



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 22 June 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:

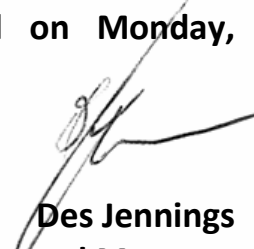
- ◆ The purpose of recording meetings of Council is to assist Council officers in the preparation of minutes of proceedings and it should be noted that Section 33(3) of the Act states that *“the minutes of a meeting, once confirmed, prevail over the audio recording of the meeting”*.
- ◆ A person may 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.

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NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 22 June 2015 at 5.00pm.


Des Jennings
General Manager

17 June 2015

4.00pm Councillor Workshop – closed to the public

GOV 1 ATTENDANCE

1 PRESENT

2 APOLOGIES

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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 – 18 MAY 2015

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 May 2015 be confirmed as a true record of proceedings.

2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

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

	Date	Committee	Meeting
i)	17/03/2015	Avoca Museum and Information Centre	AGM
ii)	17/03/2015	Avoca Museum and Information Centre	Ordinary
iii)	14/04/2015	Devon Hills Neighbourhood Watch & Residents Committee	Ordinary
iv)	27/04/2015	Perth Recreation Ground Management Committee	Ordinary
v)	05/05/2015	Evandale Community Centre & War Memorial Hall Management Committee	Ordinary
vi)	05/05/2015	Evandale Advisory Committee	Ordinary
vii)	12/05/2015	Bishopsbourne Progress Association Inc.	Ordinary
viii)	12/05/2015	Ross Community Sports Club Inc.	Ordinary
ix)	13/05/2015	Morven Park Management & Development Association	Ordinary

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	Date	Committee	Meeting
x)	25/05/2015	Mill Dam Special Committee	Ordinary
xi)	02/06/2015	Perth Local District Committee	Ordinary
xii)	02/06/2015	Perth Community Centre Management Committee	Ordinary
xiii)	02/06/2015	Evandale Advisory Committee	Ordinary
xiv)	09/06/2015	Devon Hills Neighbourhood Watch & Residents Committee	Ordinary
xv)	10/06/2015	Morven Park Management & Development Association	Ordinary
xvi)	01/06/2015	Northern Midlands Economic Development 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
01/06/2015	Northern Midlands Economic Development Committee	Tyre Recycling Facility: That Council consider adopting Option Two as per the 'Assessment of Northern Midlands Council's Planning Permit P13-199, 437 Woolmers Lane, Longford, for the 'Temporary Storage of Scrap Tyres (Recycling and Waste Disposal)' Report, and that this matter be considered in Closed Council, and the decision disclosed to this Committee in confidence.

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

DECISION

Cr

That Council **note** the following recommendation of the Northern Midlands Economic Development Committee:

Tyre Recycling Facility: That Council consider adopting Option Two as per the 'Assessment of Northern Midlands Council's Planning Permit P13-199, 437 Woolmers Lane, Longford, for the 'Temporary Storage of Scrap Tyres (Recycling and Waste Disposal)' Report, and that this matter be considered in Closed Council, and the decision disclosed to this Committee in confidence.

GOV 5 DATE OF NEXT COUNCIL MEETING 20 JULY 2015

Mayor Downie advised that the next Ordinary Council Meeting would be held on Monday, 20 July 2015, at the Northern Midlands Council Chambers at Longford to commence at 5.00pm.

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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
01/06/2015	Council Workshop - Longford Visitor Appeal Study 2015/2016 Municipal Budget
22/06/2015	Council Workshop – prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period to 22 June 2015 are as follows:

Date	Activity
19 May 2015	Met with the Examiner.
19 May 2015	Met with Northern Midlands rate payer.
20 May 2015	Attended State Government launch of the Midland Highway 10 Year Action Plan.
22 May 2015	Attended AFL Tasmania State of Play breakfast.
30 May 2015	Attended Campbell Town Show.
1 June 2015	Attended Council workshop.
2 June 2015	Attended Elizabeth Macquarie Irrigation Trust meeting.
4 June 2015	Attended reception to mark the birthday of Her Majesty the Queen at Government House.
11 June 2015	Attended TasWater owner representatives meeting in Campbell Town.
11 June 2015	Attended meeting with the principals of the Cressy District High School and Campbell Town District High School.
12 June 2015	Attended Inspiring Positive Futures Breakfast in Campbell Town.
12 June 2015	Attended meeting with Mr Eric Hutchinson MP.
13 June 2015	Attended morning Australia's Biggest Morning Tea at Devon Hills.
14-17 June 2015	Attended ALGA conference in Canberra.
	Attended to numerous email, phone, media and mail enquiries.

3 PETITION - PEDESTRIAN FOOTBRIDGE ACROSS ST PAULS RIVER AT AVOCA

Attachments: Section 1 – Page 52

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:

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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 - PEDESTRIAN FOOTBRIDGE ACROSS ST PAULS RIVER AT AVOCA

3.1 Northern Midlands Community Sports Centre

On 10 June 2015 a petition co-ordinated by Mrs Dalija Wells of 10 Falmouth Street, Avoca on behalf of residents of the municipality and others outside the municipality, addressed to the General Manager, was received by Cr Mary Knowles.

The petition states:

"Please find attached a petition from residents of Avoca and visitors to the Avoca community requesting that the Northern Midlands Council insist that a pedestrian footbridge (not the old bridge) be included in the conditions when State Growth present their Planning Development Application to build a new bridge across the St Pauls River at Avoca.

"The residents of Avoca feel that not to include such a condition would be shortsighted of Council as promoting tourism as well as health and safety should be high priorities. I am including a photograph taken on the long weekend at Boucher Park, Avoca, where many visitors had stopped to enjoy the park and facilities. Several people walked across the bridge which does not have any extra room for pedestrians and is quite dangerous as they navigated their way across with trucks and cars whizzing by.

"I spoke to some visitors from Hobart, Bernie (sic) and Ulverstone who had relatives or ancestors buried in the cemeteries across the river and had wanted to visit the grave sites seeking family information after walking the 'Avoca Trail' and reading the heritage plaques. Many were on their way to the St Marys Annual Car Show and included exploring Avoca as part of their trip through the Fingal Valley.

"The local Postmistress walks her lawnmower across the bridge to maintain the cemetery as well as other local who regularly walk to the cemetery to look after family gravesites. Many do the long walk as part o their daily exercise. Until recently a father walked his two children across the bridge to and from school In the future we hope to have increased industry adjoin the sawmill and workers will walk to and from the shop.

"A slice of Boucher Park is to be taken when aligning the new road to the bridge so for the safety of the children who use the play area we ask for a suitable safety fence to be placed

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around the playground.

“Thank you for taking the time to read this and considering our request. Avoca is divided by a river and may be small but it is the gateway to the east coast and apart from a canoe across the river, walking across the bridge is the only way for pedestrians to get to the other side. In this age of quick litigations, health and safety must be given priority.”

In support of this petition to the Northern Midlands Council, a total of 187 signatures were collected.

3.2 ATTACHMENT

Petition received 10 June 2015.

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, 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 reports.

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 62

The Works & Infrastructure Report for the period to 5 June 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			
	MAY		JAN – MAY		MAY		JAN –MAY	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	5	1,200,560	30	6,296,636	5	899,451	37	8,073,413
Dwelling Additions	0		7	378,800	5	199,302	10	434,302
Garage/Sheds & Additions	3	27,264	23	745,189	7	206,939	26	1,183,023
Commercial	6	408,900	15	5,433,900	0	0	4	233,000
Other (Signs)	0		0		0	0	0	0

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	YEAR - 2014				YEAR - 2015			
	MAY		JAN – MAY		MAY		JAN –MAY	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
Swimming Pools	0		0	-	0	0	0	0
Minor Works	0		3	7,100	1	0	6	9,010
Building Certificates	6	18,580	14	49,580	0	0	3	5,001
Amended Permits	0		7	-	0	0	0	0
TOTAL	20	1,655,304	99	12,911,304	18	1,305,692	86	9,928,749

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

7 DEVELOPMENT APPLICATIONS

Planning decisions in May 2015:

Total Approved:	29	Total Refused:	0
Total Permitted:	10	Total Discretionary:	15
Average Days for Permitted	12	Average Days for Discretionary:	38
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	0	Strata Plans Approved:	1
Total Withdrawn:	0		

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P14-356	Dwelling & shed in rural zone (vary front and side setbacks)	48-60 Grant St, Campbell Town	P Freeman	42	D
P15-050	Dwelling & garaport	31 Park Street, Ross	Rainbow Building Solutions	14	P
P15-071	Dwelling & shed (vary setbacks)	3 Talbot Street, Longford	SCJ Graham & SM Price	45	D
P15-077	Shed extension (vary setbacks in rural zone)	380 Lake Road, Lake Leake	S McCarthy	42	D
P15-079	11 units (multiple dwellings)	172 Wellington Street, Longford	Wilkin Design & Drafting (obo JID Constructions)	21	P
P15-081	3 signs (other) and removal of existing sign (heritage precinct)	Valentines Park, 89 High Street, Campbell Town	Northern Midlands Council	30	D
P15-082	Garage (heritage precinct)	138-144 High St, Campbell Town	T Ashman	42	D
P15-083	Change of existing non-conforming use, from landscape sales (bulky goods sales) to tractor display and sales (bulky goods sales) - extension of Midlands Tractors	4 Mason St (with access & parking over 2 Mason & 24-26 Wellington Sts), Longford	Rebecca Green & Associates (obo Noremac Tasmania P/L)	29	D
P15-084	Alterations to hotel - replace existing front windows with bifold windows, & internal staircase to balcony	118 High Street, Campbell Town	Prime Design (obo Hotel on Wellington P/L)	43	D
P15-086	Deck (extension to shack)	Shack A35, 380-1 Lake Road, Lake Leake	P Gorringer (obo Mattar)	27	P

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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
P15-090	Shipping container (new) and relocation of existing container	9 Bond Street, Ross	Campbell Town & District Men's Shed Inc	16	P
P15-094	2-lot resubdivision (heritage-listed place in heritage precinct)	103 & 105 Wellington St, Longford	Cohen & Associates P/L (obo Keam)	44	D
P15-099	Replacement of flood information warning tower - 5.6m high (utilities) (flood-prone area)	Carins Park, Abel Tasman Ave, Longford	Bureau of Meteorology	42	D
P15-102	Dwelling additions (vary N setback in rural zone to 27m)	335 Brumby Street, Longford	J Watson	39	D
P15-105	Tree removal (heritage precinct)	32 Russell Street, Evandale	S Dixon	35	D
P15-108	Sign (heritage precinct)	18A Marlborough Street, Longford	J Clarke	39	D
P15-109	Dwelling extensions & alterations (vary setbacks in rural zone)	237 Wellington Street, Longford	Adams Building Designs	35	D
P15-109	Dwelling extensions & alterations (vary setbacks in rural zone)	237 Wellington Street, Longford	A & M Telford	35	D
P15-113	Shed (vary rear setback to 1m) & retaining wall	70 Seccombe Street, Perth	DS White Builders	41	D
P15-119	Dwelling & shed	(Lot 1) 2795 Macquarie Road, Campbell Town	Tasbuilt Homes	5	P
P15-120	Dwelling additions	54 Catherine Street, Longford	L C Banfield	0	E
P15-120	Dwelling additions	54 Catherine Street, Longford	Prime Design (obo Banfield)	0	E
P15-125	Shed to facilitate activated carbon dosing at Campbell Town Water Treatment Plant	2 Bedford Street, Campbell Town	TasWater	21	P
P15-137	Select harvest native forest	Auburn Road, Ross	G Williams (obo G Gatenby)	19	P
P15-143	Dwelling	18 Laycock Street, Longford	Tony Nash Building Services		E
P15-149	Dwelling	18 Minerva Drive, Perth	Prime Design	3	P
P15-149	Dwelling	18 Minerva Drive, Perth	J T Sutton & B L Homan	3	P
P15-150	Carport	143 Main Street, Cressy	J Goss	0	P
P15-154	Public toilets	Gulf Road, Liffey	Parks & Wildlife Service	0	E
COUNCIL DECISIONS					
-	-	-	-	-	-
REFUSED					
-	-	-	-	-	-
WITHDRAWN					
-	-	-	-	-	-

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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 held a meeting on 21 May 2015 with Council staff and representors to discuss representations to the Interim Scheme. Results of the meeting yet to be received. 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
01/2015	Rural Living zone subdivision provisions – public exhibition completed 27.5.15, report to June meeting
04/2015	Amend General Residential zone re access to 18 Logan Road, Evandale – on public exhibition until 1.7.15
RMPAT Resource Management & Planning Appeals Tribunal	
P11-122	Section 64 order – earthworks at 18 Logan Road, Evandale adjourned pending outcome of planning application – amendment 04/2015 regarding zoning of access is in process.
Decisions received	
TPC	
-	-
RMPAT	
-	-

9 USE OF COUNCIL SEAL: MAY 2015

1	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>
7	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	54	73	51	52		622	634
337	33	28	29	53	35	23	19	31	35	41	38		365	353

11 ANIMAL CONTROL: MAY 2015

Item	Income/Issues 2013/2014		Income/Issues for May 2015		Income/Issues 2014/2015	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,578	79,742	49	849	3,795	88,075
Dogs Impounded	95	5,430	3	189	86	5,300
Euthanized	5	-	-	-	3	-
Re-claimed	74	-	2	-	71	-
Re-homed/To RSPCA	16	-	1	-	12	-
New Kennel Licences	4	250	-	-	7	452
Renewed Kennel Licences	69	2,656	-	-	62	2,480
Infringement Notices (paid in full)	13	1,820	9	1,377	31	4,767
Legal Action	-	-	-	-	-	-
Livestock Impounded	1	58	-	-	2	300
TOTAL		89,956		2,415		101,374

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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	42	116
TOTAL	378	500	142	249	173	252

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	58

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	-	-	-	1	-	
Building & Planning	4	-	1	2	-	1	6	8	1	-	1	
Community Services	-	-	1	-	-	-	-	-	-	-	-	
Corporate Services	-	-	-	-	1	-	-	-	1	-	-	
Governance	-	-	-	-	-	-	-	1	-	-	-	
Waste	3	3	-	1	-	-	-	-	-	-	-	
Works (North)	33	40	29	16	19	9	39	27	15	22	13	
Works (South)	5	2	3	9	10	4	3	11	4	6	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

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Date	Recipient	Purpose	Amount \$
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
10-Mar-15	Longford Senior Citizens Club	Donation	\$430
24-Mar-15	Cressy Scout Club	Donation	\$300
20-Apr-15	Longford Football Club	Donation - 200 Sandbags too large for Council use	\$104
	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
5-May-15	P15/090 NMC 9 Bond Street Ross	Planning & Building Fees	\$633
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
17-Mar-15	Samuel Evans	Bursary Program 2015	\$500
2-Apr-15	Mr J Soward	Donation Towards Anzac Centenary in Turkey 2015	\$120
11-Apr-15	Robert Montagner	Bursary Program 2015	\$500
13-Apr-15	Mrs Julie Zaporozec	Contribution Towards Indoor Bowls\Trans Tasman Test Series	\$120
13-Apr-15	Mr Simon Zaporozec	Contribution Towards Indoor Bowls\Trans Tasman Test Series	\$120
20-Apr-15	Ms K Earley	Bursary Program 2015	\$500
21-Apr-15	Sharnee Johnstone	Bursary Program 2015	\$500
21-Apr-15	Emma Johnstone	Bursary Program 2015	\$500
27-Apr-15	Ms Ashley Blair	Bursary Program 2015	\$500
28-Apr-15	Caleb Clifford	Bursary Program 2015	\$500
28-Apr-15	Isaac Clifford	Bursary Program 2015	\$500
1-May-15	Ms Olivia Harvey	Bursary Program 2015	\$500
27-May-15	Chayne Jones	Tas U12 AFL Team	\$60
27-May-15	Cobey Evans	Tas U12 AFL Team	\$60
		TOTAL DONATIONS	\$30,634

AGENDA – ORDINARY MEETING

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15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/02/2015	40/15	Lease Of Royal George Hall	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.	Executive Officer	Letter sent 2 March 2015. No response received to date. No licence fee paid for 2015/16.	
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration	Executive Officer	Matter to be considered in 2015/16 budget process	
18/05/2015	118/15	Recommendations Of Sub Committees - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: That Council include in the 2015/16 budget deliberations the cost of engaging a consultant to review the convict brick trail project and identify the potential future of the project and cost to Council to maintain/continue the project.	Executive Officer	Referred for budget consideration 2015/16.	
18/05/2015	118/15	Recommendations Of Sub Committees - Longford Local District Committee	That Council note and investigate the following recommendation of the Longford Local District Committee: That the Longford Local District Committee suggest that the Northern Midlands Council write to the Department of State Growth seeking information on any master plan of the proposed by-pass highway of the Perth township with specific interest on the interchange to and from Longford and Launceston. If the master plan remains in development then the Council seek to be included in the project team or at least be a primary stakeholder as it seeks to promote the efficient movement of traffic between Launceston and Longford.	Executive Officer	Perth Roads Project working group established, includes representatives from State Growth & Council.	
18/05/2015	118/15	Recommendations Of Sub Committees - Longford Local District Committee	That Council note and investigate the following recommendation of the Longford Local District Committee: The Longford Local District Committee recommends Council establish a bi-lateral agreement with State Growth for the maintenance of the appearance and condition of the roundabout and its surrounds.	Executive Officer	Funding for development of an entrance statement for Longford included in budget deliberations. To be considered further when 2015/16 budget finalised.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	118/15	Recommendations Of Sub Committees - Morven Park Management Committee	That Council note the following recommendation of the Morven Park Management Committee: Council to erect a Beware of Children sign on a pole in between shed and traffic calmer to prevent vehicles taking a short cut and to prevent the breakage of new asphalt.	Executive Officer	Customer request issued.	
18/05/2015	123/15	Ross Local District Committee Membership	That Council accept Mrs Christine Robinson as a member of the Ross Local District Committee.	Executive Officer	Complete.	
18/05/2015	124/15	Northern Midlands Council Local District Committees – Memorandum Of Understanding	That Council endorse the draft Memorandum of Understanding to apply to all 7 local district committees and the Memorandum of Understanding be circulated to all 7 committees for their approval; and Council officers enter into discussion with the Committees and recommend that they consider holding the minimum of 6 meetings per year at which council resources/ secretarial assistance is to be provided.	Executive Officer/ Exec Assistant	In progress.	
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.	
16/02/2015	42/15	Launceston Airport And Translink Precinct Master Plan Proposal	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.	General Manager	In progress.	
20/04/2015	101/15	Local Government Reform	That i) Council agrees to collaborate with the councils of Meander Valley and West Tamar in a benchmarking exercise of financial and service delivery measures utilising the services of an independent consultant. ii) the General Manager be authorised to engage a project consultant with local government experience.	General Manager	An expression of interest has been received and the general managers are now assessing.	
20/04/2015	103/15	Meeting with Launceston City Council re: Council Amalgamations	That the Northern Midlands Council does not consider meeting with the Launceston City Council at this time to discuss the topic of Local Government reform, until it has pursued its current benchmarking project.	General Manager	Letter sent 28 April 2015.	

AGENDA – ORDINARY MEETING

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	103/15	Meeting with Launceston City Council re: Council Amalgamations	That a meeting be arranged with the Mayor and General Manager of George Town Council to discuss the issue of benchmarking subject to the agreement of Meander Valley Council and West Tamar Council.	General Manager	George Town Council to participate in benchmarking project, together with Meander Valley and West Tamar Councils.	
20/04/2015	94/15	Perth Town Structure Plan	That: i) Council supports the preparation of the Perth Town Structure Plan; ii) Council's Management seek external financial support for the preparation of the Plan; iii) Council's Management engage with the local businesses and the Perth Local District Committee to seek support for the process; and iv) a funding allocation is incorporated in the 2015/2016 Budget to progress the project.	General Manager	Discussion with State Growth commenced with regard to funding support.	
20/04/2015	107/15	Public Toilet, Conara	That the following position be conveyed to State Growth: a) Council does not agree to the temporary closure of access to overnight camping, playground and park area at Conara; b) Council supports the retention of a Public Toilet facility at Conara; c) Council supports the demolition of the existing public toilet due to safety concerns on the proviso State Growth replace the facility; d) Council supports the clear delineation of the free camping area to prevent camping beyond the designated free camping area; d) that a temporary toilet facility be installed by State Growth while the demolition and re-establishment of the present toilet facility take place.	General Manager	State Growth agreed to replace amenities and negotiate with Council to take over area.	
16/02/2015	43/15	Strategic Project : Economic Development & Tourism Strategy	That Council obtain costings to conduct an Economic Development and Tourism Strategy in 2015/16 budget deliberations.	General Manager	To be progressed and incorporated in draft 2015/16 budget.	
16/02/2015	43/15	Strategic Project : Economic Development & Tourism Strategy	That the following identified projects be listed for consideration during the 2015/2016 budgetary deliberations taking on board the importance of community health: 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	General Manager	To be progressed and incorporated in draft 2015/16 budget.	
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.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/09/2014	229/14	Strategic Projects	That management B) provide a list of relevant existing briefs and progress thereon.	General Manager	In progress.	
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	Other sites to be listed in draft 2015/16 budget.	
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 Cat Management Plan, due end 2015.	30-Dec-15
18/05/2015	120/15	Information Item 27 - Tyre Storage & Recycling	That Council officers issue notice to the owners of the facility to comply with the permit conditions within 14 days.	Planning & Development Manager	Report to June meeting - Closed Council	
16/02/2015	51/15	Northern Midlands Land Use And Development Strategy	That Council progress with costings for the Land Use and Development Strategy, and alternatively; TRANSlink, Perth, heavy industry and rural activities at Powranna Road, and that both options be brought back to Council for consideration.	Planning & Development Manager	Report to May Council Meeting.	
16/02/2015	52/15	Northern Midlands Rural Processing Centre	That Council adopt and release the Northern Midlands Rural Processing Centre Report and workshop the Recommendations February 2015.	Planning & Development Manager	To be taken to Council Workshop.	
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.	
18/05/2015	133/15	Powranna – Truck Wash	That Council assist with facilitation of the establishment of a truck-wash but not accept any responsibility for operation thereof.	Planning & Development Manager	Ongoing.	
18/05/2015	118/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That the Ross Canon be include on the heritage listing in the Northern Midlands Council Planning Scheme.	Planning & Development Manager	Matter raised with Tasmanian Planning Commission.	
18/05/2015	119/15	Date Of Next Council Meeting	That the meeting be changed from Monday, 15 June 2015 to 22 June 2015 due to the conflict of the date with the ALGA meeting date.	Executive Assistant	Complete.	
18/05/2015	126/15	Local Government Association Of Tasmania (LGAT) 2015 Local Government Conference	That Council authorise the attendance of Mayor Downie, Cr Knowles, Cr Adams at the LGAT AGM and General Meeting to be held in Launceston on Wednesday, 22 July 2015.	Executive Assistant	In progress.	

AGENDA – ORDINARY MEETING

22 JUNE 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	126/15	Local Government Association Of Tasmania (LGAT) 2015 Local Government Conference	That Council authorise the attendance of Cr Adams at the LGAT AGM, General Meeting and Conference to be held in Launceston from 22 to 24 July 2015.	Executive Assistant	In progress.	
18/05/2015	118/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That Council investigate the possibility of offering a subsidy for returning bottles/ cans/ drink bottles.	Engineering Officer	To be included in discussions at next Northern Regional Waste Management Group 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	June report to Council.	
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	June report to Council.	
18/05/2015	121/15	Council's Disability Discrimination Access Action Plan	That Council endorse the proposed process for the development of Council's Disability Discrimination Access Policy and Action Plan 2015-2020.	Economic & Community Dev. Manager	Steering Committee members being sought.	
20/04/2015	90/15	Honeysuckle Banks Masterplan proposal	That Council approve the development of a masterplan for Honeysuckle Banks, Evandale, at a maximum cost of \$2,000.	Economic & Community Dev. Manager	Awaiting response from consultant.	
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	Economic & Community Dev. Manager	Work toward National Stronger Region Fund application underway.	
16/02/2015	37/15 (3)	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee and will discuss at a future workshop: 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). 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.	Economic & Community Dev. Manager	ii) Manager Planning & Development progressing this item. iv) General Manager is progressing this item.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	118/15	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and endorse the following recommendation of the Northern Midlands Economic Development Committee: That Council write to the Minister for Primary Industries and Water to outline Council's vision for the development of a Rural Processing Centre at the western end of Burlington Road, and request the Minister give consideration to approving the inclusion of Cressy Research Farm land in this Centre.	Economic & Community Dev. Manager	Planning & Development Manager progressing.	
18/05/2015	118/15	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and endorse the following recommendation of the Northern Midlands Economic Development Committee: That Council write to landowners adjoining the western end of Burlington Road to outline Council's vision for the development of a Rural Processing Centre at the western end of Burlington Road and request the landowners give consideration to making land available for inclusion in the Centre.	Economic & Community Dev. Manager	Planning & Development Manager progressing.	
16/02/2015	41/15	State Government Trails And Bikeways Funding	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, and that the motion be put to LGAT.	Economic & Community Dev. Manager	1. Response received from Acting Premier Rockliff on 2 April 2015 reporting that current budget doesn't allow funding to be allocated to this property. 2. LGAT Motion submitted.	
16/02/2015	50/15	2015/2016 Municipal Budget	That Council adhere to its previously adopted Budget process as detailed and endorse the 2015-16 Draft Budget parameters	Corporate Services Manager	Complete.	
18/05/2015	128/15	Strategic Planning Projects – Costs	That Council make a strategic planning provision of \$200,000 in the 2015/2016 draft budget.	Corporate Services Manager	Complete.	
20/04/2015	91/15	Frequency of Kerbside Refuse Collection	That Council continues to provide a fortnightly collection service and encourages residents to request additional bins if they have insufficient capacity, and investigate if the Regional Waste Management Group could undertake a Green Waste Collection trial within the Northern Midlands.	Works & Infrastructure Manager		
20/04/2015	102/15	Priority Project: Sealing of Nile Road	That Council authorises the preparation of an economic appraisal of road infrastructure investment for the sealing of the Nile Road, up to a maximum of \$10,000.	Works & Infrastructure Manager		

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	118/15	Recommendations Of Sub Committees - Longford Local District Committee	That Council note and investigate the following recommendation of the Longford Local District Committee: That the Longford Local District Committee recommends Council develop a system of standardised signage incorporating a style guide consistent with state requirements.	Works & Infrastructure Manager		
18/05/2015	118/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That the new picnic table on the northern end of Church Street be moved to the southern end of Church Street, and be replaced with the existing sandstone style.	Works & Infrastructure Manager		
19/01/2015	Oct-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	In Committee information update provided to May Council meeting.	16/03/2015
18/05/2015	118/15	Recommendations Of Sub Committees - Morven Park Management Committee	That Council note and investigate the following recommendation of the Morven Park Management Committee: That motion be put forward to the Northern Midlands Council in relation to having some bollards/posts being placed across the ends of the topside of the waste dump and rail fence to prevent motor homes, caravans etc. parking on topside as well as the bottom side when emptying waste and that contact be made with Ian Pease of the Evandale Light Rail for appropriate location.	Works & Infrastructure Manager		

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	Complete.	Ongoing.
18/05/2015	125/15	Glenorchy City Council Re: Council Reform	That Council defer any action on this request from Glenorchy City Council awaiting the outcome of current benchmarking project with neighbouring councils.	General Manager		
16/03/2015	60/15	Confirmation Of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	note and investigate the following recommendations of the Ross Local District Committee: The Ross Local District Committee request the Northern Midlands Council to have all cats registered.	Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan, due end 2015.	31-Dec-15

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/03/2015	63/15	Longford Horse Association	Approves expenditure of a maximum of \$2,000 from the Economic Development Committee budget to fund a consultant to review the proposed Longford Horse Trail to identify opportunities and restraints; and report back to Council.	Economic & Community Dev. Manager	Mr Jeff McClintock, landscape consultant, has agreed to undertake this review, commencing August 2015.	Nov-15
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	Planning permit issued 20.5.15. Building permit issued 16.6.15.	

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

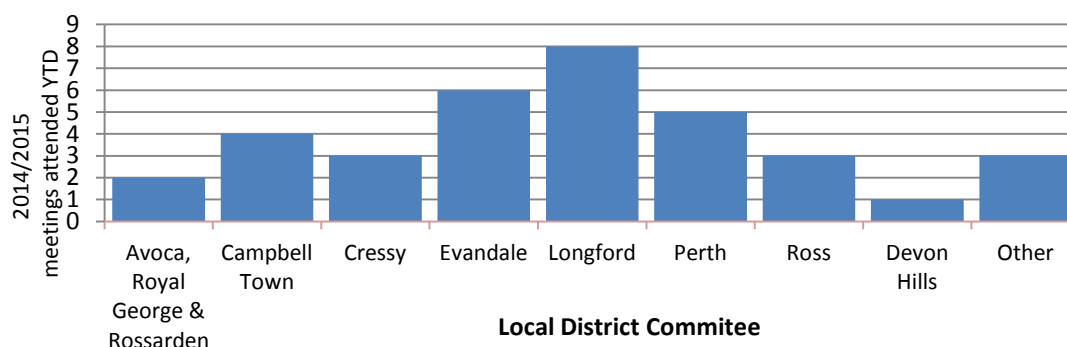
16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 31 May 2015

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 18 May
- Council Workshops:
 - Ordinary workshop 4 May
 - Ordinary workshop 18 May
- Community meetings:



AGENDA – ORDINARY MEETING

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- Executive Management Team:
 - 6 May
 - 13 May
 - 20 May
 - 27 May
- Staff Meeting
 - 5 May
 - 19 May
- Other Meetings:
 - Met with representatives from Longford Local District Committee re Visitor Information Centre
 - Attended launch of Midland Highway 10 Year Action Plan
 - Met re Stormwater at Translink
 - Met with Monique Case re William Street Reserve, Perth
 - Met with Tourism Infrastructure Audit Project Team
 - Attended NTD Regional Futures Plan meeting
 - Met re Perth Recreation Ground Master plan
 - Attended Mill Dam Action Group Meeting
 - Met with Kevin Turner re NSRF
 - Met with Paul Hodgen
 - Attended meeting re firebox project outcome
 - Attended Launceston Gateway Precinct Meeting
 - Attended meeting with State Growth
 - Met with Peter & John Woolston
 - Attended TCCI State Budget Lunch
 - Various meetings held with Councillors

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
- Road and Traffic issues
- Resource Sharing
- Animal Control
- Buildings
- Tourism
- NRM North
- Staff issues/Employment
- Childcare issues
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support

AGENDA – ORDINARY MEETING

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- Event management
- Governance Audit
- General correspondence.

c. Other Activities:

- Citizenships
- 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, salary reviews, staff training, appointment 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.
- Grants Commission information, 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, Direct Debit, Ezidebit, BPay Billing etc and setup alterations.
- Rate System issues, 2015/16 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST PAYG FBT Fuel & Land 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 Plan reviews, Emergency Risk Register, 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 contract & aurora pole reporting and maintenance.
- Community events, receptions, and Special Projects support.
- Risk Management, safety management and reporting, drug & alcohol policy implementation, and contractor management.
- Light Fleet Management.

c. Insurance

- Insurance renewals and policy maintenance.
- Risk Register review and audits.
- 1 Professional Indemnity claim in May.

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrade and enhancement requests.
- GIS maintenance and training.
- Information Management System maintenance and upgrade interim planning.
- IT Independent Audit, Disaster Recovery & IT backup upgrade and maintenance.
- Council Web Site development, Town and Local District Committee site maintenance, 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.
- Maintain photocopiers and printers.
- New computer installations.
- WiFi hotspots
- Fleet tracking
- Install WiFi Office and Depot network

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3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Coordinating Council's application to the National Stronger Regions Fund Round Two: closes July 31st.
- Assisting with the development of the presentation for the Mayor's Mission to China
- Participated in meetings with Opcon Pty Ltd to debrief re the 2015 Longford Revival Festival and develop the future event model.
- Member of the Northern Region Futures Plan working group.
- Presented on Council's submission to the Legislative Council Inquiry Committee into Built Heritage Tourism.
- Participated in an information session on the Asian Business Engagement Plan funding program and on a working group progressing this project.
- Seeking quote for preparation of the nomination of the Ross Bridge for National Heritage Listing.
- Investigating the opportunity for Council to host a stage of Cycling Australia's 2015 Tour of Tasmania.
- Coordinated Council's funding application for Bridges Renewal Programmes Round One Funding for Westmoor Bridge, Powranna Road Cressy. Funding secured. Preparing applications for funding in Round Two for Woolmers Bridge.
- Managing the expression of interest process for the financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan.
- Await the review of the Economic and Community Development Unit.
- Coordinating the progressing of 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.
- Collaborating with HHTRA and NMBA to resolve issues regarding the upgrade of the Heritage Highway App.
- Representing NMBA at the quarterly TCCI Chambers Alliance Forums.
- Participated in a Work for the Dole forum June 4th
- Promoting the 'Think Big: Shop Small' Campaign in the Northern Midlands.
- Assisting with driving the 'Tourism Potential of Ben Lomond National Park: Feasibility Study'. Expressions of interest from consultants are being assessed. First Compliance Report submitted to Department of State Growth May 4th.
- Supported a film company to develop a feasibility study towards the making of a Norfolk Island – Norfolk Plains documentary: company currently applying for funding.
- 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. Prepared a draft business case for Northern Midlands Community Broadcasters.
- 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.
- Representing the Heritage Highway Region at quarterly Tourism Northern Tasmania Local

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Tourism Association forums.

b. Community development focus

- Preparing acquittal report to Sport and Recreation Tasmania for the funding received for the restoration of the Longford Velodrome
- Prepared and submitted an application to the Heart Foundation Local Government Awards 2015. Outcome awaited
- Managing the Council pages in the Country Courier
- Promoting the outcome of the Perth Firebox Project held across winter 2014.
- Managing the development of the 2015-2020 Disability Discrimination Access Action Plan
- Assisted with the organisation of Biosecurity Tasmania's Northern Region workshop on Animal Welfare in Emergencies held in Longford June 1st.
- Collaborating with Beacon Foundation and local district high schools on the proposed establishment of a Business-School Partnership Group
- Working with Council's WHS Officer to address risk issues identified at the Midlands Kids Club (Perth Before and After School care and Vacation Care Service).
- Managing contracts with PCYCs and Northern Job Links for the second term youth programs. Working with Longford PCYC and Health Revival Longford to resolve Friday evening sports centre issues.
- Participating on the Christ Church tree restoration/management working group and assisting the Parish prepare a funding application to the Tasmanian Community Fund.
- Managing the project developing a masterplan for the Northern Midlands Health, Fitness and Sports Centre.
- 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. To date, a grant has been secured from the Longford Rotary Club.
- Participating on a state Equine Emergency Management working group.
- 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.
- Member of the Northern Region Sport and Recreation Committee
- Member of Council's Health and Safety Committee

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.

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- 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.

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.

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- 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.
- Oversight of Powranna & Burlington Road 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.

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- 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

- Tenders have closed for bridge 3259 on Lake River Road.
- Tenders are currently open for the Westmoor Bridge on Powranna Road.

f. Flood levee

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

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 Cromwell Street ongoing.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2014

Attachments: Section 1 – Page 68

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: MAY 2015

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		May 2015	Jan - May 2015	May 2014
Toilet flush unit damaged	Ross toilets	\$ 100		
Graffiti in toilets	Valentines Park, Campbell Town	\$ 500		
Toilet door kicked in	Train Park Toilets, Perth	\$ 500		
TOTAL COST VANDALISM		\$ 1,100	\$ 3,300	\$ 0

19 YOUTH PROGRAMME UPDATE: JUNE 2015

Prepared by: Lorraine Green, Economic and Community Development Manager

Youth Activity Programs

Council contracted the Longford and Launceston PCYCs to provide youth programs weekly across the

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second school year term:

The Perth Thursday evening sessions in May attracted an average of 8 participants to each session. The number dropped in the last week to 6 participants, due to the impact of the cold weather. The PCYC coordinator is going to undertake a promotional campaign with the aim of attracting new participants in term 3.

The Longford Friday evening Youth Program at the Sports Centre in May averaged 19 participants at each session. An additional staff member is being employed in June until anti-social behaviour being exhibited by two young people outside the stadium program area is resolved.

A new program is being trialled this term: a Primary School Activity Program afterschool on Fridays at Evandale. Then program commenced on May 15th and attracted 6 participants. The next week 30 participated and in the last week, 20 participated.

Youth At-Risk Programs

Council has contracted Northern Joblink (NJL) to continue to provide once weekly At-Risk Youth Programs (2.5 hours per session) at Cressy and Campbell Town District High Schools across the second school year term. The sessions commenced in the second week of the term.

20 NRM ACTIVITIES

Prepared by: Monique Case, NRM Facilitator

Campbell Town Show

Council participated at the Campbell Town show with a community information stall again in 2015. Despite the low numbers recorded at the gate due to the challenging weather; engagement with the public was steady over both Friday and Saturday.

Inter agency partnerships was again a central focus of the stall with resources for the stall being sourced from NRM North, DPIPW – Conservation and Biosecurity Branches and the Save the Devil Program. The new publication of Pasture Grasses of Tasmania was highly desired along with the perennial favourites of WONS best practice manuals, Soils and Biodiversity publications.

Community event itinerary for the remainder of the year includes: Cressy Trout Fishing Expo in September, Longford Agricultural Show in October and Woolmers Rose Festival in November.

Mill Dam Action Group – Special Committee of Council

The Mill Dam Action Group Special Committee of Council met officially for the first time since June 2013.

The meeting was well attended; several matters were resolved; with the next meeting tentatively scheduled for September 2015. Unconfirmed Minutes attached.

TEER River Bank Erosion Grants

There has been high demand for support with NRM North 's Tamar Estuary and Esk Rivers River Bank Erosion grants across the region and within the Northern Midlands. With the NRM Facilitator working with approximately twelve landholders to develop an Application prior to the closing date of Monday 15th of June.

Among the applicants is Council with three applications currently under development.

- i) The Mill Dam riverbank works, adjacent to the walking track between the bridges (Hot Spot 1 as identified in JMG the Mill Dam Assessment Report). This project is a collaboration between the major stakeholders of State Growth (who has committed \$10,000.00), Council, JBS Swift and Tas Rail.

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- ii) The Mill Dam Action Group application to the TEER River Bank Erosion grants is for works at Mill Dam Hot Spot 3 as identified in the JMG Mill Dam Assessment Report.
- iii) William Street Reserve, Perth the most southern situated storm water outlet entering William St Reserve has been identified as a site that requires storm water management support, to mitigate any further impacts.

21 LOCAL GOVERNMENT REFORM

Report prepared by: *Des Jennings, General Manager*

1 PURPOSE OF REPORT

The purpose of this report is to provide an update on the voluntary amalgamations and resource sharing proposal presented by the Minister for Planning and Local Government, Peter Gutwein MP in February 2015.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council, Meander Valley Council, West Tamar Council and George Town Council have had informal discussions regarding the voluntary amalgamations and resource sharing proposal outlined by Mr Gutwein noting the four principles that must be met for amalgamations to be considered:

- Amalgamations must be in the best interest of ratepayers;
- Improve the level of services for communities;
- Preserve and maintain local representation; and
- Ensure the financial status of the entities is strengthened.

Mayors and General Managers met on 1 April to discuss local government reform. At the meeting, it was agreed that the process should first commence with a benchmarking exercise of financial and service delivery measures using an independent consultant with local government experience for each Council.

The Mayors all agreed to take an agenda item to their respective Council's April meetings and seek Council approval to enter into more formal discussions about identifying strategic shared service opportunities.

The General Managers have now prepared a consultancy brief and are in the process of calling expressions of interest from experienced independent consultants to carry out the benchmarking project to ensure openness and transparency.

An expression of interest has been received and the general managers are now assessing.

DECISION

Cr

That the Information items be received.

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ECD 1 LONGFORD REVIVAL FESTIVAL: FUNDING REQUEST

Attachments: Section 1 – Page 69

File: 14/034
Responsible Officer: Lorraine Green, Manager Economic and Community Development
Report prepared by: Lorraine Green, Manager Economic and Community Development

1 PURPOSE OF REPORT

The purpose of the report is to:

- i) brief Council on Opcon Pty Ltd's future event model for the Longford Revival Festival:
- ii) seek Council's response to Opcon's requests with regard to the registration and trademarking of 'Longford Revival Festival', and future funding for the festival.

2 INTRODUCTION/BACKGROUND

Octagon Australia received funding from Tourism Tasmania in 2010 to stage three Longford Revival Festivals to celebrate and commemorate Longford's rich international motor racing heritage. The first revival festival was held April 1-3 2011 based on private land adjacent to the 'Flying Mile' and included time trial demonstrations of legendary cars and motorbikes driven by famous drivers, as well as music, fashion, Tasmanian food and wine, car and bike displays and trade stands. The event was highly successful and attracted a substantial crowd.

The 2012 Revival Festival was held on the weekend of March 24-25. The format was similar to 2011 and again, attracted a large crowd. A third festival was planned for 2013 by Octagon but was cancelled while the company re-evaluated its position. Octagon Asia Pacific President Mr Sean Nicholls stated the company may consider selling the festival, or its infrastructure, if the company chose not to pursue a third event.

In April 2014 local business owners and motorsport enthusiasts, Mr Clint Pease and Mr Greg Garwood, announced they had acquired the festival from Octagon Australia, and that the festival would now be managed by Opcon Pty Ltd. They committed to bring the festival into Longford and to make the festival engage more with motorsport enthusiasts.

The 2015 Longford Revival Festival was held over the weekend of March 20-22nd. The festival was based on the Village Green, and started with a Meet and Greet Gala event on the Friday evening. The festival continued on the Village Green on Saturday, with a giant screen providing the festival patrons with the opportunity to watch the motorsport events taking place on the Flying Mile and the town circuit from Union Street to Archer Street. (Mr Pease has advised that in 2016 another discipline will be added to the revival festival program: the Poatina Mountain Race. This race on Sunday will be for competitive cars and based out of Poatina Village as the main service point. The cars will complete an extended hillclimb course).

At the event debrief meeting on May 11th 2015, Mr Pease and Mr Garwood reported that in their assessment the motorsport component of the event worked well, whilst the festival component needed remodelling in order to attract more patrons in forthcoming years and to

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engage the Longford community to enable the town to have a sense of ownership of the event. One of the priority changes they proposed was the removal of the fencing around the Village Green to make the festival more welcoming to the community. Whilst opening the festival up to the community has many advantages it necessitates the loss of a primary income stream: the gate takings.

At a subsequent meeting, Mr Pease and Mr Garwood agreed to prepare an 'Event Modelling for the Future' document and flagged the model would require Council to provide financial support for the festival, along with the State Government and private sector. At this meeting they also raised the issue of Council having registered the business name 'Longford Revival Festival'. Council representatives reported the name had been registered to ensure it was protected and held within the Longford community, and that Council could consider transferring the registration to Opcon. Mr Pease also asked that Council commit to providing no opposition to Opcon's application for the Longford Revival Festival trademark.

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: 2.2. Tourism Industry Support: "To increase tourist visits, tourist spend and length of stay, and enhance the visitor experience."

4 POLICY IMPLICATIONS

Council Policy 23: 'Festivals, Events and Promotions' states that:

'the maximum allocation to an event is \$1,650 (inc. GST), except in the case of a major new event which can be eligible for a one-off seeding grant of up to \$3,300 (incl. GST).'

This policy will need to be reviewed if Council resolves to provide funding for the Longford Revival Festival in excess of the current maximum allocation of \$1,650.

5 FINANCIAL IMPLICATIONS

Opcon is requesting an investment from Council of \$50,000 per annum over a three year event plan.

Opcon is also seeking state government funding through Events Tasmania. Mr Pease reports that Events Tasmania management are incredibly supportive of the new concept for the Longford Revival Festival and welcome calls from Council in terms of Events Tasmania's likely involvement moving forward.

6 RISK ISSUES

The Longford Revival Festival has the potential to grow across the years into a major Tasmanian event that attracts visitors nationally and internationally. Opcon states that if government and private sector funding for the festivals cannot be secured, the festivals will not be able to realise this tourism potential.

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If Council resolves to review Council Policy 23: 'Festivals, Events and Promotions' to enable the funding limit to be extended above \$1,650, this will open Council up to similar requests from other event organisers.

7 OPTIONS FOR COUNCIL TO CONSIDER

Council can either resolve, or not resolve to:

- i) transfer the registration of the business name 'Longford Revival Festival' to Opcon Pty Ltd;
- ii) commit to providing no opposition to Opcon's application for the Longford Revival Festival trademark;
- iii) invest \$50,000 per annum over a three year event plan in the Longford Revival Festival;
- iv) invest a lesser amount over a three year event plan in the Longford Revival Festival.

8 OFFICER'S COMMENTS/CONCLUSION

As stated earlier, the Longford Revival Festival has the potential to become a high yielding tourism product for the Northern Midlands. Opcon states that potential can only be realised if a significant financial commitment is made by Council.

9 ATTACHMENTS

9.1 "Future Event Modelling/Essentials for Success" presentation by Opcon Pty Ltd

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) approve the transfer of the registration of the business name 'Longford Revival Festival' to Opcon Pty Ltd;
- ii) commit to providing no opposition to Opcon's application for the Longford Revival Festival trademark;
- iii) Resolve to invest \$50,000 per annum over a three year plan in the Longford Revival Festival, or;
- iv) Resolve to invest \$ per annum over a three year plan in the Longford Revival Festival.

DECISION

Cr

Cr

ECD 2 NORTHERN MIDLANDS COMMUNITY SPORTS CENTRE MASTER PLAN

Attachments: Section 1 – Page 86

File: 16/001

Responsible Officer: Lorraine Green, Manager Economic and Community Development

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

1 PURPOSE OF REPORT

To:

- i) present to Council the Northern Midlands Community Sports Centre Master Plan;
- ii) seek Council's acceptance of the Master Plan in principle;
- iii) seek Council's endorsement of the way forward with the Master Plan.

2 INTRODUCTION/BACKGROUND

In February 2015 Council contracted Landscape Consultant, Mr Jeff McClintock, to develop a Master Plan for the Northern Midlands Community Sports Centre, in collaboration with Architect, Mr David Denman.

The key objectives of the Master Plan were:

- i) Identification of the adequacy, constraints and improvements needed to the existing infrastructure;
- ii) Identification of changes and improvements required to ensure the Centre meets the changing sport and recreation need of community members;
- iii) Preparation of concept plans for the Centre and improvements;
- iv) Development of lifecycle costings for the Centre and improvements.

Mr McClintock's work included assessment of the facility and consultation with a broad range of key stakeholders including Health Revival Longford, Centre members and user groups, council officers and community organisations.

Mr McClintock submitted his report to Council in mid-May 2015.

The report includes a number of recommendations that can be progressed once funding avenues have been identified. These include:

- Construction of a new gymnasium;
- Redevelopment of the current gymnasium into an aerobics and fitness room;
- Redevelopment and expansion of the Centre Office and amenities area;
- External works including carpark, landscaping, signage and lighting improvements.

One recommendation, the construction of a therapy pool, requires further investigations to determine its feasibility and viability.

The report recommends a three staged implementation:

- i) Stadium repairs; office and amenities area redevelopment and expansion;

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- ii) Construction of new gymnasium area; redevelopment of existing gymnasium and construction of therapy pool if required;
- iii) Carpark, landscaping, signage and lighting works.

Preliminary discussions with Health Revival Longford identified the need to review the implementation stages to lessen the disruption to the operation of the business and Centre activities during redevelopment.

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 FINANCIAL IMPLICATIONS

The plan recommends a three staged implementation and provides indicative costings associated with each stage. The total budget estimate is \$1,115,000.

5 RISK ISSUES

The Master Plan includes a proposal for a therapy pool at the Centre. Demand for the therapy pool and operational costs have not yet been determined, and a feasibility study and business plan would be required prior to actioning this recommendation.

6 CONSULTATION WITH STATE GOVERNMENT

Staff from Longford Primary School and Cressy District High School were consulted in the development of the Master Plan.

7 COMMUNITY CONSULTATION

The development of the Master Plan necessitated consultation with a broad range of key stakeholders including Health Revival Longford, Centre members and user groups, council officers and community organisations.

8 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Master Plan.

Council can either endorse or not endorse the proposed way forward with the Master Plan.

9 OFFICER’S COMMENTS/CONCLUSION

The consultant has fulfilled the requirements of the Master Plan project brief. Following broad community and stakeholder consultation, review of relevant recreation and leisure literature/ data and collaboration with Architect Mr David Denman, Mr McClintock has produced a comprehensive Master Plan for the redevelopment of the Northern Midlands Community Sports Centre.

10 ATTACHMENTS

10.1 Northern Midlands Community Sports Centre Master Plan: May 2015

RECOMMENDATION 1

That the matter be discussed

RECOMMENDATION 2

That Council:

- i) Accept the Northern Midlands Community Sports Centre Master Plan in principle;
- ii) Request Council Officers, in collaboration with Health Revival Longford, review the recommended implementation stages in the Master Plan and develop a revised prioritised list of implementation stages;
- iii) Commit to funding 50% of the cost of each project stage, on the proviso that Council Officers secure external funding to match the Council funds.

DECISION

Cr

Cr

ECD 3 LONGFORD VISITOR APPEAL STUDY REPORT

Attachments: Section 1 – Page 118

File: 41/010
Responsible Officer: Lorraine Green, Manager Economic and Community Development
Report prepared by: Lorraine Green, Manager Economic and Community Development

1 PURPOSE OF REPORT

To:

- i) Present to Council the Longford Visitor Appeal Study Report;
- ii) Seek Council's acceptance of the Report in principle;
- iii) Seek Council's endorsement of the way forward with the Report.

2 INTRODUCTION/BACKGROUND

In January 2015 Council engaged Bill Fox and Associates Pty Ltd to undertake the Longford Visitor Appeal Study that aimed to:

- Review the existing visitor experience Longford offers and the current mechanisms by which these appeals are communicated to travellers;
- Make recommendations for the enhancement of visitor appeal and information delivery for Longford.

Mr Fox took a destination development approach to the study that addressed the elements that could create a tourist destination over the next five to ten years, whilst also providing a number of short-term initiatives to commence the process of creating a viable visitor economy for Longford.

Mr Fox submitted his report to Council on June 1st 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" goal is relevant to this issue" 2.2. Tourism Industry Support: "To increase tourist visits, spend and length of stay, and enhance the visitor experience."

4 FINANCIAL IMPLICATIONS

A number of the recommendations in the report can be implemented without the allocation of a cash budget including the enhancement of existing digital information, that Longford business owners learn more about each other's products and experiences and develop an active network of referrals; and that Longford's profile on both the Discover Tasmania and Tourism Northern Tasmania websites is maximised.

Many of the recommendations in the report require a cash allocation to enable their further investigation and/or implementation including the proposed family fun park/playground, the streetscape enhancement, town signage upgrade and the enhancement of the visitor

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information service at JJs Bakery. The costs associated with the report recommendations have not yet been ascertained.

5 CONSULTATION WITH STATE GOVERNMENT

Mr Fox has worked closely with Tourism Tasmania and Tourism Northern Tasmania on a number of strategic projects in recent years. He has a comprehensive understanding of their vision, strategies and destination marketing plans, and consulted with officers in these agencies as required.

6 COMMUNITY CONSULTATION

Mr Fox held a number of one-on-one meetings with Longford business owners/operators, along with three business and community forums. He also received a number of responses electronically.

7 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Longford Visitor Appeal Study Report.

Council can either endorse or not endorse the proposed way forward with the Report.

8 OFFICER'S COMMENTS/CONCLUSION

The consultant has exceeded the requirements of the project brief, producing a report that provides direction for Council, local businesses and community to collaborate to progress the creation of a viable visitor economy for Longford. Mr Fox emphasised the importance of engaging the local community in decision-making, volunteerism and events in order for tourism to prosper locally.

9 ATTACHMENTS

9.1 Longford Visitor Appeal Study Report June 2015

RECOMMENDATION 1

That the matter be discussed

RECOMMENDATION 2

That Council:

- i) Accept the Longford Visitor Appeal Study Report in principle;
- ii) Invite Mr Fox to present and discuss his report at a community forum to generate local business and community member engagement with tourism and to identify the priorities for implementation from the Longford Visitor Appeal Study Report.

DECISION

Cr

Cr

ECD 4

CYCLING AUSTRALIA'S TOUR OF TASMANIA 2015

Attachments: Section 1 – Page 143

Responsible Officer: Lorraine Green, Manager Economic and Community Development

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

1 PURPOSE OF REPORT

To brief Council on Cycling Australia's 2015 Tour of Tasmania Council Partnership Proposal and to seek Council's response to Cycling Australia's proposal that Council sponsor a stage of the tour in the Northern Midlands.

2 INTRODUCTION/BACKGROUND

Cycling Australia in partnership with Events Tasmania will be hosting the historic six stage elite Tour of Tasmania from Tuesday October 6th – Sunday October 11th 2015. The tour is part of the National Road Series where teams compete in 11 Tours across Australia.

Cycling Australia's broadcast partners the Nine Network and Fox Sports air two 30 minute highlight packages which includes racing action plus sponsor and tourism features. Cycling Australia also provide daily media releases, news packages, videos and photo galleries on all social media channels.

Cycling Australia is seeking to partner with councils to host a stage of the 2015 Tour of Tasmania.

The benefits cited by Cycling Australia include the dollar spend in the Northern Midlands by the cyclists, the Tour entourage and spectators; and the publicity generated for the Northern Midlands via the media and the videos.

The investment required by Council comprises:

- Financial: an investment of \$5,000 is required for each race start or finish hosted by Council (Cycling Australia has proposed that a stage from Longford to Poatina is an excellent option and has the potential to become an iconic stage of the tour for many years to come)
- Traffic management support: the development of traffic management plans for the Start and/or Finish location, and the implementation of road closures for Start and/or Finish location (signage and personnel)
- Assistance obtaining relevant authority approvals
- Community notifications as required by local authorities
- Waste management assistance
- Access to public toilets
- Repair of any road hazards on the course.

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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" 2.2. Tourism Industry Support: *"To increase tourist visits, spend and length of stay, and enhance the visitor experience."*

4 FINANCIAL IMPLICATIONS

The costs associated with Council hosting a stage of the tour between Longford and Poatina include:

- financial payment to Cycling Australia: \$10,000
- traffic management: the cost will be dependent on the day of the week the stage is held, estimated at \$1,200 - \$2,000.
- advertising the street closures in the Examiner: estimated \$800

The extent and cost of the repair of any road hazards on the course is not known.

5 OPTIONS FOR COUNCIL TO CONSIDER

Council can either approve or not approve entering into a partnership with Cycling Australia to host a stage of the 2015 Tour of Tasmania.

6 OFFICER'S COMMENTS/CONCLUSION

Hosting a stage of the Tour of Tasmania has the potential to generate extensive media publicity for the Northern Midlands however, it requires a significant financial investment by Council.

7 ATTACHMENTS

7.1 Cycling Australia 2015 Tour of Tasmania Council Partnership Proposal

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

Council can either:

- i) Resolve to enter into a partnership with Cycling Australia to host a stage of the 2015 Tour of Tasmania in the Northern Midlands; or
- ii) Resolve not to enter into a partnership with Cycling Australia to host a stage of the 2015 Tour of Tasmania in the Northern Midlands.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



W&I 1

NOMENCLATURE – NAMING OF NEW COURT OFF 115 FAIRTLOUGH STREET PERTH

Attachments: Section 1 – Page 147

File: 34/007; 27/003/235
Responsible Officer: Wayne Chellis; Works & Infrastructure Manager
Report prepared by: Jonathan Galbraith – Assisting Supervisor

1 PURPOSE OF REPORT

This report considers the naming of a new court created by a subdivision at 115 Fairtlough Street Perth.

2 INTRODUCTION/BACKGROUND

An 9 lot subdivision has been developed off 115 Fairtlough Street Perth with 7 of the lots having access from a the new cul de sac and two having access from Fairtlough Street. The developer was invited to submit a name to Council for the new cul de sac.

Only one name was submitted:

2.1 Rose Gold Court- in keeping with the jewel theme of other new courts in the area

Meander Valley Council and Launceston City Council were asked if the submitted name conflicted with names within their municipality. No objections were received.

3 STATUTORY REQUIREMENTS

Under the Survey Coordination Act 1944, urban roads which are wholly contained within a proclaimed town boundary, Council has authority to assign the names. If Council agrees to assign the name "Rose Gold Court" for the road then the Council is to advise the Nomenclature Board Secretary within forty days of assigning the name.

4 FINANCIAL IMPLICATIONS

It is accepted that the developer is responsible for installing street name signage associated with new roads.

5 RISK ISSUES

The Nomenclature Board's guiding principles for the assignment of place names state:

Existing road names should not be duplicated within adjoining municipalities and ideally within the state. More critically they should not be duplicated within adjoining localities or suburbs (as recently gazetted for addressing purposes). Even the re-arrangement of the generic or type from say "Court" to "Place" may still result in potential misinformation and confusion to the user.

6 OFFICER'S COMMENTS/CONCLUSION

Feedback suggests that assigning the name Rose Gold Court to the new road would be

supported.

7 ATTACHMENTS

7.1 Location Plans.

RECOMMENDATION

That Council assign the developer's preferred name "Rose Gold Court" for the new road constructed off 115 Fairtlough Street, and the Nomenclature Board be advised of the new name within 40 days.

DECISION

Cr

W&I 2

CAMPBELL TOWN PUMP HOUSE

Attachments: Section 1 – Page 149

File: 301600.016

Responsible Officer: Wayne Chellis; Works & Infrastructure Manager

Report prepared by: Wayne Chellis; Works & Infrastructure Manager

1 PURPOSE OF REPORT

The purpose of this report is to advise council of the proposed cost above the allocated budget if council accepts the lowest quote to repair the old Pump House at Campbell Town.

2 INTRODUCTION/BACKGROUND

Council allocated \$30,000 in the 2014/2015 budget at the request of the Campbell Town Local District Committee to repair the Old Pump House building off Franklin Street in Campbell Town.

Council provided specifications to four local building contractors residing in the Campbell Town area and one residing in the Cressy area seeking quotes for repairs to the Old Pump House.

After several emails and telephone calls, council received the following two quotes, which noted that bird proofing of the building was not specified, therefore had not been allowed for.

- Puma Construction's \$58,700.
- Peter Evans \$76,350.

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:

- 5.3 Community Facilities

4 POLICY IMPLICATIONS

When capital works projects exceed budget Council officers reassess the works required.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

In the event that council decide to proceed with the project additional funds of \$30,000 would need to be made available from the building maintenance budget.

7 RISK ISSUES

There is a risk that the building will become unsafe if restoration work is not carried out, and public access restricted further.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation is not required as the building is not a listed heritage building.

9 COMMUNITY CONSULTATION

The Local District Committee has requested the building be restored and open to the public.

10 OPTIONS FOR COUNCIL TO CONSIDER

To undertake maintenance and repairs as per David Denman's specifications.

Take no action and demolish the building when it is considered to be unsafe.

11 OFFICER'S COMMENTS/CONCLUSION

The Pump House #301600.016 is in the Heritage area, but is not listed as a Heritage Building.

12 ATTACHMENTS

12.1 Architects and Heritage Consultants Drawings

RECOMMENDATION 1

That council discuss the matter.

RECOMMENDATION 2

That Council

- i) allocates an additional \$30,000 from the building maintenance funds and accepts Puma Construction's quote to undertake repairs to the Old Pump House off Franklin Street, Campbell Town.

OR

- ii) take no action in relation to repairs to the Old Pump House building off Franklin Street, Campbell Town.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



GOV 6

NEW POLICY – GIFTS & BENEFITS

Attachments: Section 1 – Page 150

File: 44/001/001

Responsible Officer: Des Jennings – General Manager

Report prepared by: Amanda Mason – Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval of a Gifts & Benefits Policy.

2 INTRODUCTION/BACKGROUND

Previously, the receipt of gifts and benefits by Councillors and Council Officers has been covered by Policy 47 – Code of Conduct for Elected Members and Policy 56 – Employee Code of Conduct.

The Local Government Association of Tasmania released a model Gifts & Benefits Policy. Council officers are of the view that it would be appropriate to remove the existing gifts and benefits references from Policies 47 and 56 and have a single policy to cover all Council Officials (Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council committee members, volunteers and contractors).

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 1A 1.1. Governance

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

Failure to have a Gifts & Benefits policy may result in the misappropriation of gifts by Council officials.

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8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- i) Accept the draft Gifts & Benefits Policy as attached; or
- ii) Refuse the draft Gifts & Benefits Policy as attached.

11 OFFICER'S COMMENTS/CONCLUSION

The Local Government Association has provided this model policy for Tasmanian Councils to implement and use. Whilst the receipt of gifts and benefits by Councillors and Council officers of the Northern Midlands Council have previously been covered in other policies, these policies can be simplified by covering off with the single Gifts & Benefits Policy attached.

12 ATTACHMENTS

12.1 Draft Gifts & Benefits Policy

12.2 Draft Gifts & Benefits Declaration Form

RECOMMENDATION 1

That Council discuss the issue.

RECOMMENDATION 2

That Council adopt the attached Gifts & Benefits Policy without change.

DECISION

Cr

Cr

POLICY

GIFTS & BENEFITS POLICY

POLICY NUMBER

OBJECTIVES

To provide a guideline for Council officials when dealing with offers of gifts or benefits in the course of their role at the Northern Midlands Council.

STATUTORY AUTHORITY POLICY

Local Government Act 1993
Adopted:

POLICY

PURPOSE

The purpose of this policy is to:

- Outline the obligations and responsibilities of Council's officials when dealing with offers of gifts or benefits; and
- Assist Council officials make appropriate judgements in relation to gifts and benefits and therefore avoid being placed in a situation where they may become vulnerable to undue influence or threaten community confidence in the fairness, impartiality and integrity of the Council.

Council officials are defined as Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council committee members, volunteers and contractors.

SCOPE

The policy applies to all gifts and benefits offered to or received by all Council officials in their role as officers of the Council.

LEGISLATION

The particular legislation relevant to this policy is the Tasmanian *Local Government Act 1993*. Section 339A specifies penalties in relation to the misuse of office by councillors and employees; section 28E deals with the Code of Conduct for councillors and section 62 identifies the functions and powers of the general manager.

This policy should be read in conjunction with any other relevant State and Federal legislation.

APPLICATION

In a private context gifts and benefits are usually unsolicited and meant to convey a feeling on behalf of the giver such as gratitude. There is ordinarily no expectation of repayment. Gifts given in a private context are not the focus of this policy.

Gifts and benefits may also be offered to individuals in the course of business relationships. Such gifts and benefits are often given for commercial purposes and serve to create a feeling of obligation in the receiver. Gifts and benefits given in the course of business relationships is the focus of this policy.

The policy is to be applied in conjunction with provisions in the Councils Codes of Conduct and other relevant Council policies and procedures.

POLICY STATEMENT

1. General

Council officials at all times and in all circumstances must be seen to be fair, impartial and unbiased.

Council officials should actively discourage offers of gifts and benefits and must not solicit gifts or benefits.

Council officials must not take advantage of their official position to secure an unreasonable personal profit or advantage.

People doing business with the Council should be encouraged to understand that they do not need to give gifts or benefits to Council officials to get high quality service.

From time to time Council officials may be offered gifts or benefits. In some limited circumstances gifts and benefits may be accepted. Token gifts of nominal value may generally be received. Non – token gifts of significant value should not generally be accepted.

Council officials should at all times be aware of the wider situation in which an offer of a gift or benefit is being made. For example, Council officials should consider whether the donor is in or may be seeking to enter into a business relationship with Council or may be applying to Council in relation to the exercise of Councils functions.

Council officials must avoid situations that suggest that a person or body, through the provision of gifts or benefits is attempting to secure favourable treatment from Council.

When deciding whether to accept or decline a gift or benefit, consideration should be given to both the value of the gift or benefit and also the intent of the gift or benefit being offered.

2. Acceptable gifts and benefits

Gifts or benefits of a token nature at or below nominal value may generally be accepted by Council officials without disclosing details to a supervisor, General Manager or Mayor and without recording the details of the gift or benefit on the Gifts and Benefits Declaration Form or Register (attachments 1 and 2).

That said, Council officials who receive more than the specified number of token gifts of a nominal value from the same person or organisation, in a specified period must disclose that fact in the gifts and benefits register.

If a Council official has any doubt if a gift or benefit is token or of nominal value they should discuss it with a supervisor General Manager or Mayor.

2.1.1 Token gifts and benefits

Gifts or benefits of a token nature do not create the appearance of a conflict or interest and include:

- o Items with a company logo on them, ties, scarves, coasters, diaries, chocolates, flowers
- o Books given to individuals at functions, public occasions or in recognition of exceptional work done
- o Gifts of single bottles of reasonably priced alcohol given to individuals at functions, public occasions or in recognition of exceptional work done
- o Free or subsidised meals of a modest nature and/or beverages provided infrequently (and or reciprocally) that have been arranged for or in connection with the discussion of official business
- o Free meals of a modest nature and or beverages provided to Council officials who formally represent Council at work related events such as training, education sessions and workshops
- o Invitations to approved social functions organised by groups such as Council Committees and community organisations

2.1.2 Nominal value

For the purpose of this policy the current nominal value limit is identified in section 11.

3. Non acceptable gifts and benefits

Accepting gifts of money is prohibited.

Council officials should generally not accept gifts or benefits that appear to be non-token in nature or more than of a nominal value.

If a gift or benefit of a non token nature or above nominal value is offered and cannot reasonably be refused (as this action may cause embarrassment), the offer and receipt of the gift or benefit must be declared via completion of A Gifts and Benefits Declaration Form (at attachment 1) and the details must be recorded on the Council Gift Register (at attachment 2).

If a Council official refuses a gift or benefit because they believe that the gift was a deliberate attempt to receive “special treatment”, then such instances are to be reported to a supervisor, the General Manager or Mayor.

3.1.1 Non token gifts and benefits

Gifts or benefits of a non token nature include:

- o Free or discounted travel
- o Use of holiday homes
- o Tickets to major sporting events
- o Corporate hospitality at a corporate facility or sporting venue
- o Free training excursions
- o Access to confidential information
- o Discounted products for personal use
- o Goods and services provided via a determination in a Will

At times a gift of a non token nature may be given from one authority to another. Such gifts are often provided to a host authority. These gifts may be given as an expression of gratitude without obligation on the receiver to respond. The gratitude usually extends to the work of several people in the authority and therefore the gift is considered to be for the authority, not a particular individual.

3.1.2 Significant value

For the purpose of this policy a gift or benefit with significant value has a value above the specified nominal value limit.

4. Actual or perceived effect of the gift or benefit

Accepting gifts where a reasonable person could consider that there may be influence applied as a result of accepting the gift or benefit is prohibited (gift of influence).

Where it is suspected that a gift or benefit has been offered for the purpose of influencing the behaviour of someone acting in their official capacity, the gift or benefit must be declined and the matter should be reported immediately to the relevant supervisor, General Manager or Mayor.

5. Bribes

Council officials must not offer or seek a bribe. A person offered a bribe should refuse it and report the incident as soon as possible to their supervisor, General Manager or the Mayor (in the case of Councillors). Council will take steps to report the matter to Police immediately.

Receiving a bribe is an offence under both the common law and Tasmanian Legislation.

6. Family members

Council officials must take all reasonable steps to ensure that immediate family members do not receive gifts or benefits of a non-token nature or gifts or benefits above the nominal value. Immediate family members include parents, spouses, children and siblings.

7. Records – Gifts and Benefits Registers

Council officials, who receive more than the specified number of token gifts or benefits near the nominal value limit from the same person or organisation, (cumulative gift) must disclose that fact on the Gifts and Benefits Declaration Form and Register (attachment 1 and 2). The specified number is included in section 11.

If an official of the Council receives a non token gift or benefit in circumstances where it cannot reasonably be refused or returned, the receipt of the gift or benefit should be disclosed and the details recorded on a Gifts and Benefits Declaration Form (at attachment 1) and in the Gifts and Benefits Register (at attachment 2).

The Register will be available for public inspection.

The content of the Registers will be monitored by the General Manager on tri monthly basis.

8. Disposal of gifts

A supervisor, General Manager or Mayor will determine whether a gift or benefit of a non token nature should be disposed.

There are options for the disposal of gifts that have been accepted because they could not reasonably be refused, but should not be retained by an individual. Examples of such circumstances where gifts or benefits may be received include:

- o Gifts accepted for protocol or other reasons, where returning it would be inappropriate;
- o Anonymous gifts (received through the mail or left without a return address);
- o A gift received in a public forum where attempts to refuse or return it would cause significant embarrassment;
- o A gift or benefit of significant value provided to a Council official through a Will, where the relationship between the giver and recipient was essentially a council related business relationship.

Options for disposal include:

- o Surrendering the gift to Council for retention;
- o Distributing the gift or benefit amongst a selection of Council's officials - where a reasonable person would agree that the allocation was appropriate, (public perception);

- o Donating the gift to an appropriate charity.

9. Breaches of Policy

All Council officials are obliged to comply with this policy and sanctions may be applied if the policy is breached.

Any person may report an alleged breach of this policy by an official of the Council to the General Manager or Mayor as appropriate who shall investigate any report received and take such action as is considered necessary.

If this policy has been breached, such action may include counselling, censure motions, disciplinary action (including termination of employment), the laying of charges and the taking of civil action.

10. Review process and endorsement

This policy, including the amounts and frequencies specified, may be varied by resolution of the Council. When varied, the amounts and frequencies that apply to the policy must be updated and included in section 11.

This policy should be reviewed as required, but at least every four years following the conduct of Local Government elections.

11. Detail of amounts and frequencies specified in the policy

For the purpose of this policy the current nominal value limit is \$50.00.

Council officials who receive more than three nominal gifts of a token nature from the same person or organisation, in a six-month period must disclose that fact in the gifts and benefits register.

12. Definitions

Council official – Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council Committee members, volunteers and contractors

Gift – is usually a tangible item provided at no charge. Gifts may include, but are not limited to items such as cash, property (real or otherwise), goods and services made available at heavily discounted prices, alcohol, clothes, products, invitations to social functions and tickets to sporting, theatrical or music events.

Cumulative gift – a series of gifts of nominal value from the same person or organisation over a specified period which may have an aggregate value that is significant.

Gift of influence – a gift that is intended to generally ingratiate the giver with the recipient for favourable treatment in the future

Gift of gratitude – a gift offered to an individual or department in appreciation of performing specific tasks or for exemplary performance of duties. Gifts to staff who speak at official functions may be considered an example of gifts of gratitude.

Benefit – a non-tangible item which is believed to be of value to the receiver (i.e. preferential treatment such as queue jumping, access to confidential information and hospitality)

Hospitality – the provision of accommodation, meals, refreshments or other forms of entertainment.

Bribe – a gift or benefit given specifically for the purpose of winning favours or to influence the decision or behaviour of a Council official to benefit someone or something.

Cash – money or vouchers which are readily convertible

Nominal value – is the monetary limit of the value of gifts or benefits that may be accepted (i.e. total value of gift or benefit received). A gift or benefit is of nominal value when it has no significant or lasting value

Significant value – a gift or benefit that has a value above the nominal value limit.

Token - often mass produced (i.e. pens, calendars, ties or items with a company logo on them), offered in business situations to individuals. Usually have a value under the nominal value limit.

Non token – items that are of a more individual nature, with a value above the nominal value limit. Items may include, free or discounted travel; use of holiday homes; corporate hospitality at major sporting events; free training excursions; tickets to major events and access to confidential information.

Conflict of interest – any situation in which an individual or corporation (either private or government) is in a position to exploit a professional or official capacity in some way for their personal or corporate benefit.

Public perception – the perception of a fair-minded person in possession of the facts

Gifts and Benefits Declaration Form – a form to be completed, when an individual receives a gift or benefit of a non token nature above the nominal limit or receives a series of token gifts or benefits in a specified time that may have significant aggregate value (Cumulative Gift).

Gifts and Benefits Register – a register maintained by Council of all declared gifts and benefits.

AGENDA – ORDINARY MEETING

22 JUNE 2015



GOV 7

RELEASE OF CALICIVIRUS IN 2016

Attachments: Section 1 – Page 156

Responsible Officer: Des Jennings – General Manager
Report prepared by: Amanda Mason – Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek authorisation from Council to request the Department of Primary Industries, Parks, Water and Environment (DPIPWE) to release the calicivirus (Rabbit Haemorrhagic Disease) in areas of the Northern Midlands in March/April 2016.

2 INTRODUCTION/BACKGROUND

At its meeting of 17 March 2015 the Ross Local District Committee moved a motion for Council to request DPIPWE to release the calicivirus in Ross. The motion arose out of increased concern by members of the community in respect to the number of rabbits in and around Ross and the impact the rabbits are having on the vegetation in the area.

The motion was put to the April Council meeting at which time Council's decision was to note and investigate the request.

Cr Calvert/Cr Knowles

That Council **note and investigate** the following recommendation of the Ross Local District Committee

That Council request DPIPWE to release the calicivirus in Ross.

Carried unanimously

Council did not expressly authorise the request to proceed.

Advice from DPIPWE is that the prime time for the release of the calicivirus is in March and April each year. The window of opportunity for release of the virus is narrow.

Concern has previously been raised in respect to the impact on domestic rabbits if the virus is released. There have been vaccines developed for the virus and these are available from veterinary clinics. According to the DPIPWE website there is no scientific evidence that the calicivirus infects any other animals.

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:

- 4.13 Natural Resource Management

AGENDA – ORDINARY MEETING

22 JUNE 2015



4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

There are no foreseeable financial implications for Council in respect to this matter as the release of the virus is a program run by DPIPWE.

7 RISK ISSUES

There is a risk that if the calicivirus is released and proper notification has not been given to domestic rabbit owners then domestic rabbits may become infected. This risk can be removed by ensuring property owners are adequately informed prior to baiting occurring.

8 CONSULTATION WITH STATE GOVERNMENT

The Department of Primary Industries, Water, Parks and Environment would need to be notified on Council's request, should Council authorise the request for the release of the virus.

9 COMMUNITY CONSULTATION

This request has arisen from the Ross Local District Committee, and special committee of Council developed primarily to act as a voice for the community to Council.

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- a) authorise Council officers to request the release of the calicivirus in Ross and other areas of the Northern Midlands, should the request arise, in March/April 2016; or
- b) not authorise Council officers to request the release of the calicivirus in Ross and other areas of the Northern Midlands in March/April 2016.

11 OFFICER'S COMMENTS/CONCLUSION

The program operated by DPIPWE is controlled and provides an opportunity for the management of wild rabbits.

12 ATTACHMENTS

12.1 Information sheet on calicivirus

RECOMMENDATION 1

That Council discuss the matter.

AGENDA – ORDINARY MEETING

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RECOMMENDATION 2

That Council authorises Council officers to:

- a) request DPIPWE to release the calicivirus in Ross and other areas of the Northern Midlands in March/April 2016; and
- b) request DPIPWE notify affected landholders of the proposed virus release prior to the release occurring.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



GOV 8

TASMANIA TRADE MISSION TO CHINA

Attachments: Section 1 – Page 160

Responsible Officer: Des Jennings – General Manager

Report prepared by: Amanda Mason – Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek a decision from Council regarding a financial contribution to the Mayor's attendance on the upcoming Tasmania Trade Mission to China.

2 INTRODUCTION/BACKGROUND

On 15 May 2015 an invitation was issued by the Australia International Trade Association to the Mayor, Councillors and Managers of the Northern Midlands Council to attend the Tasmania Trade Mission to China from 25 June 2015 to 3 July 2015.

The Trade Mission will be led by Hon. Jim Wilkinson, President, and Hon. Greg Hall, Deputy President of the Tasmanian Legislative Council, and attended by representatives from communities and a variety of business sectors.

The Trade Mission will provide attendees with the unique opportunity to attend China's premier expos, meet with high-level government officials, promote their area and investment projects to Chinese counterparts, set up lasting partnerships for trade or for friendship cities, and to better understand China's markets and economy.

The Australia International Trade Association & Associates has been organising such missions for more than ten years, resulting in hundreds of successful relationships, cooperation agreements, and more.

A presentation has been prepared for Mayor Downie to take on the Trade Mission to promote the Northern Midlands region and is attached to this 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:

- 1.8 Regional/State/National and International Relations
- 2.1 Long term economic development

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The cost of the trip is \$3,900 which includes:

- Round trip air tickets
- Domestic flight tickets
- Local transportation expenses
- Travelling fares for City Tours
- 6 night's accommodation
- Expo entry fees
- Admission fees for conferences and forums
- Networking luncheons and dinners
- Business visits and meetings
- Coordination with Chinese governments and associations
- Arrangement of group visits
- Logistic support
- Catering costs for networking functions
- English Translator located within the pavilions and in each meeting
- Tour guide.

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council will need to consider whether it chooses to contribute financially to the cost of Mayor Downie attending the Tasmania Trade Mission to China, and if so, in what amount.

11 OFFICER'S COMMENTS/CONCLUSION

N/A

12 ATTACHMENTS

12.1 Invitation to attend Tasmania Trade Mission to China

12.2 Presentation

RECOMMENDATION 1

That Council discuss this matter.

AGENDA – ORDINARY MEETING

22 JUNE 2015



RECOMMENDATION 2

That Council

- i) makes a contribution of \$..... toward the cost of Mayor Downie attending the Tasmania Trade Mission to China;

OR

- ii) does not contribute toward the cost of Mayor Downie attending the Tasmania Trade Mission to China

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



GOV 9

EVANDALE ADVISORY COMMITTEE MEMBERSHIP

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to notify Councillors and seek ratification of a new member of the Evandale Advisory 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 Evandale Advisory Committee is limited to 10 members, with two Councillor representatives to the Committee. The term of membership is two years; however, the current term expires at 30 June 2016.

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:

- 1.3 Community Dialogue

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

Each committee is formed as a special committee of Council pursuant to section 24 of the *Local Government Act 1993*.

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Positions have become vacant on the Evandale Advisory Committee in recent months and the membership currently stands at 7.

In the “Your Region” section of the Examiner newspaper on Tuesday, 2 June, Council called for interested parties to nominate for representation on the local district committee serving the community in which they reside.

One nomination has been received, as follows:

- Mrs Kathryn Heathcote

Should Mrs Heathcote be appointed to the Committee the membership will comprise 8 members, with two vacancies remaining.

10 OPTIONS FOR COUNCIL TO CONSIDER

To accept the nomination for membership of the Evandale Advisory Committee for the remainder of the term to June 2016.

RECOMMENDATION

That Council accept Mrs Kathryn Heathcote as a member of the Evandale Advisory Committee.

DECISION Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



GOV 10

REVIEW OF POLICY 47: CODE OF CONDUCT FOR ELECTED MEMBERS

Attachments: Section 1 – Page 184

File: 44/001/001
Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Mason, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval of the amended Code of Conduct for elected Members.

2 INTRODUCTION/BACKGROUND

Section 28E of the *Local Government Act 1993* requires Council to adopt a Code of Conduct. Further to that, Council must review the Code of Conduct within 12 months after an ordinary election.

The Northern Midlands Council adopted Policy – 47: Code of Conduct for Elected Members in June 2006. In 2012 the Local Government Association of Tasmania released a model Code of Conduct for Elected Members for use by Tasmanian councils.

At the last review of the Code of Conduct, the LGAT model code was combined with the existing Northern Midlands Council Code of Conduct for Elected Members. The result being that the current Policy 47 is now lengthy and in some sections repetitive or irrelevant.

A thorough review of the Code of Conduct has been conducted and those sections which are covered by legislation, other Northern Midlands Council Policies, or are being repeated, have been removed.

Attached to this report is a copy of the amended Code of Conduct for Elected Members showing:

- Sections that have been removed have a ~~strike through~~;
- Sections that have been added are highlighted;
- Sections that remain the same have no change.

Comments have been added to the paragraphs that have been removed detailing the reason for the removal.

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 1A:
 1. Section 1.1 – Governance
 2. Section 1.6 – Risk Management

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4 POLICY IMPLICATIONS

It is a statutory requirement than Council have a Code of Conduct for Elected Members and that Code be reviewed within the 12 months following an ordinary local government election.

5 STATUTORY REQUIREMENTS

5.1 *Local Government Act 1993*

Sections 28E – 28H (inclusive) of the *Local Government Act 1993* outline the statutory requirements of a Code of Conduct for elected members.

Any complaints regarding an elected member's conduct is to be referred to the Northern Midlands Council Code of Conduct Panel. At its meeting of 10 November 2014 the Northern Midlands Council elected Deputy Mayor Goss, Cr Calvert and Cr Knowles to sit on its Code of Conduct Panel (Min. Ref: 298/14). Mr Hugh Mackinnon is the Chairperson of the Code of Conduct Panel.

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

1. Adopt the amended Code of Conduct for Elected Members; or
2. Refuse the amended Code of Conduct for Elected Members.

11 OFFICER'S COMMENTS/CONCLUSION

The amended Code of Conduct for Elected Members is based on the model template provided to Council by the Local Government Association of Tasmania. The changes to the Code of Conduct are substantial, however, the parts that have been removed are considered to be covered by legislation, other Council policies or elsewhere in the Code of Conduct.

12 ATTACHMENTS

12.1 Amended Policy 47 - Code of Conduct for Elected Members.

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RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council adopt the amended Policy 47 – Code of Conduct for Elected Members.

DECISION

Cr

Cr

Policy 47 CODE OF CONDUCT FOR ELECTED MEMBERS

POLICY NUMBER	47
OBJECTIVE	The objective of this Code of Conduct is to provide Councillors with guidelines for their conduct in their duty as an elected member.
STATUTORY AUTHORITY	Section 28E of the Local Government Act 1993; and R.22A Local Government (General) Regulations 2005
POLICY	Adopted 5 June 2006 – Min Ref 187/06 Amended 17 September 2007 – Min Ref 297/07 Amended 17 November 2008 – Min Ref 261/08 Endorsed 18 October 2010 – Min Ref 273/10 Amended 20 August 2012 – Min Ref 209/12 Amended 15 October 2012 – Min Ref 274/12 Amended 22 June 2015 – Min Ref
REVIEW	Within 12 months of the next ordinary Council election; by October 2019

POLICY

1. INTRODUCTION

This Code of Conduct sets out the manner in which Northern Midlands Council expects those elected to Council to behave in respect to all aspects of their role.

This document is based on the Model Code of Conduct Template produced by the Local Government Association of Tasmania.

The document provides guidance to the Mayor, Deputy Mayor and councillors to assist them in carrying out their duties in an appropriate manner as well as information to the community on how they can expect their local government representatives to behave.

In developing this Code of Conduct, the Council has been mindful of the statutory requirements related to Codes of Conduct in the Local Government Act 1993 and the Local Government (General) Regulations 2005 and also recognise that the standards in this Code of Conduct are in addition to the requirements of the Local Government Act 1993 and related legislation.

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This code of conduct will assist Councillors in dealing with ethical and behavioural problems which may be encountered in our work and in our roles as representatives of Council.

We understand that as councillors, we are in a position of trust and that collectively we are responsible for decisions which impact on all in our community.

2. LEGISLATION

Section 28E of the *Local Government Act 1993* currently requires the following:

- 1) A council must adopt a code relating to the conduct of councillors by 1 July 2006
- 2) A code of conduct must –
 - a) Be consistent with this Act; and
 - b) Address any prescribed matters; and
 - c) Be reviewed within 12 months after an ordinary election.
- 3) The general manager is to make a copy of the council's code of conduct and any amendments to the code available –
 - a) For public inspection at the public office during ordinary office hours; and
 - b) For purchase at a reasonable charge; and
 - c) On its internet site free of charge.
- 4) A councillor is to comply with the provisions of the code of conduct in performing the functions and exercising the powers of a councillor.

Moreover, Regulation 22A of the *Local Government (General) Regulations 2005* prescribes that each council code of conduct must contain a number of elements. These are:

- a) Conflicts of interest
- b) The use of the office of councillor, mayor or deputy mayor
- c) The use of council resources
- d) The use of council information
- e) The giving and receiving of gifts and benefits
- f) Relationships with the community, other councillors and council employees
- g) The representation of the council

To see all the regulations prescribing how a complaint must be made and dealt with please go to www.thelaw.tas.gov.au.

3. STATEMENT OF VALUES

We the elected representatives of Northern Midlands Council are committed to discharging our duties conscientiously and to the best of their ability. We will at all times endeavour to:

- Act with impartiality, taking into account all the information available and making decisions solely on merit;
- Treat all people with respect;
- Act honestly and ethically, declaring our interests, following policies and processes and exercising powers strictly for the purpose intended;
- Be accountable for our decisions, making clear our reasons, keeping proper records and showing discipline and responsibility;
- Show leadership through demonstrating the behaviour we expect of others and ourselves; and

- Act in the best interests of the entire municipal area and the community, balancing the interests of all stakeholders.

4. STANDARDS OF CONDUCT

Eight standards of Conduct have been identified. These are:

1. Objective Decision-Making

Councillors must ensure that they bring an impartial and unprejudiced mind to all matters being decided upon in the course of council duties.

This does not mean that councillors are automatically disqualified purely for having held a public view on a matter which is the subject of a council decision. In a case involving a Tasmanian council, the court found that *“expressing such views is part of the electoral process”*¹ provided that expressing an opinion does not go as far as indicating a decision has been made.

Elected representatives should adhere to council policy and legal advice in relation to expressing personal versus council views.

2. Conflict of Interest

Councillors must ensure that, when carrying out their public duty, they are not wrongfully influenced by other external interests that they have, or duties that they owe. They must therefore, in all such dealings, put the interests of their community first. The onus is on Councillors to identify a conflict of interest, whether perceived or real, and take appropriate action to resolve the conflict in favour of their public duty.

3. Proper Use of Office

Councillors must not improperly use their position to gain an advantage or confer a disadvantage for themselves or anyone else. They must not conduct themselves in a way which could bring the Council or the position of councillor into disrepute.

4. Proper Use of Resources

Councillors must ensure that neither they nor others associated with them wrongfully benefit at the expense of the Council and its people, and thus are required to use Council property and resources strictly for the purposes of performing their role.

5. Proper Use of Information

Councillors must not disclose, without consent, confidential information or other information which they have acquired as a result of their office with Council. Further, they must actively protect all confidential and other information of Council which comes into their possession or knowledge.

6. Gifts and Benefits

Councillors hold positions of trust within the community. Councillors must exercise their powers and carry out their duties without being influenced by personal gifts or benefits which they might otherwise enjoy.

7. Relationships with the community, councillors and council staff.

¹ R v West Coast Council; ex parte Strahan Motor Inn [1995] TASSC 47 (at paragraph 30)

Councillors must be familiar with, and adhere to, laws relating to treatment of people (e.g. antidiscrimination laws) and must treat people with courtesy, fairness, dignity and respect.

8. Representation of the Council

Councillors must ensure that when representing the Council they only do so within the ambit of their authority. Furthermore, councillors must make clear when a personal opinion, as opposed to a Council policy or decision, is being discussed.

In developing these standards the Council has given consideration to the legislative requirements of a Code of Conduct and the values we wish to support.

Further detail on each of the standards, and examples of breaches of the Code of Conduct in relation to these standards is provided in subsequent sections.

5. APPLICATION OF THE CODE OF CONDUCT

This Code of Conduct applies to a councillor whenever he or she:

- conducts council business, whether at or outside a meeting;
- conducts the business of his or her office - that may be mayor, deputy mayor or councillor; or
- acts as a representative of the Council.

A complaint for the failure to comply with the provisions of the Code of Conduct may be made where the Councillor fails to meet the standard of conduct specified in the Code.

Councillors should only invoke the provisions of this Code in good faith, where it is perceived that another Councillor has not complied with its provisions or intent. Councillors should in all cases attempt in to resolve matters of disagreement with one another in the first instance and not immediately resort to a formal complaint.

For information on how to make a complaint, please talk to the General Manager.

6. STANDARD OF CONDUCT 1 – OBJECTIVE DECISION-MAKING

Expectations of Councillors

Councillors must ensure that:

- a) In all of their dealings related to their Council duties, including in making decisions, they strive to do so free of any bias or pre-judgement;
- b) They make decisions solely on merit and in accordance with their statutory obligations when carrying out public business, including the awarding of contracts or recommending individuals for rewards or benefits; and
- c) In making decisions they must:
 - inform themselves as much as possible;
 - take all relevant facts known to them, or that they should be reasonably aware of, into consideration; and
 - have regard to the particular merits of each case independent of any personalities

involved.

Supporting Examples

- 1) If a councillor makes a public pronouncement about support of, or opposition to, an application prior to a decision of Council or suggests prior to a forthcoming Council or Council Committee meeting that they have already come to a decision, it is likely to give members of the public the view that the Councillor has already pre-judged the matter before a decision is made (whether that view is right or wrong does not matter).
- 2) Councillors ought not sign a public petition to Council or be party to a legal claim against Council which demonstrates that in their capacity to influence a decision of Council, they will be likely to bring a partial and/ or prejudiced view.

7. STANDARD OF CONDUCT 2 – CONFLICT OF INTEREST

Expectations of Councillors

- a) Councillors must exercise reasonable judgement to decide if circumstances have arisen that may place them in a potential or actual conflict of interest situation;
- b) Councillors must seek to remove themselves from positions of conflict of interest as far as reasonably possible and so should resolve in favour of the responsibilities of their public office, all conflicts between their Council duties and responsibilities and any other private or personal (including business) duties or interests they have elsewhere, including clubs, memberships and affiliations;
- c) Councillors must adhere to principles of transparency and honesty and therefore always declare actual or potential conflicts of interest at any meeting of Council and at any working group or meeting of an outside body to which they are appointed or nominated by the Council. Moreover, they must abide by the rules, policies and law to adequately and appropriately deal with any conflicts;
- d) Councillors must act in good faith and exercise reasonable judgement, to determine whether the actual or potential conflict of interest is so material that it demands one or more of the following actions in addition to the expectations set out in paragraphs (a) – (c) above, namely that:
 - Councillors state their views on the matter for discussion or decision but abstain from participating in any Council decision on the relevant matter; or
 - Councillors remove themselves physically from any Council discussion and remain out of the room during the decision on the relevant matter.
- e) If in doubt as to whether circumstances might amount or lead to an actual or potential conflict of interest, the Councillor must contact the General Manager to help resolve the course of action.

Supporting Examples

As a key question, when councillors are asking themselves whether they have a conflict of interest, they should ask themselves whether they are, or may be, wrongfully influenced by other external interests they have, or duties they owe, in making the relevant Council decision.

As examples only, councillors should consider this question in the following contexts:

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- 1) If a councillor is involved in the selection of a contractor or supplier of goods or services to the Council, it would be an unacceptable conflict of interest to place a contract with a family member or business contact without declaring the connection. Councillors should then either remove themselves from the process for selection, or if they are required to continue in the process, then strictly follow the applicable Council tendering or other relevant procedures for the selection of a contractor.
- 2) If a decision is before Council in which the Councillor has a personal (non-pecuniary) interest because it will assist a not-for-profit organisation of which the Councillor, or a family member, are a member, then it is required that the Councillor clearly declares the nature of their interest. It is unlikely, however, to be so material that it excludes the Councillor from discussion or decision.
- 3) It becomes even less likely that a councillor will have a conflict of interest the longer it has been since they had a formal involvement with an organisation which may cause conflict.

Note

Where a councillor has a direct or indirect financial interest (pecuniary interest), there are specific provisions in the Local Government Act which must be complied with. Complaints related to pecuniary interest matters should be made to the Director of Local Government and cannot be considered by a Code of Conduct Panel.

8. STANDARDS OF CONDUCT 3 – PROPER USE OF OFFICE

Expectations of Councillors

Councillors must ensure that:

- a) They do not take advantage (nor seek to take advantage) of their position or status to improperly influence others in the performance of their duties or functions, in order to gain an undue, improper, unauthorised or unfair benefit or detriment for themselves or any other person;
- b) In their personal dealings with the Council (e.g. as a ratepayer, recipient of a Council service or applicant for consent granted by Council), they do not expect nor request, expressly or implied, preferential treatment for themselves or any other person or body; and
- c) To act in a manner so as to not bring elected or Council officers into disrepute.

Supporting Examples

- 1) If a councillor wishes to transact business with the council in a private capacity, they should make clear the capacity in which they are speaking to staff and must not apply implicit or implied influence as a councillor to obtain preferential treatment for themselves or their family.
- 2) A councillor should not use the code of conduct for political purposes.

9. STANDARD OF CONDUCT 4 – PROPER USE OF RESOURCES

Expectations of Councillors

Councillors must ensure that:

- a) They use Council resources ethically, effectively, efficiently and carefully in the course of public duties;
- b) They do not use Council resources for private purposes except strictly as permitted by the Council for reasonable and limited personal use and, where required as part of such permission, proper payment for the use is made;
- c) They do not convert any property of the Council to their own use unless properly authorised;
- d) They use Council property appropriately, including intellectual property, official services and facilities and do not permit their misuse by any other person or body;
- e) They avoid any action or situation which could create the impression that Council property, official services or public facilities are being improperly used for their own or any other person's or bodies' private benefit; and
- f) Comply with Council's policies and procedures in relation to use of communications devices

Supporting examples

- 1) If the Council provides a Councillor with computer equipment for undertaking public duties, then they should not use that equipment for private work or outside the Council, except strictly in accordance with personal use guidelines or as otherwise expressly permitted by the Council.
- 2) The interest of a Councillor in their re-election is considered to be a personal interest and as a result the reimbursement of travel expenses incurred on election matters is not appropriate. Similarly, council equipment should not be used in a re-election campaign.

10. STANDARD OF CONDUCT 5 – PROPER USE OF INFORMATION

Expectations of Councillors

Councillors must ensure that they:

- a) Protect confidential information in their possession or knowledge;
- b) Only access information needed for them to perform their role;
- c) Do not use confidential information for any non-official purpose;
- d) Only release confidential information if they have authority to do so;
- e) Only use confidential information for the purpose it is intended to be used;
- f) Only release other information in accordance with established Council policies and procedures; and in compliance with relevant legislation/ laws;
- g) Do not use Council information for personal purposes;
- h) Do not disclose any information discussed during a confidential session of a Council meeting;
- i) Actively protect all commercially sensitive and other confidential information of Council; and
- j) Comply with Council's policies and procedures relating to use of social media and

communications.

Supporting examples

- 1) If a Councillor receives information about an organisation through a closed Council Meeting (agendas, papers, discussion) then they must not disclose any part of that information to persons outside Council.
- 2) Information used for public duties should not be copied or taken away from the workplace except strictly as necessary for Council purposes and in accordance with any relevant guidelines laid down within Council.

11. STANDARD OF CONDUCT 6 – GIFTS AND BENEFITS

Expectations of Councillors

Councillors must ensure as part of their duties, they:

- a) Never accept an offer of money, regardless of the amount;
- b) Do not accept gifts and benefits, other than token gifts, without ensuring it is disclosed and recorded in the Gifts Register in keeping with Council policies and procedures; and
- c) Strive to avoid situations in which the appearance may be created that any person or body, through the provision of hospitality or benefits of any kind, is securing (or attempting to secure) a favour from you or the Council.

For more information in respect to the receipt of gifts & benefits please refer to Council's Gifts & Benefits Policy.

Supporting example

- 1) If a Councillor is involved in the allocation of tenders for any work supplied to the Council, they must not accept any benefits from the tenderer as this may be expected or perceived to influence the decision making process.
- 2) If a Councillor is provided with tickets to the theatre or any form of corporate entertaining, then it should be declared in the Council Gift Register in keeping with associated policies.
- 3) Token gifts can be defined as table favours, mementoes, remembrances or other tokens bestowed at an official function and other gifts received as souvenirs, marks of courtesy or of a seasonal that have a minor value (eg. books, diaries, ties and scarves, pens, pins and badges, etc) and do not give rise to or create the appearance of a conflict of interest.

12. STANDARD OF CONDUCT 7 – RELATIONSHIPS WITH THE COMMUNITY, COUNCILLORS AND COUNCIL STAFF

Expectations of Councillors

Councillors must ensure that:

- a) Where appropriate, make sure stakeholders have an opportunity to be heard about decisions that affect them;
- b) They do not make allegations to or about other Councillors or members of the public which are defamatory, slanderous, derogatory or discriminatory;

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- c) They behave in a manner that is free from discrimination, bullying or harassment’;
- d) Comply with Council’s policies and procedures relating to appropriate workplace behaviour including but not limited to discrimination, bullying and harassment;
- e) They listen to and respect each other’s views in Council and committee meetings and any other proceedings of the Council, and make certain that issues, not personalities, are the focus of debate;
- f) They refrain from directing council staff, other than giving appropriate direction to the General Manager in the performance of the Council’s functions by way of Council or committee resolution, or by the Mayor exercising his or her functions under Section 27(1(ba)) of the *Local Government Act*;
- g) They refrain from, in any public or private forum, directing or influencing, or attempting to direct or influence, any other member of the staff of the Council or a delegate of the Council, in the exercise of the functions of the member or delegate; and
- h) They refrain from contacting an employee of the Council unless in accordance with procedures governing the interaction of Councillors and Council employees that have been authorised by the General Manager.

Supporting examples

- 1) Councillors should show respect to all other Councillors, even if they hold different views and not try to change a view through intimidation or bullying.
- 2) Councillors should respect the impartiality and integrity of Council staff and behave towards them in a way that engenders mutual respect.
- 3) Councillors should treat all employees with courtesy and respect and observe any guidelines that the General Manager puts in place regarding contact with employees.
- 4) Councillors must not victimise another councillor for having made a complaint.
- 5) Councillors must not verbally attack another Councillor personally, only their views should be challenged in a rational and dignified manner.
- 6) When referring to other Councillors in a public forum, including electronic forms of communication, Councillors should be conscious of how their comments will be perceived. Councillors should ask themselves what a reasonable observer would think.

13. STANDARD OF CONDUCT 8 – REPRESENTATION OF THE COUNCIL

Expectations of Councillors

Councillors must ensure that:

- a) When giving information to the community, they accurately represent the policies and decisions of the Council;
- b) They do not speak on behalf of the Council unless they have been specifically authorised or delegated by the Mayor;
- c) They clearly indicate when they are putting forward personal views;
- d) They do not knowingly misrepresent information they have obtained in the course of their duties; and

- e) When representing Council on external bodies, they make efforts to clearly understand the basis of the appointment and be aware of the ethical and legal responsibilities attached to such appointment.

Supporting example

The Mayor is spokesperson of Council. This does not mean that councillors cannot express a particular view, however, Councillors must report on Council's policies and decisions accurately and clearly distinguish between their personal views and the official position of the Council.

14. BREACHES OF THE CODE

The primary responsibility for compliance with the Code of Conduct lies with each user.

In accordance with *Regulation 22B of the Local Government (General) Regulations 2005*, a complaint regarding the alleged failure of a Councillor to comply with any provision of this code of conduct for Councillors must:

- (a) be in writing; and*
- (b) be lodged with the mayor (or the deputy mayor if the complaint relates to the mayor; and*
- (c) be lodged within 90 days after the alleged failure to comply with the code of conduct; and*
- (d) contain particulars of the alleged failure; and*
- (e) identify the complainant; and*
- (f) be accompanied by the fee of **20 fee units** (as specified in item 4 of Schedule 3), in accordance with S28F of the Local Government Act 1993*

Complaints about failures of a Councillor to comply with any provision of the Code of Conduct for Councillors will be referred to a Code of Conduct Panel or a Standards Panel in accordance with *sections 28F to 28I of the Local Government Act 1993 and Regulations 22A to 22U of the Local Government (General) Regulations 2005*.

Where breaches of this code also constitute breaches of legislation, penalties may be imposed by legislation and any breach or complaint will be referred to the statutory authority for the relevant Act. Being found guilty of an offence may, in some instances, also lead to a Councillor being disqualified from holding office.

In all cases where a criminal offence has been committed the matter will be referred to the police.

15. REVIEW

This Policy is due for review by Council within 12 months of the next ordinary Council election which is due to be held in 2018.

GOV 11

PROPOSED CONTEMPORARY DESTINATION PLAY SPACE AT LONGFORD

Attachments: Section 1 – Page 204

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager
Lorraine Green, Economic & Community Development Manager
Amanda Mason, Executive Officer

1 PURPOSE OF REPORT

The purpose of the report is to seek Council's endorsement to develop a design, layout and identify indicative costings for an innovative, contemporary design, themed play space at Longford.

2 INTRODUCTION/BACKGROUND

At a workshop in May 2015, Mrs Megan Mackinnon gave a presentation and requested Council consider the development of a contemporary play space in Longford, creating a unique place for parents and children to have fun, relax, socialise, keep fit, develop skills and explore.

Mrs McKinnon participated in the community consultation undertaken by Bill Fox and Associates for the Longford Visitor Appeal Study. Mr Fox realised the potential of Mrs McKinnon's proposal and he included the following recommendation in the study report:

***Family Fun Park/ Playground** – With Longford's expanding population (predominantly younger families) and nearby Launceston, the town is well placed to create a family fun park/ playground. However to encourage outside visitors to come to Longford, the park needs to be different, something quite special and provide a quality experience that encourages repeat visits and positive word of mouth to promote it. Potentially, there are several suitable locations within close proximity to town, all of which would need to be evaluated and assessed on predetermined criteria, should this proposal be adopted. The benefits of such an attraction are weighted towards the local community, which may elevate its priority.*

A play space with this point of difference has the potential to become a destination, attracting families from other local government areas (research has shown that such 'regional classification' play spaces attract families willing to travel up to 90 minutes for the experience, and this additional visitation has significant economic benefits for local businesses).

Victoria Square (Village Green), in Longford is a potential location for the development of such an attraction, however, consultation would need to occur to seek community support and to address the impact on the heritage ambience of the town.

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 1B: Finance:
 - 1.13 Asset Management

- Part 2: The Local Economy
 - 2.1 Long Term Economic Development
- Part 3: The Local Community
 - 3.2 Health
- Part 5: Focus on Playground Assets
 - 5.3 Community Facilities
 - Provide reserves, public open spaces, recreational facilities, cemeteries, public buildings and other council amenities which are designed, developed and maintained to meet the needs of the Northern Midlands community*

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

Local Government Act 1993

20. Functions and powers

- (1) *In addition to any functions of a council in this or any other Act, a council has the following functions:*
 - (a) *to provide for the health, safety and welfare of the community;*
 - (b) *to represent and promote the interests of the community;*
 - (c) *to provide for the peace, order and good government of the municipal area.*
- (2) *In performing its functions, a council is to consult, involve and be accountable to the community*

6 FINANCIAL IMPLICATIONS

Enquiries to a play space design and construction company found that design of the play space to Council's brief is undertaken at no cost to Council.

An estimated \$10,000 may be required to fund the design of associated facilities outside the play space brief eg. shade gazebos, BBQ facilities and landscaping design.

The estimated cost to construct will be identified once the design and layout has been agreed.

7 RISK ISSUES

Identified risks may include:

- Council fails to provide a diverse range of local facilities that are attractive to locals and visitors.
- Council fails to institute appropriate stakeholder engagement methods to engage and consult with the local community.
- Council and the community fail to identify the most appropriate site to attract public interest in utilising the play space.
- Council fails to adequately fund the preparation of a play space concept plan and attract

funding for the implementation of the agreed plan.

- Council builds the expectations of other Northern Midlands communities for the development of a similar play space.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Council's community consultation is of high importance and will underpin the success of the project. Consultation shall include public forums, input from the Longford Local District Committee and other community organisations.

10 OPTIONS FOR COUNCIL TO CONSIDER

There are a number of options for Council to consider:

- a) Council take no action on the matter.
- b) Council authorises management to progress the preparation of a concept plan for the play space in consultation with stakeholders.
- c) Council authorises Council officers to arrange a public forum to collate the ideas of the community for the project, prepare a brief and submit to play space developers.

11 OFFICER'S COMMENTS/CONCLUSION

An opportunity exists for Council, in consultation with community stakeholders, to develop and provide Northern Midlands residents and visitors with an innovative, contemporary design, themed play space at Longford that meets or exceeds the relevant Australian Standards.

Every aspect of the community's needs is required to be taken into consideration when planning the facility. Play spaces need to stimulate children to explore, interact, rest and think. They also need to be physically challenging. Play spaces are equally important for carers. They must be accessible, relaxing and safe.

The preparation of the concept plan and estimate of cost will allow Council to be ready for future grant application sources, or if Council wished to self-fund when finances are available.

12 ATTACHMENTS

12.1 Longford Play Space presentation

RECOMMENDATION

That the matter be discussed by Council.

DECISION

Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 212

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

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30th April 2015.

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

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

Council's bank balance as at 31st May 2015 totals \$10,485,855 including \$9,493,867 investments which has earned \$296,791 interest to date.

Rates raised in 2014-15 amounts to \$9,096,311 there has been \$9,162,463 collected during the year (including some arrears) leaving 8.65 percent unpaid which compares to 9.33 percent at the same time last year.

3 ALTERATIONS TO 2014-15 BUDGET

The following alteration to the 2014-15 Budget is provided for Council consideration and approval (by absolute majority).

- Perth Childcare Professional Development Grant Income	\$ 4,807
- Ben Lomond Ski Slope Feasibility Study Income	\$ 5,000
- Vulnerable Road User Grant Income for Tannery Road	\$ 40,000
- Property Sales Income	\$ 427,202
- Less Property Sales Expenses	\$ (55,265)
- Godfrey Rivers Painting Donation Income	\$ 42,750
- Commonwealth Parental Leave payment Income & Expenditure	\$ 25,000
- Public Open Space & Developer Contributions Income	\$ 100,000

Expenditure carried forward to next financial year

- Heart FM	\$ 7,500
- Economic Development Committee	\$ 25,000
- Cressy History Walk Project	\$ 7,500

Capital Works deferred/carried forward

- Office Renovations	\$ 140,000
- Fleet 30 – Flocon	\$ 200,000
- Fleet 35 – Street Sweeper	\$ 120,000

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- Longford Rec Raw Water System	\$ 5,000
- Evandale Lamp Post Lighting tfr to Mural Lighting/security	\$ 22,000
- Youl Road Perth footpath	\$ 100,000
- Arthur St Perth footpath	\$ 110,000
- St Georges Square (Smith to Tasman) Longford footpath	\$ 50,000
- Wellington St (High to Swan Avenue) Longford footpath	\$ 26,000
- George St (Fairtlough to Clarence) Perth footpath	\$ 24,000
- Stockmans Road footpath	\$ 55,000
- Bridge Street Campbell Town footpath	\$ 70,000
- Wellington St (JJ's to Archer) Longford footpath	\$ 30,000
- Macquarie Road reconstruction	\$ 275,000
- Westmoorland Bridge 2030	\$ 1,185,000
- Royal George Road Bridge 3767	\$ 75,000
- South Esk Flood Pump testing site	\$ 10,000
- Campbell Town Recreation Complex	\$ 400,000
- Stokes Park	\$ 80,000

4 VALUATION OF ASSETS

Council has undertaken an annual review of the currency and accuracy of asset registers and valuation adjustments have been assessed and undertaken on the following basis:

Asset Category	Valuation Methodology	Last Revaluation	2014/15 Valuation Adjustments	Next Scheduled Revaluation
Land	Fair Value	2013/14	Indexed based on Land Tax adjustment factors	2018/19
Land Under Roads	Fair Value	2013/14	No adjustment	2018/19
Buildings	Fair Value	2012/13	Indexed based on application of a Non Residential Building Index Factor obtained from the ABS 1/7/14	2015/16
Roads Infrastructure	Fair Value	2009/10	Revalued by Moloney Asset Management condition assessment	2019/20
Bridges	Fair Value	2011/12	Indexation adjustment based on application of a Road & Bridge Constructin Index Factor obtained from the ABS 1/7/2014	2015/16
Stormwater & Drainage	Fair Value	2013/14	Indexation adjustment based on application of a Road & Bridge Constructin Index Factor obtained from the ABS 1/7/2014	2016/17
Flood Levee Infrastructure	Cost		No revaluation required	
Furniture Equip. & Computers	Cost		No revaluation required	
Fleet	Cost		No revaluation required	
Plant	Cost		No revaluation required	
Heritage Assets	Cost		No revaluation required	

5 OFFICERS COMMENTS

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

6 ATTACHMENTS

- 6.1 Bank Reconciliation to 31st May 2015
- 6.2 Schedule of Investments to 31st May 2015
- 6.3 Summary of Rates & Charges to 31st May 2015
- 6.4 Income & Expenditure Summary to end May 2015

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6.5 Account Management Report to end May 2015.

6.6 Valuation of Asset Cycle Schedule

RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 31st May 2015.
- ii) approve the 2014-15 Budget alterations as detailed in section 3 above.
- iii) endorse the valuation adjustments as detailed in section 4 above.

DECISION

Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



CORP 2 MUNICIPAL BUDGET

Attachments: Section 3 – Separate Attachment

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

1 PURPOSE OF REPORT

The purpose of this report is for Council to present the Municipal Budget for the financial period from 1 July 2015 to 30 June 2016 to the community.

2 INTRODUCTION/BACKGROUND

2.1 BUDGET

It is proposed to increase general rate revenue by 3.0 percent in the 2015/16 which includes some compensation for reduction in rates for forestry land. The general rate revenue increase is only slightly higher than the projected Local Government annual projected cost indexation factor of 2.48 percent, and in line with expected expenditure increases to allow us to maintain existing service levels, fund a number of new initiatives, continue to allocate funds to renew municipal infrastructure, and aim to achieve a small surplus underlying operating result.

Base financial assumptions used in the 2015/16 Budget calculations are in accordance with principles adopted by Council in February 2015.

The assumptions included:

- 2.48 percent allowance for cost adjustments on operational expenditure
- contract payments increased as per agreement provisions
- interest on investments calculated at 2.25 percent
- no increase in base and other annual grant funding
- fees & charges increased with inflation or to market levels
- service levels maintained at 2014/15 standard with emphasis on innovation and efficiency
- minimization of asset renewal shortfalls
- new operating revenues and expenses arising from new capital projects included.

This year a number of external influences were taken into consideration due to their significant impact to the service level of Council during the budget period, including:

- water and sewer reform and changes to indexation of forecast dividends,
- loss of federal grant indexation and the double allocation of the Roads to Recovery Program in 2015/16,
- development trends, and stormwater management,
- prevailing economic conditions which are expected to remain difficult during the estimate period impacting on new development, bank interest revenue, as well as the ability of ratepayers to pay.

In 2015/16 budgeted operating revenue is \$19.4 million and budgeted operating expenditure is \$16.6 million which results in an operating surplus of \$2.8 million, or an

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underlying surplus of \$103,706 after eliminating capital grants and developer contributions.

Included in the operating expenditure is \$4.7 million depreciation which represents approximated 28% of operating expenditure. Due to a large capital works program Council will reduce cash holdings during 2015/16 by approximately \$3.4 million.

Operating Statement		Budget
Underlying Surplus/(Deficit) Calculation	2015/16	%
Revenue		
Rates & Charges	9,486,051	48.9
Grants & Subsidies	6,721,372	34.6
Fees & Charges	1,706,334	8.8
Interest	272,000	1.4
Reimbursements	88,898	0.5
Other	1,131,689	5.8
	<u>19,406,344</u>	
Expenditure		
Employee Costs	4,923,111	29.7
Materials & Services	5,294,053	31.8
Government Levies & Charges	662,620	4.0
Depreciation	4,693,630	28.3
Other Expenditure	1,027,224	6.2
	<u>16,600,638</u>	
Operating Surplus (Deficit)	2,805,706	
Adjustments :		
Less Capital Grants	(2,352,000)	
Less Subdivisions & contributed assets	(350,000)	
Less Debtors Raised Not Paid		
Underlying Surplus/(Deficit)	103,706	

In addition to recurring base grants, Council expect special purpose grant funds during 2015/16 for Roads to Recovery \$1,430,000, Westmoor Bridge replacement \$922,000, Child Care services \$252,196, Heavy Vehicle registrations \$71,736, Pension Rate rebates \$400,000, and Australia Day event contribution of \$2,000.

Council's financial position has been strong due to the substantial level of cash reserves held and the maintained level of asset renewal funding over the last 10 year period. Council expects to hold approximately \$9 million cash as at 30 June 2015 which is forecast to decrease by \$3.4 to \$5.6m at the end of the year with completion of all programmed capital works.

The majority of the cash reserve funds are committed to specific projects including road and bridge programs, plant replacement, building maintenance, contractual commitments and employee entitlements.

Council proposes to remain debt free during 2015/16.

A 2015/16 Fees and Charges Schedule has been reviewed, the main changes this year being:

- Tooms Lake and Lake Leake shack site leases increased by 3%,

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- Increased cemetery fees by 10%,
- Increased waste management fees 5%,
- residential unit rentals by CPI adjustment,
- increased fees for land information certificates as prescribed,
- update of facility hire with committee recommendations,
- other corporate fees increased by 2.48%.

Council's estimated total employee related costs have increased for 2015/16 by \$66,000 above the Enterprise Agreement wage indexation to employees of 2.85 percent from the first pay period after 1 July 2015.

Council has built into its budget during 2015/16 resource sharing services from:

- George Town Council for the provision of Environmental Health services, and
- Meander Valley Council for the provision of Plumbing Inspector Services.

Council has set a large capital works budget of \$11 million including the following programs for 2015/16:

• Road Program of	\$ 3,271,000
• Footpath Program of	\$ 581,500
• Bridge Replacement of	\$ 3,552,000
• Stormwater Program of	\$ 410,000
• Community Building Improvements of	\$ 1,238,000
• Recreation Improvements	\$ 330,000
• Fleet Replacement Program (net cost of)	\$ 1,208,000
• Plant & Equipment (incl. new recycle bins)	\$ 205,000
• Information Technology & other equipment	\$ 208,000

Management Committee Grants amount to \$56,254, Special Community Grants to \$49,157 (\$25,000 deferred to mid-year budget review), Special Event Grants to \$43,000 and other Donations are allocated to community groups for \$34,340 in 2015/16.

Ratepayers are encouraged to obtain Council's 2015/16 Annual Plan which outlines specific projects, capital works and other tasks/targets to be achieved over the next twelve months.

2.2 RATES

Total rate revenue in 2015/16 is estimated at \$9,486,051 which represents 48.9 percent of Council's total revenue, including a General Rate increase of approximately \$262,000 from last year budget.

All properties within the Northern Midlands area were revalued in 2013. This year, bi-annual Adjustment Factors have been applied to that revaluation increasing some property values by up to 10 percent.

Council will continue to use Differential Rating for different land use categories to raise the same amount of revenue as the previous year within each land use category (plus indexation and development). Minimum rates have been increased by 3 percent, and now apply to approximately 14 percent of all rateable properties.

As at 1 July 2015 Assessed Annual Value is expected to amount to \$136,000,197 which represents a change of \$1,149,642 attributable to development before revaluation adjustments over the last twelve months.

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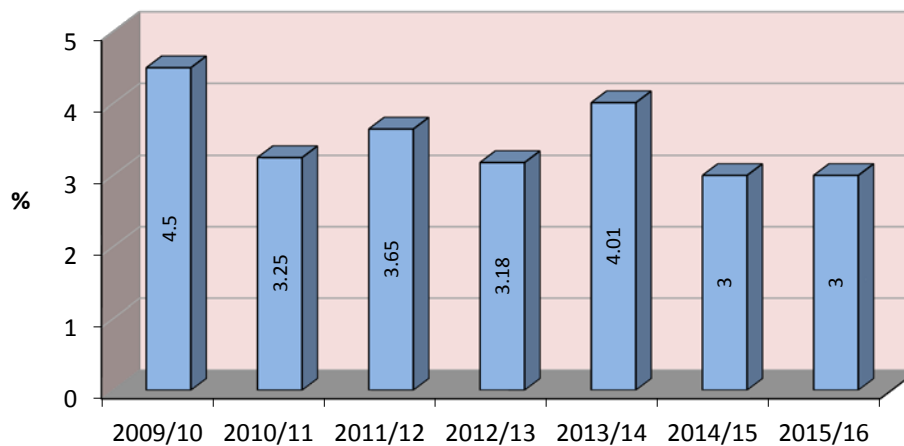


Under the differential rating system the following general revaluation rates are raised in the individual land use categories, and demonstrating the movements in the share of the rates between the land use categories.

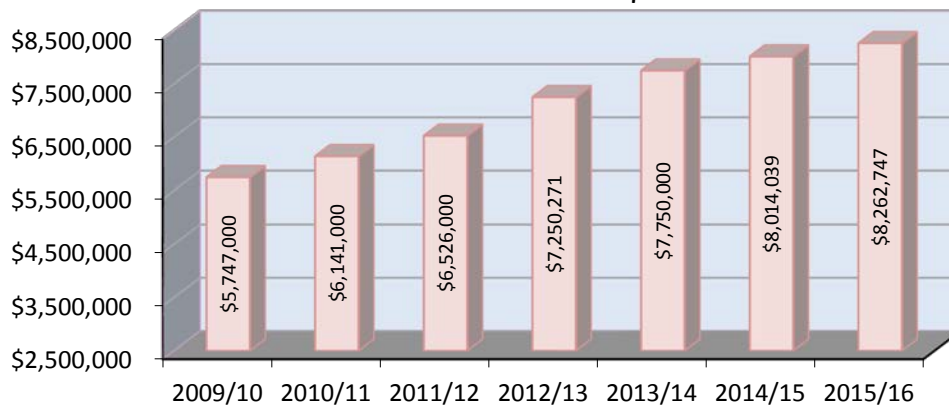
Land Use Code (LUC)	No. of Properties	Rates 2014-15	LUC %	Rates 2013-14	LUC %	Inc/Dec %
Commercial	252	900,165	10.9%	873,972	10.9%	0%
Industrial	162	1,093,094	13.2%	1,060,944	13.2%	0%
Rural	826	1,969,531	23.8%	1,908,362	23.8%	0%
Low Density Residential	377	404,982	4.9%	393,890	4.9%	0%
Public Purpose	107	142,371	1.7%	137,812	1.7%	0%
Quarry	4	19,359	0.2%	17,905	0.2%	0%
Residential	4,055	3,167,645	38.3%	3,072,762	38.3%	0%
Rural Residential	418	407,646	4.9%	393,463	4.9%	0%
Sport	40	26,420	0.3%	25,536	0.3%	0%
Vacant	562	131,535	1.6%	129,393	1.6%	0%
	6803	8,262,747	100.0%	8,014,039	100.0%	0.0%

In order to meet increased wages growth, maintain service levels, retain a robust capital works program, and strive to a balanced operating result, the general rate revenue is recommended to increase by 3.0 percent in 2015/16 raising a total rate of \$8,262,747 during the year.

Percentage Increase



General Rate Revenue \$'s



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The following rates will apply for 2015/16:

- 9.55 cents in the \$AAV for land used for industrial purposes
- 9.55 cents in the \$AAV for non used (vacant) land zoned industrial
- 8.17 cents in the \$AAV for land used for public purpose
- 7.41 cents in the \$AAV for land used for commercial purposes
- 7.41 cents in the \$AAV for land used for quarries and mining
- 6.92 cents in the \$AAV for land used for residential purposes
- 6.58 cents in the \$AAV for land zoned low density residential
- 6.58 cents in the \$AAV for land zoned primary production used for residential purposes
- 6.23 cents in the \$AAV for land used for sport and recreation
- 4.71 cents in the \$AAV for other non used (vacant) land
- 4.40 cents in the \$AAV for land used for primary production.

It is recommended that in 2015/16 the minimum rates be increased by 3 percent or \$13 to \$434 for land used for residential, commercial and industrial/quarry/ mining purposes, and increase by 3 percent or \$6 to \$212 for land used for rural, vacant, public purpose and sport and recreation purposes.

The State Fire Commission has increased the State Fire Levy to be collected by \$33,401 to \$486,760 which represents a 7.3 percent increase from last year. The minimum charge will increase to \$38 in 2015/16, but to raise the remainder of funds the rate in \$AAV for the Volunteer Districts of Cressy, Campbell Town, Longford, Perth and Evandale will need to be adjusted from 0.328 cents to 0.355, and in all other areas will decrease from 0.35 cents to 0.34 cents.

In 2015/16 the recommended cost of the

- 140 litre waste and 240 litre recycling collection service will increase \$2.50 to \$105, and
- 240 litre waste and 240 litre recycling collection service will increase \$5.00 to \$153.

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

The waste management charge only applies to the Rossarden, Lake Leake and Kalangadoo areas and will increase from \$48 to \$49 in 2015/16. The Avoca Waste Transfer Station is now operated similar to other supervised sites and gate fees apply.

The On-site Disposal System charge will be increased by 2.48 percent or \$15 to \$612.

A Lake River Water Levy of \$200 per kilometre of river frontage was levied last year but will not be levied in 2015/16.

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

Category/Location	Average Property Value	Rates 2014-15	Rates 2015-16	Increase	Increase
	\$	\$	\$	\$	%
Longford	\$252,000	\$944	\$994	\$50	5.5%
Perth	\$294,000	\$1,012	\$1,021	\$9	0.6%
Evandale	\$269,500	\$1,002	\$1,012	\$10	0.6%
Campbell Town	\$141,700	\$680	\$740	\$60	10.6%

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Category/Location	Average Property Value	Rates 2014-15	Rates 2015-16	Increase	Increase
	\$	\$	\$	\$	%
Cressy	\$190,000	\$812	\$820	\$8	0.6%
Devon Hills	\$367,500	\$1,057	\$1,075	\$18	1.6%
Ross	\$183,700	\$744	\$751	\$7	0.6%
Avoca	\$141,700	\$571	\$575	\$4	0.6%
Conara	\$99,700	\$561	\$575	\$14	3.1%
Epping	\$131,200	\$561	\$575	\$14	3.1%
Vacant Land	\$273,000	\$509	\$552	\$43	8.9%
Vacant Land	\$90,000	\$243	\$249	\$6	3.0%
Low Density Residential	\$367,500	\$1,057	\$1,075	\$18	1.6%
Residential in Rural Zone	\$687,500	\$1,806	\$1,838	\$32	1.6%
Rural					6.4%
Commercial					10.4%
Industrial					2.1%
GENERAL RATE INCREASE		3%			

Council has retained in previous years a percentage early payment discount to encourage up-front rate payments for cash flow advantages for many years, however in 2015/16 this discount has been reduced from 1.5 to 1.0 percent.

A three (3) instalment payment system is again offered in 2015/16.

A daily interest of 0.0205 percent (7.5% p.a.) will be imposed on all overdue Rate Instalments, and a penalty of 5 percent will also be imposed on all outstanding amounts as at 1 April 2016.

During 2015/16 ratepayers have the option to pay Rates & Charges via Bpay, Bpay View, CBA, Australia Post, Service Tasmania at Campbell Town, Direct Debit and at Council Chambers at Longford.

3 STRATEGIC/OPERATIONAL PLAN

The Strategic Plan states that Council will provide practical, viable, sustainable financial management policies and procedures.

4 POLICY IMPLICATIONS

The Budget is drafted in accordance with base and financial parameters adopted by Council.

5 STATUTORY REQUIREMENTS

The 2015/16 Municipal Budget prepared in accordance with Section 82 of the Local Government Act 1993 was submitted for adoption by absolute majority prior to 31 August 2015.

Under Section 90 of the Local Government Act 1993 Council may make one general rate on all rateable land in its municipal area, based on value of land, and a minimum or fixed component

AGENDA – ORDINARY MEETING

22 JUNE 2015



may apply. Although Council can only make one general rate under Section 107 of the LGA it can vary the rate by use or non-use, locality, planning zone, or any other prescribed factor.

6 FINANCIAL IMPLICATIONS

As detailed above.

7 CONSULTATION WITH STATE GOVERNMENT

There is some requirement to consult with the State Grants Commission, the State Fire Service and the Department of Treasury and Finance in relation to revenue and expenditure that has impact on Council's budget.

8 COMMUNITY CONSULTATION

There is community input into the budget process of drafting the budget via councillors, local district committees, asset management committees and direct input from members of the public.

9 OPTIONS

Council has the option to change components of the budget as required, and also an opportunity each month to review its budget and add/delete items.

10 OFFICERS COMMENTS

Section 82 (7) of the LGA requires the General Manager to report any budget adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.

11 ATTACHMENTS

The full 2015/16 Budget Summary, Budget Report including Capital Works Program, Rates Report, Rates & Charges Policy, Fees & Charges Schedule and Annual Plan are included as a separate attachment.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

- A.** That Council receive and discuss the 2015/2016 Annual Budget; 2015/2016 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B.** That Council approve and adopt the 2015/2016 Annual Plan pursuant to Section 71 of the Local Government Act 1993.
- C.** That Council approve and adopt the 2015/2016 Rates & Charges Policy pursuant to Section 86B of the Local Government Act 1993.

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22 JUNE 2015



D. That Council:

- i) approve and adopt the 2015/2016 revenue and expenditure estimates pursuant to Section 82 of the Local Government Act 1993.
- ii) make rates and charges for the period 1 July 2015 to 30 June 2016 pursuant to the provisions of the Local Government Act 1993 in accordance with the following resolutions:

1. General Rate

- a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2015 and ending on 30 June 2016, namely a rate of 9.55 cents in the dollar on the assessed annual value of the land.
- b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
 - i) Land used for primary production purposes a general rate of 4.40 cents in the dollar on the assessed annual value of the land;
 - ii) Land zoned as “residential low density and rural living zones” under the Northern Midlands Interim Planning Scheme 2013 a general rate of 6.58 cents in the dollar on the assessed annual value of the land;
 - iii) Land used for sport and recreation purposes a general rate of 6.23 cents in the dollar on the assessed annual value of the land;
 - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) a general rate of 6.92 cents in the dollar on the assessed annual value of the land;
 - v) Land used for quarries or mining purposes a general rate of 7.41 cents in the dollar on the assessed annual value of the land;
 - vi) Land used for commercial purposes a general rate of 7.41 cents in the dollar on the assessed annual value of the land;
 - vii) Land used for public purposes a general rate of 8.17 cents in the dollar on the assessed annual value of the land;
 - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Rural Resource zone under the Northern Midlands Interim Planning Scheme 2013 a general rate of 6.58 cents in the dollar on the assessed annual value of the land;
 - ix) Land which is vacant a general rate of 4.71 cents in the dollar on the assessed annual value of the land;
 - x) Land which is vacant and which is zoned industrial under the Northern Midlands Interim Planning Scheme 2013 a general rate of 9.55 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council

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22 JUNE 2015



sets a minimum amount payable in respect of the general rate of \$434.

- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$212 by reference to land use as follows:
- i) Land used for public purposes;
 - ii) Land used for sport and recreation facilities;
 - iii) Land used for primary production;
 - iv) Land used for quarries or mining;
 - v) Vacant land which is not used for any purpose.

2. Service Rates and Services Charges

That pursuant to Sections 93A, 94 and 95 of the Local Government Act 1993, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2015 and ending on the 30 day of June 2016 namely:

1. Service Charge Waste Management

- a) A service charge for waste management (garbage removal) in respect of all land to which Council makes available a garbage removal service of:
 - i) \$105 for one 140 litre mobile garbage bin and 240 litre mobile recycling bin
 - ii) \$153 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin; and
 - iii) \$77 for each additional recycle bin.
- b) A service charge of \$49 for waste management in respect of all land which is identified as being in any of the following areas in the valuation list prepared under the Valuation of Land Act 2001, namely Rossarden, Kalangadoo, Lake Leake and/or Storeys Creek, for the making available by the Council of waste transfer facilities for use by the owners/occupiers of land in those areas.

2. Fire Service Contribution

- 2.1 Pursuant to section 93A of the Local Government Act 1993 Council makes the following service rates in respect of the Fire Service Contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area as follows;
 - a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.355 cents in the dollar of assessed annual value of such land;
 - b) for general land 0.34 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$38.

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3. Separate Land

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001.

4. Payment

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2015
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
 - i) the first instalment on or before 31 August 2015
 - ii) the second instalment on or before 30 November 2015
 - iii) the third instalment on or before 28 February 2016

5. Discount for Early Payment

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2015, a discount of 1.0% upon the current rates and charges.

6. Penalty & Interest

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2016; and
- b) there is payable a daily interest charge of 0.0205% in respect of the unpaid rate or instalment for the period during which it is unpaid.

7. Adjusted Values

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the Local Government Act 1993.

8. Words Used

Words and expressions used both in these resolutions and in the Local Government Act 1993 or the Fire Service Act 1979 have in these resolutions the same respective meanings as they have in those Acts.

RECOMMENDATION 3

- E. That Council approve and adopt special project assistance and event funding, with the exception of allocations

AGENDA – ORDINARY MEETING

22 JUNE 2015



RECOMMENDATION 4

- F. That Council approve and adopt special project assistance and event funding, in regard to allocations to

RECOMMENDATION 5

- G. That Council pursuant to Section 205 of the Local Government Act 1993;
- i) Imposes fees and charges as specified in the Fees and Charges Schedule 2015/2016; and
 - ii) In addition to any other fee, charge, rate or service charge, Council imposes a \$612 charge for the service of bio-cycle sewer disposal systems for the period 1 July 2015 to 30 June 2016.
 - iii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
 - iv) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 7.50% from the due date of payment until the date of payment.

DECISION

Cr

Cr

Cr

Cr

Cr

P&D 1 DRAFT CONSENT AGREEMENT - PLANNING APPEAL - 66 SECCOMBE STREET, PERTH

Responsible Officer: *Duncan Payton, Planning & Development Manager*

Report prepared by: *Duncan Payton, Planning & Development Manager*

1 PURPOSE OF REPORT

This report brings to Council's attention a potential visual issue relating to fencing at the northern entrance to Perth,

2 INTRODUCTION/BACKGROUND

Councillor Goninon has queried the erection of a colour-bond fence on the highway side of the tree-line at the rear of properties on Partington Place, Perth.



In recent years, land to the north of Seccombe Street, Perth zoned Residential Serviced under the 1996 planning scheme and currently zoned General Residential under the 2013 interim scheme, was subdivided as shown above. The land further north, numbered as 88 and 17 is in the Residential Low Density zone.

At the time of subdivision, the western boundary of the site contained a tree buffer contained within a separate fence line.

Notwithstanding, internal and external referral, public exhibition, consideration of representations and presentation to Council, the potential erection of rear boundary fences on lots 5, 6, 7, 8 and 20 and the visual impact this might have to the northern entrance to Perth appears to have been overlooked.

The first of such fences to be erected is shown in the photographs below. The total length of boundary between Seccombe Street and the zone boundary is approximately 170 metres.



It is reasonable to assume that the other four property owners and indeed perhaps the property owners immediately south of Seccombe Street, will erect rear boundary fences and that in all probability, they will not all be in colour-bond matching the first fence.

Logically, the first matter to consider is the extent to which the erection of various fences along this section of road is an issue. Clearly throughout every town there will be a range of fencing types fronting the streets. However, this particular fence line borders the highway at the entrance to the town.

Given this, the question then arises as to what can be done to mitigate the impact now and into the future. Various options are considered:

1. *Do nothing:* Always a default option and in this case appropriate only if the potential impact of a varied fence line in front of the existing tree buffer is considered minor and of little consequence;
2. *Impose fencing conditions at time of planning approval for dwelling:* notwithstanding that in most cases the development of a single dwelling on this General Residential land will be categorised as 'permitted without permit' as a result of the state-wide implementation of PD4, where a permit is required the development of a fence along this rear frontage (the primary frontage is to Partington Place), up to a height of 1.8 metres satisfies the relevant Acceptable Solution:

A1 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:
(a) 1.2m if the fence is solid; or
(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).
3. *Impose fencing conditions at the time of building approval for a dwelling:* This option is not available as fences to this height are exempt from building approval.
4. *Introduce a Council Policy requiring a consistent style of fencing at the approaches to towns:* A Policy could be introduced and sent to relevant owners and developers as a guideline. However, there is no legislative provision upon which Council could rely to enforce such a Policy.
5. *Introduce a by-law requiring a consistent style of fencing at the approaches to towns:* Whilst possible, the introduction of by-laws is a complex and time consuming exercise. Similarly, it may be difficult to demonstrate sufficient benefit in the community impact statement to gain the necessary State support. It is also noted that Council cannot introduce retrospective provisions in a by-law. Thus, the existing fence and any others erected during the by-law process would be exempt.

Acquire the existing tree-line and maintain it as a buffer:- This would effectively resolve any perceived visual issues. However, it would likely be quite expensive and may alienate some in the community.
6. *Offer an incentive to the owners of the lots to erect consistent fencing:* A relatively cost effective and equitable means of achieving a high level of consistency. However, it is reliant upon agreement of all parties for its success.
7. *Erect a single fence, 1.8m high, the full length between Seccombe Street and the zone boundary:* Notwithstanding this is currently Crown land, this is a simple and reasonably cost effective solution.
8. *Erect a single noise wall as or an integral part of an entrance statement to Perth, running the full length between Seccombe Street and the zone boundary:* Council has already supported the concept of entry statements for its towns. Whilst, the most expensive option, this presents an opportunity to engage the community and effectively create an architectural noise wall as a statement.



Example of freeway noise wall, source: ausplastics.com.au



Example of freeway noise wall, source: ausplastics.com.au



Example of freeway noise wall, source: ausplastics.com.au.

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*” policies have relevance to this issue:

- 1.4 Community Agendas
- 2.1 Long Term Economic Development

4 POLICY IMPLICATIONS

None applicable.

5 STATUTORY REQUIREMENTS

Use and development of land is regulated by the *Land Use Planning and Approvals Act 1993* which is given effect through the Northern Midlands Interim Planning Scheme 2013.

Options 7 and 8 involve the use and development of Crown land. Consent from the relevant Minister will be required.

6 FINANCIAL IMPLICATIONS

There is no budget allocation for any of the proposed options. The first seven options may cost between nothing and perhaps \$20,000. Option eight could potentially cost substantially more, however this would depend completely on what architectural solution was chosen and would be a matter for separate budgetary consideration.

7 RISK ISSUES

Some options could meet community opposition or face significant cost overruns.

8 CONSULTATION WITH STATE GOVERNMENT

Not at this stage.

9 COMMUNITY CONSULTATION

Not at this stage.

10 OPTIONS FOR COUNCIL TO CONSIDER

1. Do nothing;
2. Impose fencing conditions at time of planning approval for dwelling;
3. Impose fencing conditions at the time of building approval for a dwelling;
4. Introduce a Council Policy requiring a consistent style of fencing at the approaches to towns;
5. Introduce a by-law requiring a consistent style of fencing at the approaches to towns;
6. Offer an incentive to the owners of the lots to erect consistent fencing;
7. Erect a single fence, 1.8m high, the full length between Seccombe Street and the zone boundary; or

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8. Erect a single noise wall as or an integral part of an entrance statement to Perth, running the full length between Seccombe Street and the zone boundary.

11 OFFICER'S COMMENTS/CONCLUSION

The choice to act or not relies heavily on the perceived significance of the impact of potentially varied fence lines along this 170m stretch of the highway at the entrance to Perth.

Clearly, if the impact is considered likely to be minor, option one becomes the most attractive.

However, if the likely impact is considered to be significant, options seven and eight offer a conservative and cost effective solution on the one hand or an adventurous and proactive, albeit expensive, statement on the other.

12 ATTACHMENTS

Nil

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council officers further investigate option eight and report back to Council.

DECISION

Cr

Cr

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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

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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 – PLAN 4.

2 STATEMENTS

- | | |
|--------|--|
| PLAN 1 | P15-124: 13 Marlborough Street, Longford |
| PLAN 2 | P15-075: 15046 Midland Highway, Symmons Plains |
| PLAN 3 | Draft Amendment 01/15: Rural Living Zone Subdivision Provisions, Report on Representations |
| PLAN 4 | Request for an Agreed Amendment: 14 Church Lane, Nile |

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PLAN 1 PLANNING APPLICATION P15-124 13 MARLBOROUGH STREET, LONGFORD

Attachments: Section 1 – Page 231

Responsible Officer: Duncan Payton, Planning & Development Manager/

Report prepared by: Ian Abernethy, Consultant Planner

File Number: 109300.08; CT 166771/1

1 INTRODUCTION

This report assesses an application for 13 Marlborough Street, Longford to construct a pole sign for Rural Supplies (heritage precinct).

2 BACKGROUND

Applicant:

R Keam

Owner:

R Keam

Zone:

General Business

Codes:

Local Historic Heritage Code; Heritage
Precincts Specific Area Plan; Signs Code

Classification under the Scheme:

Pole Sign (Bulky goods sales)

Existing Use:

Rural Supplies showroom/shop

Deemed Approval Date:

Extension of time until 26 June

Recommendation:

Approve

Discretionary Aspects of the Application

- Pole Sign within General Business zone
- Pole Sign within Heritage Precinct

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

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:

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- Erect/Display a Pole sign on the Marlborough St frontage of the subject site.

Figure 1 – Site Plan



Figure 2 – Elevation



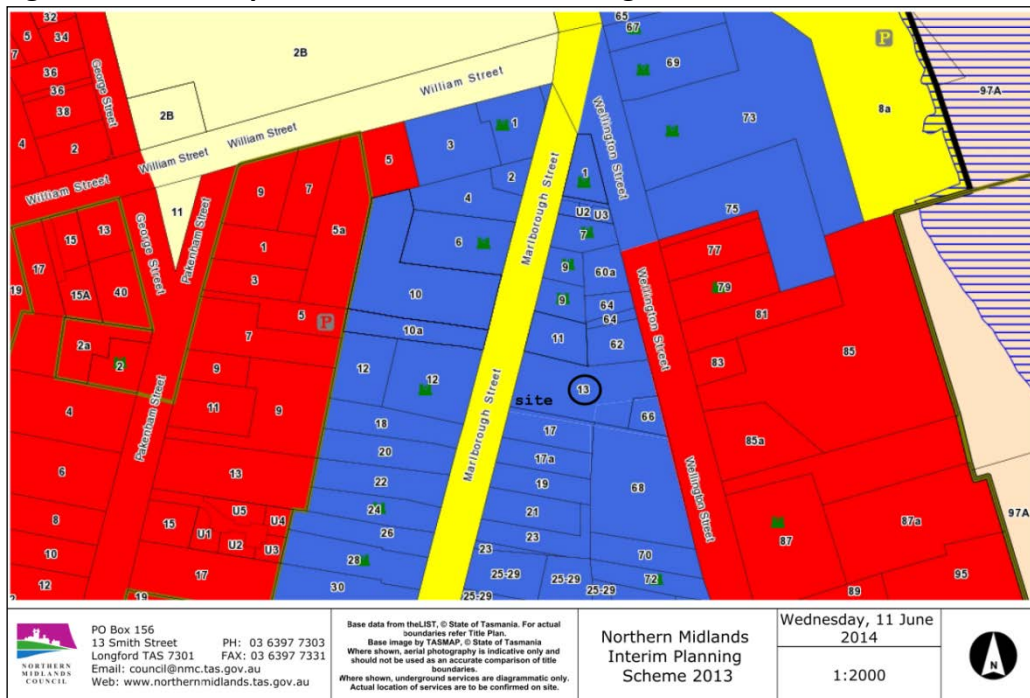
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4.2 Zone and land use

Figure 3 - Zone Map – General Business, Heritage Precinct



The land is zoned General Business, and is within the Heritage Precinct.

The relevant Planning Scheme definition is:

<i>Pole Sign</i>	<i>A sign fixed to a pole(s) that is no more than 7m above ground level.</i>
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A Pole Sign is Discretionary in the General Business zone, and in the Heritage Precinct.

4.3 Subject site and locality

A site visit was undertaken on 1st and 5th May 2015 by Ian Abernethy, Consultant Planner.

Longford has a linear commercial area. The subject site is located in the southern section of the commercial area. The site has frontages to both Wellington St and Marlborough St. The property is on the eastern side of Marlborough St, between William and High St.

Compared to other properties in the commercial area the subject site is set back a considerable distance from the building line – meaning façade signage is not going to assist in identification of the business being conducted on site.

Previous uses relied on larger, more exposed signage to draw attention to their existence.

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Figure 4 - Aerial photograph of area



Figure 5 - Subject site – looking north



Figure 6 - Subject site – looking south



4.4 Permit/site history

Relevant permit history includes:

- DA198/02 Free standing sign for BP Longford
- P08-100 Use of site by Rural Supplies
- P11-049 Signage
- P12-311 Boundary adjustment and storage building
- P14-163 Pole Sign (Council's approval appealed – appeal upheld on the basis that Council could not grant the permit)
- P15-088 Pole Sign (withdrawn)

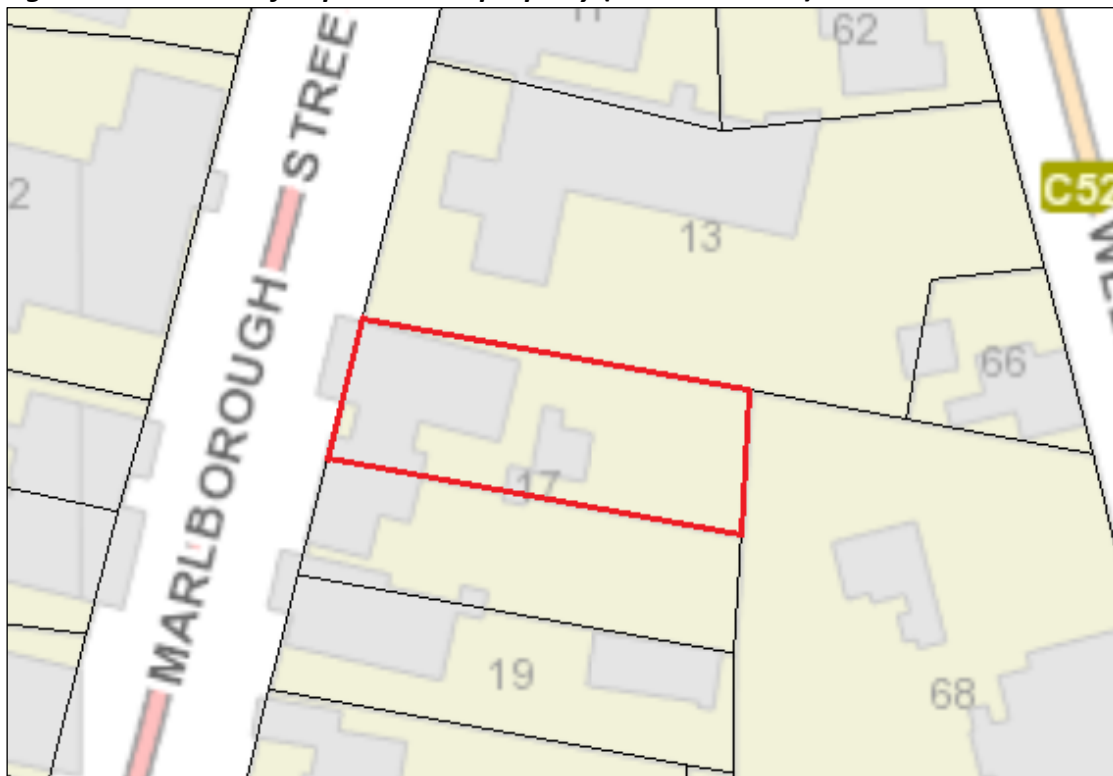
4.5 Representations

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 representations (Attachment B) were received from:

- Rebecca Green and Associates OBO Mr Michael Salhani acting for R and J Shaw

The location of the representor's property in relation to the subject site is shown in Figure 7.

Figure 7 – location of Representor's property (outlined in red)



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

Issue 1

- The proposed development does not meet performance criteria P1 d) of Clause E13.6.13 in that the signage does detract from meeting the management objectives of the Longford Precinct as the signage does adversely impact on the heritage qualities of the streetscape and does not contribute positively to the Precinct, due to its size, clutter and proliferation of signage.

Planner's comment: *Given the size of this site the proposed sign can not be classed as clutter. The sign does not detract from meeting the management objectives of the Longford Precinct. The heritage qualities of the streetscape are not impaired – adding to the positive identification of the business in the area.*

Issue 2

- The proposed development is inconsistent with P35 b) of Clause E15.5.3 as it has not been demonstrated that any other form of permitted signage would meet the needs of the proprietor.

Planner's comment: The permitted signs listed in the Code will in the main not meet the needs of giving advance warning of the business. Many of the permitted signs listed relate to awnings and being located on buildings. Due to the setback from the building line such signs are not appropriate in this instance. The suggestion of a freestanding sign (on the footpath) may assist with identification for foot traffic – but due to parked cars – will achieve little for

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vehicular traffic (the main customer base of this business). The proposed sign then does become the only viable option.

Issue 3

- The proposed development is inconsistent with P35 c) of Clause E15.5.3 as the sign does unreasonably dominate the streetscape and does not reflect the prevailing character of the area.

Planner's comment: *It is hard to define what the prevailing character of the area is. In this area of the township we have a mix of building styles – a mix of uses (residential, commercial, service industry and the like). There are a mix of building styles and building ages. The subject building has had a previous use as a service station and workshop – hence the setback from the predominant building line. When operating the service station had a large pole sign centrally located on the site frontage and projecting over the footpath – is this the prevailing character of the area? Or the signs on gables of heritage buildings? Or pole signs located within the front setback of buildings? The sign will not be a dominant feature in the streetscape – indeed it is a fairly conservative solution to the issue of alerting vehicles to the existence of the business.*

Issue 4

- The proposed development is inconsistent with P35 d) of Clause E15.5.3 as the sign does conflict with the General Business Zone purpose as outlined in 21.1.1.2.

Planner's comment: *The sign has been positioned so as to not impede any heritage feature of the neighbouring building. The sign is also making use of the footings of a previous sign. The sign is clear of the building line by some 780mm (reference site plan). Given business needs to have a reasonable degree of signage the proposed sign is a good design solution which meets the objectives of the zone.*

Issue 5

- The proposed sign detracts from the amenity of the adjoining property in that it will restrict the opportunity for advertising on the northern wall of the representor's property.

Planner's comment: *The location of the proposed sign is clearly on the subject site. The representor quotes a 2006 case (P06-283) which relates to his property (not the subject site) and a sign on the northern elevation. The 2006 application has little relevance to this case; this site and the sign under consideration. Each case must be examined on its own merits and taking into account the factors relevant to each site. The impact one sign has on the ability of another property to display similar signs is not matter to consider within the Planning Scheme.*

4.6 Referrals

Council's Works & Infrastructure Department Not applicable to this application
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TasWater Not applicable to this application

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**Heritage Adviser**

Precis: Mr Tony Purse of Loop Architecture advised:

Whilst the provision of additional signage to the subject site is not an unreasonable prospect, the current proposal appears to have an adverse effect upon the streetscape due to impact upon views to the adjacent building (beyond) and significant elements thereof, namely the eaves, front parapet and verandah.

This situation could be reasonably mitigated by reducing the overall height of the signage to 500mm below the eaves line of the adjacent building in addition to increased setback from the front boundary to provide an equivalent visual margin of the building behind, above and in front of the proposed signage. I refer to the wall-mounted signage upon the Blenheim Inn opposite, which is located to provide an even margin of visible building envelope.

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

State Growth does not raise any objection to the proposed sign.

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

4.7.1 General Business Zone

21.1 Zone Purpose

21.1.1 Zone Purpose Statements

21.1.1.1 *To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.*

21.1.1.2 *To create through good urban design:*

a) an attractive and safe environment; and

b) activity at pedestrian levels with active road frontages offering interest and engagement to shoppers and; and

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- c) appropriate provision for car parking, pedestrian access and traffic circulation.

Comment: Due to the location of the sign behind the building line to Marlborough St. below the eaves of the adjoining property and parallel to the side wall it can be claimed the sign meets the objectives of the zone.

21.3.1 Amenity

Objective: To ensure that the use of land is not detrimental to the amenity of the surrounding area in terms of noise, emissions, operating hours or transport.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.	P1 Commercial vehicles (except for visitor accommodation and recreation) must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, odour, dust and illumination.
A2 Noise levels at the boundary of the site with any adjoining land must not exceed: a) 50dB(A) day time; and b) 40dB(A) night time; and c) 5dB(A) above background for intrusive noise.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.
Comment: In this instance this clause has no application – signage only	

21.4.1 Siting, Design and Built Form

Objective: To ensure that buildings are visually compatible with surrounding development.	
Acceptable Solutions	Performance Criteria
A1 The entrance of a building must be: a) clearly visible from the road or publically accessible areas on the site; and b) provide a safe access for pedestrians.	P1 No performance criteria.
A2 Building height must not exceed: a) 8m; or b) 1m greater than the average of the heights of buildings on immediately adjoining lots.	P2 Building height must: a) be consistent with the local area objectives if any, and b) have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and c) avoid unreasonable levels of overshadowing to public places or adjoining properties.
A3.1 Buildings must be: set back the same as or less than the setback of an immediately adjoining building; A3.2 Extensions or alterations to existing buildings must not reduce the existing setback.	P3 Building setbacks must: a) provide for enhanced levels of public interaction or public activity; and b) ensure the efficient use of the site; and c) be consistent with the established setbacks within the immediate area and the same zone; and

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	d) be consistent with the local area objectives, if any; and e) provide for emergency vehicle access.
Comment: In this instance this clause has no application – signage only	

21.4.2 Subdivision

Objective: Subdivision must ensure: a) maintenance of the complexity and diversity of the built environment and pedestrian connectivity; and b) that new lots have sufficient land area for the physical demands of allowable uses; and c) the intensive development of business centres for retailing and other complementary commercial, entertainment, residential and community uses; and d) each lot has appropriate frontage, access and services; and e) appropriate transition to adjoining zones, especially residential areas.	
Acceptable Solutions	Performance Criteria
A1. Each lot must: a) have a minimum area of at least: i) 200m²; or ii) the area specified in a table to this zone; and b) be able to contain a 10.0m diameter circle with the centre of the circle not more than 5.0m from the frontage; or c) required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) for the consolidation of a lot with another lot with no additional titles created; or d) to align existing titles with zone boundaries and no additional lots are created; or e) be for the provision of public utilities.	P1 Subdivision must: a) provide for each lot, sufficient useable area and dimensions to allow for: i) the siting and construction of allowable premises; and ii) vehicles providing for supplies, waste removal and emergency services and public transport; and b) demonstrate that the layout would not unduly prejudice the future use or development of the site or adjoining lots; and c) respect the existing neighbourhood character and respond to and integrate with the surrounding road network; and d) be consistent with the local area objectives, if any.
A2 Each lot must have a frontage of at least 5m.	P2 Subdivision must provide appropriate frontage to a road having regard to the: a) nature of vehicles likely to access the site; and b) area and dimension of the lot and the ability to manoeuvre vehicles on the lot; and c) road network and visibility; and d) pattern of surrounding frontages.
A3 Each lot must be connected to a: a) reticulated water supply; and b) reticulated sewerage system; and c) reticulated stormwater system.	P3 Each new lot created must be: a) in a locality for which reticulated services are not available or capable of being connected; and b) capable of accommodating an on-site wastewater management system; and

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	c) capable of disposal of stormwater to a legal discharge point.
--	--

Comment: In this instance this clause has no application – signage only

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/A
E2.0	POTENTIALLY CONTAMINATED LAND	N/A
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	N/A
E5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	No change - complies
E7.0	SCENIC MANAGEMENT CODE	N/A
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	N/A
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/A
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	See Heritage Adviser's assessment
E14.0	COASTAL CODE	N/A
E15.0	SIGNS CODE	See code assessment below

4.7.2 Local Historic Heritage Code

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m ² .	P1 New signs must be of a size and location to ensure that: a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; and c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Council's Heritage Advice is inconsistent with the previous application. In regard to the previous application Council's regular Heritage Advisor raised no objections to a sign of a similar size. Council's alternative Heritage Advisor has recommended that the sign be altered in both position and size – in effect a refusal of consent. Given the sign is using the footings of a previous sign it is hard to imagine why a replacement sign in this location would not be acceptable. Despite the concerns of the replacement Heritage Advisor there is a leaning towards the comments made by the regular Heritage Advisor in regard to this matter. That is:

The sign will not affect the interpretation of the heritage-style façade of the adjoining property and will therefore have an acceptable impact on the streetscape. The location and size of the sign is contextual with the overall

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presentation of the property within the streetscape. The proposal meets the development standards for signage in the Local Historic Heritage Code.

4.7.3 Signs Code

Pole Sign - A sign fixed to a pole(s) that is no more than 7m above ground level.

E15.5.3 Design and siting of signage

Objective: To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.

Pole Sign

Acceptable Solutions	Performance Criteria
A35 No acceptable solution	P35 A pole sign located in the: • General Business Zone; or • General Industrial Zone; or • Local Business Zone; or • Light Industrial Zone; or • Rural Resource Zone; or • Village Zone must demonstrate that: a) the sign is integral to the particular use of the site; and b) no other form of permitted signage will meet the needs of the proprietor; and c) the sign does not unreasonably dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and d) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme.
Comment: a) Due to the setback of the building on the subject site the sign is an integral part of the business – warning traffic from the north and giving them enough reaction time to safely locate the site. b) Whilst there are a range of permitted signs available in the zone none of these would be effective in alerting people travelling south along Marlborough St to the presence of the business – allowing them to make a safe entry to the site and giving following motorists adequate reaction time to avoid turning traffic. The setback of the building and the design of the front fence (a seemingly solid look when viewed obliquely) precludes the successful of other sign types on this site. c) Due to the location of the sign behind the building line to Marlborough St., below the eaves of the adjoining property and being parallel to the side wall it can be claimed the sign meets the provision of this section. d) As stated elsewhere the sign does not conflict with the Zone Purpose due to the location of the sign behind the building line to Marlborough St., below the eaves of the adjoining property and being parallel to the side wall.	
A36 A pole sign must: a) be in proportion to the viewable portion of the open space and building to	P36 If greater than 5m in height or a face greater than 3m in height, it must be demonstrated that the sign will: a) be sympathetic to the architectural character

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<i>which it is associated; and</i> <i>b) have a maximum height of 5m.</i> <i>c) have a minimum clearance of 2.7m above the ground; and</i> <i>d) have a maximum area of 6m² with respect to each face; and</i> <i>e) have maximum face dimensions of 2.5m horizontally and 3 vertically; and</i> <i>f) not have any part projecting beyond the boundaries of the site; and</i> <i>g) not be rotating or moving.</i>	<i>and detailing of the building; and</i> <i>b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and</i> <i>c) not result in loss of amenity to neighbouring properties; and</i> <i>d) not involve the unnecessary repetition of messages or information on the same street frontage; and</i> <i>e) not contribute to or exacerbate visual clutter; and</i> <i>f) not distract motorists as a result of size illumination or movement; and</i> <i>g) under no circumstances exceed 7m in height.</i>
Comment – Compliance can be claimed against A36. In this regard the proposal under consideration is significantly different from earlier applications (subject of an appeal) where it was deemed that the earlier sign was prohibited.	
A37 A pole sign must be limited to one per site.	P37 For more than one sign per site it must be demonstrated that: <i>a) more than one sign is justified by the size of the site or its location on a corner; and</i> <i>b) they will be sympathetic to the architectural character and detailing of the building; and</i> <i>c) they will be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and</i> <i>d) they will not result in loss of amenity to neighbouring properties; and</i> <i>e) they will not involve the unnecessary repetition of messages or information on the same street frontage; and</i> <i>f) they will not contribute to or exacerbate visual clutter; and</i> <i>g) not distract motorists as a result of size illumination or movement.</i>
Comment: Complies with A37 – no discretion available.	

SPECIFIC AREA PLANS

F1.0	TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0	HERITAGE PRECINCTS SPECIFIC AREA PLAN	See Heritage Adviser's assessment

SPECIAL PROVISIONS

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

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STATE POLICIES
The proposal is consistent with all State Policies.
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<i>Strategic Plan 2007-2017</i> • <i>4.3 Development Control</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Pole Sign within General Business zone
- Pole Sign within Heritage Precinct

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

It is considered that no additional conditions are required.

The only point of contention is the conflicting advice from Council's two heritage advisors. This shows that consideration of this type of matter is subjective rather than objective. The decision for Council is which Heritage Advice to heed. Given there are few alternative Permitted signs which would fulfil the need for this sign and the fact that the footings from previous sign are being reused the recommendation favours the advice from Council's regular Heritage Advisor that this sign will not impact on the neighbouring building and the streetscape of the area.

8 ATTACHMENTS

- A Application & plans
- B Representation
- C State Growth Response
- D Heritage Adviser's assessment

RECOMMENDATION

That land at 13 Marlborough Street, Longford be approved to be developed and used for a Pole sign for Rural Supplies (heritage precinct) in accordance with application P15-124, and subject to the following conditions:

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1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P5 & D1**.

DECISION

Cr

AGENDA – ORDINARY MEETING

22 JUNE 2015



PLAN 2 PLANNING APPLICATION P15-075 15046 MIDLAND HIGHWAY, SYMMONS PLAINS

Attachments: Section 1 – Page 264

File Number: 203200.165 (CT 163564/2)
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for 15046 Midland Hwy, Symmons Plains to undertake dwelling extensions (heritage-listed place).

2 BACKGROUND

Applicant: Cumulus Studio	Owner: SJ Creese
Zone: Rural Resource	Codes: Bushfire-Hazard Code Heritage Code (Heritage-listed place)
Classification under the Scheme: Residential (Single Dwelling)	Existing Use: Residential (Single Dwelling)
Deemed Approval Date: 26 June 2015	Recommendation: Approve

Discretionary Aspects of the Application

- Development (demolition, and construction of extensions) of a heritage-listed place under the Heritage Code.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

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:

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- Demolish elements of the building.
- Construct extensions to the building.

Figure 1 – Site Plan

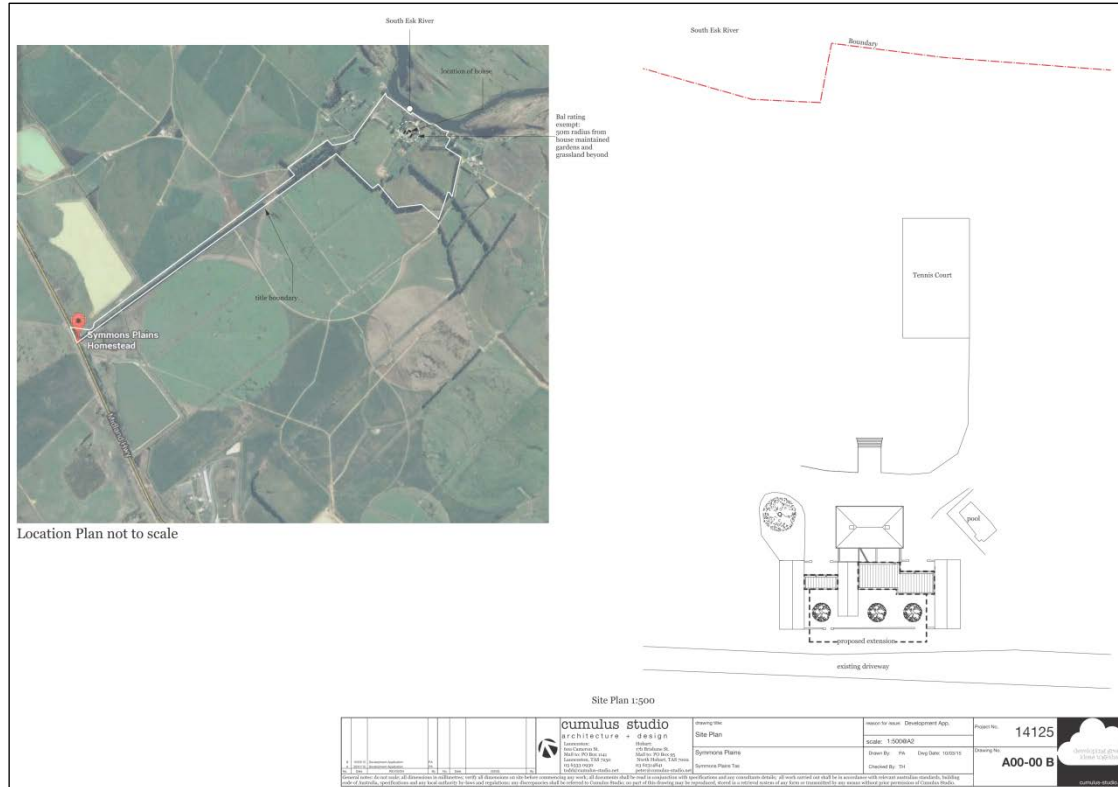


Figure 2 –Elevations (see attachments for additional elevations)

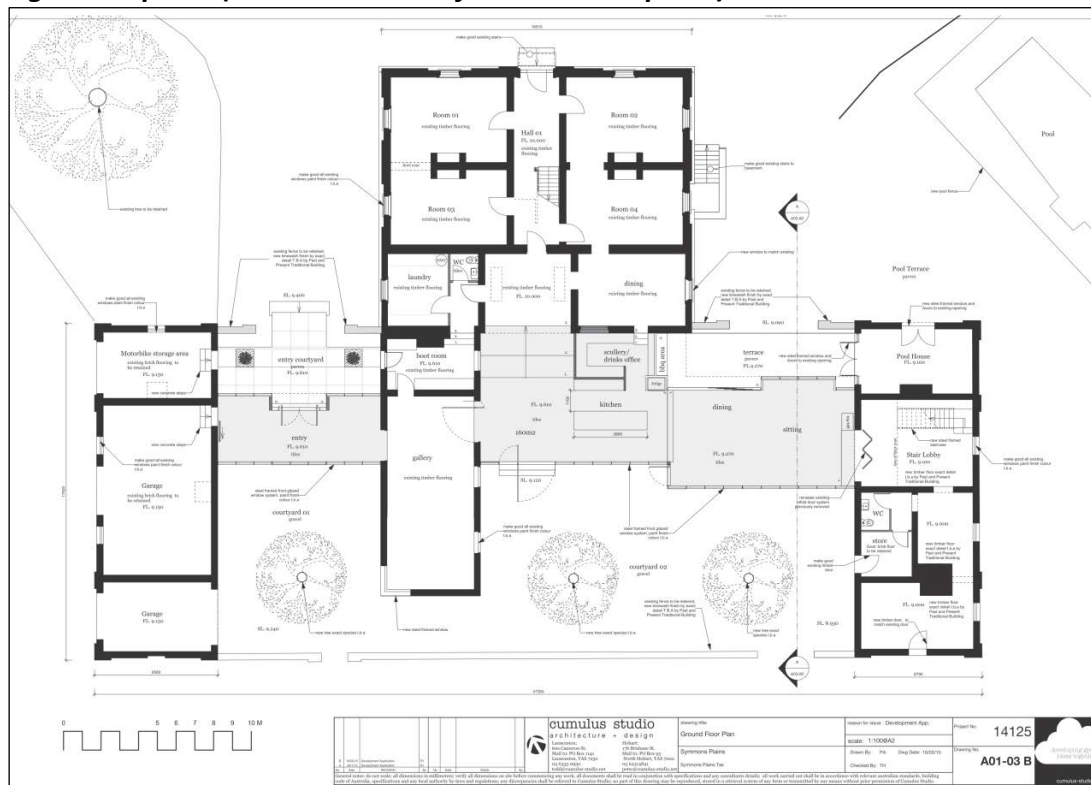


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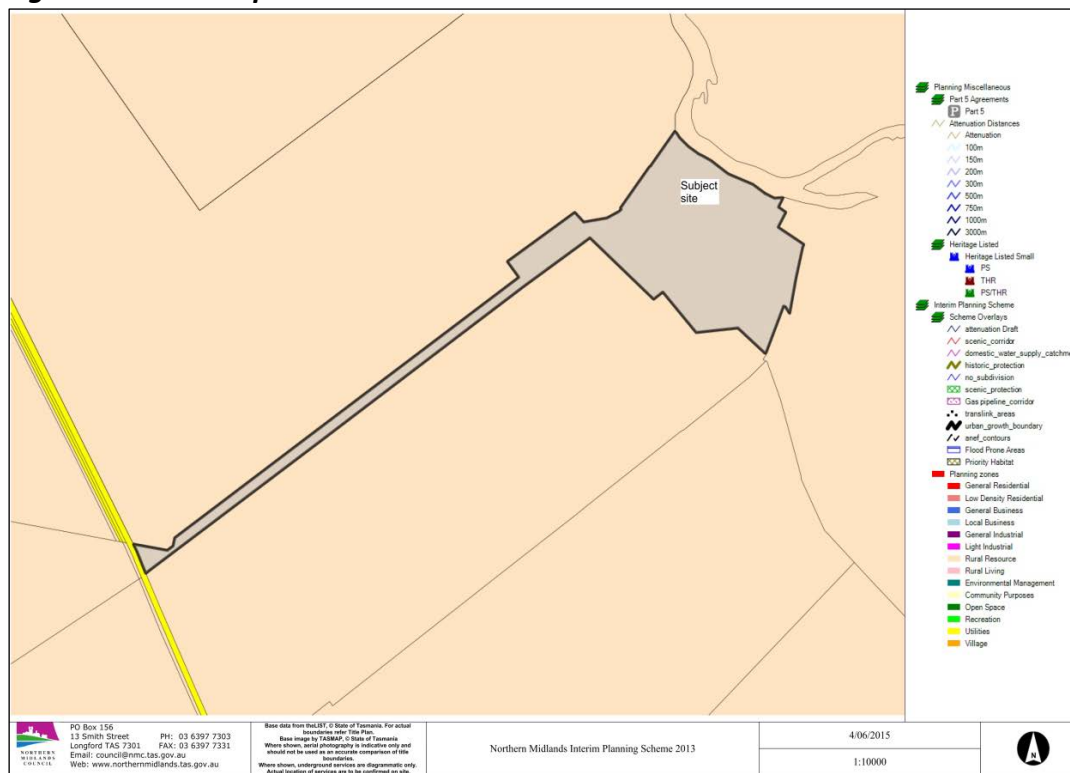


Figure 3 – plans (see attachments for additional plans)



4.2 Zone and land use

Figure 4 - Zone Map – Rural Resource



The land is zoned Rural Resource. It is subject to the Bushfire Hazard Code and the

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Heritage Code. The Planning Scheme defines Residential (Single Dwelling) as:

A dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Residential (Single Dwelling) is Permitted (Permit Required) for existing uses, in the Rural Resource zone.

4.3 Subject site and locality

A site visit was undertaken on 12 June 2015 by Paul Godier, Senior Planner.

The property has an area of 47.85ha. Access is from the Midland Highway. It adjoins the South Esk River to the north-east. Otherwise the property is surrounded by farmland.

Figure 5 – area proposed for infill between the two buildings



4.4 Permit/site history

Relevant permit history includes:

- P10-027 – Boundary adjustment that created the current house title.

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 (see attachments) was received from:

- L Morrell, President, Heritage Protection Society (Tasmania) Inc, Launceston Tas 7250

The matters raised in the representations are précised below.

- The extension will join up the three old structures, inappropriately closing off the courtyard compound, one of the notable features of the original fortified complex.

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- Believes that the original pre-1839 homestead constructed for the Youl family is in fact not the present frontispiece, but what is referred to in the application documents as the Central Rear Wing. This part of the place, whilst having been previously altered to some degree, is now proposed for somewhat radical changes, destroying much of the fabric and making it very difficult to be interpreted for its significance in the future.
- The removal of part of the upper level floor to create a higher volume is unnecessary, inappropriate, and in the representor's opinion, unacceptable in the ongoing visual presentation of the Symmons Plains Homestead from a cultural heritage viewpoint. The changes being proposed are quite out of style and standard to the established cultural ambiance of this important colonial place.

Comment: *The representation was referred to Council's Heritage Adviser and the Tasmanian Heritage Council.*

The Tasmanian Heritage Council has issued a Notice of Heritage Decision (see attachments) which needs to be included in a permit issued by the Northern Midlands Council.

The advice of Council's Heritage Adviser, David Denman, is included in the referral section below. Mr Denman advises that the proposal respects the historic forms and elements of the existing structures and the new work, although modern and minimalist in design, has a strong verticality, and does not compromise the presentation and interpretation of the existing structures and landscape.

4.6 Referrals

Council's Works & Infrastructure Department

Not applicable to this application

TasWater

Not applicable to this application

Heritage Adviser

Council's Heritage Adviser, David Denman advises:

The proposal respects the historic forms and elements of the existing structures and the new work, although modern and minimalist in design, it has a strong verticality, and does not compromise the presentation and interpretation of the existing structures and landscape.

The important consideration is what impact the proposed works will have on the original heritage fabric of the building.

The removal of the section of floor in the southern outbuilding is considered acceptable.

Any new additions can be subject to later alterations and removal but it's the original heritage fabric that must be conserved and respected.

In this case I think there is an acceptable balance.

Tasmanian Heritage Council

Precis: The Tasmanian Heritage Council issued a Notice of Heritage Decision (see attachments) which must be included in the permit, if approved by Council.

Department of State Growth

Not applicable to this application

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**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 against the planning scheme provisions is included in the attachments. This finds that the proposal complies with the provisions of the zone and the relevant codes.

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:

- Development (demolition, and construction of extensions) of a heritage-listed place under the Local Historic Heritage Code.

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

The proposal complies with the provisions of the Rural Resource zone.

Council's Heritage Adviser has assessed the proposal against the provisions of the Heritage Code and found that the proposal satisfies those provisions. Mr Denman notes that the proposal respects the historic forms and elements of the existing structures and the new work, although modern and minimalist in design, has a strong verticality, and does not compromise the presentation and interpretation of the existing structures and landscape.

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The Tasmanian Heritage Council has assessed the application and issued a Notice of Decision. The Heritage Council has included conditions defining the scope of approval, to avoid any circumstances that may cause or exacerbate rising damp or rot in the historic masonry or timber wall structures, and to minimize the visual impact that the new works will have on the historic fabric of the place.

It is recommended that the application be approved.

8 ATTACHMENTS

- A Application & plans
- B Representation
- C Tasmanian Heritage Council Notice of Heritage Decision
- D Heritage Adviser's review
- E Planning Scheme assessment

RECOMMENDATION

That land at 15046 Midland Hwy, Symmons Plains be approved to be developed and used for dwelling extensions (heritage-listed place) in accordance with application P15-075, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 (Drawing No: A00-00B); P2 (Drawing No: A01-00B); P3 (Drawing No: A01-01B); P4 (Drawing No: A01-02B); P5 (Drawing No: A01-03B); P6 (Drawing No: A01-04B); P7 (Drawing No: A03-00B); P8 (Drawing No: A04-00A); P9 (Drawing No: A04-01A); D1 (Heritage Impact Assessment); D2 (BAL Assessment).**

2 Tasmanian Heritage Council conditions

The works must be in accordance with the Tasmanian Heritage Council's Notice of Heritage Decision dated 27 May 2015 (Attachment A).

DECISION

Cr

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PLAN 3 DRAFT AMENDMENT 01/15 RURAL LIVING ZONE SUBDIVISION PROVISIONS, REPORT ON REPRESENTATIONS

Attachments: Section 1 – Page 355

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

File Number: 13/026/007/128

1 INTRODUCTION

At its April 2015 meeting, Council resolved to initiate and certify an amendment to the Rural Living zone subdivision provisions.

The draft amendment was placed on public notification and two representations were received.

The representations are considered in this report.

2 BACKGROUND

Applicant

Northern Midlands Council

Proposal

Amendment 01/15 to amend the Rural Living zone subdivision provisions

Critical Date

Report on representations to be provided to the Planning Commission by 1 July 2015

Recommendation

Endorse statement of opinion regarding the representations

Planning Instrument

Northern Midlands Interim Planning Scheme 2013

Planning Authority

Northern Midlands Council

3 STATUTORY REQUIREMENTS

Section 39 (2) of the *Land Use Planning & Approvals Act 1993* requires Council to forward to the Planning Commission a report comprising–

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

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These matters are discussed below.

4 DISCUSSION

Draft Amendment

The draft amendment is that clause 13.4.2 P1 of the planning scheme be amended by the addition of the highlighted sections and the deletion of the ~~strike throughs~~:

P1 Each lot must:

- a) *be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or*
- b) *provide for each lot, sufficient useable area and dimensions to allow for:*
 - i) *a dwelling to be erected in a convenient, appropriate and hazard free location; and*
 - ii) *appropriate disposal of wastewater and stormwater; and*
 - iii) *on-site parking and manoeuvrability; and*
 - iv) *adequate private open space; and*
 - v) *vehicular access from the carriageway of the road to a building area on the lot, if any; ~~or~~ and*
- c) *be consistent with the local area having regard to:*
 - i) *the topographical or natural features of the site; and*
 - ii) *the ability of vegetation to provide buffering; and*
 - iii) *any features of natural or cultural significance; and*
 - iv) *the presence of any natural hazards; and*
 - v) *local area objectives, if any; and*
- d) *for Caledonia Drive and Kalangadoo, not create lots less than 1.0ha 2ha; and*
- e) *for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, not create lots less than 5ha; and*
- f) *for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, maintain an overall density of 1 lot per 10 ha over the lot(s) being subdivided.*

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 representations (Attachment A) were received from:

- C Smith, Woolcott Surveys, Goodman Court, Launceston;
- E O'Mahoney, Norwich Drive, Longford.

Consideration of the Representations

- C Smith, Woolcott Surveys, Goodman Court, Launceston

Objects to the proposed clause 13.4.1 P1 f) "for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, maintain an overall density of 1 lot per 10 ha over the lot(s) being subdivided" on the following grounds:

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Lack of consistency with the Northern Interim Schemes

The proposed amendment would add yet another variation to the Northern Interim Planning Scheme Rural Living Zone provisions through the North of the state.

Comment: With regard to the rural living zone subdivision provisions, none of the Northern regional schemes are consistent with the current Northern Midlands provisions, or with each other (see attached zone provisions). The proposed amendment will not add another variation.

Lack of Strategic Reasons for the proposed lot sizes

Comment: The draft amendment is consistent with Council's Settlement Strategy with regard to Rural Living development at clause 3.6.3 of the Interim Scheme:

Consistent with the initial statement in the Settlement Strategy (i.e. 'Consolidate residential growth within existing settlement pattern ...'), no new areas for development have been proposed. Any additional future supply is expected to be by the incremental expansion of areas already established, principally in the Pateena Rd/Norwich Drive area, but subject to the PAL policy, land suitability, the land not being in conflict with any other aspects of Council's Strategic Plan, and demand being established such as to justify further zoning for this purpose at the time.

The previous planning scheme played the most recent role, from its commencement in December 1997 to its cessation in May 2013, in setting the development pattern of the areas now zoned Rural Living (see attached for lot sizes in the Rural Living zones).

Would support proposed clause f) being removed

Comment: Proposed clause f) would require land to be at least 20 ha to be subdivided. Removal of this clause would allow subdivision of parcels of land under 20 ha, but still retain a minimum lot size of 2 ha for Caledonia Drive and Kalangadoo, and 5ha for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road.

There is no need to modify the draft amendment and representation does not have an impact on the draft amendment.

- *E O'Mahoney, Norwich Drive, Longford*

Uniformity in Planning schemes

As the State Government wants uniformity in the Planning Schemes, a minimum lot size of 2 ha for Pateena Road/Norwich Drive would be consistent with Meander Valley lots on Pateena Road.

Comment: As with the comment on the previous representation, the draft amendment is consistent with Council's Settlement Strategy with regard to Rural Living development at clause 3.6.3 of the Interim Scheme:

Consistent with the initial statement in the Settlement Strategy (i.e. 'Consolidate residential growth within existing settlement pattern ...'), no new areas for development have been proposed. Any additional future supply is expected to be by the incremental expansion of areas already established, principally in the Pateena Rd/Norwich Drive area, but subject to the PAL policy, land suitability, the land not being in conflict with any other aspects of Council's Strategic Plan, and demand being established such as to justify further zoning for this purpose at the time.

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The previous Northern Midlands planning scheme, not the Meander Valley scheme, played the most recent role, from its commencement in December 1997 to its cessation in May 2013, in setting the development pattern of the areas now zoned Rural Living (see attached for lot sizes in the Rural Living zones).

There is no need to modify the draft amendment as a result of the representation and the representation does not have an impact on the draft amendment.

5 OPTIONS

- a) Move the recommendation; or
- b) Move alterations to the recommendation.

6 ATTACHMENTS

- a) Representations.
- b) Rural Living zone subdivision provisions from Northern interim schemes.
- c) Lot sizes in NMC Rural Living zones.

7 RECOMMENDATION

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

- *C Smith, Woolcott Surveys, Goodman Court, Launceston*

Objects to the proposed clause 13.4.1 P1 f) “for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, maintain an overall density of 1 lot per 10 ha over the lot(s) being subdivided” on the following grounds:

Lack of consistency with the Northern Interim Schemes

The proposed amendment would add yet another variation to the Northern Interim Planning Scheme Rural Living Zone provisions through the North of the state.

Comment: With regard to the rural living zone subdivision provisions, none of the Northern regional schemes are consistent with the current Northern Midlands provisions, or with each other (see attached zone provisions). The proposed amendment will not add another variation.

Lack of Strategic Reasons for the proposed lot sizes

Comment: The draft amendment is consistent with Council’s Settlement Strategy with regard to Rural Living development at clause 3.6.3 of the Interim Scheme:

Consistent with the initial statement in the Settlement Strategy (i.e. ‘Consolidate residential growth within existing settlement pattern ...’), no new areas for development have been proposed. Any additional future supply is expected to be by the incremental expansion of areas already established, principally in the Pateena Rd/Norwich Drive area, but subject to the PAL policy, land suitability, the land not being in conflict with any other aspects of Council’s Strategic Plan, and demand being established such as to justify further zoning for this purpose at the time.

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The previous planning scheme played the most recent role, from its commencement in December 1997 to its cessation in May 2013, in setting the development pattern of the areas now zoned Rural Living (see attached for lot sizes in the Rural Living zones).

Would support proposed clause f) being removed

Comment: Proposed clause f) would require land to be at least 20 ha to be subdivided. Removal of this clause would allow subdivision of parcels of land under 20 ha, but still retain a minimum lot size of 2 ha for Caledonia Drive and Kalangadoo, and 5ha for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road.

There is no need to modify the draft amendment as a result of the representation and the representation does not have an impact on the draft amendment.

- *E O'Mahoney, Norwich Drive, Longford*

Uniformity in Planning schemes

As the State Government wants uniformity in the Planning Schemes, a minimum lot size of 2 ha for Pateena Road/Norwich Drive would be consistent with Meander Valley lots on Pateena Road.

Comment: As with the comment on the previous representation, the draft amendment is consistent with Council's Settlement Strategy with regard to Rural Living development at clause 3.6.3 of the Interim Scheme:

Consistent with the initial statement in the Settlement Strategy (i.e. 'Consolidate residential growth within existing settlement pattern ...'), no new areas for development have been proposed. Any additional future supply is expected to be by the incremental expansion of areas already established, principally in the Pateena Rd/Norwich Drive area, but subject to the PAL policy, land suitability, the land not being in conflict with any other aspects of Council's Strategic Plan, and demand being established such as to justify further zoning for this purpose at the time.

The previous Northern Midlands planning scheme, not the Meander Valley scheme, played the most recent role, from its commencement in December 1997 to its cessation in May 2013, in setting the development pattern of the areas now zoned Rural Living (see attached for lot sizes in the Rural Living zones).

There is no need to modify the draft amendment as a result of the representation and the representation does not have an impact on the draft amendment.

DECISION

Cr

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PLAN 4 REQUEST FOR AN AGREED AMENDMENT 14 CHURCH LANE, NILE

Attachments: Section 1 – Page 378

File: 203100.13

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report advises Council of a request to agree to an amendment to rezone 14 Church Lane, Nile, from Community Purposes to Village.

2 INTRODUCTION/BACKGROUND

Towards the end of 2012, A & C Scott, the owners of 14 Church Lane, applied to rezone the land from Community Purposes to Village. Council initiated and certified the draft amendment, and placed it on public notification. A representation to the draft amendment was received from A Cameron, raising concerns with flooding and heritage impact.

The legislation associated with the introduction of the Interim Scheme in 2013 did not allow the Planning Commission to complete its assessment of the draft amendment and the application expired.

The Scotts lodged a representation to the Interim Scheme, requesting the land be zoned Village. Council supported this, and in accordance with its resolution of 14 October 2013, recommended to the Commission that 14 Church Lane be rezoned Village.

The Commission discussed this matter at its meeting with Council staff and representors on 21 May 2015, and has sent the attached correspondence. This advises of a possible avenue for the Commission to consider the rezoning proposal, if there is agreement between the Council and the representor on the amendment and the public interest is not prejudiced.

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

4 POLICY IMPLICATIONS

The proposal does not conflict with Council policies.

5 STATUTORY REQUIREMENTS

5.1 Section 37 of the Land Use Planning & Approvals Act 1993

(1) Where, on the submission to the Commission of a draft amendment of a planning scheme, the Commission is satisfied that the draft amendment is for the purpose of

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implementing an agreed amendment, and the public interest will not be prejudiced, the Commission may, by notice in writing given to the planning authority, dispense with the requirements of sections 38, 39, 40 and 41 (public exhibition, representations, and consideration of representations) in relation to the draft amendment, and give its approval to the draft amendment in accordance with section 42.

(1A) An agreed amendment is an amendment, to a provision of an interim planning scheme, that –

- (a) is proposed in a representation that is included in a report under section 30J in relation to the interim planning scheme; and*
- (b) is not in conflict with any other representations in relation to the provision; and*
- (c) is agreed to by the planning authority.*

These matters are discussed below.

6 FINANCIAL IMPLICATIONS

Amendments to the planning scheme are within existing budget allocations.

7 RISK ISSUES

None identified.

8 CONSULTATION WITH STATE GOVERNMENT

See attached correspondence from the Tasmanian Planning Commission.

9 COMMUNITY CONSULTATION

The Commission proposes to convene a public meeting to determine the nature and extent of public interest in an amendment. This would only occur if Council agrees with the amendment.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree with the amendment, or not agree with the amendment.

11 OFFICER'S COMMENTS/CONCLUSION

Assessment of the requirements of Section 37 of the *Land Use Planning & Approvals Act 1993*:

(1A) An agreed amendment is an amendment, to a provision of an interim planning scheme, that –

- (a) is proposed in a representation that is included in a report under section 30J in relation to the interim planning scheme; and*

Comment: Representation 29 to the interim planning scheme requests that 14 Church Lane, Nile, be rezoned from Community Purposes to Village. In its section 30J report in relation to the interim planning scheme, Council has recommended that this amendment be undertaken.

- (b) is not in conflict with any other representations in relation to the provision;*

Comment: A review of the representations to the interim scheme shows that none are in conflict with rezoning the land Village.

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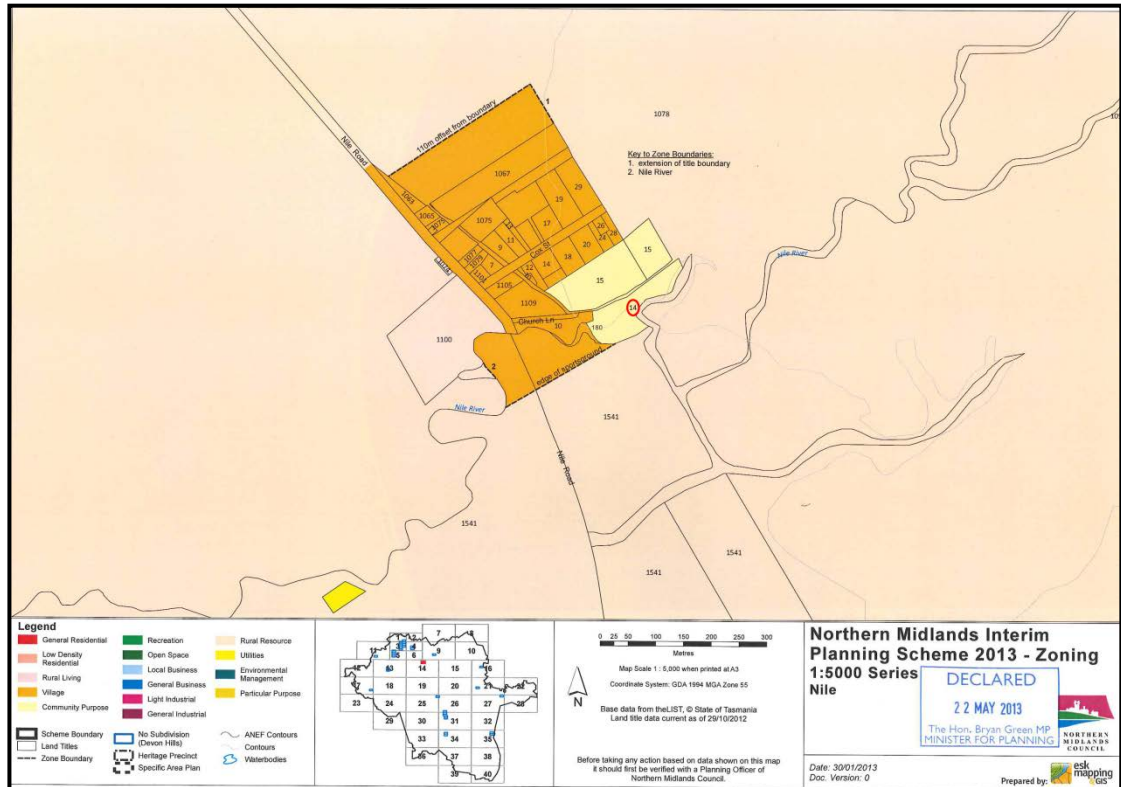
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(c) is agreed to by the planning authority.

Comment: Council has initiated and certified a draft amendment to rezone the land Village. It has also supported the rezoning in its section 30J report in relation to the interim planning scheme. It is recommended that Council agree to the amendment.

Zone Map – 14 Church Lane indicated



12 ATTACHMENTS

12.1 Correspondence from the Tasmanian Planning Commission

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council resolve under section 37 (1A) of the *Land Use Planning and Approvals Act 1993*, to agree to the amendment of the *Northern Midlands Interim Planning Scheme 2013* by rezoning 14 Church Lane Nile to 'Village'.

DECISION

Cr

Cr

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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.

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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*.
Rates matter

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*.
Council Property Review

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CON 3 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*.
Compliance matter

CON 4 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*.
Potential Professional Indemnity Claim

CON 5 CONTRACTS FOR THE SUPPLY AND PURCHASE OF GOODS OR SERVICES

As per provisions of Section 15(2)(c) of the *Local Government (Meeting Procedures) Regulations*.
Tender 15/08

CON 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*.
State infrastructure project

CON 7 CONTRACTS FOR THE SUPPLY AND PURCHASE OF GOODS OR SERVICES

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

CON 8 CONTRACTS FOR THE SUPPLY AND PURCHASE OF GOODS OR SERVICES

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

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