Collaborating with UTAS Centre for Pathways and Partnerships to plan a campaign to market university courses to Northern Midlands residents.
- Promoting the 'Think Big: Shop Small' Campaign in the Northern Midlands.
- Assisting with driving the 'Snow Driven Economic Growth' project including onsite inspection and meeting with Ben Lomond Village operators, and Parks and Wildlife staff, participation on project scoping group and interviews with business operators in the Alpine Village.
- Coordinated Council's funding application for Bridges Renewal Programmes Round One Funding for Westmoor Bridge, Powranna Road Cressy. Outcome awaited.
- Collaborating with the Economic Development Committee Chair to develop a proposal for the establishment of a Longford Motor Racing Historic Society.
- Working with TCCI Workplace Health & Safety Adviser to promote this service in the Northern Midlands.
- Working with a film company on a feasibility study towards the making of a Norfolk Island – Norfolk Plains documentary: company currently applying for funding.
- Representing Council on the Northern Region Tourism Cycling Group.
- Facilitating the progressing of the agenda of the Northern Midlands Economic Development Committee.
- Serving on a working group aiming to secure a sustainable future for Heart FM Radio Station. Volunteer Information session being planned for February 12th.
- Member of Council's Signage subcommittee.
- Assisted with securing funds from Your Community Heritage Grants program to interpret convict stories at Woolmers and Brickendon Estates. Assisting with the introduction of the convict-themed tours.
- Assisting Woolmers/Brickendon Estates with leveraging off the World Heritage listing status.
- Representing the Heritage Highway Region at quarterly Tourism Northern Tasmania Local Tourism Association forums.
- Managing the on-line promotion of the TRANSlinc precinct utilising the promotional video and facebook.

b. Community development focus

- Participating on the Christ Church tree restoration/management working group and assisting the Parish prepare a funding application to the Tasmanian Community Fund.
- Prepared the project brief for the Northern Midlands Health, Fitness and Sports Centre Master Plan, contracted consultant and project commenced February 4th.
- Preparing presentation power point for the Northern Midlands Health, Fitness and Sports Centre Master Plan.
- Coordinating Council's Further Education Bursary Program 2014.
- Assisting Health Revival with efforts to secure grant funding to expand the range of programs and equipment at the Northern Midlands Sports Centre.
- Participating on a state Equine Emergency Management working group and assisted with the holding of an equine emergency management forum for horse owners at Longford in December 2014.
- Working with Northern Midlands RSL Branch to plan the Northern Midlands ANZAC 2015 celebrations, including assisting with the preparation of funding applications for the

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Centenary of ANZAC Concert and assistance with the funding of IT for Longford ANZAC Day 2015 and the schools 'ANZAC Supreme Sacrifice' Project, and assisting with organising the launch of the ANZAC concert.

- Managing the risk register for the Economic and Community Development Unit.
- Working with Baptcare to publicise the National Disability Insurance Scheme in the Northern Midlands.
- Prepared the Helping Hand application for ongoing funding under the new Australian Government Department of Social Services Families and Communities Program. Outcome awaited.
- Member of the Northern Region Sport and Recreation Committee.
- Working with EPA officers on the Burning Brighter this Winter campaign in Longford.
- Working with Volunteering Tasmania to implement options for strengthening volunteerism in the Northern Midlands.
- Member of the Working Group driving the implementation of the recommendations of the Health Needs Assessment (Part A Northern Midlands) project.

4. PLANNING & DEVELOPMENT UNIT

a. Policy

- Continuing participation in NTD regional planning committee.
- Ongoing review of current policies.
- Duty of Care and legislative obligations – review of staff levels and procedures.
- WH&S assessment of applicability of specific codes.
- Regular planning and building assessment unit meetings.
- Participation in the Economic Development Committee.
- Redraft proposed Dilapidated Buildings Policy.
- Pursue development of tyre recycling facility.
- Participation on BLNP feasibility study.
- Participation in Launceston Gateway Project - brief and presentations.
- Participation in SGS consultancy re Rural Processing Centre Project.
- Preparation of Land Use and Development Strategy proposal.

b. Health

- Ongoing issues requiring water samples etc.
- Liaise with Department of Health re. Royal George water quality issues.
- Liaise with Department of Health re. Avoca water quality issues.
- Ongoing testing of recreational water quality.
- Continue to support and administer the Immunisations programme.
- Licensing and inspection of food premises.
- Place of Assembly licence inspections and renewals is ongoing.
- Review of procedures for continuous improvement is ongoing.
- School Immunisation Programme.
- EPA - Smoke Awareness campaign.
- TPI - ongoing issues.
- Ongoing review of potential asbestos issues at Avoca.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



c. Building.

- Follow up of illegal works continuing.
- Assistant Building Surveyors attending ongoing professional development training seminars.
- Plumbing inspections and assessment are ongoing.
- Review of procedures for continuous improvement is ongoing.
- Amended Plumbing and Building regulations to be assimilated into ongoing practices.
- Comment on building regulatory framework reform.

d. NRM

- Participation with the Mill Dam Committee.
- Operation of NRM Committee of Council.
- National rainwater and grey water initiative of the Australian Government – opportunities to be investigated.
- Environmental Management Plan – review of implementation programme.
- Review of relevant development proposals is ongoing.
- Weed management and action plan implementation.
- Follow up and monitoring of reported weed infestations
- Regular articles in local news papers.
- Coordination of Mill Dam bank stabilisation project.
- Maintenance of Mill Dam plantings.

e. Compliance

- Permit conditions – Periodic review of compliance with planning permit conditions – ongoing.
- Building audit - ongoing.
- Service of Building and Planning Notices.
- Prosecution for illegal buildings and works ongoing as required.
- Signage.
- Follow up dog registrations.
- Regular inspection visits to Mill Dam.
- Campaign re picking up after dogs.
- Active review of dogs not previously registered.
- Promote consistent processes across region.
- Fire Abatement inspections and notices.
- Overhanging tree inspections - Devon Hills

f. Planning

- Participation in the TRANSlink working group
- Consideration of TRANSlink rail hub development concept
- Participation in Regional Planning Scheme issues.
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments.
- Ongoing review of procedures and physical office environment.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- Oversight of Powranna & Burlington Rd precinct project.
- Brief for Heritage Streetscape project.
- Resource Sharing - BODC.
- Heritage walls

g. Animal Control

- Continued follow up of dog registrations.
- After hours call outs for dog at large etc.
- Review of procedures.
- Dog attacks.
- Dangerous Dog declarations.

5. WORKS & INFRASTRUCTURE UNIT

In conjunction with INFO 5 – Works & Infrastructure Report.

a. Asset Management

- New asset information collection and verifications– ongoing.
- Programmed inspections of flood levee and associated infrastructure – ongoing.
- Involvement in asset management working group with Councils in North and North West Region.

b. Traffic Management

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

c. Development Work

- McShane subdivision, stage 2, (Seccombe Street, Perth) has reached practical completion.
- 4 Lot Pegasus subdivision Ross at practical completion.
- 3 lot Coenen subdivision, White Hills Road has reached practical completion.
- Stage 2 of Holliejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- 3 lot Gadsby subdivision in Cromwell Street, Perth has reached practical completion.
- 5 lot Chugg subdivision in Malcombe Street, Longford has reached practical completion.
- 13 lot Shervan subdivision between Norfolk Street and Drummond Crescent, Perth has reached practical completion.
- Stage 2 of the Kerr/Bean/Shervan subdivision, Mulgrave and Seccombe Street, Perth has reached practical completion.

d. Waste Management

- Input into regional waste management discussions – ongoing.

e. Tenders and Contracts

f. Flood levee

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

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



g. Engineering

- Input into Northern Regional Infrastructure group – ongoing.
- Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.

h. Capital works

- Construction of new kerb and channel in Glenelg Street, Campbell Town, in progress
- Reconstruction works on Tooms Lake Road chainage 4.075 – 6.36.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2014

Attachments: Section 1 – Page 58

Prepared by: Martin Maddox, Accountant/Executive Officer

Resource sharing summary for the period 1 July to 30 June 2015 was circulated in the Attachments.

18 VANDALISM: JANUARY 2014

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		Jan 2015	Year to date 2015	Jan 2014
Door kicked in at Pioneer Park toilet	Evandale	\$ 800		
Graffiti in Valentines Park toilet	Campbell Town	\$ 300		
TOTAL COST VANDALISM		\$ 1,100	\$ 1,100	\$ 1,810

19 YOUTH PROGRAMME UPDATE: JANUARY 2015

Prepared by: Lorraine Green, Economic and Community Development Manager

Youth Vacation Programs were held:

- Longford PCYC: Mondays, Wednesdays and Fridays evenings – 12 January to 2 February: Total users 49
- Perth Community Centre: Thursday evenings - 15 January to 29 January: Total users 10.

20 INTERIM PLANNING SCHEME

Prepared by: Duncan Payton, Planning & Development Manager

On Friday 06 February 2015 the Minister for Planning, the Hon. Peter Gutwein MP, made the Launceston Interim Planning Scheme 2015 available for public information. The assessment, by the TPC Panel of the Launceston Interim Planning Scheme 2012 has been completed its task and the 2015 scheme will become operational on a date to be specified in the Government Gazette.

Following this release, the Executive Commissioner, Mr Greg Alomes, on behalf of the panel hearing the remaining northern interim schemes, has scheduled a scoping meeting with council representatives for Wednesday 18 February to clarify matters on common and regional provisions across councils and to set a timetable for them to be addressed. Other representors will be invited to attend as observers.

Matters not relating to common or regional provisions (e.g. individual property zone requests) will be addressed after this.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



21 NRM ACTIVITIES

Prepared by: Monique Case, NRM Facilitator

Mill Dam

Major stakeholders were well represented on Monday 2nd of February with Stephen Ratcliffe and Carmel Parker of JMG for the initial assessment meeting to reaffirm and clarify the project brief. The group were informed of availability of new flood modelling data that would assist investigations. The meeting included a site visit to further discuss the current situation, views on stabilisation methods and legal requirements. The minutes are currently under peer review prior to submission for confirmation at the next Major Stakeholder meeting.

Tamar Estuary and Esk Rivers (TEER) – Water Quality Improvement Plan

The Water Quality Improvement Plan (WQIP) is currently under development by TEER. A WQIP provides an ecosystem-based approach to integrated water management, underpinned and supported by science.

The Plan includes the identification of environmental values and water quality objectives, predictive modelling for the catchments and receiving waters, and the integration of Water Sensitive Urban Design (WSUD). It aims to inform agricultural best management practices including riparian revegetation and protection

The development process includes an extensive consultation phase, using a combination of group facilitated workshops and one-on-one consultation with industry, landholders and government stakeholders. As part of this process TEER hopes to present to Council at the 02 March Workshop.

Smallholders

NRM North's Small Farm Living program was launched in 2013 to support small landholders in the NRM North region to look after their natural resources and make the most of their acreage. The program is funded by the Australian Government.

Program components

- Property Planning tailored to smallholders – including workshop format or self-assessment workbook
- Local workshops and field days – including pasture & soil management, native seed collecting and plant propagation, weed management.
- Web-based Small Farm Living Resource Centre
- Support for eligible environmental works on properties – including protecting native habitat and revegetation.

In 2015 the commitment to supporting landholders both big and small continues with:

The Lilydale Small Farm Living Field Day to be held at 'Sonoma Lodge', Lilydale from 10am to 3pm on Sunday 15th March. This biennial event is a 'one-stop shop' to talk to experts, government representatives and pick up information about everything from growing native trees to understanding livestock bio-security and identification requirements.

Continuation of funding support for on-ground works that covers options such as: remnant vegetation fencing, riparian fencing, revegetation and associated off-stream water, revegetation, weed control for threats to EPBC listed species. The Green Army Commences on-ground works in May and a number of sites within the Northern Midlands have expressed interest in the support.

Funding Opportunities

Schools in Northern Tasmania are being encouraged to apply for the latest round of NRM North's School Environmental Grants. Applications opened on 2nd of February and close on the 10th March. This is the fifth round of Environmental Grants with an available investment of \$20,000.00. In four years since the

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



funding has become available the total funding that has been offered via the Australian Government is \$100,000.00.

Some of the projects that have been previously funded include: vegetable, bush tucker or biodiversity gardens, seed collection and propagation, weed control, revegetation, orchard enclosures and recycling programs. Although, to date no applications have been successful from schools within the Northern Midlands.

Council's NRM Facilitator, Ms Case, has approached each of the municipality's school's principals via email with the relevant documents and an offer of support with the process.

DairyTas and the Tamar River Recovery Plan partners - NRM North, Launceston Flood Authority, Launceston City Council, TasWater and the Australian Government, have announced funds of up to \$5,000 to individual dairy farm businesses to invest in sustainable practices with a focus on 'Clean Rivers'. The IntoDairy Clean Rivers funding will be offered over two rounds. Round one, closing on February 27th, will provide funding to existing dairy farm businesses in the Meander, Macquarie, South Esk, North Esk, Brumbys and Tamar catchments.

There is an upcoming riparian funding opportunity via the Australian Government and NRM North/TEER partnership; with applications opening in May.

Weeds

NRM Facilitator has been approached to assist with a number of weed issues including Ragwort on Norwich Drive and Paterson's Curse, Horehound at Campbell Town and Cotton Thistle at Ross.

22 HERITAGE HIGHWAY TOURISM REGION ASSOCIATION REPORT: JULY – DECEMBER 2014

Prepared by: Lorraine Green, Economic and Community Development Manager

The Association undertook the following activities across the first half 2014/15:

- Continued the review of the Association's marketing, including meeting with Tourism Tasmania's new Marketing Manager, Regional Tourism Coordinator and Marketing Operations Coordinator to seek expert advice on the future marketing plan for the Heritage Highway Region
- Investigated the possibility of collaborating with UTAS Graphic Design Department on the development of a HH branded template for town tourism tear-off maps
- Assisted with the design and production of the next edition of the Ross and Longford Tourism Tear-off Maps
- Accepted responsibility for the management of the Heritage Highway destination page on Tiger Tours
- Sought advice as to the currency and functionality of the HH website, preliminary to a possible update to a state-of-the-art website
- Commenced planning towards the production of 'compelling viewing' short video clips set in the Heritage Highway Region and aligned to Tourism Tasmania's 'Behind the Scenery' brand, to be used to more effectively and extensively market the region online and screen
- Consulted with Tourism Tasmania to gain an updated understanding of the target visitor market sectors for the state
- Collaborated with TNT to update the Heritage Highway town descriptors on the Discover Tasmania website
- Produced and distributed the Autumn and Spring 2014 newsletters
- Commenced work on the next edition of the Heritage Highway Touring Guide and Map
- Collaborated with NMBA to trial a Norfolk Plains History/Introduction tour.
- Updated and distributed the Quick Reference Guide to the Heritage Highway

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- Continued to work with the IT company on resolving the issues arising during the upgrade of the app and website
- Commenced investigation as to the possibility of incorporating the HH app content with statewide tourism apps
- Promoted the Heritage Highway in Travelways, Explore, Tasmanian Touring Guide 2015, on the Spirits, at Hobart and Launceston Airports, and via social media
- Worked with Travelways on an initiative aimed at promoting the Apps available across Tasmania
- Managed the 2013/2014 audit and held the 2014 AGM on September 10th
- Managed ongoing sales of the Doggy Tourism Guide to the Heritage Highway
- Reviewed the insurance cover for the Association and Directors
- Participated in Tourism Northern Tasmania and Destination Southern Tasmanian forums on the implementation of the regional destination marketing plans
- Provided a response to the Digital Futures Unit request for feedback on the paper regarding the proposal for free public Wi-Fi in Tasmania

23 NORTHERN MIDLANDS BUSINESS ASSOCIATION REPORT: JULY-DECEMBER 2014

Prepared by: *Lorraine Green, Economic and Community Development Manager*

The Association undertook the following activities in the first half of 2014/15:

- Ongoing collaboration with Northern Midlands Community Broadcasters Inc. towards the resurrection of Heart FM radio station
- Conducted a membership drive through the Translink precinct
- Provided a regular column for the business community in the Country Courier
- Investigated an option for Cressy District High school students to assist with NMBA facebook development
- Collaborated with the HHTRA and the Business Promotion and Visitor Information Centre volunteers to develop a Norfolk Plains Bus Tour to gauge the potential for a regular tourism season experience
- Welcomed ten new members to the Association
- Managed the 2013/2014 audit and held the 2014 AGM on September 25th with guest speaker Michael Bailey CEO Tasmanian Chamber of Commerce and Industry
- Produced three member newsletters
- Hosted a thank you luncheon for the Northern Midlands Business Promotion and Visitor Information Centre volunteers on July 1st
- Two Directors (self funded) represented the Northern Midlands at the 'Flavours of Tasmania – Great a Taste for it' evening in the Great Hall of Parliament House on October 1st
- Promoted educational workshops being provided by Business and Employment and Tourism Tasmania to members
- Collaborating with UTAS Centre for Pathways and Partnerships to plan a campaign to market university courses to Northern Midlands residents
- Negotiated with the App designers to resolve the problems being experienced with the upgrade of the Heritage Highway App
- Collaborated with the Longford Rotary Club on the 2014 'Are You Being Served' customer service excellence awards including sponsoring the prizes for the two award recipients
- Advocated for the formation of a local committee to provide the local business and resident perspective on the master plan for Perth resultant the Perth bypass
- Designed and contracted the production of a new skin for the Evandale Main Road signboard to promote the development and business opportunities in the Translink precinct

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- Collaborating with Council to pursue the installation of Translink boundary signage on Evandale Main Road at either end of the precinct
- Promoted the Employer of Choice Awards to Association members and encouraged entries
- Promoted the Business Aid Centre and the Australian Government Innovation and Investment Fund through the Association's column in the Country Courier
- Two Association Directors are participating on the Northern Midlands Economic Development Committee

DECISION

Cr

That the Information items be received.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



W&I 1

LEASE OF ROYAL GEORGE HALL

Attachments: Section 1 – Page 59

File:

Property No: 302800.19

Responsible Officer: Wayne Chellis; Works & Infrastructure Manager

1 PURPOSE OF REPORT

The purpose of this report is to provide information to Council in relation to the Royal George Hall located in the main street of Royal George.

2 INTRODUCTION/BACKGROUND

The Hall is situated at 8-10 Royal George Road, Royal George. The front of the building is set back 10.5 metres from the front property boundary.

The building, which was originally on the Avoca side of the township, was constructed as a school in the 1930's and in approximately 1960, with the assistance of the Progress Association, was relocated to the existing site to be used as a town hall. .

During that period the Coal Mine at Merrywood was operating and Royal George was a more vibrant township with a local cricket club, with dances and card evenings being held in the Royal George Hall.

In approximately 1995 it was recognised that the Hall had little usage other than for the purpose of the occasional Land Care Group meeting and a local family's Christmas dinner function. At that time, Council was of the opinion that usage would increase if the hall was more presentable. Consequently council carried out maintenance and repairs to the building, which included painting, approximately 5 years later further improvements were included in the budget, however, other priority works were identified and due to the continued low usage the work was not carried out. It is understood that the building has only been used once in several years.

Treated water is provided to residents by means of a 22,000 litre water tank which is located within the grounds of the hall; the State Government/ TasWater are responsible for the water supply and the tank.

3 BUILDING REPORT

3.1 Structure

3.1.1 Dimensions of Building

The total exterior dimensions of the building are 10.5m x 5.8m, the building comprises 3 separate spaces, the dimensions of which are as follows:

- Hall 7m x 5.5m
- Kitchen 3.2m x 2.8m
- Toilet 1.7 x 2m

3.1.2 *Roof*

- **Structure:** The pitched gable roof is constructed of 150mm x 50mm rafters and 75mm x 75mm battens. The iron has lifted on one end and the rafters and battens are in need of replacement.
- **Cladding:** The roof cladding is galvanised custom orb iron in poor to average condition.
- **Plumbing:** Square gutter collecting water off the roof is in average condition and down pipes have been removed.

3.1.3 *Ceiling*

Hardwood VJ lining is installed on the ceiling; with stains on the ceiling and walls having been as a result of possums entering the roof cavity.

3.1.4 *External Walls*

- **Structure:** The external walls are approx 4.6m high and approx 5.6m on the gables, are clad with vertical boards, which are in poor condition.
- **Cladding:** External walls are clad with bull nosed hardwood weather boards which are in very poor condition.

3.1.5 *Internal Walls*

- **Cladding:** The top section of the internal walls are lined with Baltic pine which has been installed horizontally, and the lower section lined with hardwood VJ lining installed vertically. The kitchen and toilet areas appear to be a later addition, as the walls are constructed from VJ lining together with weatherboards on one wall.

3.1.6 *Windows*

The windows are fixed double hung timber windows and the external surrounds are in poor condition.

3.1.7 *Doors and Access*

- **Doors:** External doors are in poor condition and should be replaced with solid timber doors.
- **Access:** Wheelchair access ramps are provided at both doors; however, ramp access would not meet today's standard.

3.1.8 *Floor structure*

100mm wide by 20mm thick Tasmanian Oak flooring has been installed on 100mm X 50mm hardwood floor joists and hardwood bearers. The flooring structure appears to be in average condition.

3.1.9 *Foundations*

The foundations consist of a boxed out concrete plinth and appear to be in average condition; however, would not meet today's standards.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



3.1.10 Electrical

- **Electrical:** Electrical work would not comply with today's standard and it would be required to be upgraded if any electrical work was to be undertaken; e.g. two light globes are hanging off electrical cords from the ceiling situated 2.3m above floor level. Two power points connected to the external mounted wiring in the hall.
- **Heating:** The hall area is heated by 2 wall mounted bar heaters which are insufficient to heat the entire area.

3.1.11 Disposal of Effluent

The toilet is serviced by a septic tank installed at the southern end of the building.

3.1.12 Ventilation

The timber framework has been constructed in excess of 300mm above ground level and there appears to be no issues in relation to ventilation.

3.2 Summary of concerns

- Weather boards are in poor condition and the building needs to be reclad with colourbond iron.
- Roofing iron needs to be repainted or renewed.
- Internal walls and ceiling need to be cleaned and repainted.
- Windows and doors need to be replaced.
- Wheelchair access needs to be upgraded to meet today's standards.
- A small amount of rafters and battens need to be replaced in the roof.
- Electrical works need attention (a detailed report would be required if the building was to be refurbished).
- Heating requires upgrading.
- Kitchen requires an upgrade including provision of hot water and a sink
- Gutters, downpipes, tank and general plumbing requires attention.

3.3 Cost of Upgrade

A full estimate of costs for the repairs has not been undertaken; however, the cost of upgrading the facility is estimated to be in the vicinity of \$100,000.

4 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. Policy 5 identified in *Volume 1 – Mapping Our Direction*, refers to providing public buildings and other amenities which are designed, developed and maintained to meet the needs of the Northern Midlands Community.

5 OWNERSHIP OF LAND & Usage Agreement

The land on which the Royal George Hall is constructed is in the ownership of the Crown Lands Department and Council has a licence on the building. There is a licence in place between the Crown and the Royal George Progress Association whereby \$50 per annum is paid to the Crown

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



for the use of the Hall. Since about 1999, the Northern Midlands Council has been paying the annual fee of \$50 on behalf of the Royal George Progress Association. As at the date of this report it is understood the Royal George Progress Association has no current members.

6 FACILITIES

The building consists of a hall area, kitchen area and toilet. Neither hot nor cold water is provided to the kitchen and no sink is fitted. Water is provided to the toilet from a small tank fitted to the western wall.

7 FINANCIAL IMPLICATIONS

Currently, the annual fee paid by the Council in respect to the Hall is \$50.00. As there does not appear to be a binding agreement in place between Council and the Crown, it is unlikely there will be any financial implications as a result of ending the licence agreement.

A full estimate of costs for the repairs/upgrade has not been undertaken; however, is estimated to be in the vicinity of \$100,000.

8 RISK ISSUES

There is a further risk that the Crown will require Council to bring the appearance and condition of the Hall to a standard reasonable to the Crown. However, it is not considered likely that the Crown would be in a position to enforce such a requirement given that the terms of the licence are unknown.

9 CONSULTATION WITH STATE GOVERNMENT

Information from the Senior Crown Land Officer states the Hall is not subject of a lease agreement; it is subject to a licence in the name of the Royal George Progress Association which was documented in 1951.

10 COMMUNITY CONSULTATION

A notice was sent by Council to Royal George residents in February 2014 seeking feedback as to the use of the Royal George Hall given the minimal use of the facility for community purposes.

Communication was received from only one resident asking why they should not have a small community hall for the locals to use and showed concerns in relation to the lack of maintenance.

11 OFFICER'S COMMENTS / CONCLUSION

Council cease paying fees, on behalf of the Progress Association to the Crown, for the use of the property, and hand the facility back to Crown as the usage of property has been minimal by the local community.

The Works & Infrastructure Manager considers this option to be the most suitable as:

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- Currently no written agreement is in place between Council and the Crown – only a verbal agreement to pay fees.
- The only written agreement in relation to the hall is a Temporary Licence, not a lease, issued to the Royal George Progress Association for a period of 12 months and dated 10th May 1951. There are no current members of the Progress Association.
- The halls usage consisted of Christmas Parties and Card Nights by local residents.
- Extensive costs would be incurred in restoring the building to an acceptable standard, with no (or little) future usage by the local community envisaged.
- Council's Strategic Plan 2007 – 2017 (Community Vision): Avoca, Royal George and Rossarden Local District Committee made no mention of the hall in the information received on behalf of the communities.
- Council's Strategic Plan 2007 – 2017 (Mapping Our Direction) - Physical Assets* - 5.3 (Community Facilities): Policy states recreational facilities (etc) which are designed, developed and maintained to meet the needs of the Northern Midlands Community; e.g. premises are not utilised by the local community.

Currently Council is paying \$50 annually, on behalf of the Royal George Progress Association, in respect to the licence for the Hall. The Hall is very rarely used, if at all, by the community. There is little benefit to the Council and/or the community to continue to pay for the licence for a facility that is not used by the community.

It should be noted that a local resident, in close proximity to the hall, has advised he is interested in purchasing the property if it were to become available.

12 ATTACHMENTS

Photographs.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council write to the Department of Crown Lands and advise that the

- i) Royal George Hall has not been utilised for many years and that Council no longer wishes to continue to pay the annual licence.
- ii) Crown may wish to consider other options, including offering the asset for sale.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



ECD 1 STATE GOVERNMENT TRAILS AND BIKEWAYS FUNDING

Responsible Officer: Lorraine Green, Manager Economic and Community Development

Report prepared by: Lorraine Green, Manager Economic and Community Development

1 PURPOSE OF REPORT

To seek Council's response to a request from Bicycle Network Tasmania for support in convincing the State Government to:

- i) restore the Trails and Bikeways funding;
- ii) begin an inventory of what work is still required to fill in the many gaps in the network of trails and pathways; and
- iii) establish a permanent fund that will meet the growing demand now apparent in cycling tourism and in the use of bicycles for sport and leisure.

2 INTRODUCTION/BACKGROUND

The former State Government's Trails and Bikeways Grant Program provided grants to local government and community groups for trails and bikeways construction projects; with the expectation that applicants would contribute at least half of the project funding.

The Trails and Bikeways Grant Program has not been continued by the present State Government.

Bicycle Network promotes, advocates and supports bike riding in Tasmania as a healthy, enjoyable and environmentally sustainable form of transport, recreation and tourism, through engagement with the community, government and industry at all levels.

Bicycle Network has written to Tasmanian Councils to express concern about the demise of the Trails and Bikeways Grant Program and argues the case for the reinvigoration of investment in quality trails and bikeways infrastructure by the State Government. All Councils are being asked for support in convincing the State Government to restore the Trails and Bikeways funding, begin an inventory of what work is still required to fill in the many gaps in the network of trails and pathways, and establish a permanent fund that will meet the growing demand now apparent in cycling tourism and in the use of bicycles for sport and leisure.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goal is relevant to this issue: 3.2 Health "To develop the health and well-being of Northern Midlands communities".

4 OPTIONS FOR COUNCIL TO CONSIDER

Council can either support the request being made to advocate for the restoration of the Trails and Bikeways Grant Program, or not support the request.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



5 OFFICER'S COMMENTS/CONCLUSION

Walking and cycling offers many benefits to the community and also the transport system as a whole. Encouraging walking and cycling builds healthy communities, creates more liveable communities and reduces greenhouse gas emissions.

The former State Government's Trails and Bikeways Grant Program contributed to the construction of a number of trails and bikeways across the state. The loss of this state funding has severely impacted the ability of Councils to continue developing local trails and bikeways.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council write to the Minister for Infrastructure, The Hon. Rene Hidding MP, advocating for the reinstatement of a state government trails and bikeways funding program, the development of an inventory of what work is still required to fill in the many gaps in the network of trails and pathways, and the establishment of a permanent fund that will meet the growing demand now apparent in cycling tourism and in the use of bicycles for sport and leisure.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



GOV 6

LAUNCESTON AIRPORT AND TRANSLINK PRECINCT MASTER PLAN PROPOSAL

Responsible Officer: Des Jennings – General Manager

Report prepared by: Des Jennings – General Manager

1 PURPOSE

Council at its January meeting received a report titled the Launceston Airport and TRANSLink Precinct Master Plan proposal.

The report identified that an initial meeting with a number of stakeholders to determine if support existed for the project would be held on 23 January.

The purpose of this report is to advise the outcome of the discussions and seek Council's endorsement to continue to raise the profile of the project and gather support.

2 INTRODUCTION

Identified within the Priority Projects 2014 State Election document Council has listed:

- Study into development of an integrated rail, road, air and sea transport system, including the development of a Western Junction Rail Hub;
- TRANSLink Avenue missing link construction; and
- National Broadband Network to TRANSLink precinct.

Subsequently Officer's, within the Planning and Development department, have prepared a draft brief for the preparation of the Launceston Airport and TRANSLink Precinct Master Plan encapsulating the items identified.

2.1 Background

The Greater Launceston Plan (GLP) acknowledges the significance of this gateway precinct for tourism and freight and includes a major project for the precinct (refer to project C.2 of the GLP).

The GLP seeks to produce an integrated Master Plan for the Launceston Airport and the TRANSLink industrial precinct.

A number of issues currently influencing the development of the Master Plan include, but are not limited to:

- Launceston Airport:
 - Increased passenger numbers, now consistently over 1 million each year.
 - Availability of spare containerised freight capacity.
- Significant ongoing development in the TRANSLink area, particularly in logistics.
- TasRail:
 - Recently introduced new rolling stock.
 - Recently commenced ongoing programme of rail upgrades including extensive sleeper replacement.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- TasPorts:
 - Consolidating operations in Burnie.
 - Continued efforts to maintain Bell Bay.
 - Recent push for container port development.
- Linkage to Midland and Bass Highways:
 - Direct road routes to all major sea ports (Hobart, Burnie, Devonport, Bell Bay).
- Central location to major agricultural production.
- Potential for a number of freight/ logistics companies to relocate from central and suburban Launceston to free up land for commercial/ retail and residential development.

2.2 Objectives

The objective is the preparation of a Master Plan for the Launceston Airport and Translink Precinct to encompass:

- A long term plan to meet the optimal future requirements of the Launceston Airport;
- A coordinated plan for the sustainable consolidation of the TRANSlink precinct as Tasmania's pre-eminent logistics precinct;
- Coordinated access planning to link air and rail access to the national highway network;
- A rail modal interchange project at the junction of the western and main lines;
- A plan for the phased upgrading of Evandale Road south from the Midland Highway junction to Leighlands Road, and the upgrading of Leighlands Road from Evandale Road south to the Midland Highway.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "*Volume 1 – Mapping Our Direction*" goals have relevance to this issue:

Part 1: Governance

- 1.1 Governance
- 1.3 Community Dialogue
- 1.6 Risk Management
- 1.7 Planning Practice
- 1.8 Regional/State/Federal/International Relations
- 1.9 Financial Management.

Part 2: Economic Development

- 2.1 Long term Economic Development
- 2.2 Tourism Industry Support
- 2.3 Business Support.

4 POLICY IMPLICATIONS

There are no policy implications.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



5 STATUTORY REQUIREMENTS

Use and development of land throughout the municipal area is regulated by the *Interim Planning Scheme 2013* pursuant to the *Land Use Planning and Approvals Act 1993*.

It is anticipated that the Master Plan will be incorporated into the Planning Scheme through the introduction of a Specific Area Plan.

Preparation of the Master Plan will have regard to the *Airports Act 1996* (Commonwealth), the *Rail Infrastructure Act 2007*, *Roads and Jetties Act 1935* and the *Highways Act 1951*.

6 FINANCIAL IMPLICATIONS

An assessment of cost implications would be necessary once Council has formally agreed to progress the project and stakeholders have been identified who may also be financial contributors.

7 RISK ISSUES

Risk issues identified:

- Council does not have a clearly defined and articulated master plan that is supported by stakeholders and meets the optimal future requirements of the Launceston Airport.
- A series of priority projects and key initiatives are not identified.
- No coordinated plan for the sustainable consolidation of TRANSlink precinct as Tasmania's preeminent logistics precinct with an integrated access plan linking air and rail access to the national highway network.

8 CONSULTATION WITH STATE GOVERNMENT

The preparation of the Master Plan would necessitate discussion with various state and Australian Government Agencies and requires linkages to be made to the relevant State and Australian government Plans.

9 COMMUNITY CONSULTATION

Community consultation will involve direct contact with stakeholders, local committees, Economic Development Committee, Northern Midlands Business Association and any other relevant committees as well as the community at large.

10 OPTIONS FOR COUNCIL TO CONSIDER

- i) Support the initiative on the basis that it is a project of regional and state significance.
- ii) That Northern Midlands Council Management continue to raise the profile of the project with stakeholders.
- iii) Northern Tasmania Development be asked to consider acting as Project Manager due to its linkages with the Regional Futures Plan.
- iv) That Council take no further action and withdraws its support for the project.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



11 OFFICER'S COMMENTS/CONCLUSION

Council received an information report at its meeting held on 19 January 2015.

Council officers met with a number of the stakeholders on 29 January 2015. A copy of the notes have previously been provided.

As identified in the notes, Council Officers will meet with the Chief Executives of TasRail, TasPorts and Tasmania Irrigation. It will be an ongoing process of informing the politicians of the project.

The brief will be finalised with an indicative cost for the project sought.

A further meeting of the stakeholders will occur with agreement sought on the brief and a commitment of financial contribution.

The Chief Executive of Northern Tasmania Development will report to NTD Executive and seek support to endorse the project as being of regional and state significance and having linkages with the Regional Futures Plan.

A presentation document is being prepared to assist to promote the project and once completed will be provided to Council.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That

- i) management continue to seek stakeholder support for the Launceston Gateway Precinct Master Plan.
- ii) Council support the recommendation to the Northern Tasmania Development (NTD), Local Government Committee to identify the project as being of regional and state significance, having links to the Regional Futures Plan.
- iii) an estimate of costs be identified for Council's consideration.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



GOV 7

STRATEGIC PROJECT : ECONOMIC DEVELOPMENT & TOURISM STRATEGY

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of the report is to advise Council on projects to be implemented at this time and those to be listed for budgetary consideration in the 2015/2016 Annual Budget.

2 INTRODUCTION/BACKGROUND

The following information was circulated to Councillors in the 2 February 2015 Council Workshop papers:

Min ref. 331/14 Strategic Project Briefs

Cr Goss/Cr Knowles

That Council

A) review the briefs in early 2015, which include:

- i) Economic Development and Tourism Strategy;*
- ii) Launceston Airport and TRANSlink Precinct Master Plan;*
- iii) Longford Recreation Ground Master Plan;*
- iv) Longford Traffic Study;*
- v) Northern Midlands Health, Fitness & Sports Centre Master Plan;*
- vi) Sport, Recreation and Open Space Strategy; and*
- vii) Transport Master Plan*
- viii) Perth Recreation Ground Master Plan;*

B) report to Council at the conclusion of the review process at which time Council will determine the items to be progressed.

Carried unanimously

Cr Goss/Cr Goninon

That concept plans, through stakeholder consultation, be prepared for the following facilities:

- Longford Recreation Ground Master Plan;*
- Northern Midlands Health, Fitness & Sports Centre Master Plan; and*
- Perth Recreation Ground Master Plan.*

Carried unanimously

General comment was made on each proposal

Economic Development & Tourism Strategy

Feedback has been sought from the Chairman of the Economic Development Committee and the Office of State Growth.

The need for the strategy is explained later in this report.

Launceston Airport and TRANSlink Master Plan

Council received an information report at its meeting held on 19 January 2015.

Council officers met with a number of the stakeholders on 29 January 2015. A copy of the notes have been circulated.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



As identified in the notes, Council Officers will meet with the Chief Executives of TasRail, TasPorts and Tasmania Irrigation. It will be an ongoing process of informing the politicians of the project.

The brief will then be finalised with an indicative cost for the project sought.

A further meeting of the stakeholders will then occur with agreement sought on the brief and a commitment of financial contribution.

Sport & Recreation and Open Space Strategy

Council at its meeting in December 2015 resolved

That concept plans, through stakeholder consultation, be prepared for the following facilities:

- *Longford Recreation Ground Master Plan;*
- *Northern Midlands Health, Fitness & Sports Centre Master Plan; and*
- *Perth Recreation Ground Master Plan.*

It is recommended that council completes the above concepts and through the budget process gives consideration to the preparation of concept plans for:

- Ross Recreation Ground
- Cressy Oval Recreation Ground
- Cressy Swimming Pool.

The Sport & Recreation and Open Space Strategy may then be progressed with the inclusion of the information collected on the facilities listed.

Transport Master Plan

No action to date, to be discussed with State Growth.

Components identified:

- Longford Traffic Study
This item has arisen through discussions with the Longford Local District Committee.
- Campbell Town Traffic Study
The Campbell Town District Forum has also recently raised concern with regard to traffic management and parking, particularly on High Street, Campbell Town.

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The following, “Volume 1 – Mapping Our Direction” goals identified have relevance to this issue:

- **Part 1: Governance**
 - 1.1 Governance
 - 1.3 Community Dialogue
 - 1.6 Risk Management
 - 1.7 Planning Practice
 - 1.8 Regional/ State/ Federal/ International Relations
 - 1.9 Financial Management
- **Part 2: Economic Development**
 - 2.1 Long Term Economic Development
 - 2.2 Tourism Industry Support
 - 2.3 Business Support

- **Part 4 : Structure Planning and Sustainability**

- 4.6 Strategic Planning

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Section 28 of the *Local Government Act 1993* provides for the function of Councillors:

28. Functions of councillors

- (1) *A councillor, in the capacity of an individual councillor, has the following functions:*
 - (a) *to represent the community;*
 - (b) *to act in the best interests of the community;*
 - (c) *to facilitate communication by the council with the community;*
 - (d) *to participate in the activities of the council;*
 - (e) *to undertake duties and responsibilities as authorised by the council.*
- (2) *The councillors of a council collectively have the following functions:*
 - (a) *to develop and monitor the implementation of strategic plans and budgets;*
 - (b) *to determine and monitor the application of policies, plans and programs for –*
 - (i) *the efficient and effective provision of services and facilities; and*
 - (ii) *the efficient and effective management of assets; and*
 - (iii) *the fair and equitable treatment of employees of the council;*
 - (c) *to facilitate and encourage the planning and development of the municipal area in the best interests of the community;*
 - (d) *to appoint and monitor the performance of the general manager;*
 - (e) *to determine and review the council's resource allocation and expenditure activities;*
 - (f) *to monitor the manner in which services are provided by the council.*
- (3) *In performing any function under this Act or any other Act, a councillor must not –*
 - (a) *direct or attempt to direct an employee of the council in relation to the discharge of the employee's duties; or*
 - (b) *perform any function of the mayor without the approval of the mayor.*
- (4) *A councillor is to represent accurately the policies and decisions of the council in performing the functions of councillor.*

It is identified in Council's 2007-2017 Strategic Plan:

- **Part 2: Economic Development**

- 2.1 Long Term Economic Development

Prepare an Economic Development Strategy which addresses the following:

- Context
 - ◆ Impact of the GFC and climate change policy on investment and development in NMC
 - ◆ Identify what is appropriate and sustainable development in NMC for the future
 - ◆ Preparation of a development related database and monitoring system (see 4.2)
 - ◆ Identify any essential infrastructure shortcomings which may obstruct opportunities (see 5.1)
- Formulation
 - ◆ Focus to be on building on strengths, encouraging new business, supporting existing business

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- ◆ Emphasise attracting investment to identified niches and clusters, capture of leakages, improved downstream processing
- ◆ Prepared in cooperation with the business community, potential partners, state agencies
- ◆ Consider encouragement of home based businesses through a digital strategy to take advantage of broadband connection
- ◆ Engage with the Australian Innovation Research Centre to investigate and confirm opportunities
- Implementation
 - ◆ Propose specific partnerships and collaborations in support of initiatives
 - ◆ Engage key stakeholders to assist with implementation
 - ◆ Emphasis on actively promoting and pursuing opportunities
 - ◆ Provide a strong marketing and promotion program to support initiatives
 - ◆ Consider the preparation of site portfolios for opportunity sites
- Monitoring
 - ◆ Use the development related database and monitoring system as part of the platform for measuring performance.

6 FINANCIAL IMPLICATIONS

The estimated cost for the preparation of the Economic Development and Tourism Strategy is \$50,000 (estimate only).

The funds may be sourced from General Operation Reserve funds.

The other identified projects will be investigated further, with estimate of costs sought and listed for budgetary consideration.

7 RISK ISSUES

Risk issues identified:

- Council has no framework for decisions or for securing support/approval and external funding.
- Council has no basis for progressing the preparation of more detailed plans.
- Council is unable to stimulate change.
- Council is unable to adequately fund the projects.
- The scope and the briefs are deficient.
- The outcome from the final report is poor in content and lacks an implementation strategy for the short, medium and long term.

8 CONSULTATION WITH THE STATE GOVERNMENT

The preparation of the strategies and the master plan will necessitate discussion with various State Agencies with linkages to State and Commonwealth Plans.

Existing plans will be researched and referenced to the plans.

9 COMMUNITY CONSULTATION

Community consultation will include direct contact with stakeholders, Local District Committees and the community at large when a draft becomes available.

10 OPTIONS FOR COUNCIL TO CONSIDER

- i) To accept and adopt the recommendation; or
- ii) Not accept the recommendation.

11 OFFICER'S COMMENTS/CONCLUSION

At this time Council is requested to give consideration to the progression of the Economic Development and Tourism Strategy, a map for the future.

A document that takes account of the whole municipality, region, state and identifies opportunities of local and state significance, establishing public-private partnerships which are essential to the growth of the municipality.

Council requires a strategy that is aligned with our neighbouring Councils, State and Federal strategies; and improves our capacity to leverage funding from State and Commonwealth programs or industry sources that support agreed public and private sector partnerships.

As a regional player, Council has an obligation to work in partnership with the Federal Government, Tasmanian Government Departments and Local Government; as well as regional businesses, industry and communities to support activities that stimulate sustainable economic growth in our region and the state.

Council's aim should be to support a strong regional and state economy, by facilitating the following:

- Strengthening relationships between stakeholders, including private enterprise and government to support the implementation of key regional projects and enterprises.
- Supporting economic growth through funding programs such as National Stronger Regions Fund.
- Managing selected projects to stimulate regional growth and maximise investment opportunities.
- Advocate to the Department of State Growth and other agencies on the changing needs and priorities of the community and other stakeholders.
- Collate and provide core information including economic profiles to plan and attract investment and economic development.

In other words, prepare an Economic Development and Tourism Strategy to guide and plan for the future economic growth of the municipality/region, that will clearly outline a number of 'priority opportunities' that Council intends to focus its efforts on over the coming years.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

- 1) That Council authorise the preparation of the Economic Development and Tourism Strategy, as outlined in the Strategic Plan 2007-2017 (2012/2013 revision).
- 2) That the following identified projects be listed for consideration during the 2015/2016

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



budgetary deliberations:

- a) Sport and Recreation and Open Space Strategy inclusive of Management Plans for:
 - Morven Park
 - Ross Recreation Ground
 - Cressy Oval Recreation Ground
 - Cressy Swimming Pool
 - Campbell Town Swimming Pool.
- b) Transport Master Plan:
 - Longford Traffic Study
 - Campbell Town Traffic Study

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



GOV 8

LONGFORD LOCAL DISTRICT COMMITTEE MEMBERSHIP

File: 07/021 and 07/024

Responsible Officer: Des Jennings, General Manager

Report prepared by: Amanda Mason, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to notify Councillors and seek ratification of the members of the Longford Local District Committee for the 2015-2017 term, and to notify Council of proposed changes to the Memorandum of Understanding for the committee.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council has 7 local district committees throughout the municipality. The purpose of the committees is to:

- Provide a focal point for information to and from Council;
- Identify and prioritise local needs; and
- Provide advice and feedback on Council wide and local decisions.

The membership of the Committees is limited to 9 members. Each Committee is appointed one Councillor as the Council representative. The term of membership is 2 years.

The Committees are governed by a Memorandum of Understanding with the Council. It has been identified that the Memorandum of Understanding has become outdated and requires review. It is proposed that an updated Memorandum of Understanding be prepared, identical for all committees and reported to Council for verification later this year.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- e.g. 1.3 – Community Dialogue

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Positions on the Longford Local District Committee were advertised in January 2015. 6 nominations were received, being:

1. Ms Dee Alty;
2. Mr John Cauchi;
3. Mr Harry Galea;
4. Mr Linus Grant;
5. Mrs Anne O'Hara; and
6. Mr Jaap (Rein) Wever.

Council will continue to advertise for the positions for the three vacant positions. Upon receipt of additional nominees, Council will be notified of the nominees for ratification.

The Longford Local District Committee has recommended that Council amend the Memorandum of Understanding to reflect that the committee:

1. hold a bi-annual general meeting where the Memorandum of Understanding be reviewed and office bearers be elected; and
2. annually the Chairman provide an annual review of the year; and
3. the next bi-annual general meeting of the Longford Local District Committee be held in June 2017.

10 OPTIONS FOR COUNCIL TO CONSIDER

- To accept the 6 nominees as members of the Longford Local District Committee for the term from February 2015 to February 2017; and
- That Council investigate the above recommendations to amend the Memorandum of Understanding.

11 OFFICER'S COMMENTS/CONCLUSION

Given the term of appointment for membership of Local District Committees there is no need for an annual general meeting.

RECOMMENDATION 1

That Council accept Ms Dee Alty, Mr John Cauchi, Mr Harry Galea, Mr Linus Grant, Mrs Anne O'Hara and Mr Jaap Wever as members of the Longford Local District Committee.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



RECOMMENDATION 2

That a report on the suggested amendments to the Memorandum of Understanding be presented at a later date, taking into consideration comments from all local district committees, once received.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



GOV 9

ROSS LOCAL DISTRICT COMMITTEE MEMBERSHIP

File: 07/021 and 07/024

Responsible Officer: Des Jennings, General Manager

Report prepared by: Amanda Mason, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to notify Councillors of the members for Ross Local District Committee for the 2014-2016 term.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council has 7 local district committees throughout the municipality. The purpose of the committees is to:

- Provide a focal point for information to and from Council;
- Identify and prioritise local needs; and
- Provide advice and feedback on Council wide and local decisions.

The membership of the Committee is limited to 9 members. Each Committee is appointed one Councillor as the Council representative. The term of membership is 2 years.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- e.g. 1.3 – Community Dialogue

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



9 COMMUNITY CONSULTATION

Positions on the Ross Local District Committee were advertised in October 2014. The following nominations were received:

1. Mrs Jill Bennett;
2. Mrs Debra Cadogan-Cowper;
3. Mr Allan Cameron
4. Mr Keith Draper
5. Mr Herbert Johnson
6. Mr Arthur Thorpe
7. Mrs Fiona Doe (who was overseas when positions were advertised did, on her return submit a nomination form).

10 OPTIONS FOR COUNCIL TO CONSIDER

To accept the 7 nominees as members of the Ross Local District Committee for the term from November 2014 to November 2016.

11 OFFICER'S COMMENTS/CONCLUSION

N/A

RECOMMENDATION 1

That Council accept Mrs Jill Bennet, Mrs Debra Cadogan-Cowper, Mr Allan Cameron, Mr Keith Draper, Mr Herbert Johnson, Mr Arthur Thorpe and Mrs Fiona Doe as members of the Ross Local District Committee for the period of November 2014 to November 2016.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 62

File: Subject 24/023
Prepared by: Maree Bricknell, Corporate Services Manager
Responsible Officer: Martin Maddox - Accountant

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31st January 2015.

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31st January 2015.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Statements for the period ended 31st January 2015.

Council's bank balance as at 31st January 2015 totals \$9,662,079 including \$9,367,775 investments which has earned \$176,690 interest to date.

Rates raised in 2014-15 amounts to \$9,023,890 there has been \$7,444,721 collected during the year (including some arrears) leaving 25.23 percent unpaid which compares to 25.91 percent at the same time last year. A substantial percentage of unpaid rates relate to one debtor and is subject to a Commonwealth lease agreement.

Capital works are 30.6 percent complete as at 31st January 2015.

3 ALTERATIONS TO 2014-15 BUDGET

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

3.1 GENERAL FUND

1. Bank Interest

Budgeted revenue from bank interest during 2014-15 was calculated at 3.50%, however interest rate forecasts continued to drop. Council's projected Interest revenue is expected to be approximately \$55,000 less than budget by the end of June 2015.

2. Ben Lomond Water

Only tax equivalent distribution revenue and no dividend payments have been received from TasWater as this stage - total budgeted revenue is expected to be received by year end.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



3. Governance Expenses

Provision is made for the Human Resource Officer position expenditure of \$30,000.

Additional allocation required for Project Audit Acquittals of \$3,000.

Additional allocation for electoral roll maintenance cost of \$5,500 required.

Allocation for membership of the Australian Mayoral Aviation Council required for \$2,000.

Additional allocation required of \$5,000 for Councillor Communication Allowance due to election during 2014 – should result in lower allocation required during rest of representing term.

4. Governance Income

Reduce revenue from LGAT of \$4,957 for Constitutional Recognition of Local Government Campaign which was refunded last year.

Special Grant Income received for Australia Day celebrations of \$2,182, and corresponding expenditure in Australia Day expenditure.

Asset Sales - Property sales income for Conara land has been recognised as a contract of sale has been signed, George Street Perth land, and Ross School properties are not yet provided for.

5. General Rates Revenue

General Rates raised during this financial year are summarised below:

	Budget	Actual
Rate Run and supplementary Adjustments	\$ 8,003,000	\$8,005,065
Interest & Penalty	\$ 59,771	\$ 39,698
	<u>\$ 8,062,771</u>	<u>\$8,044,763</u>

General Rate Revenue has been received close to budgeted for the 2014-15 financial period. Supplementary valuation adjustments have slowed down however some further supplementary rate income is expected by year end – estimate \$7,000. The 5 percent penalty on outstanding rates will be raised on 1 April 2015, and it is expected that interest charges will reach the budget of \$59,771.

6. Base Government Grants

Council was allocated \$1,420,297 for base government grants in 2014-15; this represents a decrease of \$79,703 from the amount budgeted to receive.

7. Liability Certificate Income

With property sales continuing on a steady basis, the Rate Certificate income is expected to exceed budget by approximately \$10,000 by 30 June 2015.

8. Sundry Income

Budget for Miscellaneous income received is required \$2,954.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



9. Valuation Costs

The budget for Valuation expenditure to be reduced by \$10,000.

10. Reimbursement

A budget is required for reimbursement of \$21,670 for purchase cost of a care-a-car from the committee.

11. Childcare

A budget is required for a Professional Development Grant received for childcare staff of \$4,808.

12. Youth

Review of Youth Program currently being undertaken.

13. Special Event Funding

An additional allocation of

- \$1,850 is required to cover the traffic management required at the Ross Marathon event, there is a need to work with committee to improve management for next year
- \$443 is required for the Orienteering Championships to cover Council's in-kind support
- \$556 is required for the Tas Motorcycle Club Aus Moto Championships traffic management.

14. Tourism

A budget allocation of \$5,000 is required for the Campbell Town Museum Committee & Court House lease expenses.

15. Planning & Building Income

The Planning & Building Fees and Fines and an expected reduction in budgeted expenditure during 2014/15 is expected to result in a forecasted saving from the amount budgeted of \$93,260.

	Budget	Actual	Forecast	Shortfall	Percentage
Planning Fees	-\$ 170,000	-\$128,954	-\$206,000	-\$ 36,000	85%
Building Fees-Issue of Permit	-\$ 65,000	-\$ 42,935	-\$ 68,000	\$ 3,000	106%
Building Fees (Excluding Permit)	-\$ 65,000	-\$ 37,825	-\$ 65,000	-\$ 0	77%
Plumbing - Permit & Assess Fees	<u>-\$ 65,000</u>	<u>-\$ 52,067</u>	<u>-\$ 83,000</u>	<u>-\$ 18,000</u>	90%
	-\$ 365,000	-\$261,781	-\$422,000	-\$ 57,000	87%
Building - Illegal Works Fine				-\$ 5,260	
Building – Permit Authority Exp				<u>-\$ 31,000</u>	
				-\$ 93,260	

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



16. NRM Mill Dam Hydrological Study – Council contribution 1/5 or total project cost of \$12,500 – balance funded by other stakeholders.

17. Works & Infrastructure Income & Expenditure

Income

Small Plant sales income is not expected to be received \$7,184.

Natural Disaster Resilience Grant funding of \$75,000 for flood plain mapping to be received, and Council budget allocation of \$20,000 needs to be increased by \$10,000 towards the project.

Budget allocation required for sundry recreation income of \$5,881.

Public Open Space budget income to be increased by \$56,000 to \$76,000 due to some large subdivision hand overs during the current period.

Expenditure

Additional budget required for UHF Radio expenditure \$2,211.

Additional budget allocation required for Works Depot expenditure \$51,000.

Following loss of volunteer worker an additional budget allocation of \$3,000 to be allocated to the maintenance of the Perth General Cemetery.

A small reallocation of budget is required from Evandale street cleaning account to Western Junction and Conara \$5,000.

An additional budget of \$8,000 is required for cleaning of the Evandale public amenities – now cleaned by contractors.

Budget for contributions towards boundary fences to be increased by \$3,000.

Perth Recreation Ground budget allocation increased by \$5,000 to cover land tax, water charges.

18. Capital Works - Fleet

Fleet 5 – An additional allocation is required from the Plant Replacement account for the General Manager's Vehicle changeover of \$15,000.

Fleet 59 - Replacement of the forklift has been deferred to fund several small plant items including a backhoe bucket, backhoe float, additional slasher and zero turn mower.

19. Capital Works – Equipment

A reallocation of office equipment budget allocations to Governance from other departments for purchase of equipment and repair of chairs \$5,600.

A budget allocation of \$6,000 is required for the restoration of the two Godfrey Rivers art works.

20. Capital Works – Recreation

Re-allocation of \$3,000 from Falls Park to Morven Park screening of Evandale Dump site.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Re-allocation of \$5,000 from Cressy Dump site to fund study for Cressy Boat Ramp.

21. Public Building Improvement Program (PBI)

An amount of approximately \$41,000 has been committed from the \$130,000 Public Building Improvement budget to date.

22. Capital Works – Roads, Bridges and Stormwater

An additional budget allocation of \$2,155 towards the footpath to the Cressy Childcare centre is required – funded from Rural & Remote Childcare program.

Road reconstruction projects costing \$0.55m have been completed to date with a budget saving of \$71,862.

An additional budget allocation of \$44,000 is required to fund the George Street, Perth footpath program.

An additional \$25,000 budget allocation is also required for the Translink stormwater engineering study taking cost to date of \$100,000.

23. New Projects

New capital budget allocations are requested for:

- No projects identified at this stage.

Future large projects to be funded in coming budget periods include:

- Translink Stormwater upgrade works – costs to be determined.
- West Perth Stormwater upgrade works – costs to be determined.
- Campbell Town Recreation Ground Re-development – costs to be determined
- Office extensions.

24. Capital Works – Deferred

The following projects have been deferred until 2015-16 financial period:

- Air Quality Initiative Project \$10,000
- Economic Promotion Project \$30,000
- Lake River Bridge (Bridge No. 7350) replacement awaiting outcome of a Grant application for replacement of Westmoorland Bridge (No. 2030) on Powranna Road \$1,240,000 (\$10,000 reallocated to Bridge No. 2030 for design)
- Campbell Town War Memorial Recreation Ground Building improvements awaiting business case assessment \$400,000.
- Frederick Street Perth stormwater upgrade \$150,000 and reallocate budget to overrun for Glenelg Street Campbell Town stormwater budget overrun and contribution to upgrade Drummond Street stormwater extension.
- Ross Public Toilet Upgrade \$37,000 awaiting reassessment with possible replacement required.

General Fund Summary

In summary the following adjustments are recommended to be made to the 2014/15 budget:

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Note No.	Account Reference	Description	Revenue Increase	Expenditure Increase	Net Change
1	100300	Other Income Bank Interest	-55,000		
2	100330	TasWater Dividends			
3	100500	Human Resources/Risk Management		30,000	
3	101065	Audit Acquittals		3,000	
3	102200	Electoral Roll		5,500	
3	102610	AMAC		2,000	
3	102960	Councillors Communication Allowance		5,000	
4	102050	Sundry Governance Income	-4,957		
4	104450	Australia Day Grant	2,182		
4	103900	Property Sales	60,000		
5	100200	General Rate Income	7,000		
6	100250	Financial Assistance Base grant revenue	-79,703		
7	202100	Rate Certificate Income	10,000		
8	200200	Sundry Income	2,954		
9	203300	Valuations		-10,000	
10	501050	Fleet Income – Reimbursement Care-a-car	21,670		
11	501210	Childcare Grant	4,808		
12	502990	Youth			
13	506712	Events		2,837	
14	507100	Campbell Town Museum/Court House		5,000	
15		Building & Planning Fees/Expenditure	62,260	-31,000	
16	505757	NRM Dam Hydrological Study	10,000	12,500	
17		Works			
		• Sundry Income	-7,184		
		• Flood Plain Mapping Grant	95,000	105,000	
		• Public Open Space & Sundry Recreation	25,881		
		• Sundry Expenditure		77,211	
		• Public Building Improvements		22,495	
New Projects		Operating 2014-15			
	510225	Sports Centre Development Plan \$5,000 fund from Centre Improvements			
	510225	Longford Rec Ground Development Plan \$5,000 funded from Centre Improvement			
		Perth Recreation Development Plan		5,000	
		Ctown Rec Ground Development Business Plan \$10,000 funded from Public Open Space			
	506325	Longford Tourism Centre Study funded \$3,000			
Deferred Projects		Operating 2014-15			
	324360	Air Quality Improvement Initiatives		-10,000	
	523580	Development Promotion		-30,000	
		Change in budgeted Operating Surplus	154,911	194,543	-39,632
Capital Works					
18		Capital – Fleet		15,000	

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Note No.	Account Reference	Description	Revenue Increase	Expenditure Increase	Net Change
19		Capital – Equipment		6,000	
20		Capital - Recreation			
21		Capital - Public Buildings - transferred to Operating		-22,495	
22		Capital – Roads, Bridges & Stormwater			
New Projects					
23		Capital Works – Cressy Park land			
Deferred Projects - Capital 2014-15					
24		Campbell Town Recreation Ground Building		-400,000	
24		Lake River Bridge		-1,240,000	
24		Frederick Street Stormwater			
24		Ross Public Conveniences		-37,000	
Change in budgeted Capital Expenditure			0	-1,678,495	-1,678,495
Overall Change			\$159,911	-\$1,483,952	\$1,638,863

As at 31st January 2015 Council had a budgeted operating surplus of \$14,804 and with the budget review items listed above an operating deficit of \$24,828 is expected.

The capital works adjustments will be funded from/to General and Road reserve accounts.

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

- 5.1 Bank Reconciliation to 31 January 2015
- 5.2 Schedule of Investments to 31 January 2015
- 5.3 Summary of Rates & Charges to 31 January 2015
- 5.4 Account Management Report to end January 2015.
- 5.5 Income & Expenditure Summary to end January 2015

RECOMMENDATION

That Council

1. Receive and note the Monthly Financial Report for the period ending 31 January 2015.
2. Approve the Budget Review alterations as listed above.

DECISION

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



CORP 2 2015/2016 MUNICIPAL BUDGET

File: Subject 24/029
Responsible Officer: Maree Bricknell, Corporate Services Manager
Report prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is for Council to set the parameters for the 2015-2016 Municipal Budget.

2 INTRODUCTION/BACKGROUND

The 2015-2016 Budget process is conducted mostly in accordance with Council's previously adopted procedure in an endeavour to finalise the process during June 2015:

- Issue a memo in February to Councillors and staff to list projects/ capital works for consideration and costing
- Place the Budget on Local District Committee agendas
- Conduct a Councillor Bus Tour during April
- List all major or new works/projects that have been considered by Council for consideration in the Budget process
- Set Budget parameters prior to drafting Budget
- Draft Budget having regard to:
 - i) Strategic Plan
 - ii) Budget parameters
 - iii) Local District Committee requests
 - iv) Long Term Capital Works programs
 - v) Departmental management and operational requirements
- Hold Council workshop/s to consider and review draft budget and review rating methodology
- Present a revised draft Budget to Council meeting for adoption
- Levy rates and charges in July.

With the Audit legislation requiring Annual Financial Statements to be completed by 15th August, it is suggested that Council move through the budget process with an aim to finalise/adopt at the June meeting, this will allow financial staff to prepare the end of year financial statements on the new timelines.

It is common practice each year for Council to undertake a Municipal Bus Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with Local District Committee representatives to discuss their issues of priority. It is suggested that the Bus Tour be held on Wednesday 15th April 2015, and for Councillors that cannot attend photos of capital works items listed be provided. An itinerary for the proposed Council Bus Tour will be prepared and circulated prior to the tour.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Proposed budget timetable is as follows:

16 February 2015	Council Meeting	Set budget parameters
30 March 2015	Workshop	Capital Works Budget
15 April 2015	Bus Tour	
4 May 2015	Workshop	Draft Budget
18 May 2015	Workshop (optional)	Draft Budget 2
1 June 2015	Workshop	Draft Budget 3
15 June 2015	Council Meeting	Adopt Budget
Mid-July 2015		Issue Annual Plan
Mid-July 2015		Issue Rates

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 1.9 Financial Management

Council’s strategic goal is to provide practical, viable, sustainable financial management policies and procedures by means of the following actions:

- *Ensure financial sustainability in the long term by being financially responsible with the community’s money*
- *Utilize long-term strategic financial management plans and policies to guide decision making*
- *Generate sufficient revenue to develop and maintain services that the community need*
- *Provide acceptable, equitable rating system and methods of issue and debt collection*
- *Maximise investment revenue with high returns at acceptable risk*
- *Seek innovative funding sources, government grant revenue and investment opportunities*
- *Maintain efficient financial systems to report in compliance with applicable standards and legislation.*

4 POLICY IMPLICATIONS

Rating methods and financial policies will be considered during the Budget deliberations.

5 STATUTORY REQUIREMENTS

Council must adopt a Budget by absolute majority in accordance with section 82 of the *Local Government Act 1993*, prior to 31 August and not more than one month before the start of the financial year.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



6 FINANCIAL IMPLICATIONS

Careful consideration must be taken to enable Council to have sufficient funds to maintain assets and meet commitments for the 2015-2016 financial period.

Some outside influences this year that need to also be considered include:

- Freeze on indexation of Government Grants
- TasWater forecasted dividends
- Bank interest rates
- Stormwater Management
- Debtors ability to pay
- Development trends in area.

7 RISK ISSUES

Council must adopt its budget to enable annual planning to commence and rates and charges to be levied for the 2015-2016 financial period.

8 CONSULTATION WITH STATE GOVERNMENT

Representatives of Council will attend the annual Grants Commission Hearing to put forward a submission for Government Grant funding during 2015-16.

9 COMMUNITY CONSULTATION

Council meet with Local District Committees to discuss priority budget projects listed by the committees. There is also direct input into the formation of the Budget from ratepayers, and indirect input via councillors and departmental managers.

10 OPTIONS FOR COUNCIL TO CONSIDER

The following budget parameters are suggested for the 2015-16 Budget for Council consideration, review and endorsement (note December annual movement of CPI was 1.06 percent).

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
- c) New services to be funded from new rates raised.
- d) User pays principle to be used where possible.
- e) Cash reserves to be quarantined or committed to specific planned projects.
- f) Wages to be indexed by as per Enterprise Bargaining Agreement 2013-2016 by 2.85%, and other General Operating expenses be indexed by the LGAT calculated Local Government cost index for 2015 (to be advised was 2.63% last year).
- g) Contract payments increased as per agreement provisions.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- h) Interest on investments calculated at 2.5 percent.
- i) Nil percent increase) in grant funding.
- j) No borrowing from external sources for operating expenditure, and for capital expenditure unless funded from rates raised for new assets.
- k) Minimise any Annual Asset Renewal shortfall.
- l) General rate increases be modelled on a relationship to the LGAT calculated Local Government cost index (to be advised was 2.63% last year) for the Budget period, plus percentage for Asset Management renewal funding if required.

11 ATTACHMENTS

- 11.1 Extract regarding 'Council Cost Index' from LGAT is expected to be received and circulated prior to the meeting.

RECOMMENDATION

- 1. That Council hold a Municipal Bus Tour on Wednesday 15th April 2015.
- 2. That Council adhere to its previously adopted Budget process as detailed above, and endorse the following 2015-16 Draft Budget parameters
 - a) Ongoing operational expenditure to be funded by annual rate income where possible.
 - b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
 - c) New services to be funded from new rates raised.
 - d) User pays principle to be used where possible.
 - e) Cash reserves to be quarantined or committed to specific planned projects.
 - f) Wages to be indexed by as per Enterprise Bargaining Agreement 2013-2016 by 2.85%, and other General Operating expenses be indexed by the LGAT calculated Local Government cost index for 2014 (to be advised was 2.63% last year).
 - g) Contract payments increased as per agreement provisions.
 - h) Interest on investments calculated at 2.5 percent.
 - i) No cost increase in grant funding.
 - j) No borrowing from external sources for operating expenditure, and for capital expenditure unless funded from rates raised for new assets.
 - k) Minimise any Annual Asset Renewal shortfall.
 - l) General rate increases be modelled on a relationship to the LGAT calculated Local Government cost index (to be advised was 2.63% last year) for the Budget period, plus percentage for Asset Management renewal funding if required.
 - m) that the overall increase in rates be modelled on%.

DECISION

Cr

P&D 1 NORTHERN MIDLANDS LAND USE AND DEVELOPMENT STRATEGY

Attachments: Section 1 – Page 98

File: 13/020/002

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report presents Council with a draft consultant's brief for a Land Use and Development Strategy.

The Strategy will become an integral document in Council's quest to ensure that it takes a proactive approach to providing shovel ready sites to seek and address development opportunities as they arise.

2 INTRODUCTION/BACKGROUND

At the 2nd February workshop, Council was advised as follows:

The Northern Midlands Interim Planning Scheme 2013 was introduced through the State Government's planning reform agenda. This interim document was required to be, as far as practicable, a replication of the 1995 planning scheme in the newly prescribed format. Consequently a strategic review was not conducted at that time. There has not been a complete review of the Land Use Strategy for the Northern Midlands municipality since Mr Alex Brownlie's work to support the 1995 scheme.

Mr Greg Geoghegan, as our strategic planner started on a review of the land use strategy around 2006, however that work was abandoned in favour of our strategic plan. After this, Mr Geoghegan started again on a review process for a new planning scheme. However, with the advent of the state driven planning reform process, that review was reduced to a series of amendments to the 1995 scheme.

Therefore, a need exists for the Northern Midlands to have an up-to-date Land Use and Development Strategy so that community needs and expectations can be met, and development opportunities are secured through the readiness of the planning scheme.

A contemporary Land Use and Development Strategy would identify opportunities for future use and development, in line with community expectations, in a planned and orderly manner over the next 20 years.

A review of surrounding council's found the following relevant documents:

- Break O' Day Council – Draft Land Use & Development Strategy, November 2014
- Launceston City Council – Greater Launceston Plan, July 2014
- George Town Council – Strategy and Planning Report, April 2009
- Meander Valley Council - Land Use and Development Strategy, April 2005
- West Tamar Council – Sustainable Development Management Strategy, 2002
- Dorset Council - Sustainable Development Strategy

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.6 Strategic Planning – *Planning decisions to attract investment into Northern Midlands.*
- 4.7 Land Use Planning – *Planned, staged and orderly development consistent with strategic outcomes and the Regional Land Use Strategy.*
- 4.7 Land Use Planning - *Prepare and implement a land use strategy to protect the availability of key sites.*
- 4.14 Regional Planning – *Pursue Northern Midlands’ development potential and full economic role in the region.*
- 4.14 Regional Planning – *Pursue a coherent land use, development and infrastructure framework to guide planning decisions in the region.*

4 POLICY IMPLICATIONS

The Land Use and Development Strategy will support the policies at 4.6, 4.7 and 4.14 of the Strategic Plan listed above.

5 STATUTORY REQUIREMENTS

5.1 Land Use Planning & Approvals Act 1993

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
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
(c) to encourage public involvement in resource management and planning; and
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and
(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.*
- 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.*

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*

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



government; and

(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

(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

(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

(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

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

(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

(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

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

6 FINANCIAL IMPLICATIONS

The Break O' Day Land Use and Development Strategy has cost around \$60,000 and taken around 6 months. However, there are a number of other studies of similar size that have informed that strategy.

The Rural Processing Centre project cost \$20,000 and took 9 months from calling tenders to completion.

Given the above, the Land Use and Development Strategy could be expected to cost at least \$100,000 - \$150,000 and take around 12 months to complete.

Despite the anticipated cost of developing such an essential strategy, it is considered that substantial savings would be achieved if the land use and development strategy includes the Industrial Land ('dirty site'/heavy industry) investigation, and the Perth and Translink reviews, since much of the background work required for the land use and development strategy would also be required for these projects.

7 RISK ISSUES

If the Council does not have a contemporary Land Use and Development Strategy, it runs the risk of the planning scheme becoming further out of touch with the needs and expectations of the community.

Without a contemporary Land Use and Development Strategy to inform an up to date planning scheme, there is the risk of losing development opportunities due to the necessary planning scheme provisions not being in place.

8 CONSULTATION WITH STATE GOVERNMENT

State Government consultation will be undertaken during preparation of the Land and

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Development Strategy.

9 COMMUNITY CONSULTATION

Community consultation will be undertaken during preparation of the Land Use and Development Strategy.

10 OPTIONS FOR COUNCIL TO CONSIDER

- a) Set a budget and call for expressions of interest based on that figure. However, if the figure is too low the Strategy will not provide the information required to be useful in achieving its aims.
- b) Progress the Strategy by endorsing the consultant's brief and calling for tenders. Tenders to be brought back to council and a budget developed for the preferred tender.
- c) Do nothing, resulting in the planning scheme falling further behind community needs and expectations.

11 OFFICER'S COMMENTS/CONCLUSION

Council took a proactive approach to the planning of the TRANSlink commercial-industrial precinct in the late 1990s, undertaking the necessary studies and scheme amendments to attract quality commercial and industrial development to the Northern Midlands, including the Statewide Distribution Centre.

Undertaking contemporary planning for the municipality through the Land Use and Development Strategy would be expected to have similar positive effects on the growth of the Northern Midlands by providing shovel ready sites for new development, in line with Council's policy of attracting investment.

Efficiencies would be gained by having Council's investigation into Industrial Land ('dirty site'/heavy industry) and land use reviews of Perth and Translink incorporated in the scope of the Land Use and Development Strategy.

12 ATTACHMENTS

12.1 Draft Consultant's Brief.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council progress the Land Use and Development Strategy by endorsing the consultant's brief and calling for tenders.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



P&D 2

NORTHERN MIDLANDS RURAL PROCESSING CENTRE

Attachments: Section 1 – Page 107

File: 13/007

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report presents Council with a final version of the Rural Processing Centre report, and recommends that it be adopted.

2 INTRODUCTION/BACKGROUND

At its May 2014 meeting, Council resolved to call for tenders for the Rural Processing Centre project.

Tenders were called in accordance with the Code of Tendering and Procurement, and SGS Economics and Planning was awarded the contract.

As part of the process, three workshops were held on the 25th and 26th of September 2014.

SGS produced a draft report which was presented to the Council workshop of the 24th November, and the Council meeting of the 8th December, where Council endorsed the draft plan for public exhibition.

Comment on the draft plan was invited, with a copy sent to all workshop attendees, and the draft plan being placed on public exhibition from the 7th to the 31st January 2015. One comment was received, from the Department of Primary Industries, Parks, Water and the Environment regarding the Cressy Research Station. That comment has been addressed in the final version of the report.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.9 Rural Processing Centre - Expand Northern Midlands value-adding industrial base with a centralised state wide storage and processing complex for agricultural and other bulk products.

4 POLICY IMPLICATIONS

The project supports the policy outlined in section 3 above.

5 STATUTORY REQUIREMENTS

None applicable to this matter.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



6 FINANCIAL IMPLICATIONS

The project was budgeted for at the May 2014 Council meeting.

7 RISK ISSUES

No risk issues have been identified.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation with State Government departments has occurred in the preparation of the report.

9 COMMUNITY CONSULTATION

Community consultation has occurred in the preparation of the report.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can decide to:

- Adopt the report as it is; or
- Make changes to the report before adopting it.

11 OFFICER'S COMMENTS/CONCLUSION

The report addresses point 4.9 of Council's Strategic Plan. It has been prepared with the input of relevant stakeholders. It is now considered appropriate to adopt the report.

The report contains the following recommendations. Comment on current or possible actions is included below each recommendation.

Recommendation A	<i>For Northern Midlands Council to participate in coordinated and targeted advocacy by stakeholders to address regionally and State significant issues the industry is facing.</i>
<i>Action</i>	Council can participate in advocacy surrounding the issues of power supply, water supply, packing, cold storage and freight distribution.
Recommendation B	<i>For Northern Midlands Council to undertake a feasibility study to identify the optimal locations(s) and viability for rural industries precincts in the Northern Midlands. Precincts ensure an efficient use of infrastructure and services, and may provide value chain and logistics benefits for rural industries in these precincts.</i>
<i>Action</i>	Council could commission a feasibility study. Alternatively, this work could be included in the scope of the land use strategy.
Recommendation C	<i>For Northern Midlands Council to communicate with local investors in agriculture to better understand their needs, and where possible (within the roles and responsibilities of Council) to enable investment in the local area.</i>
<i>Action</i>	Council can consider facilitating half yearly workshops with interested rural practitioners.
Recommendation D	<i>For Northern Midlands Council to explore opportunities to support the availability</i>

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



	<i>of affordable housing solutions for casual and seasonal workers.</i>
Action	Council can seek ways to welcome seasonal workers to the community, and encourage suitable accommodation in the towns. It is noted that Burlington Berries is seeking to place eight accommodation units on site for seasonal workers. This proposal does not require planning approval as it is to accommodate on-farm workers and complies with all the acceptable solutions of the planning scheme.
Recommendation E	<i>For Northern Midlands Council to support initiatives to better coordinate demand and supply of casual labour.</i>
Action	While this issue is more suitably addressed by producers, Council can support centralised accommodation for casual workers, which will facilitate the coordination of workers. Council could seek agreement from real estate agencies to place suitable rental listings on Council's website.
Recommendation F	<i>For Northern Midlands Council to support and enable farmers and producers to convene and where applicable collaborate on common issues, such as reliable power supply at the Burlington Road precinct.</i>
Action	This is a matter for Council's continuing involvement.
Recommendation G	<i>For Northern Midlands Council to establish the feasibility of an upgrade of Burlington Road to better meet current and future traffic demands.</i>
Action	Stage 1 of the Burlington Road upgrade (near the main road intersection to pass the entrance to Tas Quality Meats) was completed by the end of January 2015. Economic Development Committee recommendation to Council 2/2/15: <i>That Council does not progress the Burlington Road Stage Two upgrade until the local businesses have upgraded their internal roadways.</i> Economic Development Committee recommendation to Council 2/2/15: <i>That Council request the State Government to rezone the Cressy Research Farm to allow subdivision into smaller titles (effectively, a 'Translink-style' zoning for the Research Farm).</i>
Recommendation H	<i>For Northern Midlands Council to apply proposed precinct plans for the Powranna Road and Burlington Road precincts to enable development and intended uses for the precincts.</i>
Action	Council can prepare a draft amendment to the planning scheme to place a specific area plan over the two precincts.

12 ATTACHMENTS

12.1 Northern Midlands Rural Processing Centre Report and Recommendations February 2015.

RECOMMENDATION 1

That the matter be discussed.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



RECOMMENDATION 2

That Council adopt the Northern Midlands Rural Processing Centre Report and Recommendations February 2015.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



P&D 3 REVIEW OF POLICY 40 - PUBLIC OPEN SPACE CONTRIBUTION

File: 44/001

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report reviews Council's policy on Public Open Space Contributions, and recommends amendments to the policy.

2 INTRODUCTION/BACKGROUND

The policy was last reviewed in June 2010. It is appropriate to review the policy again.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goals have relevance to this issue:

- 4.7 Land Use Planning
- 5.3 Community Facilities

4 POLICY IMPLICATIONS

This report recommends amendments to the Council's policy on Public Open Space Contributions.

5 STATUTORY REQUIREMENTS

5.1 Local Government (Building & Miscellaneous Provisions) Act 1993

117. Payment instead of increasing public open space

(1) Instead of requiring an owner to increase the area for public open space, the council, before approving a plan of subdivision may require security for the payment of an amount calculated under subsection (2).

(2) The amount required to be paid is an amount not exceeding an amount which bears the same ratio to the value of the whole area comprised in the plan as one-twentieth of that area less any area provided for public open space in the final plan and any area created by the final plan of the littoral or riparian reserve bears to that whole area.

(3)...

(4)...

(5) The council is to receive an amount payable under this section on trust for the acquisition or improvement of land for public open space for the benefit of inhabitants of the municipal area.

(6)...

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



(7)...

5.2 Northern Midlands Interim Planning Scheme 2013

E10.0 Recreation and Open Space Code

E10.2.1 This code applies to use or development of land for subdivision in the general residential, general industrial, light industrial, commercial, local business, general business, low density residential, rural living and village zones.

E10.6.1 Provision of Public Open Space

A1 The application must include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.

6 FINANCIAL IMPLICATIONS

Local Government (Building & Miscellaneous Provisions) Act 1993

117. Payment instead of increasing public open space

(5) The council is to receive an amount payable under this section on trust for the acquisition or improvement of land for public open space for the benefit of inhabitants of the municipal area.

7 RISK ISSUES

No risk issues are identified.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can adopt the amendments as recommended, or move alternative amendments to the policy.

11 OFFICER'S COMMENTS/CONCLUSION

In 2010 the policy set the public open space rate at \$1,200 per additional lot created. It is considered that the market has not changed sufficiently to warrant an increase in this figure.

The policy currently applies to land zoned Residential Serviced, Residential Reserved and Village, and allows for public open space to be taken on land zoned Low Density Residential if considered appropriate by council at a General Council meeting.

The policy was written when the Northern Midlands Planning Scheme 1995 was in effect. The policy needs to be updated to accord with Recreation and Open Space Code of the Northern

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Midlands Interim Planning Scheme 2013. That is, to apply to the general residential, general industrial, light industrial, commercial, local business, general business, low density residential, rural living and village zones.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Policy 40 be amended as follows, by adding the highlighted sections and deleting the strikethroughs.

DECISION

Cr

Cr

Policy 40 PUBLIC OPEN SPACE CONTRIBUTION

POLICY NUMBER	40
OBJECTIVES	To establish a consistent approach on the application of public open space for new subdivisions
STATUTORY AUTHORITY	Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993; Section 205 Local Government Act 1993
POLICY	Adopted 13 December 2004 – Minute ref 406/04 Amended 15 June 2009 – Minute ref 169/09 Amended 21 June 2010 – Min. ref. 150/10 Amended 16 February 2015 – Min. Ref ...

POLICY

That the Council in accordance with Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* adopt the following policy on the application of public open space for new subdivisions.

Application of Policy

- 1 Public Open Space shall be taken in accordance with this policy on land zoned general residential, general industrial, light industrial, commercial, local business, general business, low density residential, rural living and village ~~Residential Serviced', 'Residential Reserved' and 'Village'.~~
- 2 ~~If considered appropriate by the Council at a General Council meeting, Public Open Space may be taken on land zoned 'Low Density Residential'.~~
- 3 Public Open Space contributions in excess of this policy may be offered by the developer or in all other circumstances as resolved at a General Council meeting.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



- 4 With regard to subdivision of land, the rate specified in the *Local Government (Building and Miscellaneous Provisions) Act 1993* is 5% of the land area contained in the Plan of Subdivision.
- 5 The location of the land contribution, within the subject land, shall be as determined by Council at a General Council meeting or otherwise agreed between Council and the developer.
- 6 At Council's discretion, a cash contribution may be accepted in lieu of all or part of the land requirement.

The Public Open Space Rate

- 1 The Public Open Space Rate shall be \$1,200 per additional lot created (i.e. A subdivision that turns one lot into four has created three additional lots and will attract a public open space contribution/fee of \$3,600.)

OR

- 2 The applicant may, at his or her discretion, obtain a current (not less than one month old) valuation, by a registered land valuer, of the subject land, less one of the proposed lots (or strata units). The Public Open Space Rate shall total 5% of that value.

Effect of Previous Public Open Space Contribution

- 1 Where it can be shown that previous Public Open Space contributions have been paid in regard to the creation of the subject land title(s), Council may, at the developer's request, have regard to this and apply a reduced contribution.
- 2 In its consideration of any request under section 10, the following decision of the Resource Management and Planning Appeal Tribunal is relevant.
- 3 In *G Cooley v Glenorchy City Council [2008] (TASRMPAT 256)* The Tribunal held that the previous contributions did not preclude the Appellant from having to make a contribution in relation to this subdivision. The Tribunal was satisfied that the additional subdivision further increased the demand for public open space and it was therefore appropriate to require a contribution as a condition of the approval

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



P&D 4 PLANNING PRACTICE QUARTERLY REPORT – OCTOBER – DECEMBER 2014

File: 13/010

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report provides an update on Planning Practice for the October-December 2014 quarter, and is required by Part 4.4 of the Strategic Plan.

2 INTRODUCTION/BACKGROUND

The Strategic Plan seeks to reinforce community confidence in the planning process and the integrity of Council, with fair, consistent and accountable decision making having regard to community expectations.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.4 Planning Practice

4 POLICY IMPLICATIONS

Part 4.4 of the Strategic Plan contains the Policy:

Reinforce community confidence in the planning process and the integrity of Council.

To achieve this, the Strategic Plan requires *fair, consistent and accountable decision making having regard to community expectations.*

The bench mark is to have *less than 5% of development applications that result in an appeal.*

PLANNING DECISIONS: October – December 2014	
No. of Permitted applications	9
No. of Discretionary applications	43
Total	52
Representations	
No. of applications that received representation/s	4
No. of representations successfully mediated	0
Council Decisions	
No. of applications decided by Council	4
No. of applications approved by Council	2
No. of application refused by Council	2
Appeals	

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



No. of decisions appealed	1 (mediated)
Council's decision upheld	-
Council's decision overturned	-

5 STATUTORY REQUIREMENTS

5.1 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.

6 FINANCIAL IMPLICATIONS

Whilst not a direct planning consideration, development within the municipal area is important as it provides revenue growth to Council. Consistent planning decisions are important to maintain developer confidence and consequently maintain or increase development revenue.

7 RISK ISSUES

Overall Council currently has a good reputation throughout the development community. 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 State despite public exhibition may not always further this aim.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

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

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

With regard to Planning Practice, it is considered that fair, consistent and accountable decisions have been made during October – December 2014, with there being 1 appeal, less than the benchmark of 2 appeals (i.e. 5% of 52 applications).

RECOMMENDATION

That the report be noted.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



PUBLIC QUESTIONS & STATEMENTS

In accordance with a decision made by Council at the meeting held on 16 October 2006, “The existing policy for public questions/ representations was examined and it was agreed that this part of the meeting should become the only opportunity for members of the public to make a representation on a matter in which they have an interest on an item which is before the Council for decision e.g. development applications. Other than with approval of the Mayor, individuals will not be allowed to address Council on agenda related matters at any other time during the meeting.”

Public Question and Statements Time will commence at 6.45pm.

1 PUBLIC QUESTIONS

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

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

2 STATEMENTS

PLAN 1 P15-005 : 24 Summit Drive, Devon Hills

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



PLAN 1 PLANNING APPLICATION P15-005 24 SUMMIT DRIVE, DEVON HILLS

Attachments: Section 1 – Page 154

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

File Number: 204800.11; CT 17129/120

1 INTRODUCTION

This report assesses an application for 24 Summit Drive, Devon Hills, to remove two existing sheds, and to build two new sheds.

2 BACKGROUND

Applicant:

Wilkin Design & Drafting (obo I Goninon)

Zone:

Low Density Residential

Classification under the Scheme:

Residential (Single Dwelling)

Deemed Approval Date:

20 February 2015

Owner:

I & C Goninon

Codes:

None

Existing Use:

Dwelling & outbuildings

Recommendation:

Approve

Discretionary Aspects of the Application

- Greater than 80m² of outbuildings on the lot;
- Wall height of outbuildings greater than 3.5m;
- Maximum height of outbuildings greater than 4.5m.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Figure 1 – sheds to be removed



AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



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.

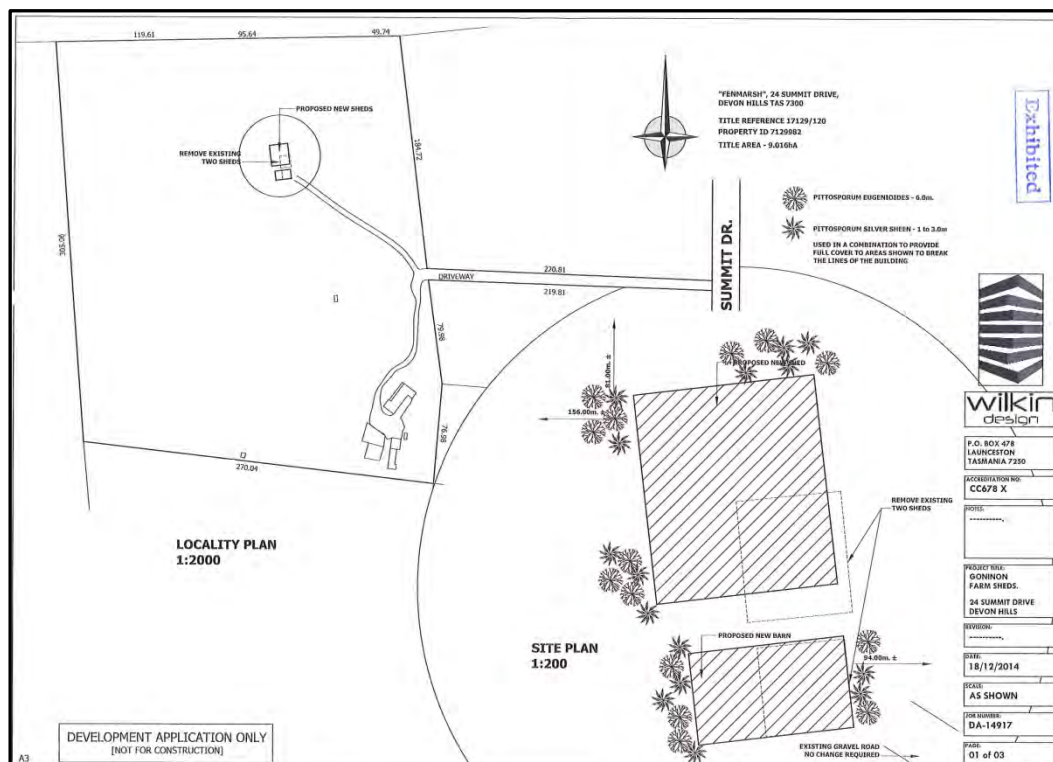
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Remove two existing sheds measuring approximately 40m² and 70m².
- Construct a shed of 84m² to be used as a barn.
 - The barn is proposed to be 7m x 12m with a maximum height of 3.568m.
- Construct a shed of 240m² for machinery and general storage.
 - The storage shed is proposed to be 15m x 16m with a maximum height of 5.568m.

Figure 2 – Site Plan



AGENDA – ORDINARY MEETING

16 FEBRUARY 2015

Figure 3.1 – Elevations

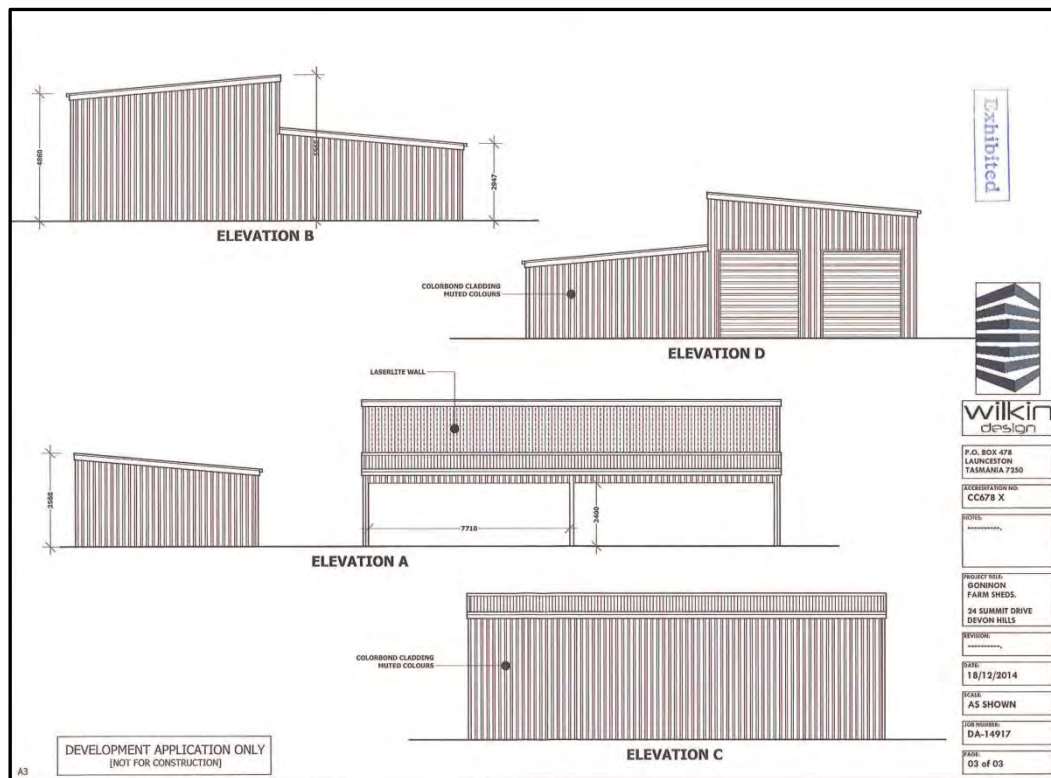
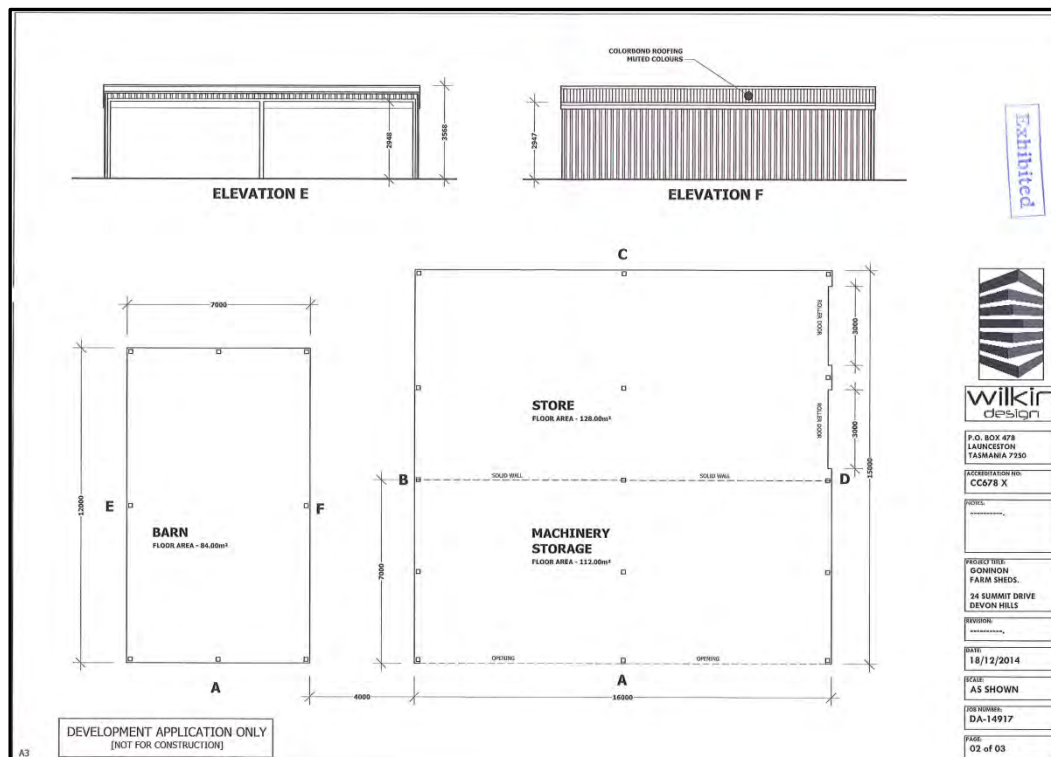


Figure 3.2 – Elevations



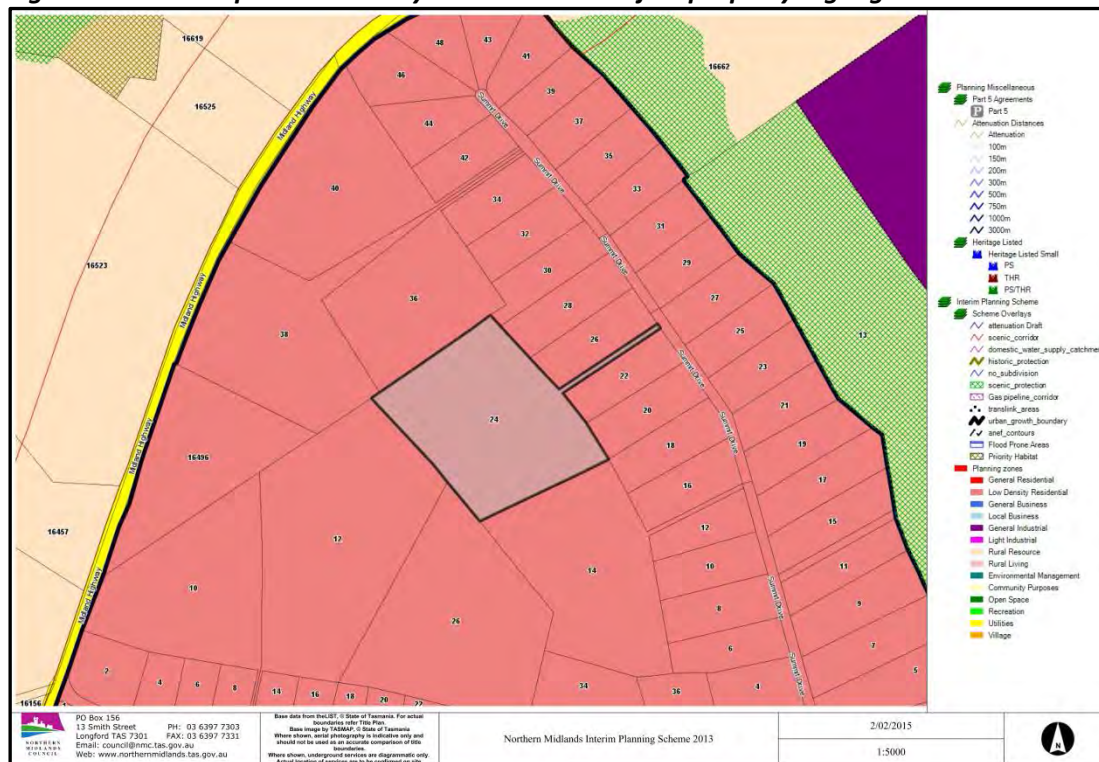
AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



4.2 Zoning and land use

Figure 4 - Zone Map – Low Density Residential – subject property highlighted



The land is zoned Low Density Residential. It is not subject to any codes.

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling 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 (permit required) in the zone.

The application is discretionary because of the variation to floor area and height of the outbuildings.

4.3 Subject site and locality

A site visit was undertaken on 3 February 2015 by Paul Godier, Senior Planner.

The property is an internal lot with access from Summit Drive, Devon Hills. The property has an area of 9.016 ha and contains a single dwelling and outbuildings.

Adjoining properties to the north, west and south of a similar size and also contain single dwellings and outbuildings.

Adjoining properties to the east are approximately 1.6ha – 1.9ha and also contain single dwellings and outbuildings.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



4.4 Permit/site history

There is no permit or site history relevant to this application.

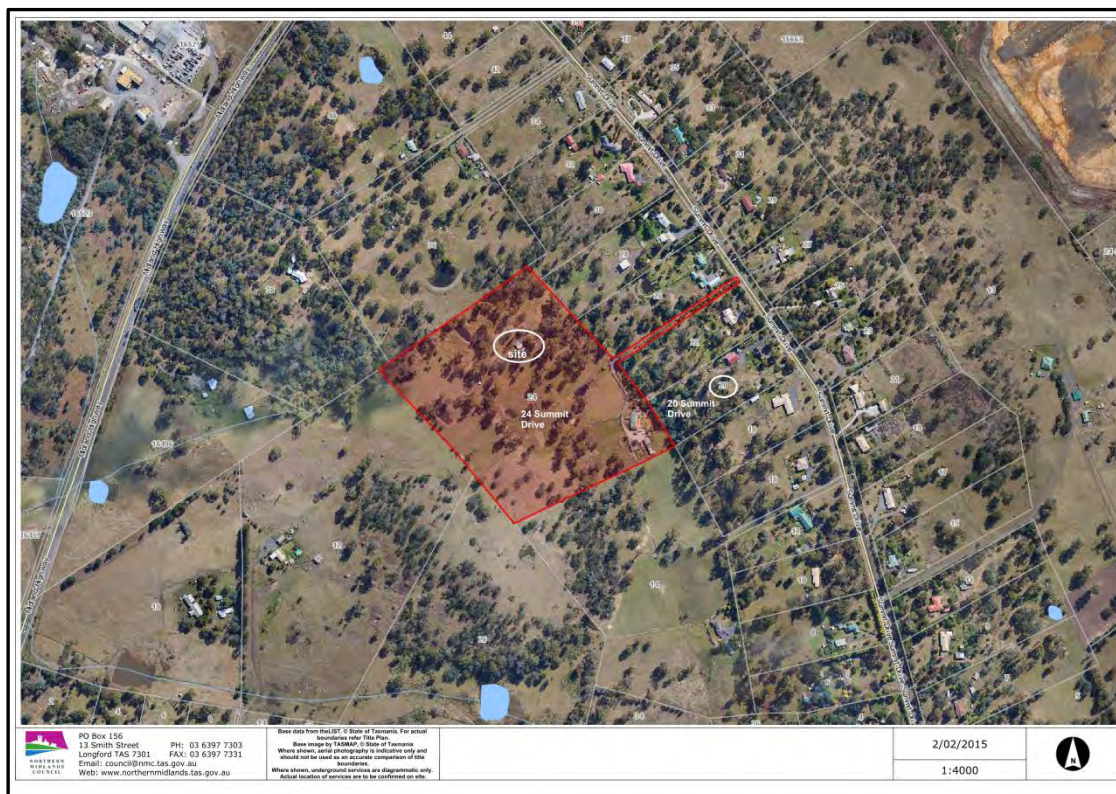
4.5 Representations

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

- G & L Koop, 20 Summit Drive, Devon Hills

The representation is included as Attachment B.

Figure 5 - Aerial photograph showing location of representors' property in relation to subject site



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

Size of the proposed buildings

- The proposed floor area and height exceed the limits of the planning scheme.
- Has the planning scheme been reviewed since 2004 when the representors' accepted a smaller building than they had proposed?

Planner's comment:

In 2004 the land was in the Residential Low Density zone of the previous *Northern Midlands Planning Scheme 1995*. This specified that outbuildings over 56m² in area or over 3m in height required discretionary planning approval.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



The *Northern Midlands Interim Planning Scheme 2013* came into effect on 1 June 2013. This placed the land in the Low Density Residential zone and specifies that discretionary planning approval is required for outbuildings with a combined floor area of greater than 80m², a maximum wall height greater than 3.5m, and a maximum overall height of greater than 4.5m.

The interim scheme requires the application for oversize outbuildings to be assessed against the following performance criteria:

P1 Outbuildings must be designed and located having regard to:

- a) visual impact on the streetscape; and*
- b) any adverse impacts on native vegetation; and*
- c) overshadowing adjoining properties; and*
- d) compatibility with the size and location of outbuildings in the neighbourhood.*

Comment:

- a) visual impact on the streetscape.*

The sheds will be approximately 315m from Summit Drive and 550m from the Midland Highway. The distance between the roads and the sheds, and existing vegetation between, means that they won't have an adverse impact on the streetscape.

- b) any adverse impacts on native vegetation.*

The footprint of the storage shed is cleared. The barn will require removal of some trees. Given the number of native trees on the remainder of the property the outbuilding will not have an adverse impact on native vegetation.

- c) overshadowing adjoining properties.*

The buildings are to be a minimum of 80m from adjoining boundaries. As such they will not overshadow adjoining properties.

- d) compatibility with the size and location of outbuildings in the neighbourhood.*

The proposed outbuildings are 84m² with a height of maximum height of 3.5m, and 240m² with a maximum height of 5.5m. They are both to be located behind the building line of the house on site.

This is compatible with the size and location of outbuildings in the neighbourhood:

- 28 Summit Drive - 10.5m x 12m (126m²), 5.5m eaves, 6.4m apex.
- 34 Devon Hills Road – 10m x 20m (200m²).

The application complies with the performance criteria.

4.6 Referrals

Council's Works & Infrastructure Department
--

Not applicable to this application

TasWater

Not applicable to this application

Heritage Adviser

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



Not applicable to this application
Tasmanian Heritage Council Not applicable to this application
Department of State Growth Not applicable to this application
Launceston Airport Not applicable to this application
Tasrail (adjoining landowner) Not applicable to this application
Environmental Health Officer Not applicable to this application
Natural Resource Management Facilitator Not applicable to this application
Environment Protection Agency (level 2 under EMPCA) Not applicable to this application
Local District Committee Not applicable to this application
General Manager Not applicable to this application
Minister administering Crown Lands Not applicable to this application

4.7 Planning Scheme Assessment

An assessment of the application against the planning scheme provisions is at Attachment C.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to the construction of outbuildings with:

- a combined gross floor area of 80m² on the lot;
- a wall height greater than 3.5m;
- a maximum height greater than 4.5m.

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

The interim scheme requires applications for outbuildings with a combined floor area of greater than 80m², a maximum wall height greater than 3.5m, and a maximum overall height of greater than 4.5m, to be assessed against the following performance criteria:

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



P1 Outbuildings must be designed and located having regard to:

- a) visual impact on the streetscape; and*
- b) any adverse impacts on native vegetation; and*
- c) overshadowing adjoining properties; and*
- d) compatibility with the size and location of outbuildings in the neighbourhood.*

The application is assessed as complying with the performance criteria as follows.

a) visual impact on the streetscape.

The sheds will be approximately 315m from Summit Drive and 550m from the Midland Highway. The distance between the roads and the sheds, and existing vegetation between, means that they won't have an adverse impact on the streetscape.

b) any adverse impacts on native vegetation.

The footprint of the storage shed is cleared. The barn will require removal of some trees. Given the number of native trees on the remainder of the property the outbuilding will not have an adverse impact on native vegetation.

c) overshadowing adjoining properties.

The buildings are to be a minimum of 80m from adjoining boundaries. As such they will not overshadow adjoining properties.

d) compatibility with the size and location of outbuildings in the neighbourhood.

The proposed outbuildings are 84m² with a height of maximum height of 3.5m, and 240m² with a maximum height of 5.5m. They are both to be located behind the building line of the house on site.

This is compatible with the size and location of outbuildings in the neighbourhood:

- 28 Summit Drive - 10.5m x 12m (126m²), 5.5m eaves, 6.4m apex.
- 34 Devon Hills Road – 10m x 20m (200m²).

It is recommended that the application be approved.

8 ATTACHMENTS

- A Application & plans
- B Representation & applicant's response
- C Planning scheme assessment

RECOMMENDATION

That land at 24 Summit Drive, Devon Hills, be approved to be developed and used for replacement sheds, in accordance with application P15-005, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (Job No. DA-14917 Page 1 of 3); **P2** (Job No. DA-14917 Page 2 of 3); **P3** (Job No. DA-14917 Page 3 of 3).

DECISION

Cr

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



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

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.

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr

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

CON 1 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

CON 2 (1) PERSONNEL MATTERS

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

CON 2 (2) INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations*.
Management Meetings

CON 2 (3) MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

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

CON 2 (4) INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations*.
Action Items – Status Report

CON 2 (5) INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations*.
Risk Issue

CON 2 (6) PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN THE LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(e) of the *Local Government (Meeting Procedures) Regulations*.
Land at Cressy

AGENDA – ORDINARY MEETING

16 FEBRUARY 2015



DECISION

Cr

That Council move out of the closed meeting and make the following decision(s) available to the public:

- ...

Mayor Downie closed the meeting at