



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 20 July 2015

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE, etc.

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

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

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

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

Des Jennings
GENERAL MANAGER

GUIDELINES FOR PUBLIC QUESTIONS AND STATEMENTS AT COUNCIL MEETINGS

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

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

RECORDING OF COUNCIL MEETINGS

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

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

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

AGENDA – ORDINARY MEETING

20 JULY 2015



NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 20 July 2015 at 5.00pm.


Des Jennings
General Manager

15 July 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 – 22 JUNE 2015

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 22 June 2015, subject to the following amendment to

Minute Reference 168/15 Municipal Budget

on pages 774 and 775:

4. Payment

Pursuant to *Section 124* of the Act, Council:

...

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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~~ 29 February 2016

and; on page 779:

The Motion was then Put and Carried

Voting for the ~~Amendment~~ Motion:

Mayor Downie, Cr Calvert, Cr Goninon, Cr Gordon, Cr Lambert

Voting against the ~~Amendment~~ Motion:

Cr Knowles, Cr Polley

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)	27/05/2015	Cressy Local District Committee	Ordinary
ii)	30/05/2015	Epping Forest Community Hall Committee	Ordinary
iii)	09/06/2015	Evandale Community Centre	Ordinary
iv)	09/06/2015	Bishopsbourne Progress Association	Ordinary
v)	07/07/2015	Campbell Town District Forum	Ordinary
vi)	07/07/2015	Ross Local District Committee	Ordinary
vii)	07/07/2015	Northern Midlands Economic Development Committee	Ordinary
viii)	07/07/2015	Evandale Advisory Committee	Ordinary
ix)	08/07/2015	Morven Park Management and Development Association	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

In the attached minutes of sub committees, no new recommendations have been noted as being for Council's consideration.

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

GOV 5

DATE OF NEXT COUNCIL MEETING

17 AUGUST 2015

Mayor Downie advised that the next Ordinary Council Meeting would be held on Monday, 17 August 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
06/07/2015	Council Workshop • Stormwater Management Strategy • Australia Day Ambassador Program and Great Ideas Grants Program • Launceston Airport Rates • Office Renovations – Office Accommodation & Security • Community Strategic Plan 2015-2025 • Local Government Reform • Launceston Gateway Precinct Master Plan Project • National Stronger Regions Fund – Application • Revival Festival – Clint Pease • Northern Midlands Rural Processing Centre • Legal Advice Review • Heritage Advice Review • Review of Tip Fees • Establishment of Council Committees (Finance, Tourism, etc.) • Australia Day / Review of Volunteer Recognition Week • Code of Tendering and Procurement Policy • Review of Contracts • Review of Council's Agenda Format • Permits • Tyre Recycling
20/07/2015	Council Workshop • prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period to 20 July 2015 are as follows:

Date	Activity
22 June 2015	Conducted Citizenship Ceremony at Northern Midlands Council Chambers
22 June 2015	Attended Council Meeting and Workshop
23 June 2015	Met with representatives of the Wool Centre, Ross to discuss the Ross Canon
23 June 2015	Met with ratepayer in Ross to discuss Tooms Lake Road
26 June-4 July 2015	Attended Tasmania Trade Mission to China
6 July 2015	Attended Longford Probus Club Annual Luncheon
6 July 2015	Attended Council workshop
7 July 2015	Attended Campbell Town District Forum
10 July 2015	Attended Executive Committee Meeting of Northern Tasmania Development
13 July 2015	Met with Beacon Foundation in Campbell Town
20 July 2015	Met with Inspector Scott Flude and Commander Brett Smith, Tasmania Police
20 July 2015	Attended Council Workshop and Meeting
Attended to numerous email, phone, media and mail enquiries.	

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3 PETITION

1 PURPOSE OF REPORT

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

2 OFFICER'S COMMENT

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

Section 57. Petitions

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –
 - (a) a clear and concise statement identifying the subject matter; and
 - (b) a heading on each page indicating the subject matter; and
 - (c) a brief statement on each page of the subject matter and the action requested; and
 - (d) a statement specifying the number of signatories; and
 - (e) the full printed name, address and signature of the person lodging the petition at the end of the petition.

58. Tabling petition

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

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

To provide an opportunity for Councillors and the General Manager to report on their attendance at recent conferences/seminars.

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

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

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2 CONFERENCES AND SEMINARS

Nil reports.

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 30

The Works & Infrastructure Report for the period to 30 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			
	JUNE		JAN – JUNE		JUNE		JAN – JUNE	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	5	1,034,414	35	7,331,050	13	3,289,071	50	11,362,484
Dwelling Additions	3	76,000	10	454,800	4	218,741	14	653,043
Garage/Sheds & Additions	9	132,104	32	877,293	10	297,480	36	1,480,503
Commercial	1	200,00	16	5,633,900	-	-	4	233,000
Other (Signs)	-	-	-	-	-	-	-	-
Swimming Pools	-	-	-	-	-	-	-	-
Minor Works	-	-	3	7,100	9	29,761	15	38,771
Building Certificates	4	10,500	18	60,080	1	2,000	4	7,001
Amended Permits	-	-	7	-	-	-	-	-
TOTAL	22	1,453,018	121	14,364,223	37	3,837,053	123	13,765,802

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

7 DEVELOPMENT APPLICATIONS

Planning decisions in June 2015:

Total Approved:	20	Total Refused:	1
Total Permitted:	3	Total Discretionary:	19
Average Days for Permitted	19	Average Days for Discretionary:	33
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	6	Strata Plans Approved:	0
Total Withdrawn:	1		

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P14-275	2-lot subdivision	19 Anstey Street, Longford	Michell Hodgetts & Assoc Pty Ltd (obo B & S Tuson)	39	D
P15-045	Replacement garage/carport (heritage precinct)	4 Church Street, Ross	S & V Kummerow	22	D
P15-060	Community Information sign (heritage precinct)	High St (adjacent to #8a), Evandale	Northern Midlands Council	34	D
P15-072	Dwelling extensions, carport & front fence (heritage precinct)	24 Macquarie Street, Evandale	CR Wallis	42	D
P15-093	Removal of Nile log jam (natural & cultural values management)	Nile River - Deddington	DPIPWE	38	D

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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-106	Change of use to bakery cafe (vary parking provisions)	78 Main Street, Cressy	J & K Lamprey	43	D
P15-112	Retail flower shop	17 Marlborough Street, Longford	K Bell	28	P
P15-116	Installation of a passenger lift (heritage-listed place)	'Eskleigh', 16087 Midland Highway, Perth	Eskleigh Foundation Inc	34	D
P15-121	Garage, gazebo, & dwelling additions/alterations	7 Tannery Road, Longford	DA & WL Grant	41	D
P15-124	Pole sign for Rural Supplies (heritage precinct)	13 Marlborough Street, Longford	R Keam		D
P15-128	Garage (1m [S] setback) & demolition of carport (heritage precinct)	92 Wellington Street, Longford	S Izzard & J Holmes	46	D
P15-129	Dwelling addition & alteration, garage/carport	1 Church Street, Campbell Town	E Watson (D Watson)	29	D
P15-132	Dwelling & garage (vary rear setback)	4 Partington Place, Perth	Island Quality Homes Construction (obo Jones)	22	D
P15-138	Garage (12m x 7m x 4.45m apex) & demolition of existing garage	10 Old Bridge Road, Perth	Rainbow Building Solutions	24	D
P15-139	Demolition of amenities block	24 King Street, Campbell Town	Northern Midlands Council	15	D
P15-142	Replacement of St Pauls River Bridge, including demolition of existing bridge superstructure and piers	Esk Main Road and 16 Blenheim Street, Avoca	Department of State Growth	38	D
P15-146	Dwelling addition (awning) - vary rear setback	9 Opal Place, Perth	KD & AY Clark	36	D
P15-148	Signage for Kirklands Church	Valleyfield Road, Campbell Town	H Skerritt	29	P
P15-152	Garage (20m x 10m x 4.66m apex) & demolition of existing sheds	12 Saundridge Road, Cressy	Prime Design (obo Rowe)	25	D
P15-155	Dwelling	113A Marlborough Street, Longford	J Goss	0	P
P15-160	Dwelling	4 Shervan Court, Perth	GJ Gardner Homes, Launceston	0	E
P15-173	Dwelling addition (awning)	11 Hartnoll Place, Evandale	R & J M De Zoete	0	E
P15-174	Dwelling addition (awning)	60 Cromwell Street, Perth	Optimo Awnings	0	E
P15-183	Garage	9 Lewis Street, Longford	S L Ainslee	0	E
P15-193	Garage	63 Youl Road, Perth	P M & K M McCarthy	0	E
P15-195	Dwelling & garage	21 Torlesse Street, Campbell Town	Island Quality Homes Construction	0	E
COUNCIL DECISIONS					
P15-075	Dwelling extensions (heritage-listed place)	15046 Midland Hwy, Symmons Plains	Cumulus Studio	48	D
REFUSED					
P15-124	Pole sign for Rural Supplies (heritage precinct)	13 Marlborough Street, Longford	R Keam	-	D

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20 JULY 2015



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, sent to TPC
04/2015	Amend General Residential zone re access to 18 Logan Road, Evandale –public exhibition completed 1.7.15, sent to TPC
05/2015	Rezone from Community Purposes to Village – TPC to convene a public meeting
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: JUNE 2015

2	Final plans of subdivision
1	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>
1	Management Agreements
2	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	74	51	52	53	676	634
337	33	28	29	53	35	23	19	31	35	41	38	24	389	353

11 ANIMAL CONTROL: JUNE 2015

Item	Income/Issues 2013/2014		Income/Issues for June 2015		Income/Issues 2014/2015	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,578	79,742	6	51	3,801	88,126
Dogs Impounded	95	5,430	2	60	88	5,360
Euthanized	5	-	-	-	3	-
Re-claimed	74	-	2	-	73	-

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Item	Income/Issues 2013/2014		Income/Issues for June 2015		Income/Issues 2014/2015	
	No.	\$	No.	\$	No.	\$
Re-homed/To RSPCA	16	-	-	-	12	-
New Kennel Licences	4	250	1	66	8	518
Renewed Kennel Licences	69	2,656	-	-	62	2,480
Infringement Notices (paid in full)	13	1,820	4	540	35	5,307
Legal Action	-	-	-	-	-	-
Livestock Impounded	1	58	-	-	2	300
TOTAL		89,956		717		102,091

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	85	163
TOTAL	378	500	142	249	216	299

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	118

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	-	-	1
Governance	-	-	-	-	-	-	-	1	-	-	-	-
Waste	3	3	-	1	-	-	-	-	-	-	-	-
Works (North)	33	40	29	16	19	9	39	27	15	22	13	27

AGENDA – ORDINARY MEETING

20 JULY 2015



Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Works (South)	5	2	3	9	10	4	3	11	4	6	3	4

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

Date	Recipient	Purpose	Amount \$
21-Jul-14	Campbell Town District High School	Chaplaincy	\$1,500
21-Jul-14	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
5-Aug-14	P & S Williams	Donation - Family lost caravan in wind storm	\$100
18-Aug-14	Cressy District High School	Inspiring Positive Futures Program	\$8,000
12-Sep-14	Legacy Week	Donation	\$173
22-Oct-14	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-14	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-14	Avoca Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Perth Fire Brigade	Donation	\$50
28-Nov-14	Longford Fire Brigade	Donation	\$100
19-Nov-14	Red Cross Centenary Rose Planting	Catering	\$31
18-Nov-14	Helping Hand Associated	Donation	\$1,150
18-Nov-14	Longford Care-a-Car	Donation	\$1,000
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
15-Jun-15	Flowers	Boer War Remembrance	\$41
16-Jun-15	Campbell Town Heath - Ross Hall Hire	Christmas meal for community lonely	\$171
	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

AGENDA – ORDINARY MEETING

20 JULY 2015



Date	Recipient	Purpose	Amount \$
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
30-Jun-15	Nathan Gilbert	2016 Aust Jamboree Scouts	\$60
30-Jun-15	Sarah Dixon	2016 Aust Jamboree Scouts	\$60
30-Jun-15	Jake Williams	U15 State Football Team	\$60
TOTAL DONATIONS			\$30,634

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.	
22/06/2015	155/15	New Policy – Gifts & Benefits	That the Council adopt the Gifts & Benefits Policy.	Executive Officer	Updated. 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.	
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	In progress.	
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	In progress.	
22/06/2015	156/15	Release Of Calicivirus In 2016	That Council authorises Council officers to: a) request DPIWVE to release the calicivirus in Ross and other areas of the Northern Midlands in March/April 2016; and b) request DPIWVE notify affected landholders of the proposed virus release prior to the release occurring.	Executive Officer	Complete.	

AGENDA – ORDINARY MEETING

20 JULY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
22/06/2015	159/15	Review Of Policy 47: Code Of Conduct For Elected Members	That Council adopt the amended Policy 47 – Code of Conduct for Elected Members.	Executive Officer	Updated. Complete.	
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	Complete.	
22/06/2015	152/15	Cycling Australia's Tour Of Tasmania 2015	That the General Manager enter into negotiations, up to an amount of \$2,000, in relation to in-kind support with Cycling Australia to host a stage of the 2015 Tour of Tasmania in the Northern Midlands.	General Manager	Referred 2016 opportunity to Longford Business and Tourism Association.	
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.	
22/06/2015	148/15	Information Items	That TasWater be requested to provide a water tank to the Conara community.	General Manager	Contact made with TasWater. TasWater to follow up the matter with Cr Gordon.	
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	Meeting of Mayors and General Managers to occur shortly.	
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.	

AGENDA – ORDINARY MEETING

20 JULY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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	2015/16 Budget finalised, allocations to be reviewed and strategic planning priorities to be determined.	
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	2015/16 Budget finalised, allocations to be reviewed and strategic planning priorities to be determined.	
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, with reports to be presented to Council as completed.	
15/09/2014	229/14	Strategic Projects	That management B) provide a list of relevant existing briefs and progress thereon.	General Manager	Council continues to follow up on its strategic project list.	
22/06/2015	157/15	Tasmania Trade Mission To China	That Mayor Downie be authorised, on behalf of the Northern Midlands Council, to explore setting up friendships / relationships to enhance cooperation on economic, education, cultural and business matters during the course of the Trade Mission to China.	General Manager	Report to July Council meeting.	
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 listed in 2015/16 budget and awaiting advice of State funding prior to proceeding..	

AGENDA – ORDINARY MEETING

20 JULY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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: 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.	General Manager		
22/06/2015	148/15	Info 3 - Petition - Pedestrian Footbridge Across St Pauls River At Avoca	That Council request the Department of State Growth to take note of the petition with a view to providing a pedestrian walkway.	Planning & Development Manager		
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	Report to July Council meeting.	
13/10/2014	267/14	Policy Review: Policy 30 – Dog Management Policy	That Council endorse the proposed changes to Policy 30, as highlighted in the attached document, for public exhibition in accordance with s.7 of the Dog Control Act 2000.	Planning & Development Manager	To be advertised and letters to be sent to local kennel owners.	
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	That Council investigate the feasibility of a trial of cat management activities in a local community in the Municipality with a view to test the effectiveness of cat control in reducing populations of feral and unrestrained cats. It is suggested that the investigation consider approaches used in the Bellingham area as a model for use in NMC.	NRM Officer / Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan, due end 2015.	30-Dec-15
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).	Planning & Development Manager		
22/06/2015	158/15	Evandale Advisory Committee Membership	That Council accept Mrs Kathryn Heathcote as a member of the Evandale Advisory Committee.	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	Registrations complete.	
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	Registrations complete.	

AGENDA – ORDINARY MEETING

20 JULY 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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.	
22/06/2015	149/15	Longford Revival Festival: Funding Request	That Council: i) defer a decision in relation to –a) the transfer of the registered business name; and b) trademark – subject to legal advice; and	Economic & Community Dev. Manager	Legal advice being sought. Report to July Council meeting.	
22/06/2015	149/15	Longford Revival Festival: Funding Request	That Council reject the request to make an annual investment into the Longford Revival Festival.	Economic & Community Dev. Manager	Opcon advised of Council's decision.	
22/06/2015	151/15	Longford Visitor Appeal Study Report	That Council: i) Accept the Longford Visitor Appeal Study Report in principle; and 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.	Economic & Community Dev. Manager	Community forum scheduled for 22/7/2015.	
22/06/2015	150/15	Northern Midlands Community Sports Centre Master Plan	That Council: i) Accept the Northern Midlands Community Sports Centre Master Plan in principle; and ii) Request Council Officers, in collaboration with Health Revival Longford, to review the recommended implementation stages in the Master Plan and develop a revised prioritised list of implementation stages; with the exclusion of the therapy pool.	Economic & Community Dev. Manager	Revised priority staging being developed.	
22/06/2015	160/15	Proposed Contemporary Destination Play Space At Longford	That Council: a) Council authorises management to progress the preparation of a concept plan for the play space in consultation with stakeholders. b) 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.	Economic & Community Dev. Manager	Scoping meeting held 15/7/2015.	
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.	
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	Letter sent to Minister 25/6/2015, response awaited.	

AGENDA – ORDINARY MEETING

20 JULY 2015



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 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	Letters sent to landowners 25/6/2015, responses awaited.	
22/06/2015	154/15	Campbell Town Pump House	That i) Council take no action in relation to repairs to the Old Pump House building off Franklin Street, Campbell Town; ii) the budget allocation be utilised to make the building safe, with the balance of funds to be transferred to the Campbell Town Multi-Purpose Sports Complex; and iii) consideration of the future of the building be considered by the property committee.	Corporate Services Manager	To be considered by Property Committee.	
22/06/2015	153/15	Nomenclature – Naming Of New Court Off 115 Fairtlough Street Perth	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.	Corporate Services Manager	Complete.	
22/06/2015	160/15	Proposed Contemporary Destination Play Space At Longford	That Council: c) Allocate a budget of \$10,000.	Corporate Services Manager	Complete.	
22/06/2015	157/15	Tasmania Trade Mission To China	That Council makes a contribution of \$4,000 towards the cost of Mayor Downie attending the Tasmania Trade Mission to China.	Corporate Services Manager	Noted.	
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	To be negotiated with Regional Waste Committee.	
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		
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	Programmed.	

AGENDA – ORDINARY MEETING

20 JULY 2015



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 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	Programmed.	
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.	
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	To be investigated.	
19/01/2015	10/15	West Perth Drainage Study: Request for Upgrade to the Drainage System as Identified	That Council receive a further report on the upgrade of the Drainage System at West Perth no later than the March Council meeting.	Works & Infrastructure Manager	Information update provided to July Council meeting.	16/03/2015

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Awaiting suitable grant funding program.	Review 6 Monthly
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

AGENDA – ORDINARY MEETING

20 JULY 2015



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	Legislation introduced 29/6/15 Local Government (Meeting Procedures) Regulations 2015 excludes virtual attendance at meetings by expressly providing for physical attendance.	
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

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

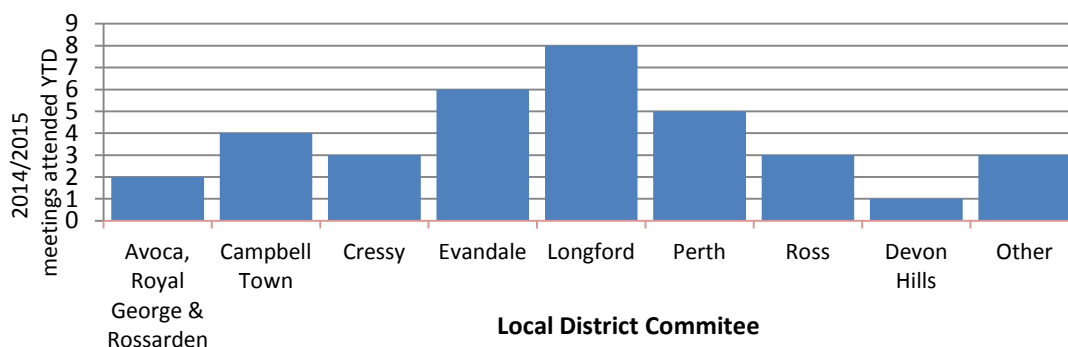
16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 30 June 2015

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 22 June
- Council Workshops:
 - Ordinary workshop 1 June
 - Ordinary workshop 22 June
- Community meetings:



AGENDA – ORDINARY MEETING

20 JULY 2015



- Executive Management Team:
 - 10 June
- Staff Meeting
 - 2 June
 - 16 June
 - 30 June
- Other Meetings:
 - Together with Planning & Development Manager, attended waste tyre processing sites in Victoria and New South Wales
 - Together with Planning & Development Manager, attended Mawson Lakes development site in Salisbury Council municipal area, South Australia
 - Undertook on site inspection Longford Town Hall
 - Attended Sustainability Proposal meeting
 - Attended Mill Dam Major Stakeholder meeting
 - Met re TRANSlink stormwater proposal
 - Met re West Perth Drainage proposal
 - Met re Longford Revival Festival
 - Attended funeral of Barry Jarvis (Dorset Mayor & LGAT Chair)
 - Attended Northern Tasmania Regional Futures Plan Steering Committee meeting
 - Met with Page Seager Lawyers
 - Met with Michael Salhani
 - Met with ratepayer re property damage claim
 - Met with ratepayer re non-compliance with approvals
 - Attended general manager's breakfast meeting
 - Attended meeting re Conara toilet replacement
 - Met with representatives from Tyrecycle
 - 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

AGENDA – ORDINARY MEETING

20 JULY 2015



- Local District Committee project support
- 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, account review and implementation of Bpay.
- 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, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy 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, new residents information, council policies and procedures.
- 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

AGENDA – ORDINARY MEETING

20 JULY 2015



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.
- 2 Windscreen claims in June.

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 maintenance.
- 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 network and hotspots
- Fleet tracking

3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Council's application to the National Stronger Regions Fund Round Two: closes July 31st. Coordinating the preparation of the application, and developing the business case, procurement management plan, asset management plan, quality management plan, project management plan, risk management plan and Translink business database; undertaking the online entry of the application data.
- Unit input to Council's 2015/2016 Annual Plan.
- Longford Equestrian Association: registered the business name on behalf of NMBA; assisting with planning the 29/7/15 stakeholder forum.
- Preparing documentation for the HHTRA and NMBA 2014/15 audits.

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- Managing the progressing of the proposed Longford Destination Play Space: scoping meeting planned for 13/7/15.
- Longford Visitor Appeal Study: managing the planning for the 22/7/15 community forum.
- Organised meetings with Opcon Pty Ltd to debrief re the 2015 Longford Revival Festival and develop the future event model. Business name registration issue being investigated.
- Member of the Northern Region Futures Plan working group.
- Evandale Visitor Centre: participating in a review of the Volunteer Registration Form and induction process.
- Commenced review of Council's online business directory.
- Participated in an information session on the Asian Business Engagement Plan funding program and on a working group progressing this project.
- Proposed nomination of the Ross Bridge for National Heritage Listing: await nomination form template from Australian Government.
- Investigated the opportunity for Council to host a stage of Cycling Australia's 2015 Tour of Tasmania and have provided the Longford Business and Tourism Association with contact details should the Association want to pursue hosting a stage in 2016.
- 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 Lake River Bridge on Macquarie Road.
- Financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan. Managed the expressions of interest for this consultancy. Contracted Strategy 42 South; inception meeting with consultants 14/7/15.
- Participating in the review of the Economic and Community Development Unit.
- 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.
- Promoting the 'Think Big: Shop Small' Campaign in the Northern Midlands.
- Assisting with driving the 'Tourism Potential of Ben Lomond National Park: Feasibility Study'. Contracted TRC Tourism to undertake the study. Supplying supporting materials and reports.
- 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, currently being finalised. Assisted with the securing of a General Manager (voluntary position) for the radio station.
- 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 Tourism Association forums.

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b. Community development focus

- Prepared and submitted the acquittal report to Sport and Recreation Tasmania for the funding received for the restoration of the Longford Velodrome: acceptance advice awaited.
- Represented Council at a forum on 'Emergency Management Framework for Vulnerable People'.
- Prepared and submitted an application to the Heart Foundation Local Government Awards 2015. Outcome awaited
- Finalised 2015/16 Child Care Service agreements.
- Managing project briefs for the Perth and Longford Recreation Grounds Master Plans.
- Managing the Council pages in the Country Courier
- Managing the development of the 2015-2020 Disability Discrimination Access Action Plan
- Collaborating with Beacon Foundation and local district high schools to establish a Northern Midlands Business Partnership Group: managing stakeholder forum planned for August 27th 2015.
- Managing contracts with PCYCs and Northern Job Links for the third term youth programs. Working with Launceston PCYC to resolve Perth Thursday evening program issues.
- Participating on the Christ Church tree restoration/management working group and assisting the Parish to secure a Tasmanian Community Fund Grant for the project.
- Master Plan for the Northern Midlands Health, Fitness and Sports Centre. Updated the financials in the study report and reviewing the staged implementation with Health Revival Longford.
- 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.
- 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.
- Participation in Launceston Gateway Project - brief and presentations.
- Participation in SGS consultancy re Rural Processing Centre Project.

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- 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.
- 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.
- 4 Lot Pegasus subdivision Ross at practical completion.
- 3 lot Coenen subdivision, White Hills Road has reached practical completion.

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- 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

- Tender for bridge 3259 on Lake River Road awarded to Bridgepro Engineering, Works to commence in late July.
- Tenders have closed 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

- New kerb and channel and stormwater works in Cromwell Street practically complete.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2014

Attachments: Section 1 – Page 36

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: JUNE 2015

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		June 2015	Jan - June 2015	June 2014
Hand dryers damaged in toilets	Victoria Square, Longford	\$ 300		
TOTAL COST VANDALISM		\$ 300	\$ 3,600	\$ 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 second school year term.

The Perth Thursday evenings program attracted 18 participants to the first two sessions in June. The PCYC youth worker was unable to work further sessions that term due to taking unanticipated leave,

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and the PCYC was unable to backfill his position.

The Longford Friday evening Youth Program at the Sports Centre had 56 participants across the June sessions; averaging 14 participants each session.

The Evandale Primary School Activity Program afterschool on Fridays operated for the first two weeks of June and was suspended then due to the absence of the PCYC youth worker.

Youth At-Risk Programs

Council 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 second term reports follow:

i) Cressy District High School

Report by NJL youth worker Troy O’Konnah:

A boys group of five has been set up to improve the participants’ socialisation skills, anger management and self-esteem. The boys are from different classes across years 7/8 and are really getting benefits from working together as a team.

Two other boys have been put in charge of coming up with an idea for a lunchtime activity for Term 3. Their idea is for a Sideline Basketball Slam Jam Competition. Another lunchtime activity is being prepared by the female student that I work with and it will just be for girls. The idea is for Nail Care and Nail Art. The students involved have developed the promotional items required for the events – posters, invitations, letters requesting assistance of staff members and business owners and generating excitement with the students to ensure participation.

I have met with and will commence working with a year 10 student that is at risk of disengaging from education.

Report by Teacher Emma Emery:

I have been the direct contact for Troy since he has started with us. I wholeheartedly support his report and would like to add that he has formed some strong positive relationships with some of our students who are most at risk of disconnecting from education. The students eagerly await his arrival each week and I can see their sense of pride growing as they work on their individual and group work goals. Many other students ask me if they would be allowed to work with Troy, after conversations they have with their peers who get to experience this opportunity.

ii) Campbell Town District High School

Report by NJL youth worker Troy O’Konnah:

All grade 10 students now have a transition pathway mapped out post year 10 onto further education or employment. All grade 9 students have been consulted and established ideas of what post year 10 may look like for them.

I have been involved when both LC and Newstead College have attended the school to discuss post year 10 transition to college and selecting the right one for them.

Six grade 10 students have gained their Learner Licences in this term.

I also visited students on site at their work placements to ensure everything is running smoothly and any issues were addressed.

Term 3 will consist of mentoring students at risk of not remaining in education.

I have been flexible in my schedule to ensure that Public Holidays and school commitments do not

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interfere with my commitment to the schools and their students.

Report by Principal Steve Plowright:

Troy has done an excellent job with the students he has been allocated with several of them having far more direction for the future. I would strongly support Troy's continuation in this role for Term 3 and 4 if that is possible.

20 NRM ACTIVITIES

Prepared by: *Monique Case, NRM Facilitator*

Tas TAFE Horticulture Certificate II & III

2015 marks the 3rd year of Council's successful working relationship with Tas TAFE Horticulture certificate II & III classes. So far this year the classes have participated in two working bees. Wednesday June 10th saw the classes brave a frosty morning at a Cressy property on Saundridge Road to plant and guard over 1200 native trees, shrubs and ground covers into a 1.2 ha corner planting along Palmer's Rivulet.

Wednesday July 1st found the classes spending the morning revisiting last year's planting patch at Maitland Road Longford; to monitor, replant losses and maintain works by competition control and pruning. The NRM Facilitator is very happy to report that replanting requirements were minimal with only 12 stems requiring replacement.

For the afternoon the classes went to Mill Dam walking track to apply similar support to revegetation efforts there. With over 220 stems planted and guarded with milk cartons to reduce rabbit browsing impacts whilst being biodegradable. The trees were generously provided via G.J Gardener Homes participating in carbon off-setting with 15Trees, staff from G.J Gardener Homes Tas were also involved with the planting.

The classes' efforts were celebrated with morning tea and lunch provide by G.J Gardener Homes and NRM North. Wednesday's efforts would not have been half as successful without the additional organisational and logistical support provided by Alison Hugo our Regional Landcare Facilitator, hosted by NRM North.

The NRM Facilitator is keen to continue this positive relationship with Tas TAFE into the future for the benefit of local landholders.

Green Army

The Green Army Round 3 application to support the control of Broom in Rossarden has been unsuccessful. The NRM Facilitator will continue to pursue avenues of support in collaboration with the Rossarden Progress Association and Landcare Group.

It is worth noting that whilst Council's Round 3 application to Green Army was unsuccessful, it will be possible to reapply next Round; also NRM North has been successful in both Round 1 and Round 2, with both teams currently working within the region within a radius of 1 hour's travel of Launceston with a high percentage of works being undertaken in the Northern Midlands Municipality.

TEER River Bank Erosion Grants

Of the 12 applications the NRM Facilitator developed with NMC landholders 3 of which were Council sponsored: 3 were unsuccessful but are eligible for further technical advice support to prepare for application to round 2 in 2016, 1 was deemed ineligible, 1 was unsuccessful but eligible for other works, 6 were successful and one application was deemed ineligible and did not proceed. The facilitator will continue to work with interested landholders.

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21 TASMANIAN PLANNING SCHEME - BRIEFING PAPER

Attachments: Section 1 – Page 37

Prepared by: Duncan Payton, Planning & Development Manager

The Executive Chair of the Planning Reform Taskforce, Ms Massina, has released the first briefing paper outlining the proposed structure of the Tasmanian Planning Scheme (TPS) and the process to get there.

In essence, the TPS will be made up of two components, namely the State Planning Provisions and the Local Provisions Schedules.

The State Planning Provisions will cover:

- Purpose and Objectives;
- Administration Provisions;
- Exemptions;
- General Provisions;
- Zones - with use and development provisions;
- Codes - with standard provisions; and
- Template for Local Provision Schedules.

The Local Provision Schedules will cover:

- Local zone and overlay maps and lists;
- Local area objectives;
- Particular Purpose Zones;
- Specific Area Plans; and
- Site specific qualifications.

It is envisaged that the State Planning Provisions will be drafted by early 2016 for Ministerial consideration prior to undergoing a statutory public consultation and assessment, conducted by the Tasmanian Planning Commission. At the conclusion of that and after considering any advice from the Commission, the Minister will declare the State Planning Provisions and the individual councils will then develop the local content for their area.

The Local Provision Schedules will then go through statutory public exhibition and assessment by the Commission later in 2016.

Attachments:

- Briefing Note

22 PERTH FENCES

Prepared by: Duncan Payton, Planning & Development Manager

Following concerns raised in regard to the potential impact of new fencing at the northern entrance to Perth, the matter was considered at the June meeting of Council.

Whilst no specific resolution was reached, Council officers visited the site and advise:

- There are five relevant lots, zoned General Residential and fronting the Midland Highway at this point;
- Three have been sold and are being developed for single dwellings;
- Two now have consistent colour bond fences on this boundary;
- The owner of the third has indicated his willingness to also use the same colour, material and style;
- The property developer of the overall subdivision has advised that there is a covenant on the titles preventing the erection of timber paling fences. This, he believes will encourage the development of colour bond fences.

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- Council officers will encourage the purchasers of the remaining two lots to develop colour bond fences of the same colour and style as the adjoining properties.

23 NBN NODES – EVANDALE

Attachments: Section 1 – Page 42

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

The purpose of this item is to provide advice regarding the installation of nodes for the NBN in Evandale.

The Telstra Engagement Specialist had organised for Council Works & Infrastructure and Planning staff to meet on site to discuss the location of the nodes, but later advised that the meeting was not proceeding.

The NBN nodes are generally exempt from planning approval under clause 5.3.1 of the *Northern Midlands Interim Planning Scheme 2013*:

5.0.1 Use or development described in subclauses 5.1 – 5.9 is exempt from requiring a permit under this planning scheme.

5.3.1 Telecommunications works within the scope of any of the following:

(a) development of low impact facilities as defined in Part 3 of the *Telecommunications (Low-impact Facilities) Determination 1997*.

In accordance with Part 3 of the Determination, a Pillar, Roadside Cabinet, or Pedestal, not more than 2 metres high, and with a base area of not more than 2 square metres, is a Low Impact Facility unless located within an Area of Environmental Significance.

Part 2.5 (6) of the Determination states that an area is an area of environmental significance if it is entered in the Register of the National Estate or the Interim List for that Register.

The Department of Environment lists Evandale in the Register of the National Estate, and advises that the Register is no longer a statutory list.

Council's planning department advised Telstra, acting as a delivery partner for NBN, that as Evandale is on the Register of the National Estate, it is an Area of Environmental Significance, and therefore the proposed nodes are not a low impact facility, and therefore require planning approval.

Telstra was of the view that that the Register of the National Estate has now ceased to be a statutory heritage register, and that consequently the RNE should no longer be regarded as an area of environmental significance.

Council's planning department advised Telstra that it had referred the matter for legal advice, and requested that, pending receipt of such advice, works for the installation of these node and pillars not commence in Evandale.

Council's legal advice is that:

The Register of the National Estate was established pursuant to the Australian Heritage Commission Act 1975. The Act was amended with effect from 19 February 2012 in a way which deleted all references to the Register and any obligation to maintain it. Therefore, with effect from 19 February 2012, the Register ceased to operate as a statutory instrument. It follows that any reference to the Register, as if it operates as a current document, in any other legislative instrument, is ineffective because there is no Register of the National Estate which attracts the operation of clause 2.5 (6) of the Determination. Therefore Evandale is not currently on the Register of the National Estate and therefore the areas of environmental significance clause as contained in the Determination do not have application to Evandale.

Council's planning department advised Telstra that Council's legal advice was that Evandale is not an

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Area of Environmental Significance under the Determination. Therefore, the installation of the nodes is exempt from planning approval under clause 5.3.1 of the *Northern Midlands Interim Planning Scheme 2013*.

Council's planning department asked Telstra if their proposed locations could be referred to Council's Evandale Advisory Committee for the Committee's input. Telstra advised that:

The field team have done an excellent job of siting these nodes given the constraints of the sitings especially with heritage. Telstra are very limited with locations when designing the location for these nodes. Consideration needs to be given to cultural, environmental and heritage issues along with network design and NBN Co business rules. These locations now designed to the maximum network capacity, therefore any further moves would be unsuitable.

Attachments:

- NBN Preferred Locations

24 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 have assessed the proposal.

Mayors and General Managers met on 1 July with Minister Peter Gutwein to discuss the joint Shared Service Investigation proposal. We are awaiting advice on the outcome of those discussions.

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25 WEST PERTH FLOOD STUDY - PROGRESS

Report prepared by: Terry Eaton, Engineer

Preliminary work has been undertaken to consider options for upstream flood mitigation with indications this solution may prove less expensive than the culvert and stream upgrade. Indications are that some stream training, landfill and local culvert improvements may permit further development of land in proximity to the drain. Awaiting a report on the required improvements from Mr Oakley but at present work has been deferred to permit input into the TRANSLink Flood issue resolution and associated grant application. It is anticipated that Mr Oakley's report will be available for the August Council meeting.

26 LOCAL GOVERNMENT (GENERAL) REGULATIONS 2015 & LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to update Councillors in relation to the amendments made to the Local Government (General) Regulations 2015 and Local Government (Meeting Procedures) Regulations 2015.

2 INTRODUCTION/BACKGROUND

The

- *Local Government (General) Regulations 2015* amend and remake the *Local Government (General) Regulations 2005*; and
- *Local Government (Meeting Procedures) Regulations 2015*, will amend and remake the *Local Government (Meeting Procedures) Regulations 2005*.

Changes took effect on 29 June 2015.

The key areas likely to be of interest to councillors are:

- *Local Government (General) Regulations 2015*
 - Changes to the tender threshold (Part 3, regulation 23)
 - Annual reporting processes on tenders and contracts (Part 3, Division 3)
 - Elected Member Expenses (regulation 43)
 - Council Land Information Certificate - section 337 certificates (Schedules 5 and 6)
- *Local Government (Meeting Procedures) Regulations 2015*
 - Notice of Meetings (regulation 7)
 - Adjournments (regulation 13)
 - Closed council meeting procedures (regulations 15)
 - Motions to overturn decision (regulation 18)
 - Minutes (regulations 32 and 34).

The following information has been extracted from the Information Sheets of June 15 circulated by the Local Government Division

i) Summary of Key Changes to the Local Government (General) Regulations 2015

- *The new Regulations will be accessible on the Tasmanian Government website www.thelaw.tas.gov.au*
- *Councils should be aware that they need to apply the new Regulations from 29 June 2015. The main changes concern the revised section 337 certificate and questions contained in Schedules 5 and 6 of the Regulations.*
- *The Regulations do not make changes to the provisions of Part Two (Elections) or Part 5 (Code of Conduct):*

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- The Code of Conduct provisions are likely to be superseded by the introduction of the new code of conduct framework under proposed changes to the Local Government Act 1993 (the Act), which are expected to take effect prior to the end of 2015.
- The new Regulations make no change to the current prescriptive limits on electoral advertising expenditure. The local government election issues of disclosure of campaign donations and electoral advertising via the internet are being considered outside the review of the Regulations, as they would require amendments to the Act.

Part 3 - Tenders and Contracts:

- The new Regulations increase the threshold for which councils are required to undertake a public tender process from \$100,000 to \$250,000. This is in line with the threshold applied to State Government public tender processes.
- It is important to note that councils should still consider conducting a public tender process involving amounts below the prescribed threshold, to ensure that the best value is obtained for goods and services.
- The Regulations clarify that the exemption from the tender process requirements for tenders undertaken on behalf of councils by local government associations also applies to entities established by local government associations.
- The Regulations create a new division for annual reporting requirements in relation to tenders and contracts, which comprehensively sets out the information required to be included by each council in its Annual Report, including:
 - in respect to the reporting of tenders valued at over \$250,000 and contracts awarded by a council over \$100,000; a description of the tender or contract, the period and value of the tender or contract, the name and address of the successful contractor and the value of the tender or contract awarded.
 - in respect to certain public tender exemptions; a description of the reason for not inviting tenders and the goods and services acquired, the name of the supplier, and the value of the goods and services. The relevant exemptions are, as before, 'in an emergency' or where 'a council determines by absolute majority that a tender process would not achieve a satisfactory result due to extenuating circumstances, the remoteness of the locality, or the unavailability of competitive or reliable tenderers'.
- Councils should consider revising and updating their code for tenders and contracts.
- Further information on the amendments to the Regulations can be found in the Tendering and Contracting Information Sheet on the Local Government Division Website:
http://www.dpac.tas.gov.au/divisions/local_government/resources_for_councillors

Regulation 43 and Schedule 4 – Expenses and allowances for elected members

- The new Regulations include an amendment to enable councillors to be reimbursed for reasonable expenses (Regulation 43) in relation to internet usage, stationery and office supplies, and 'the care of any person who is dependant on the councillor and who requires the care while the councillor is carrying out his or her duties or functions as a councillor', in accordance with the policy adopted under Schedule 5 of the Local Government Act 1993.
- The new Regulations update the allowances for elected members (Schedule 4) to reflect current allowances which are indexed annually from November of each year, according to the Labour Price Index, Australia.
- Councils should consider reviewing and updating their councillor expenses policy.
- Further information on councillor allowances can be found in the Councillor Allowances Information Sheet on the Local Government Division Website:
http://www.dpac.tas.gov.au/divisions/local_government/resources_for_councillors

Part 4 - Miscellaneous

The new Regulations provide:

- An increase in the threshold for instalment payment of rates from '\$100 or less' to '\$300 or less' (Regulation 34);
- An increase in the prescribed amount for which a council is required to publish notices in a newspaper regarding money remaining after selling land for unpaid rates, from \$50 to \$250 (Regulation 35); and
- An amendment to the Declaration of Office (Regulation 40) to include a new oath to comply with the

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code of conduct.

Schedules 5 & 6 - Council Land Information Certificate (s337) and Questions:

- *The new Regulations include minor amendments to the Schedule 5 certificate, namely the inclusion of two footnotes.*
- *Amendments have been made to the section 337 (council land information certificate) questions and important notes prescribed in Schedule 6 of the Regulations to:*
 - *increase understanding by potential purchasers of potential issues with implications for the relevant property;*
 - *clarify the extent of a council's responsibilities for these issues; and*
 - *provide information to potential purchasers about the relevant body with the capacity to provide further information about the relevant property.*
- *Councils should be aware that the revised section 337 certificate and questions should be implemented from 29 June 2015.*
- *The 'Planning Restrictions' and 'Building Line or Setback' questions 14 and 15 in schedule 6 in the 2005 Regulations have been removed from the new regulations.*
- *The new Regulations include:*
 - *amendments to question 14 on Planning Permits (refer to question 14) to require the council to 'inform the purchaser about how to obtain further information from the council'.*
 - *a new question (question 18) on 'Planning Enforcement Proceedings' to reflect the new enforcement powers provided to councils under section 65A-65G of the Land Use Planning and Approvals Act 1993.*
- *The regulations amend some of the council land information certificate questions to require additional detail in respect to:*
 - *Special Plumbing Permits (refer to question 31) questions separated out and a new reference to whether a permit has been refused.*
 - *Plumbing Permits (refer to question 32) including:*
 - *whether applications have been made, granted or refused;*
 - *whether permits have been refused;*
 - *any associated conditions and the particulars of these;*
 - *whether the council has a record of a certificate of completion (plumbing work) having been issued or refused.*
 - *Building Permits (refer to question 34) including:*
 - *whether applications have been made, granted or refused;*
 - *whether permits have been refused;*
 - *any associated conditions and the particulars of these;*
 - *whether the permit has been suspended or cancelled and the particulars.*
 - *Occupancy Permits (refer to question 35) including:*
 - *whether the council has a record of an application for a certificate of occupancy*
 - *whether a certificate of occupancy was issued, refused or cancelled;*
 - *whether the council has a record of an occupancy permit being cancelled or superseded.*
 - *Certificate of material compliance, permit to proceed or permit of substantial compliance (refer to question 41) including:*
 - *whether the council has a record of a certificate of substantial compliance or a certificate to proceed or a permit to proceed; and*
 - *if so, any relevant particulars of these.*
 - *The new section 337 certificate questions include amended 'important notes' and 'introductory notes' in respect to environmental protection notices, historical cultural heritage, public health, mineral resources (landslip), water quality, planning, building and occupancy permits, highways and access issues.*
 - *A new important note relating to Kingston Sheet Metal Stainless Steel Water Tanks has been included at the request of the Department of Health and Human Services. This important note will primarily be of relevance to properties located in Southern Tasmania where a number of*

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councils have been working with the Department of Health and Human Services to locate and identify these tanks.

ii) **Summary of Key Changes to the Local Government (Meeting Procedures) Regulations 2015**

- Councils need to be aware that the new requirements around meeting procedures - including processes for closed council meetings, public notification and minute-taking for these meetings - should be implemented from 29 June 2015 onwards.
- The Regulations do not make significant changes to the Voting or Questions provisions of Part 2, Divisions 3 and 4 of the Regulations.

Part 2 – Meeting, Division 1 – Convening and Agendas

Notice of Meetings (Regulation 7)

- The new Regulations:
 - remove the current requirement for a general manager of a council to publish a notice in a daily newspaper circulating in the municipal area before each ordinary council meeting and council committee meeting;
 - require councils (Regulation 7) to publish at least once in a year via a notice in a daily newspaper (as well as on the council's website) the council's forward schedule of the times and places of ordinary council meetings and council committee meetings;
 - require councils (Regulation 7) to notify the public of any change to its schedule of ordinary meetings or council committee meetings in the same way as outlined above.

Adjournments (Regulation 13)

- The new regulations clarify that the chairperson's power to adjourn a meeting may only be exercised 'for a proper purpose', 'if it is reasonable to do so in the circumstances' and 'in good faith' (Regulation 13).

Closed Meetings (Regulation 15)

- The new regulations make amendments to the existing closed council meetings requirements to:
 - better define the grounds for which a council can close a meeting and better record the reasons provided by councils for closing a meeting;
 - to clarify that a council is to consider in a closed meeting what information it will publicly disclose, taking into consideration privacy and confidentiality considerations;
 - to clarify in the definition of closed meeting that the decision to close a meeting must be made in the open part of the meeting.
- It is considered that the following amendments will:
 - provide increased clarity and consistency in regard to the application by councils of regulation 15 (closed meetings) in regard to the types of matters that are appropriate for consideration in closed session;
 - require more detail to be recorded regarding the type of matters under discussion.
- It is anticipated that this will encourage councils to give thorough consideration to the decision to close council meetings.

Closed Meeting Provisions Comparative Table:

2015 provisions	2005 provisions
Personnel matters, including complaints against an employee of the council and industrial relations matters; 15(2)(a)	Personnel matters, including complaints against an employee of the council; and industrial relations matters relating to a person; 15(2)(a) and (b)
contracts and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal; 15(2)(d)	Contracts for the supply and purchase of goods and services; 15(2)(c)
The security of – i) the council, councillors and council staff; or ii) the property of the council; 15(2)(e)	The security of the property of the council; 15(2)(d)
Proposals for the council to acquire land or an interest in land or for the disposal of land; 15(2)(f)	Proposals for the council to acquire land or an interest in the land or for the disposal of land; 15(2)(e)

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Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; (15(2)(g))	Information provided to the council on the condition it is kept confidential; (15(2)(f))
Applications by councillors for a leave of absence; (15(2)(h))	Applications by councillors for a leave of absence; (15(2)(i))
Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee or the council; (15(2)(j))	Matters relating to actual or possible litigation taken by or involving the council or an employee of the council; (15(2)(h))
The personal hardship of any person who is a resident in, or is a ratepayer in, the relevant municipal area; (15(2)(j))	The personal affairs of any person; (15(2)(j))
Information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business; (15(2)(b))	New provision
Commercial information of a confidential nature that, if disclosed, is likely to – i) prejudice the commercial position of the person who supplied it; or ii) confer a commercial advantage on a competitor of the council; or iii) reveal a trade secret. (15(2)(c))	Trade secrets of private bodies (15(2)(g))

- The regulations specifically require that, while in a closed meeting, the council is to consider (taking into account privacy and confidentiality issues) whether discussions, decisions, reports or documents relating to the closed meeting are:
 - to be kept confidential; or
 - released to the public.

Division 2 – Motions

- The regulations (Regulation 18) clarifies that a council decision may be overturned wholly or partly by:
 - a motion directly rescinding or otherwise overturning the decision or part of the decision; or
 - a motion that conflicts with, or is contrary to, the decision or part of the decision.
- Any report given by the general manager to a council in respect of a proposed motion to overturn a decision of the council, or that will result in the overturning of a decision of the council, wholly or partly, is to include:
 - a statement that the proposed motion, if resolved in the affirmative, would overturn that previous decision (or part of);
 - the details of the previous decision (or part of); and
 - advice as to whether or not that previous decision, (or part of) directed that certain action be taken and, if so, advice as to whether or not that action has been wholly or substantially carried out.

Division 5 – Minutes

- The regulations contain a new requirement to record public questions without notice in the minutes of a meeting (Regulation 32).
- Regulation 34 (Minutes of Closed Meeting) clarifies that the general manager is to record in the minutes of that part of the meeting that is open to the public each of the following:
 - the grounds for closing the meeting;
 - the fact that the matter was discussed at the closed meeting; and
 - a brief description of the matter so discussed.

Part 3 – General Provisions

- The new Regulations:
 - exclude virtual attendance at council meetings by expressly providing for physical attendance by councillors at council meetings (regulation 37).
 - clarify that a reasonable step by the chairperson (when chairing a meeting) to remove a person from a meeting or closed meeting may include requesting the assistance of a police officer (Regulation 40).

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- *The new regulations make a number of definitional amendments to increase clarity and consistency within the Regulations and between the Regulations and the Local Government Act 1993.*
- *Further information about council meeting procedures, including the new provisions, can be found in the Council Meeting Procedures Information Sheet at the Local Government Division Website:
http://www.dpac.tas.gov.au/divisions/local_government/resources_for_councillors*

DECISION

Cr

That the Information items be received.

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ECD 1 BUSINESS PLAN FOR NORTHERN MIDLANDS COUNCIL STAND ALONE VISITOR INFORMATION AND TOURIST CENTRE

Attachments: Section 1 – Page 53

File: 41/007/001
Responsible Officer: General Manager, Des Jennings
Report prepared by: Manager Economic and Community Development, Lorraine Green

1 PURPOSE OF REPORT

To:

- i) present to Council the Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre prepared by Ms Dee Alty, January 2015;
- ii) present to Council the Review of the Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre prepared by Sarah Lebski and Associates, March 2015; and
- iii) seek Council's response to the business plan and the review of the business plan.

2 INTRODUCTION/BACKGROUND

The Longford Local District Committee appointed a Visitor Information Centre Committee at the October 1st 2014 committee meeting, with the purpose of the committee being to compile information in support of a Visitor Information Centre to provide to Council. The members appointed to the committee were Mr Robert Henley, Mrs Vanessa Thirkel-Johnston, Ms Dee Alty and Mrs Margaret Stebbings.

In January 2015 Ms Dee Alty submitted the document "Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre".

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

A General Manager must ensure that any advice, information or recommendations given to the Council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

In accordance with this requirement Sarah Lebski and Associates, was engaged to review the business plan. Mrs Lebski's curriculum vitae is held as an Attachment.

In late March 2015 Mrs Lebski submitted her review of the business plan to Council.

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."

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4 STATUTORY REQUIREMENTS

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

A General Manager must ensure that any advice, information or recommendations given to the Council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

5 FINANCIAL IMPLICATIONS

Council engaged Sarah Lebski and Associates at a fee of \$3,300 GST inclusive to prepare the review of the business plan.

6 OPTIONS FOR COUNCIL TO CONSIDER

Council can either:

- i) accept in principle the Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre, and the Review of the Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre, or
- ii) not accept the Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre, and the Review of the Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre.

Council can either:

- i) provide a response to the business plan and the review of the business plan, or
- ii) not provide a response to the business plan and the review of the business plan.

7 OFFICERS COMMENTS/CONCLUSION

The Longford Local District Committee (LLDC) is an advocate for the establishment of a standalone Visitor Information Centre.

The LLDC supported the preparation of the *Business Plan for the Northern Midlands Council Stand Alone Visitor Information and Tourist Centre*.

A copy of the notes from the meeting of the LLDC to discuss the proposal are detailed below:

Notes of meeting to discuss Visitor Information Centre proposal by the Longford Local District Committee

30 May 2015 at 9:00am, Council Chambers, 13 Smith Street, Longford

In attendance

Mr Linus Grant, Mrs Lesley McKenzie, Ms Dee Alty, Mrs Margaret Stebbings, Cr Dick Adams, Mr Des Jennings (General Manager), Miss Amanda Mason (Executive Officer), Mr John Cauchi, Mr Rein Wever

Introduction

Mr Jennings welcomed everyone to the meeting and gave a brief background in respect to the Business Plan prepared by Dee Alty and the report prepared by Sarah Lebski in respect to having a

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standalone Visitor Information Centre in Longford. It was outlined that the purpose of the meeting was to identify areas in the Business Plan where additional information may be required, prior to it being submitted to Council for consideration.

Issues identified

- *Cost benefit analysis needed*
- *Yellow “I” vs White “I”*
- *Budget review – including full time staffing of Centre vs volunteers*

Discussion

The important question is: Is the existing facility sufficient for Longford? It is the consensus of this group that the existing service is not sufficient for Longford.

It is identified that there is a need for a much stronger business case to support a standalone VIC in Longford. Therefore, how can this be addressed?

The attendees discussed other VICs citing, Exeter, Evandale, Deloraine and Penguin as examples. Perhaps look at those business models as a comparison/benchmark.

Questions

1. *Is there space in the Longford Memorial Hall for a VIC?*
2. *What is Council’s involvement with Tourism? How much does Council contribute to Tourism each year?*

Moving forward

It was suggested that the current facility is inadequate. Council has spent money on the Memorial Hall. Proposed that the existing Information Centre be relocated to the Hall in the first instance as a trial and then focus on the expansion of the centre. It was suggested Council to coordinate the volunteers. It was agreed that this is a good course of action, however, discussion will need to be had with key stakeholders such as the existing volunteers and frequent users of the Memorial Hall.

Actions

- *Ms Alty to address the Council on the original idea (tentatively 18 May 2015)*
- *Council Officers to prepare report to June Council meeting re moving existing facility into the Memorial Hall (including council officer facilitating volunteers)*
- *Council Officers to summarise NMC budgetary allocation to Tourism and Tourism related facilities*
- *Council officers to compile information on the Evandale VIC model for LLDC consideration.*

It is well documented that Visitor Information Centres do not attract visitors and usually operate with an operating deficit, unless they are combined with other business or attractions along with a genuine volunteer basis.

Visitor Information Centres are also about a sense of place, that allows volunteers to come together to promote the community.

Sarah Lebski’s report also identifies that in some local government areas, the cost of a Visitor Information Centre is viewed as an investment in social capital, combined with the ability to provide other valued services, e.g. emergency information, including education, meeting spaces and similar community necessities.

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Council's consideration may include perhaps a trial of the proposal in the first instance. This may be achieved in stages to ensure the stakeholders are included in the process.

- i) Seek the comments of the current volunteers that support the Visitor Information shop front at JJ's Bakery.
- ii) If the Memorial Hall is a consideration for the location of the Visitor Information Centre, seek the input of the Senior Citizens.
- iii) Assess the cost to establish a trial Visitor Information Centre at the Memorial Hall.
- iv) Review appropriateness of Council staff managing the centre volunteers, and the staffing capacity to undertake this role.

8 ATTACHMENTS

- 8.1 Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre prepared by Dee Alty, January 2015
- 8.2 Review of the Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre prepared by Sarah Lebski and Associates, March 2015
- 8.3 Curriculum Vitae, Mrs Sarah Lebski.

RECOMMENDATION

That the matter be discussed.

DECISION

Cr

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W&I 1 LONGFORD FLOOD PROTECTION SCHEME: PROGRESS REPORT

Attachments: Section 1 – Page 103

Report prepared by: Terry Eaton, Engineer

Responsible Officer: Wayne Chellis; Works & Infrastructure Manager

1 PURPOSE OF REPORT

This report serves to provide a quarterly update to Council in regard to ongoing matters related to the Longford Flood Protection Scheme.

2 BACKGROUND

Update reports in relation to this matter have been tabled in closed council on a monthly basis since 23 April 2012 and in accordance with the following timetable for progressing outstanding issues associated with the Longford Flood Protection Scheme. Since April 2012 work has progressed with the present status of the action items:

Priority	Action Item	Status
High	Flood Modelling	NDR Funding for 2014/15 approved
High	Paton Street inlet drainage works	Complete
High	Discharge Pumps	Complete
High	Union Street Detention inlet/outlet pipe connections	Complete
Medium	Update Longford Flood Protection Plan	Complete
Medium	Paton Street Detention Basin	In progress
Medium	Develop Flood Evacuation Plan	Complete
Medium	Finalise levee permit	Complete

Note: The priority of the "Flood Modelling" item has been lifted to "High" and is being advanced as funds can be made available.

3 STRATEGIC PLAN 2007-2017

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The goals identified in, "Volume 1 – Mapping Our Direction", 3.1 Individual and Community Safety, 5.2 Hydraulic Infrastructure and 5.4 Emergency Management are applicable to this report.

4 STATUTORY REQUIREMENTS

Consistent with Council's "Duty of Care", to ensure flood protection measures and event management plans are in place in compliance with the *Tasmanian Emergency Management Act 2006*.

5 POLICY IMPLICATIONS

Statutory requirements to have in place a flood protection facility and flood management plan to protect the Longford community.

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6 FINANCIAL IMPLICATIONS

Description	2013/14 Budget \$	Current Status
Stormwater Detention Basin Paton Street - Manholes and Pipe Connections	11,330	Complete
Stormwater Detention Basin Drain Hobhouse to Malcombe	181,385	Achieved Practical Completion
Flood Levee Purchase of land adjacent to Union Street levee	25,000	Complete
Preparation of updated Maintenance and Operations Manuals	7,000	Complete
Flood Levee - Flood Pumps Set Up Paton Street	10,000	Complete
Flood Levee Stormwater Improvements Union Street	25,000	Complete
Stormwater Detention Basin Paton Street	100,000	In Progress
Flood Modelling - Longford Flood Mitigation	20,000	Application for NDR Funds approved
Flood Levee Clay/Concrete Interface Works	20,000	Complete
Gravelling of Levee Top	20,000	Works in progress
	<u>\$348,385</u>	

7 RISK ISSUES

Management of Longford flood scheme to minimise flood risks to the Longford community.

8 STATE GOVERNMENT CONSULTATION

Consultation with relevant government departments will be undertaken for the relevant stages of the work, Department of Primary Industries, Parks, Water and Environment (DPIPWE) for the levee permit and State Emergency Services (SES) for the management plans.

9 COMMUNITY CONSULTATION

Consideration to develop information to circulate to residents outlining issues, responses and contacts for a flood emergency including evacuation details.

10 PROGRESS

10.1 Paton Street Detention

Hobhouse Street Drain Connection

The land required for development of the detention basin has been taken over by Council with some maintenance work undertaken for the area. Construction of the designed basin is not seen as essential until work proceeds to develop the adjacent land, with the present detention area considered adequate to cater for any likely flood need.

10.2 Discharge Pumps

Pumps and fittings provided and tested with Paton Street wet well connection installed – action complete. Pump installed at Paton Street for most recent flood event, drainage satisfactory.

10.3 Finalise Levee Permit and Comprehensive Safety Inspection

Action complete.

10.4 Update Longford Flood Protection Plan

Action complete.

10.5 Develop Flood Evacuation Plan

Completed.

10.6 Flood Modelling

Work is proceeding with data processing some delay to collection of land information due to poor visibility for aerial photography.

Work has proceeded with development of waterway profiles and flood record information being collated.

The hydrology, quarterly and expenditure report on the project are attached.

Indications are that the project is progressing well, awaiting the next call for NDR funds to provide an application to fund Stage 2 of this project in 2015/16.

10.7 Penstock Valves

Penstock Valves: The Paton Street valve is now installed

10.8 National Disaster Resilience (NDR) Grant

Application complete, refer 10.6 above.

10.9 Levee Maintenance Works Program

10.9.1 *Batter Slopes, Crest Levels and Concrete Levee Interface*

Installation of permanent marks on levees and undertake surface profile survey. Survey data provided and existing levee profile details forwarded to JMG, council authorised Dam Engineers for comment. Report from Dale Luck indicates levee profile generally complies with design requirements.

10.9.2 *Cracking*

- (i) Arrange for cracking assessment and crack filling.
 - (ii) Levee CH2344-2400 – arrange partial rework.
 - (iii) Movement between levee to be crack filled.
- Work complete.

10.9.3 *Levee Crest, Grass & Vegetation, Vehicle & Stock Damage*

Program for levee topping with gravel to provide vehicle access, removal of weeds, topsoil and re-sow embankments; next stage of work proceeding as other programmed works and weather permits.

10.9.4 *Concrete Caulking*

Replace and repair as per 1.5.8 of JMG Report
Work complete.

10.9.5 *Railway Crossings*

Replace flexible inserts between rail and concrete.
Progress – Alternative mastic fill at gate installation adopted.

10.9.6 *Concrete Levee Interface*

Work complete with 12 month maintenance period in progress.

10.9.7 *Stormwater Outfalls*

Update maintenance manual to include flood flap activation assessment, referral

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to dam engineer to arrange.

Timing – ongoing maintenance.

- 10.9.8 *Drafting*
Complete.

10.10 Audit Report – Tasmanian Community Flood Resilience Project Stage 1

A copy of an “Audit Report – Tasmanian Community Flood Resilience Project Stage 1” received. Advice sought from Mr Dale Luck with fee proposal to consider any implications of this document to the “Longford Flood Protection Action Plan” and comments on the audit report, awaiting response.

11 ATTACHMENTS

- 11.1 National Partnership Agreement on Natural Disaster Resilience – Quarterly Report
- 11.2 Expenditure Report
- 11.3 Entura – Longford and Hadspen Flood Hydrology – Final Report

RECOMMENDATION 1

That Council receive the report.

DECISION

Cr

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W&I 2 RECONSTRUCTION OF ASSET NO'S 925 & 1548 MACQUARIE ROAD, CAMPBELL TOWN (ASHBY ROAD TO MORNINGSIDE BRIDGE)

Attachments: Section 1 – Page 186

Responsible Officer: Wayne Chellis; Works & Infrastructure Manager

1 INTRODUCTION

The purpose of this report is to seek Council's further opinion in relation to the removal of Macrocarpa Pine trees planted on private property due to their danger, obstruction and interference with the road section between Ashby Road and Morningside Bridge Asset No's 925 and 1548 Macquarie Road, Campbell Town.

2 INTRODUCTION/BACKGROUND

In the 2014/15 Municipal budget, funding of \$275,000 was approved for the reconstruction of a 1.275 km section of Macquarie Road, from Ashby Road to the Morningside Bridge which is located across the Macquarie River. It is proposed that the road will be milled up, widened and 150mm to 200mm of gravel will be added, graded and compacted to provide for 5.5 metres of seal and 0.750 metres of road shoulder each side and two coat sealed.

The section of Macquarie Road is very rough and uneven due to the sealed road being raised up by the roots of trees which grow in close proximity to the road pavement. This section of road is considered dangerous and sub-standard and requires urgent reconstruction. It should be noted that approximately two years ago, signs were erected to advise the travelling public of the road hazard which exists due to the proximity of the Macrocarpa trees to the road.

Road Asset number 774 relates to the section of road which is being damaged by the trees.

- 1) The first section of trees commences 235 metres from Ashby Road (on the Campbell Town side) to 663 metres from Ashby Road, number of trees in this section is 101.
- 2) The second section of trees commences 798 metres from Ashby Road (on the Campbell Town side) to 877 metres from Ashby Road, number of trees in this section is 19.

All trees are planted just inside the fence line.

The signage has recently been reviewed and upgraded to ensure there is adequate warning regarding the condition of the road.

The remainder of the road (where there are no trees) is in reasonable condition, however it is not considered good practice, or prudent, to upgrade and widen only part of this section of Macquarie Road.

The Macrocarpa trees are approximately 60 to 80 years of age and 10 to 15 metres in height and the condition of the trees (broken branches, etc.) indicates that they are getting toward the end of their useful life.

LOCATION OF MACRACARPA TREES, MACQUARIE RD



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:

- Policy 5.1 Transport Infrastructure Operations: *Ensure that council’s roads, bridges, footpaths and related assets are planned, designed, developed, constructed and maintained to meet service, safety, and efficiency standards acceptable to the community*

4 POLICY IMPLICATIONS

Council’s Road Infrastructure Asset Management Plan provides for Collector Roads (Macquarie Road) to be sealed to a width of 5.5 metres with 0.750 metre gravel shoulders.

Collector Roads carry moderate volumes of traffic and provide access by linking local areas to Link Roads and Arterial Roads.

5 STATUTORY REQUIREMENTS

Local Government (Highways) Act 1982

39. Obligation of occupiers to cut back vegetation, &c.

- (1) *In this section, **vegetation** includes any tree, hedge, and shrub.*
- (2) *Where the corporation is of the opinion that it is necessary to do so to remove or reduce the danger to persons using a local highway arising from the obstruction of their view by any*

vegetation or structure on any land, it may require the occupier of the land to cut, trim, or reduce the height of the vegetation or structure to the extent or in the manner specified in the notice.

- (3) The corporation may require the occupier of land on which a hedge or live fence is growing to remove seedlings, suckers, or offsets from the hedge or fence that have grown on a local highway.*
- (4) Where the roots of a tree interfere with the pavement of, or anything in, a highway in a city or town, the corporation may require the occupier of the land on which the tree is growing to kill or remove the tree or cut off its roots within the boundaries of the land.*
- (5) The corporation may require the occupier of any land abutting upon a highway or any other way to remove from the land ferns, weeds, rubbish, scrub, undergrowth, or dry grass.*
- (6) The corporation may require the occupier of land on which any vegetation is growing to remove a branch or other part of the vegetation that overhangs a local highway and that is less than –*
 - (a) 2.5 metres above a part of the highway that is intended mainly for the use of pedestrians;*
 - (b) 4.5 metres above any other part of the highway that is not intended for use as a carriage-way; or*
 - (c) 6 metres above a part of the highway that is intended for use as a carriage-way.*
- (7) Without prejudice to the exercise of any of its powers under the foregoing provisions of this section, the corporation may require the occupier of the land on which a tree is growing or standing to remove the tree or any specified part of it if the corporation is of the opinion that it is desirable to do so to remove a danger, obstruction, interference, or inconvenience to the use of the highway.*
- (8) A requirement under this section shall be made by written notice served on the occupier stating the time within which the requirement is to be complied with, not being less than 14 days from the service of the notice.*
- (9) If a requirement made under this section is not complied with, the corporation may carry out the requirement and recover the expenses reasonably incurred from the occupier of the land to which it relates.*
- (10) A person who is aggrieved by a requirement made under subsection (7) may apply to the Magistrates Court (Administrative Appeals Division) for a review of the requirement.*
- (11) ...*

Section 39 requires a landowner to remove vegetation if the requisite notice is received from Council it having formed the opinion that it is necessary to remove the specified vegetation so as to remove or reduce a danger to persons who use a local highway.

6 FINANCIAL IMPLICATIONS

In the event that council make a decision to pay for the cost of the removal of the trees the cost is in the order of \$20,000.

7 RISK ISSUES

The condition of the sealed surface is very rough and uneven and has the potential to cause an accident.

Should Council agree to cover the cost of removal of the trees this would set a precedent that would become costly to Council in the future.

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8 CONSULTATION WITH STATE GOVERNMENT

N/A.

9 CONSULTATION WITH PROPERTY OWNER

The Works & Infrastructure Manager, Corporate Services Manager and Works Supervisor met with the property owner on 25 September 2014; at which time the property owner agreed to cut the trees branches back 1.5 metres from the edge of the road to a height of six metres, with the roots to be ripped to a depth of approximately 1.5 metres near the property boundary to ensure that the roots do not impact the new pavement. The property owner agreed to complete the work by late January/early February to enable the road to be reconstructed in accordance with Council's sealing program.

Since the September 2014 meeting, Council Officers have been in contact with the property owner on a regular basis in order to ensure that the road works are able to be undertaken.

Council resolved when considering this matter on 16 March 2015 (Minute Reference 66/15):

That Council take into account the cost of the road reconstruction caused by the tree roots and serve notice on the property owner to remove the trees at his cost in accordance with section 39 of the Local Government (Highways) Act 1982; and defer/reprogram the project to be carried out next financial year.

Most recently, the property owner has advised his unwillingness to remove the trees at his cost.

10 TREE CONDITION REPORT

The environmental and risk report provided by Enspeg (report attached) advised that the ripping of the roots to ensure they will not do further damage to the road and pruning to allow the work to be carried out will cause the following concerns.

- The trees will become unstable in the future and ripping may result in root plate failure and rot and make them structurally unsound;
- Pruning will result in altering the canopy of the tree which will allow the wind to enter. This will result in large branch failures during wind events.
- The Environmental and Risk Report recommended that the trees be removed.

11 OPTIONS FOR COUNCIL TO CONSIDER

The following options should be considered by Council:

- i) that Council contribute \$20,000 towards the cost of the removal of the trees as requested by the property owner.
- iii) that Council serve notice on the property owner to remove each of the trees as identified on the attached plan because Council is of the opinion that it is desirable to do so in order to remove an inconvenience to the use of Macquarie Road, Campbell Town.

12 OFFICER'S COMMENTS/CONCLUSION

It should be noted that there a number of areas throughout the Northern Midlands Council area where trees (generally Pine species) have been planted too close to the road by property owners and tree roots are damaging the road pavement. Property owners should be proactive in removing the trees to prevent danger or obstruction, or interference or inconvenience to Council's road assets. The cost of removal of the trees should be borne by property owners.

The specific section of road to which this report refers is Road Asset number 774, as follows:

- 1) The first section of trees commences 235 metres from Ashby Road (on the Campbell Town side) to 663 metres from Ashby Road, number of trees in this section is 101.
- 2) The second section of trees commences 798 metres from Ashby Road (on the Campbell Town side) to 877 metres from Ashby Road, number of trees in this section is 19.

It should be noted that the road may still require to be re-graded and sealed again in say 20 years once the roots have decayed and the road becomes uneven again; it is not feasible to remove the existing roots under the road as indications are that some may be at a depth in excess of one metre.

It should be noted that the Environmental and Risk Report by Enspeg recommended removal of the trees.

13 ATTACHMENTS

Enspeg Report.
Plan.

RECOMMENDATION

That pursuant to *section 39(7) of the Local Government (Highways) Act 1982*; Council resolves to require the occupier of the land situate and known as 'Rosedale' owned by Rosedale Rural Pty Ltd on which trees are growing on land adjoining Macquarie Road at Campbell Town, to remove each of the trees as identified in this report together with the plan attached to this resolution and described as follows:

Situate adjacent to Road Asset number 774:

- 1) The first section of trees commences 235 metres from Ashby Road (on the Campbell Town side) to 663 metres from Ashby Road, number of trees in this section is 101.
- 2) The second section of trees commences 798 metres from Ashby Road (on the Campbell Town side) to 877 metres from Ashby Road, number of trees in this section is 19.

Council is of the opinion that it is desirable to remove the said trees to address the associated danger, obstruction and inconvenience to the users of Macquarie Road, Campbell Town.

DECISION

Cr

AGENDA – ORDINARY MEETING

20 JULY 2015



GOV 6

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

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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 8.

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 was received in June, and a further nomination has been received, as follows:

- Mr Stephen Baldock

Should Mr Baldock be appointed to the Committee the membership will comprise 9 members, with one vacancy 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 Mr Stephen Baldock as a member of the Evandale Advisory Committee.

DECISION

Cr

AGENDA – ORDINARY MEETING

20 JULY 2015



GOV 7 NORTHERN TASMANIA DEVELOPMENT – ELECTED MEMBER REPRESENTATION TO THE C8 WORKING GROUP

Attachments: Section 1 – Page 189

Responsible Officer: Des Jennings – General Manager
Report prepared by: Gail Eachar – Executive Assistant

1 PURPOSE OF REPORT

This report considers correspondence received from Northern Tasmania Development (NTD), in relation to the nomination of an elected member representative to become a member and participant on the *C8 Working Group*.

2 INTRODUCTION/BACKGROUND

The C8 was endorsed as a formal sub-committee of Northern Tasmania Development (NTD) at its 27 August 2014 meeting.

NTD have advised that the C8 Working Group, which ideally consists of elected members from all eight Councils, was established as a conduit and platform for elected members to become more involved in the regional direction setting through the Local Government Committee. A C8 working Group co-ordinator is elected annually to facilitate meetings and agendas and act as spokesperson for the group. The role is rotated between the different Councils every 12 months and the C8 Working Group appointed Tim Woinarski from West Tamar Council as its Co-ordinator at its last meeting held on 4 March 2015.

Together with the invitation to nominate an elected member representative for Northern Midlands Council, NTD have provided the following information in relation to the C8:

Background

In 2012 Councillors from across Northern Tasmania proposed the idea to create an informal network of elected members – an ‘Assembly’ of Councillors (C8 – Councillors of the eight northern LGA’s). There were existing networks for General Managers and Mayors, but no regular forums for Councillors.

Overview

From this proposal, in conjunction with Northern Tasmania Development (NTD), the first inaugural C8 Summit was held in October 2013 and following its success another was held in December 2014.

The goal of the C8 is to give elected members an opportunity to better understand local challenges and opportunities faced by Councils in a regional context by aiming to:

- *Share challenges and opportunities experienced in each Local Government Area;*
- *Increase awareness of the key regional challenges and the evidence behind them;*
- *Build trust and respect amongst councillors;*
- *Focus on areas of agreement rather than areas of conflict;*
- *Invigorate and inspire Councillors to work together; and*
- *Gain consensus on a path to regional understanding and cooperation.*

AGENDA – ORDINARY MEETING

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The C8 is building:

- *A strong yet informal information sharing and knowledge building network amongst elected representatives of the eight northern Councils;*
- *An understanding of ourselves and our region (its challenges and opportunities);*
- *An understanding of what works for others in regions around Australia through research and presentation of case studies;*
- *An annual schedule of gathering; and*
- *Collaboration between ourselves and our region.*

Elected members can attend any of the C8 summits and meetings to meet, network and gain something of value. Two key roles for the C8 are:

- *To present case studies and invite speakers from around the region (and occasionally outside of the region) to share case studies and projects that have involved collaboration, working across municipal boundaries, working with multiple stakeholders, had positive and practical outcomes from around the region in areas that have relevance to all northern councils.*
- *Specific project champions (including current elected members) who could coordinate activities where they have major interests or expertise, and feedback through NTD, reflecting the premise that the project has a regional priority.*

3 STRATEGIC PLAN 2007-2017

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

Part 1: Governance

1.8 Regional/State/Federal/International Relations.

4 OFFICER’S COMMENTS

Northern Tasmania Development (NTD), has requested that Council nominate an elected member representative to become a member and participant on the C8 Working Group.

5 ATTACHMENTS

5.1 Letter from NTD dated 6 July 2015

RECOMMENDATION

That Council

- a) receives the report; and
- b) supports the nomination of Cr as Council’s representative to the C8 Working Group.

DECISION

Cr

AGENDA – ORDINARY MEETING

20 JULY 2015



GOV 8 LOCAL GOVERNMENT ASSOCIATION OF TASMANIAN 2015 BY-ELECTION

Attachments: Section 1 – Page 192

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

This report considers correspondence received from the Tasmanian Electoral Commission who has been requested to conduct the 2015 by-election of President to serve until July 2017.

2 INTRODUCTION/BACKGROUND

Correspondence received from the Tasmanian Electoral Commission indicates that the Commission has been requested to conduct the 2015 by-election of President to serve until July 2017.

The Tasmanian Electoral commission called for nominations from LGAT members to be submitted before 5.00pm on Thursday, 30 July 2015.

Nominations open	Monday	26 June 2015
Nomination close	Thursday	30 July 2015 – 5.00pm
Ballot material posted (if a ballot is required)	Tuesday	4 August 2015
Close of postal ballot	Tuesday	8 September 2015 – 10.00am
Declaration of result	Tuesday	8 September 2015

3 STRATEGIC PLAN 2007-2017

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The goals identified in, *“Volume 1 – Mapping Our Direction”, 1.8 Regional/ State/ Federal/ International Relations* are applicable to this report.

4 OFFICER’S COMMENTS

If a ballot is required, a report to consider completion of the ballot paper will be prepared to be tabled in closed council at the 17 August 2015 Council meeting.

5 ATTACHMENT

Correspondence dated 25 June 2015.

RECOMMENDATION 1

That Council discuss the matter.

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RECOMMENDATION 2

That Council

1. receive the report; and
2. nominate as President of the Local Government Association of Tasmania for the period until July 2017.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

20 JULY 2015



GOV 9

TYRE RECYCLING FACILITY TOUR

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

Duncan Payton, Planning & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is to report to Council on the tour and discussions with the following companies:

- Tyrecycle- Jim Fairweather, CEO – Somerton VIC
- Green Distillation Technologies C/P (GDT) – Trevor Bayley, Director – Warren NSW

2 INTRODUCTION/BACKGROUND

The following were the resolutions of Council at the 22 June 2015 Council Meeting in relation to this issue:

- Council Minute Reference 37/15(3) – 2 February 2015 - 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:

... 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.

- Council Minute Reference 146/15(3) – 01 June 2015 - Northern Midlands Economic Development Committee

That Council note the following recommendation of the Northern Midlands Economic Development Committee in relation to the item to be discussed in Closed Council:

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.

- Council Minute Reference 172/15 – Planning Permit P13-199:Tyre Storage at Woolmers Lane, Longford

That an independent risk assessment be undertaken by Council; and an in-depth brief be prepared for Council's solicitor.

That Council assist or facilitate recycling or reuse of the tyres and write to the State Government inviting them to be party to the resolution of this matter.

That no further planning approvals be given in relation to the site at Rhodes without consideration at a Council meeting.

The Mayor, Councillors and officers have been promoting to members of State Parliament and Eric Hutchinson, Federal Member for Lyons the need to find a solution to the increasing

stockpile of used tyres.

To this end a promotional document has been prepared and distributed clearly identifying the size of the problem, the waste tyre stockpile that continues to grow in the area.

Officers have presented to the Northern Waste Management Group seeking support and continue to liaise with the Department of State Growth.

For officers to be more fully informed of recycling options, site visits were arranged and meetings occurred with the managers of Tyrecycle and Green Distillation Technologies. We now have direct contact and continue to liaise.

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 : Governance
 - 1.6 Risk Management
 - 1.8 Regional/ State/ Federal/ International Relations
- Part 1B : Finance
 - 1.11 Insurance
- Part 2 : The Local Economy
 - 2.1 Long Term Economic Development
 - 2.3 Business Support
- Part 3 : Community Development
 - 3.1 Individual and Community Safety
 - 3.2 Health
- Part 4 : Structure Planning and Sustainability
 - 4.3 Development Control
 - 4.4 Planning Practice
 - 4.13 Natural Resource Management
- Part 5 : Focus on Physical Assets
 - 5.4 Emergency Management

4 POLICY IMPLICATIONS

N/A.

5 STATUTORY REQUIREMENTS

N/A.

6 FINANCIAL IMPLICATIONS

N/A.

7 RISK ISSUES

There are no risks associated with the actual tour.

8 CONSULTATION WITH STATE GOVERNMENT

It will be necessary to ramp up discussions with the relevant agencies to promote solutions to the waste tyre problem as they are presented by the companies.

To this end, dialogue will be maintained with:

- Environmental Protection Agency (EPA)
- Department of State Growth (DSG)
- Minister Hidding, State Member
- Eric Hutchinson, Federal Member for Lyons

9 COMMUNITY CONSULTATION

Continuation of open and frank discussion needs to continue with the permit holder of Woolmers Lane waste tyre site.

10 OPTIONS FOR COUNCIL TO CONSIDER

- 10.1 Council formally receive the report from officers and continue to support them in their endeavours to promote a solution to the problem of the disposal of the waste tyres in Tasmania.
- 10.2 Council take no action to assist to facilitate/advocate for a solution for the disposal of waste tyres in Tasmania.

11 OFFICER'S COMMENTS/CONCLUSION

The report aims to provide an overview of the tour and capture the key issues raised/identified.

11.1 1 June: Tour of Tyrecycle, Somerton VIC

The Planning and Development Manager and General Manager met with Jim Fairweather CEO of Tyrecycle.

Tyrecycle is the market leader in the tyre recycling industry in Australia with a national network of collection and processing capabilities. This includes Australia's largest crumbing plant based at the Head Office in Somerton, Melbourne VIC.

They have 5 secure processing facilities, 12 specialised rubber shredders, 5 granulators and 3 large scale mills.

Tyrecycle have constructed a portable shredder, which is understood to fit within a shipping container.

Council's officers have met with representatives at their Somerton site and recently at the Northern Midlands Council offices.

It is understood that Tyrecycle are responsible for the disposal of a portion of the stockpile of waste tyres at the Woolmers Lane site.

Council officers are assisting with a proposed development application to EPA Tasmania and also investigating an avenue for funding support by way of the Tasmania Freight Equalisation Scheme.

11.2 3 June: Tour of GDT site, Warren NSW

Green Distillation Technologies is a green technology start-up based in Melbourne. GDT has developed a proprietary destructive distillation technology which is capable of recycling end-of-life car and truck tyres into saleable commodities of carbon, oil and steel.

GDT is establishing a commercial module in Warren NSW, which may be scaled up to a full size module plant.

The GDT technology is known as “Destructive Distillation” and uses controlled heat to reduce whole tyres to their constituent elements which then reform into oils which are distilled and collected. Carbon is the most abundant element in tyre rubber and is delivered up in powder form of high purity. Steel that is used in tyre manufacture is collected clean and unchanged. The process is entirely emission free.

The process plants are designed in modular form with a single module comprising two processing tubes and all the ancillary equipment. A commercial scale plant consists of six of these modules and is capable of processing 19,000 tones of tyres per year. This represents approximately 3% of the ELTs produced in Australia annually.

The GDT process is currently the only process available in Australia that remanufactures the rubber content of the ELT into a different energy form. Other processes merely change the shape and/or appearance of the rubber. The oil produced from the GDT process can be used as a heating fuel, direct into some stationery diesel engines or is capable of further refinement into better engine fuels. The carbon is a high grade product replacing other carbons sourced from fossil fuels. The steel is returned directly to the scrap steel.

The site inspection at Warren identified that the construction of one module was well underway, with the single module to be operational within 3 to 4 months from the time of the visit.

Concrete pads existed on site for an additional 5 modules.

It is understood when the first module is operational, NSW EPA will carry out the necessary monitoring as part of the approval process. It was further advised that EPA Vic and perhaps EPA Tasmania would also be invited to inspect the operating module at that time.

The operator of the Woolmers Lane Waste Tyre Storage site is in discussions with GDT regarding the recycling of the stockpile.

Further, Council officers believe that Eric Hutchinson, MP organised a visit with Environment Minister, Greg Hunt to view the site and meet representatives, including Trevor Bayley (GDT), last year to show the Minister the tyre site and discuss the GDT proposal.

Council officers will continue to liaise with Trevor Bayley of GDT.

RECOMMENDATION 1

That the report be received.

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RECOMMENDATION 2

That Council officers continue to assist to facilitate a sustainable waste tyre recycling option.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

20 JULY 2015



GOV 10

RESOURCE SHARING DISCUSSION

Attachments: Section 1 – Page 193

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

1 PURPOSE OF REPORT

The purpose of this report is to seek authorisation from Council for the Mayor to enter into discussions with all Councils in respect to resource sharing initiatives.

2 INTRODUCTION/BACKGROUND

On 25 March 2015 Mayor Downie received a letter from Mayor van Zetten of the Launceston City Council to meet to discuss voluntary amalgamations. The request arose as a result of the presentation made by the Minister for Planning and Local Government, Peter Gutwein MP on the subject in February 2015.

Council considered the matter at its meeting of 20 April 2015 at which time the following decision was made:

Cr Polley/Cr Knowles

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.

Carried unanimously

The Northern Midlands Council has been proactive in its approach to undertaking a benchmarking process in conjunction with Meander Valley, West Tamar and George Town Councils.

Subsequently, the Launceston City Council, and other Councils have expressed interest in entering into discussions regarding benchmarking and resource sharing initiatives.

Minister for Planning and Local Government, Peter Gutwein MP has recently written to all Tasmanian Councils urging they keep up the momentum in investigating new and better ways of operating. A copy of that letter 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:

- Part 1 – Governance
 - 1.1 – Governance
 - 1.6 – Risk Management
 - 1.8 – Regional / State relations
- Part 2 – The Local Economy
 - 2.1 – Long Term Economic Development

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4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

That the Mayor is not able to participate in discussions regarding resource sharing that may impact on the municipality of the Northern Midlands.

8 CONSULTATION WITH STATE GOVERNMENT

Council has notified the State Government of the initiatives it is taking in respect to the benchmarking process and will continue to do so.

9 COMMUNITY CONSULTATION

Not applicable at this stage.

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

1. To authorise the Mayor to enter into discussions with all Tasmanian Councils who express an interest in respect to potential benchmarking and resource sharing initiatives;
2. To await the outcome of the current benchmarking project with Meander Valley, West Tamar and George Town Councils prior to liaising with other Councils in respect to benchmarking and resource sharing initiatives.

11 OFFICER'S COMMENTS/CONCLUSION

The initial benchmarking and resource sharing project involved the three Councils of Meander Valley, West Tamar and Northern Midlands.

To date this has expanded to include George Town Council, with further interest shown by other Councils in the region.

It is important that an open and participatory process is employed to achieve active participation by all members of the region.

The primary goal is to create productive discussions to develop positive solutions. This can only be achieved by the Northern Midlands if we participate in all discussions.

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It is recommended that the Mayor and General Manager be authorised to progress open discussions on benchmarking and resource sharing with all Councils that express an interest.

12 ATTACHMENTS

12.1 Letter from Minister for Planning and Local Government, Peter Gutwein MP dated 6 July 2015.

RECOMMENDATION 1

That Council discuss the issue.

RECOMMENDATION 2

That Council authorise the Mayor to enter into discussions with all Tasmanian Councils that express an interest in respect to potential benchmarking and resource sharing initiatives.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

20 JULY 2015



GOV 11

TASMANIA TRADE MISSION TO CHINA

Attachments: Section 1 – Page 195

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 establishing formal ties with Liyang and Liupanshui cities in 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.

Mayor Downie attended the Tasmania Trade Mission as a representative of the Northern Midlands Council.

The Trade Mission was 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 provided 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.

During the Trade Mission, Mayor Downie was approached by representatives of Liyang and Liupanshui Cities who expressed interest in creating a relationship with the Northern Midlands Council.

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

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5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

No identified cost at this time.

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

- a. Council formally establish twinning relations with both cities or an individual city;
- b. Council approach Northern Tasmania Development seeking consideration by the regional group to establish a formal relationship with the cities in China to develop and maintain cultural and economic networks.
- c. Council take no action.

11 OFFICER'S COMMENTS/CONCLUSION

A notable outcome of Mayor Downie's recent Trade Mission to China has been an expressed desire of the Liyang Municipal Government to establish a twinning relationship between Liyang City and the Northern Midlands. Shared interests between the two regions include modern agriculture and tourism development.

The Director of Foreign Affairs Office of Liyang Municipal Government, Xinping Xu has provided the following words on Liyang City:

We pride ourselves on Tianmu Lake Resort and Nanshan Bamboo Grove, which are two AAAAA tourist attractions at a national level. Liyang City is known as well for its selenium enriched white tea, which is instrumental in keeping fit.

Liupanshui City have also expressed an interest in establishing ties with the Northern Midlands Council. Please see attached a brief introduction to Liupanshui City.

Council's consideration is sought on establishing a twinning relationship with the aforementioned cities in China in its own right. Alternatively, Council can investigate the possibility of a regional approach through Northern Tasmania Development.

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The establishment of the relationships with the cities of Liyang and Liupanshui may be best pursued through Northern Tasmania Development with a focus on a regional approach to establishing and maintaining cultural and economic relationships.

12 ATTACHMENTS

12.1 Introduction to Liupanshui City

RECOMMENDATION 1

That Council discuss this matter.

RECOMMENDATION 2

That Council approach Northern Tasmania Development seeking considerations by the regional group to establish formal relationships with the cities in China to develop and maintain cultural and economic networks.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

20 JULY 2015



GOV 12 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR THE ANNUAL GENERAL MEETING & GENERAL MEETING – 22 JULY 2015

Attachments: Section 1 – Page 199

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

This report considers the Local Government Association of Tasmania (LGAT) agenda for the Annual General Meeting and General Meeting on 22 July 2015.

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania (LGAT) will hold the Annual General Meeting (AGM) and General Meeting on 22 July 2015 at The Tramsheds in Launceston. The AGM will commence at 10.30am and the General Meeting will commence directly after the conclusion of the Annual General Meeting.

The decision of Council to this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT):

- Annual General Meeting; and
- General Meeting.

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The goals identified in, “*Volume 1 – Mapping Our Direction*”, 1.8 *Regional/ State/ Federal/ International Relations* are applicable to this report.

4 FINANCIAL IMPLICATIONS

Councillor attendance is in accordance with Council Policy No. 4, Councillors Allowances, Travelling and Other Expense; attendance at the LGAT Annual General Meeting, General Meeting and Conference was considered at the 18 May 2015 Council Meeting (min. ref. 126/15).

5 OPTIONS FOR COUNCIL TO CONSIDER

Council needs to consider each agenda item and determine how it wishes the voting delegate to vote on each item at the Annual General Meeting and General Meeting on the 22 July 2015.

5.1 Annual General Meeting

The following are the motions on which decisions are sought:

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Item 1 *President's Report*

Decision sought:

That the President's report be received.

Item 2 *Minutes of 102nd Annual General Meeting*

Decision sought:

That the Minutes of the 102nd Annual General Meeting, held 23 July, 2014 be confirmed.

Item 3 *Financial Statements to 30 June 2013*

Decision sought:

That the Financial Statements for the period 1 July 2013 to 30 June 2014 be received and adopted.

Item 4 *President and Vice President Honorariums*

Decision sought:

That the President's and Vice President's allowance for the period 1 July 2015 to 30 June 2016 be adjusted in accordance with the movement in the Wages Price Index.

Item 5 *Subscriptions 1 July 2015 to 30 June 2016*

Decision sought:

That subscriptions be increased by 2.48% to meet the operating costs of the Association.

Item 6 *Budget for the twelve months 1 July 2015 to 30 June 2016*

Decision sought:

That the Meeting adopt the Budget as presented.

Item 7 *Motions*

Item 7.1 *Term of Office of President*

Council – Derwent Valley

Decision sought:

That the Local Government Association of Tasmania Rules 27 Regarding Term of Office of President, be amended that in the event that the President vacates office, the Vice President is to hold the position of President until the next election.

Item 7.2 *Voting Entitlements*

Council – Derwent Valley

Decision sought:

That the Local Government Association of Tasmania Rules Regarding Conduct of General Meeting be amended by deleting from rule 16 voting by population categories and replacing it with one (1) vote per Council.

Item 8 *Reports from Board Representatives*

Decision sought:

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

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and committees etc.

5.2 General Meeting

The following are the motions on which decisions are sought:

Item 1 Minutes

Decision sought:

That the Minutes of the meeting held on 30 April 2015, as circulated, be confirmed.

Item 2 Confirmation of Agenda & Order of Business

Decision sought:

That the agenda and order of business be confirmed.

Item 3 Business Arising

Decision sought:

That Members note the following information.

Item 4 Follow up of motions

Contact Officer – Katrena Stephenson

Decision sought:

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

Item 5 Monthly Reports to Councils

Decision sought:

That Members note the reports for January through to May 2015.

Item 6 Items for Noting

Item 6.1 Policy & Legislation Update

Contact Officer – Katrena Stephenson

Decision sought:

That the Meeting note the following report.

Item 6.2 Financial assistance Grants (FAGs) Strategic Campaign

Contact Officer – Katrena Stephenson

Decision sought:

That the Meeting note the following report.

That the Meeting note the activities being undertaken by all Associations, with the Australian Local Government Association (ALGA), in relation to the FAGs Strategic Campaign.

Item 6.3 Elected Member Census

Contact Officer – Katrena Stephenson

Decision sought:

That the Meeting note:

- a) The preliminary findings from the Elected Member Census.
- b) That a full report will be tabled at the Meeting.
- c) That the completion rate was disappointing and LGAT will be seeking feedback in future on ways to ensure a higher return rate for surveys.

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20 JULY 2015



Item 6.4 Planning Reform

Contact Officer – Katrena Stephenson

Decision sought:

That members note the following report.

Item 6.5 Tasmanian Local Government Workforce Report

Contact Officer – Scott Blacklow

Decision sought:

That members note the following report.

Item 6.6 Electricity

Contact Officer – Kate Hiscock

Decision sought:

That Members note that LGAT coordinated a process for market based sectoral purchasing of energy for unmetered public lighting.

This process was successful and has resulted in significant savings for members.

Item 6.7 Community Satisfaction Survey

Contact Officer – Deb Leisser

Decision sought:

That Members note that the State-wide Community Satisfaction Survey was conducted in May 2015

That Members note that Sam Paske, Chief Operations Director, Enterprise Marketing and Research Services (EMRS), will present the key findings relating to the survey at this meeting.

Item 7 Items for Decision

Item 7.1 Local Government Reform

Contact Officer – Katrena Stephenson

Decision sought:

That the Members discuss the difficulties being faced in identifying and finalising models and provide direction to LGAT on the areas of support required moving forward.

Item 7.2 Local Government (Code of Conduct) Amendment Bill

Contact Officer: Katrena Stephenson

Decision Sought

A: That the Meeting agree that Mayors will write to MLCs in support of the Local Government (Code of Conduct) Bill, noting the significant consultation that has occurred with councils since 2010.

B: That the Meeting vote on the following recommendations (the recommendations relate to the numbered items in the background section):

1. That the single Code of Conduct Panel be able to investigate, hear and determine code of conduct complaints.
2. Provide for some flexibility for councils to expand upon core elements in the Regulated (Model) Code of Conduct.
3. Only allow for complaints regarding incidents/matters that have happened in the preceding 90 days.
4. That there continue to be a requirement to pay a fee to lodge a

complaint, noting that the fee is reimbursed if the complaint is upheld.

5. That there remain an ability to withdraw a complaint.
6. That given the need to contain costs and to deal with complaints expeditiously, legal representation not be allowed in Standard Panel Hearings
7. That the legislation allow for a Code of Conduct complaint to be submitted locally to the General Manager to check that proper procedure has been adopted before forwarding to the Standards Panel.
8. That the one month suspension sanction be changed to allow for up to three months suspension in order to offer an effective deterrent for bad behaviour.
9. That the holding of an AGM is optional, to be determined by Council.
10. That the Council be able, through a majority vote, to direct the General Manager to provide complete information (not redacted or removed) that the General Manager has withheld on the basis of deeming it private and confidential information relating to a person.

Item 8.1 Council Customer Service Charter

Council – Dorset

Decision sought:

To alter section 339F (4) Local Government Act 1993 from requiring a council to review its customer service charter at least once every 2 years to within 12 months after a council election.

Item 8.2 Administration of General Managers Roll

Council – Hobart City

Decision sought:

That the Local Government Association of Tasmania urge the State Government to support the transfer of the administration of the General Manager's Roll to the Tasmanian Electoral Commission.

Item 8.3 Administration of General Managers Roll

Council – Hobart City

Decision sought:

The Local Government Association of Tasmania urge the State Government to review the eligibility for inclusion on the General Manager's Roll to better capture all citizens, inclusive of refugees and permanent residents living in a local government area.

Item 8.4 Compulsory Local Government Elections

Council – Hobart City

Decision sought:

The Local Government Association urge the State Government to consider making Local Government elections compulsory and that voting take place at the ballot box.

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Item 8.5 Disclosure of Candidates Political Donations

Council – Hobart City

Decision sought:

The Local Government Association of Tasmania urge the State Government to support the expansion of the Local Government Act and Regulations to require candidates to disclose political donations.

Item 8.6 Elected Member Training

Council – Derwent Valley

Decision sought:

That all Councillors as a requirement of being elected to Council are to within six months of being elected undertake training courses in the following areas:

1. Meeting Procedure
2. Planning

Item 8.7 Election of Mayor & Deputy Mayor

Council – Derwent Valley

Decision sought:

That the Local Government Association of Tasmania request a change to the Local Government Act 1993 for the conduct of Local Government Elections by allowing the Mayor and Deputy Mayor to be elected by Council.

Item 8.8 Composition of Legislative Council

Council – Derwent Valley

Decision sought:

That the Local Government Association of Tasmania pursue on behalf of Local Government the option that the role of the Legislative Council (House of Review) be undertaken by the Mayors of the 29 Council in Tasmania.

Item 8.9 Constitutional Recognition

Council – Northern Midlands

Decision sought:

That the Local Government Association make representation to the Prime Minister requesting a referendum to facilitate the recognition of Local Government in the Australian Constitution.

Item 9 Public Policy – General

Item 9.1 Land Handbacks and Dual Naming

Council – Circular Head

Decision sought:

1. Member Councils of LGAT recommend that the State Government does not proceed with land handback within Tasmania, but proclaims STATE RESERVES, for significant, valued aboriginal heritage and cultural areas;
2. LGAT recommends that the State Government or the Nomenclature Board do not proceed with any dual naming of towns or lands without firstly being endorsed via a Motion from the appropriate Council.

Item 9.2 Review of Southern Tasmanian Council Authority (STCA)

Council – Derwent Valley

Decision sought:

That the Local Government Association of Tasmania request the Local

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Government Board to undertake a full review of the STCA Governance and Service Delivery report undertaken by the Expert panel Chaired by Jude Monroe.

Item 9.3 *Determination of the Roles of the Levels of Government*

Council – Northern Midlands Council

Decision sought:

That the Local Government Association make representation to the relevant Australian Government Ministers seeking support for the development of a consistent basis for determining whether a particular function is best carried out by Local, State or Federal Government.

Motion supported at the ALGA Conference.

Item 10 *Administration*

Item 10.1 *Recording of Voting at LGAT Meetings*

Council – Derwent Valley

Decision sought:

That the Local Government Association of Tasmania ensure that the vote of each Council is recorded in the Minutes including the number of votes cast by each Council and details of any proxy votes exercised.

Item 10.2 *Video Conferencing at General Meetings*

Council – Derwent Valley

Decision sought:

That the Local Government Association of Tasmania consider changes to the Rules of the Association to allow for General Meetings by skype video conferencing to the three regional locations.

Item 11 *Finance*

Item 11.1 *Rates on commercial Development in Exempt Areas*

Council – Huon Valley

Decision sought:

That the Local Government Association of Tasmania request the State Government to review Section 87 of the Local Government Act 1993 to make commercial development in the exempt areas in sub-section (1) subject to the payment of general rates, special rates or averaged area rates and be specifically excluded from the exemption.

Item 11.2 *Payment of Rates on All State Owned Land*

Council – Break O'Day

Decision sought:

That LGAT asks the State Government to pay rates on all State owned land, including National Parks, Reserves, Conservation Areas, etc.

Item 11.3 *Review of Financial Relationship with State Government*

Council – Derwent Valley

Decision sought:

That the Local Government Association request the State Government under its current review of the role of Local Government, undertake a review of the financial relationship between State and Local Government.

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Item 11.4 Trails & Bikeways Funding Program

Council – Northern Midlands

Decision sought:

That LGAT lobby the Minister for Infrastructure, Hon. Rene Hidding, 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.

Item 12 Infrastructure and Services

Item 12.1 Responsibility for forestry and Parks & Wildlife Roads

Council – Huon Valley

Decision sought:

That the Local Government Association of Tasmania lobby the State Government to make a decision as to which of its Departments will be responsible for all Forestry Tasmania and Parks and Wildlife Service Roads throughout the State, determine a priority maintenance programme for these roads in conjunction with the relevant Council, provide sufficient budget funds to undertake the maintenance programs and undertake the work immediately.

Item 13 Planning and Development

No Motions Received

Item 14 Environment

Item 14.1 Trawlers Targeting Small Pelagic Fisheries (SPF)

Council – Break O'Day

Decision sought:

That LGAT lobby the major State and Federal political parties seeking a cessation in the use of super trawlers and industrial factory trawlers operating in Australian waters targeting small pelagic fisheries (SPF), pending an assessment of the impact of these activities on the biomass of the fisheries being targeted in Australia's Exclusive Economic Zone (EEZ).

Item 15 Public Health & Nuisance

No Motions Received

Item 16 Animal Control

Item 16.1 Dog Control Act

Council – Southern Midlands

Decision sought:

That the Local Government Association of Tasmania, through either a separate working group or through referral to the Animal Management Officers Group, undertake a review of the provisions contained within the Dog Control Act 2000 relating to the declaration (and subsequent management) of dangerous dogs, with the aim of identifying a more practical, timely, and cost effective process for dealing with dangerous dogs.

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Item 17 Community & Social Development

Item 17.1 Funding for Arts Initiatives

Council – Launceston City

Decision sought:

That the Local Government Association of Tasmania make urgent approaches to both the Australian Government and the State Government respectfully seeking assurances that recent federal funding changes to arts initiatives will not adversely impact upon or disadvantage key local arts groups from convening viable arts activities and events across the State.

6 ATTACHMENTS

- 6.1 Annual General Meeting Agenda – 22 July 2015
- 6.2 General Meeting Agenda – 22 July 2015
- 6.3 General Meeting Agenda – Additional Item – 22 July 2015

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council

- A) note/receive the following reports listed on the LGAT AGM Agenda for the meeting to be held on Wednesday, 22 July 2015:

Item 1 President's Report

That the President's report be received.

- B) vote as follows in relation to the following items listed on the LGAT AGM Agenda for the meeting to be held on Wednesday, 22 July 2015:

Item 2 Minutes of 102nd Annual General Meeting

That the Minutes of the 102nd Annual General Meeting, held 23 July, 2014 be confirmed.

Vote for / against the Motion

Item 3 Financial Statements to 30 June 2013

That the Financial Statements for the period 1 July 2013 to 30 June 2014 be received and adopted.

Vote for / against the Motion

Item 4 President and Vice President Honorariums

That the President's and Vice President's allowance for the period 1 July 2015 to 30 June 2016 be adjusted in accordance with the movement in the Wages Price Index.

Vote for / against the Motion

Item 5 Subscriptions 1 July 2015 to 30 June 2016

That subscriptions be increased by 2.48% to meet the operating costs of the

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20 JULY 2015



Association.

Vote for / against the Motion

Item 6 Budget for the twelve months 1 July 2015 to 30 June 2016

That the Meeting adopt the Budget as presented.

Vote for / against the Motion

Item 7.1 Term of Office of President

That the Local Government Association of Tasmania Rules 27 Regarding Term of Office of President, be amended that in the event that the President vacates office, the Vice President is to hold the position of President until the next election.

Vote for / against the Motion

Item 7.2 Voting Entitlements

That the Local Government Association of Tasmania Rules Regarding Conduct of General Meeting be amended by deleting from rule 16 voting by population categories and replacing it with one (1) vote per Council.

Vote for / against the Motion

Item 8 Reports from Board Representatives

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

Vote for / against the Motion

- C) note/receive the following reports listed on the LGAT Agenda for the meeting to be held on Wednesday, 22 July 2015:

Item 3 Business Arising

That Members note the following information.

Item 4 Follow up of motions

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

Item 5 Monthly Reports to Councils

That Members note the reports for January through to May 2015.

Item 6.1 Policy & Legislation Update

That the Meeting note the following report.

Item 6.2 Financial assistance Grants (FAGs) Strategic Campaign

That the Meeting note the following report.

That the Meeting note the activities being undertaken by all Associations, with the Australian Local Government Association (ALGA), in relation to the FAGs Strategic Campaign.

Item 6.3 Elected Member Census

That the Meeting note:

- a) The preliminary findings from the Elected Member Census.

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- b) That a full report will be tabled at the Meeting.
- c) That the completion rate was disappointing and LGAT will be seeking feedback in future on ways to ensure a higher return rate for surveys.

Item 6.4 Planning Reform

That members note the following report.

Item 6.5 Tasmanian Local Government Workforce Report

That members note the following report.

Item 6.6 Electricity

That Members note that LGAT coordinated a process for market based sectoral purchasing of energy for unmetered public lighting.
This process was successful and has resulted in significant savings for members.

Item 6.7 Community Satisfaction Survey

That Members note that the State-wide Community Satisfaction Survey was conducted in May 2015
That Members note that Sam Paske, Chief Operations Director, Enterprise Marketing and Research Services (EMRS), will present the key findings relating to the survey at this meeting.

- D) vote as follows in relation to the following items listed on the LGAT Agenda for the meeting to be held on Wednesday, 23 July 2014:

Item 1 Minutes

That the Minutes of the meeting held on 30 April 2015, as circulated, be confirmed.

Vote for / against the Motion

Item 2 Confirmation of Agenda & Order of Business

That the agenda and order of business be confirmed.

Vote for / against the Motion

Item 7.1 Local Government Reform

That the Members discuss the difficulties being faced in identifying and finalising models and provide direction to LGAT on the areas of support required moving forward.

Vote for / against the Motion

Item 7.2 Local Government (Code of Conduct) Amendment Bill

- A: That the Meeting agree that Mayors will write to MLCs in support of the Local Government (Code of Conduct) Bill, noting the significant consultation that has occurred with councils since 2010.
- B: That the Meeting vote on the following recommendations (the recommendations relate to the numbered items in the background section):
 - 1. That the single Code of Conduct Panel be able to investigate, hear and determine code of conduct complaints.
 - 2. Provide for some flexibility for councils to expand upon core elements in the Regulated (Model) Code of Conduct.

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3. Only allow for complaints regarding incidents/matters that have happened in the preceding 90 days.
4. That there continue to be a requirement to pay a fee to lodge a complaint, noting that the fee is reimbursed if the complaint is upheld.
5. That there remain an ability to withdraw a complaint.
6. That given the need to contain costs and to deal with complaints expeditiously, legal representation not be allowed in Standard Panel Hearings
7. That the legislation allow for a Code of Conduct complaint to be submitted locally to the General Manager to check that proper procedure has been adopted before forwarding to the Standards Panel.
8. That the one month suspension sanction be changed to allow for up to three months suspension in order to offer and effective deterrent for bad behaviour.
9. That the holding of an AGM is optional, to be determined by Council.
10. That the Council be able, through a majority vote, to direct the General Manager to provide complete information (not redacted or removed) that the General Manager has withheld on the basis of deeming it private and confidential information relating to a person.

Vote for / against the Motion

Item 8.1 Council Customer Service Charter

To alter section 339F (4) Local Government Act 1993 from requiring a council to review its customer service charter at least once every 2 years to within 12 months after a council election.

Vote for / against the Motion

Item 8.2 Administration of General Managers Roll

That the Local Government Association of Tasmania urge the State Government to support the transfer of the administration of the General Manager's Roll to the Tasmanian Electoral Commission.

Vote for / against the Motion

Item 8.3 Administration of General Managers Roll

The Local Government Association of Tasmania urge the State Government to review the eligibility for inclusion on the General Manager's Roll to better capture all citizens, inclusive of refugees and permanent residents living in a local government area.

Vote for / against the Motion

Item 8.4 Compulsory Local Government Elections

The Local Government Association urge the State Government to consider making Local Government elections compulsory and that voting take place at the ballot box.

Vote for / against the Motion

Item 8.5 Disclosure of Candidates Political Donations

The Local Government Association of Tasmania urge the State Government to

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support the expansion of the Local Government Act and Regulations to require candidates to disclose political donations.

Vote for / against the Motion

Item 8.6 Elected Member Training

That all Councillors as a requirement of being elected to Council are to within six months of being elected undertake training courses in the following areas:

1. Meeting Procedure
2. Planning

Vote for / against the Motion

Item 8.7 Election of Mayor & Deputy Mayor

That the Local Government Association of Tasmania request a change to the Local Government Act 1993 for the conduct of Local Government Elections by allowing the Mayor and Deputy Mayor to be elected by Council.

Vote for / against the Motion

Item 8.8 Composition of Legislative Council

That the Local Government Association of Tasmania pursue on behalf of Local Government the option that the role of the Legislative Council (House of Review) be undertaken by the Mayors of the 29 Council in Tasmania.

Vote for / against the Motion

Item 8.9 Constitutional Recognition

That the Local Government Association make representation to the Prime Minister requesting a referendum to facilitate the recognition of Local Government in the Australian Constitution.

Vote for / against the Motion

Item 9.1 Land Handbacks and Dual Naming

1. Member Councils of LGAT recommend that the State Government does not proceed with land handback within Tasmania, but proclaims STATE RESERVES, for significant, valued aboriginal heritage and cultural areas;
2. LGAT recommends that the State Government or the Nomenclature Board do not proceed with any dual naming of towns or lands without firstly being endorsed via a Motion from the appropriate Council.

Vote for / against the Motion

Item 9.2 Review of Southern Tasmanian Council Authority (STCA)

That the Local Government Association of Tasmania request the Local Government Board to undertake a full review of the STCA Governance and Service Delivery report undertaken by the Expert panel Chaired by Jude Monroe.

Vote for / against the Motion

Item 9.3 Determination of the Roles of the Levels of Government

That the Local Government Association make representation to the relevant Australian Government Ministers seeking support for the development of a consistent basis for determining whether a particular function is best carried out by Local, State or Federal Government.

Vote for / against the Motion

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Item 10.1 Recording of Voting at LGAT Meetings

That the Local Government Association of Tasmania ensure that the vote of each Council is recorded in the Minutes including the number of votes cast by each Council and details of any proxy votes exercised.

Vote for / against the Motion

Item 10.2 Video Conferencing at General Meetings

That the Local Government Association of Tasmania consider changes to the Rules of the Association to allow for General Meetings by skype video conferencing to the three regional locations.

Vote for / against the Motion

Item 11.1 Rates on commercial Development in Exempt Areas

That the Local Government Association of Tasmania request the State Government to review Section 87 of the Local Government Act 1993 to make commercial development in the exempt areas in sub-section (1) subject to the payment of general rates, special rates or averaged area rates and be specifically excluded from the exemption.

Vote for / against the Motion

Item 11.2 Payment of Rates on All State Owned Land

That LGAT asks the State Government to pay rates on all State owned land, including National Parks, Reserves, Conservation Areas, etc.

Vote for / against the Motion

Item 11.3 Review of Financial Relationship with State Government

That the Local Government Association request the State Government under its current review of the role of Local Government, undertake a review of the financial relationship between State and Local Government.

Vote for / against the Motion

Item 11.4 Trails & Bikeways Funding Program

That LGAT lobby the Minister for Infrastructure, Hon. Rene Hidding, 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.

Vote for / against the Motion

Item 12.1 Responsibility for forestry and Parks & Wildlife Roads

That the Local Government Association of Tasmania lobby the State Government to make a decision as to which of its Departments will be responsible for all Forestry Tasmania and Parks and Wildlife Service Roads throughout the State, determine a priority maintenance programme for these roads in conjunction with the relevant Council, provide sufficient budget funds to undertake the maintenance programs and undertake the work immediately.

Vote for / against the Motion

Item 14.1 Trawlers Targeting Small Pelagic Fisheries (SPF)

That LGAT lobby the major State and Federal political parties seeking a cessation in the use of super trawlers and industrial factory trawlers operating

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in Australian waters targeting small pelagic fisheries (SPF), pending an assessment of the impact of these activities on the biomass of the fisheries being targeted in Australia's Exclusive Economic Zone (EEZ).

Vote for / against the Motion

Item 16.1 Dog Control Act

That the Local Government Association of Tasmania, through either a separate working group or through referral to the Animal Management Officers Group, undertake a review of the provisions contained within the Dog Control Act 2000 relating to the declaration (and subsequent management) of dangerous dogs, with the aim of identifying a more practical, timely, and cost effective process for dealing with dangerous dogs.

Vote for / against the Motion

Item 17.1 Funding for Arts Initiatives

That the Local Government Association of Tasmania make urgent approaches to both the Australian Government and the State Government respectfully seeking assurances that recent federal funding changes to arts initiatives will not adversely impact upon or disadvantage key local arts groups from convening viable arts activities and events across the State.

Vote for / against the Motion

DECISION

Cr

Cr

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20 JULY 2015



CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 349

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 June 2015.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Statements for the period ended 30th June 2015.

Council's bank balance as at 30th June 2015 totals \$11,405,409 including \$8,993,876 investments which has earned \$298,349 interest to date.

Rates raised in 2014-15 amounts to \$9,100,293 there has been \$9,203,053 collected during the year (including some arrears) leaving 8.28 percent unpaid which compares to 8.44 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).

- Financial Assistance Grants (received in advance for 2015/16) \$1,793,237

4 FINANCIAL MANAGEMENT STRATEGY

Under new legislation Council must adopt a Financial Management Strategy to maintain and where warranted improve the long term financial sustainability whilst implementing the objectives of the Northern Midlands Strategic Plan, providing the preferred service levels and equitably generating appropriate levels of revenue. The strategy is based on the following key financial principles

- achieve an underlying surplus position over the long term
- prudent management of assets and liabilities
- achievement of intergenerational equity.

The strategy includes the following matters:

- an overview of the purpose and intent of the strategy
- the financial principles that are to guide the determination of the financial management strategies
- the key financial management strategies that are to be employed
- the financial aims and targets of the council.

A full copy of the Financial Management Strategy is attached.

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5 OFFICERS COMMENTS

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

6 ATTACHMENTS

- 6.1 Bank Reconciliation to 30th June 2015
- 6.2 Schedule of Investments to 30th June 2015
- 6.3 Summary of Rates & Charges to 30th June 2015
- 6.4 Financial Management Strategy

RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 30th June 2015.
- ii) approve the 2014-15 Budget alterations as detailed in section 3 above.
- iii) adopt the Financial Management Strategy as circulated.

DECISION

Cr

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20 JULY 2015



CORP 2 PROPERTY COMMITTEE: LAKE LEAKE COGHLAN'S COTTAGE

Attachments: Section 1 – Page 360

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

1 PURPOSE OF REPORT

The purpose of this report is to seek support from Council for the Lake Leake Community Social Club Inc to secure a long term lease, then restore and use 'Coghlan's Cottage' at Lake Leake.

2 INTRODUCTION/BACKGROUND

Council is the owner of the land where the caretaker's house and an old unused cottage is located at Lake Leake (see attached plan). The cottage is situated north of the caretaker's house and access is via the caretaker's controlled area.



The Lake Leake Social Club are seeking a long term lease/licence on a peppercorn basis in exchange for ongoing maintenance and management of 'Coghlan Cottage'.

It has been identified that the cottage could be restored to near its original condition and then rented to anglers and other interested people by the Lake Leake Community Social Club.

The cottage would be rented under similar guidelines that govern the other shack owners in the camp area.

All utility expenses associated with the cottage would be paid by the Lake Leake Community Social Club.

The renovations would be carried out by volunteer tradespeople in accordance with Council's

safety regulations, and is expected to take between 12 and 24 months.

The Club is mindful of the history of 'Coghlan Cottage' (two people born there) and have approached Mr Terry Coghlan (family member) to supply as much history as possible which he has agreed to do. It is intended to mount as much history on the internal walls of the cottage as possible thus leaving a lasting legacy for generations to come.

A schedule of proposed restoration work has been prepared and is currently being assessed by Council officers.

The Lake Leake Social Club is incorporated, and will obtain necessary insurance cover to undertake the project.

3 STRATEGIC PLAN 2007/2017

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

- Part 1 – Governance
 - 1.5 – Risk Management
 - 1.13 – Asset Management
- Part 2 –Economic Development
 - 2.1 –Long Term Economic Development
 - 2.2 – Tourism Industry Support
 - 2.3 – Business Support
- Part 3 – The Local Community
 - 3.1 – Individual and Community Safety

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

At this stage there have been no financial implications identified for Council.

7 RISK ISSUES

Should the project proceed it is recommended that Council's Work Health & Safety Officer review the site, conduct a risk assessment, and assist with safe work procedures for the members of the club to undertake the required works in accordance with WHS, building and health regulations.

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8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

The Lake Leake caretaker is supportive of the proposal.

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- a) To support and give approval to the Lake Leake Social Club to licence “Coghlan Cottage” on a peppercorn basis subject to no cost to Council for restoration, maintenance and management; and to be used in accordance with guidelines for shack owners in the camp area.
- b) Not to support the proposal.

11 OFFICER’S COMMENTS/CONCLUSION

The Council property committee identified the cottage as surplus to Council needs and if a suitable use could not be found for the cottage, that it be demolished.

12 ATTACHMENTS

- 12.1 Correspondence from Lake Leake Social Club Inc.
- 12.2 Photo of Coghlan Cottage

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council support and give approval to the Lake Leake Social Club to licence “Coghlan Cottage” on a peppercorn basis, subject to no cost to Council for restoration, maintenance and management; and for use in accordance with guidelines for shack owners in the camp area to the satisfaction of the Lake Leake Caretaker.

DECISION

Cr

Cr

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20 JULY 2015



P&D 1 RURAL PROCESSING REPORT RECOMMENDATIONS

Attachments: Section 1 – Page 368

File: 13/007

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report provides Council with suggested actions on the recommendations of the Rural Processing Centre Report.

2 INTRODUCTION/BACKGROUND

At its meeting of February 2015 Council resolved to adopt and release the Northern Midlands Rural Processing Centre Report and workshop the Recommendations.

A copy of the endorsed report was sent to study participants, and made available on Council's website.

The recommendations were brought to Council's workshop of the 6th July where it was requested that a report be brought to the July Council meeting.

3 STRATEGIC PLAN 2007/2017

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

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

4 POLICY IMPLICATIONS

The project supports the policy outlined in section 3 above.

5 STATUTORY REQUIREMENTS

None applicable to this matter.

6 FINANCIAL IMPLICATIONS

The report was budgeted for at the May 2014 Council meeting. Actions arising from the report's recommendations have not been budgeted.

7 RISK ISSUES

No risk issues have been identified.

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20 JULY 2015



8 CONSULTATION WITH STATE GOVERNMENT

Consultation with State Government is recommended in some of the actions from the report. A letter has been sent to the Minister in regard to possible availability of land at the Cressy Research Station.

9 COMMUNITY CONSULTATION

Community consultation is recommended in some of the actions from the report. Letters have been sent to adjoining land owners in regard to the possible availability of their land.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse the recommended actions, or move alternative actions.

11 OFFICER'S COMMENTS/CONCLUSION

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

Recommendation A	<i>For Northern Midlands Council to participate in coordinated and targeted advocacy by stakeholders to address regionally and State significant issues the industry is facing.</i>
Recommended Action	Council can participate in advocacy surrounding the issues of power supply, water supply, packing, cold storage and freight distribution.
Recommendation B	<i>For Northern Midlands Council to undertake a feasibility study to identify the optimal locations(s) and viability for rural industries precincts in the Northern Midlands. Precincts ensure an efficient use of infrastructure and services, and may provide value chain and logistics benefits for rural industries in these precincts.</i>
Recommended Action	Council could commission a feasibility study. However, this work should be included in the scope of the land use strategy.
Recommendation C	<i>For Northern Midlands Council to communicate with local investors in agriculture to better understand their needs, and where possible (within the roles and responsibilities of Council) to enable investment in the local area.</i>
Recommended Action	Council can consider facilitating half yearly workshops with interested rural practitioners. The need for such workshops was raised by a number of study participants.
Recommendation D	<i>For Northern Midlands Council to explore opportunities to support the availability of affordable housing solutions for casual and seasonal workers.</i>
Recommended Action	Council can seek ways to welcome seasonal workers to the community, and encourage suitable accommodation in the towns. Burlington Berries have held discussions with Planning & Development staff about placing accommodation units on site for seasonal workers. Burlington Berries have been advised that this proposal does not require planning approval as it is ancillary to the agricultural use of the land, but that a building permit is required.

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Recommendation E	<i>For Northern Midlands Council to support initiatives to better coordinate demand and supply of casual labour.</i>
Recommended Action	While this issue is more suitably addressed by producers, Council can support centralised accommodation for casual workers, which will facilitate the coordination of workers. Council could seek agreement from real estate agencies to place suitable rental listings on Council's website.
Recommendation F	<i>For Northern Midlands Council to support and enable farmers and producers to convene and where applicable collaborate on common issues, such as reliable power supply at the Burlington Road precinct.</i>
Recommended Action	This is a matter for Council's continuing involvement and could be facilitated through the proposed workshops of Recommendation C.
Recommendation G	<i>For Northern Midlands Council to establish the feasibility of an upgrade of Burlington Road to better meet current and future traffic demands.</i>
Recommended Action	Stage 1 of the Burlington Road upgrade (near the main road intersection to pass the entrance to Tas Quality Meats) was completed by the end of January 2015. Economic Development Committee recommendation to Council 2/2/15: <i>That Council does not progress the Burlington Road Stage Two upgrade until the local businesses have upgraded their internal roadways.</i>
Recommendation H	<i>For Northern Midlands Council to apply proposed precinct plans for the Powranna Road and Burlington Road precincts to enable development and intended uses for the precincts.</i>
Recommended Action	Council can prepare a draft amendment to the planning scheme to place a specific area plan over the two precincts.

12 ATTACHMENTS

12.1 SGS Economics & Planning – Northern Midlands Rural Processing Centre Report & Recommendations

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- 1) Participate in advocacy surrounding the issues of power supply, water supply, packing, cold storage and freight distribution for the northern region and the State.
- 2) Include the identification and assessment of the optimal locations and viability for rural industries precincts in the Northern Midlands, in the scope of the land use strategy.
- 3) Facilitate half yearly workshops with interested rural practitioners.
- 4) Seek ways to welcome seasonal workers to the community, and encourage suitable accommodation in the towns.
- 5) Support centralised accommodation for casual workers, which will facilitate the

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- coordination of workers.
- 6) Seek agreement from real estate agencies to place suitable rental listings on Council's website.
 - 7) Prepare a draft amendment to the planning scheme to place a specific area plan over the two precincts.

DECISION

Cr

Cr

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P&D 2 PLANNING PRACTICE QUARTERLY REPORT – APRIL TO JUNE 2015

File: 13/010

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report provides an update on Planning Practice for the April – June quarter, and is required by Part 4.4 of the Strategic Plan.

2 INTRODUCTION/BACKGROUND

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

3 STRATEGIC PLAN 2007/2017

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

- 4.4 Planning Practice

4 POLICY IMPLICATIONS

Part 4.4 of the Strategic Plan contains the Policy:

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

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

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

PLANNING DECISIONS: APRIL - JUNE 2015	
No. of Permitted applications	16
No. of Discretionary applications	50
Total	66
Representations	
No. of applications that received representation/s	5
No. of representations successfully mediated	0 (one application withdrawn)
Council Decisions	
No. of applications decided by Council	4
No. of applications approved by Council	2
No. of application refused by Council	2
Appeals	
No. of decisions appealed	0
Council's decision upheld	N/A
Council's decision overturned	N/A

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5 STATUTORY REQUIREMENTS

5.1 Land Use Planning & Approvals Act 1993

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

6 FINANCIAL IMPLICATIONS

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

7 RISK ISSUES

Overall Council currently has a good reputation throughout the development community. Inconsistent decision making would place this reputation at risk.

Council strives to ensure that the planning scheme meets expectations of community. Ongoing changes driven by the State despite public exhibition may not always further this aim.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

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

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

With regard to Planning Practice, it is considered that fair, consistent and accountable decisions have been made during April to June 2015, with there being 0 appeals, less than the benchmark of 3.3 appeals (i.e. 5% of 66 applications).

RECOMMENDATION

That the report be noted.

DECISION

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 3.

2 STATEMENTS

- | | |
|--------|--|
| PLAN 1 | P15-157 - 'Williamwood' (accessed from Auburn Road), 109 Auburn Road, Ross |
| PLAN 2 | P15-130 - 6 Country Field Court, Longford |
| PLAN 3 | P15-171 - Logan Road (Adjacent to Falls Park, Between Huxtables Lane and Coachmans Road), Evandale |

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PLAN 1 PLANNING APPLICATION P15-157 'WILLIAMWOOD' (ACCESSED FROM AUBURN ROAD), 109 AUBURN ROAD, ROSS

Attachments: Section 1 – Page 405

File Number: 400200.01 (CT120818-1)
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for 'Williamwood' (accessed from Auburn Road), 109 Auburn Road, Ross for resource processing (grain processing & distribution facility).

2 BACKGROUND

Applicant:
Woolcott Surveys (obo XLD Grain)

Owner:
D.C. & L.M. Booth

Zone:
Rural Resource

Codes:
Road and Railway Assets Code; Car Parking and Sustainable Transport Code

Classification under the Scheme:
Resource processing (not directly associated with produce from the subject site)

Existing Use:
Farmland

Deemed Approval Date:
22 July 2015

Recommendation:
That the application be refused.

Discretionary Aspects of the Application

- Development and use of the land for Resource Processing (not directly associated with produce from the subject site) in the Rural General zone;
- Reliance on Performance Criteria at Clause 26.3.1 – Discretionary uses not a single dwelling;
- Road and Railway Assets Code;
- Car Parking and Sustainable Transport Code.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Figure 1 - Subject site from Auburn Road



3 STATUTORY REQUIREMENTS

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

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme.

Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Construct a gravel hardstand area of approximately 4.9 hectares;
- Use the hardstand area to store grain in bags 75m long x 3m wide x 1.8m high;
- Construct a shed measuring 16m x 25m x 7.2m high;
- Construct a weighbridge.

The application advises that:

- The grain will be grown in the Ross area, with part of it coming from the subject property;
- The grain is brought on site during harvest time;
- The grain could remain in the bags for 4-6 months before it is removed from site.

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Figure 2 – Site Plan

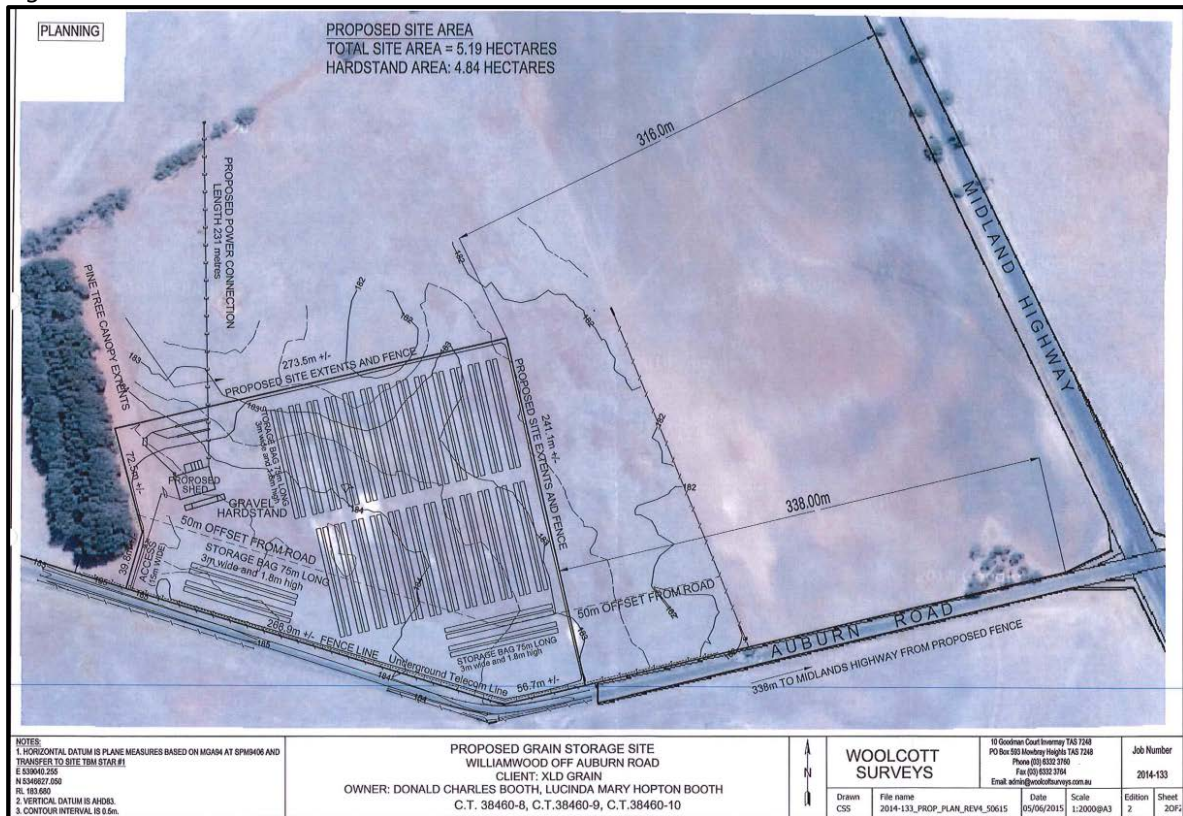
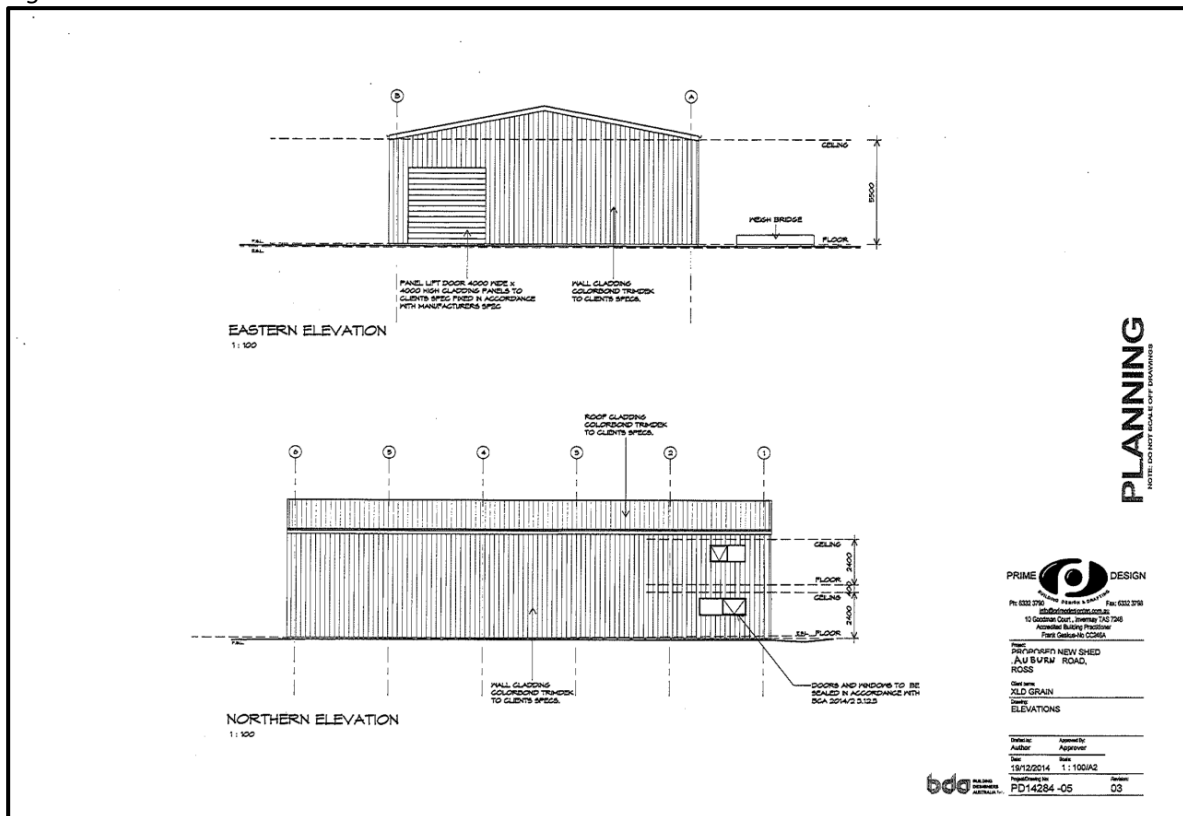


Figure 3 – Elevations



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4.2 Zone and land use

The land is zoned Rural Resource, and is subject to the Road and Railway Assets Code and the Car Parking and Sustainable Transport Code.

The Planning Scheme defines Resource processing as:

use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.

Resource processing (where not directly associated with produce from the subject site) is Discretionary in the zone.

4.3 Subject site and locality

A site visit was undertaken on 9 July 2015 Paul Godier, Senior Planner.

The site is approximately 5 hectares of the Williamwood property, located on the northern side of Auburn Road, approximately 340m west of the Midland Highway. The title has an area of 1563 hectares and is surrounded by farmland. A representation to the application notes that the subject title adjoins the title containing the Somercotes cherry orchard to the south, approximately 2.2km from the subject site.

Figure 4 - Aerial photograph of area



Figure 5 – subject site from the Midland Highway, opposite the intersection with Auburn Road.



4.4 Permit/site history

Relevant permit history includes:

- P15-063 - resource processing (grain processing & distribution site) at 'Williamwood', 109 Auburn Road (accessed from Roseneath Road), Ross – Refused by Council 20 April 2015.

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 (attached) was received from:

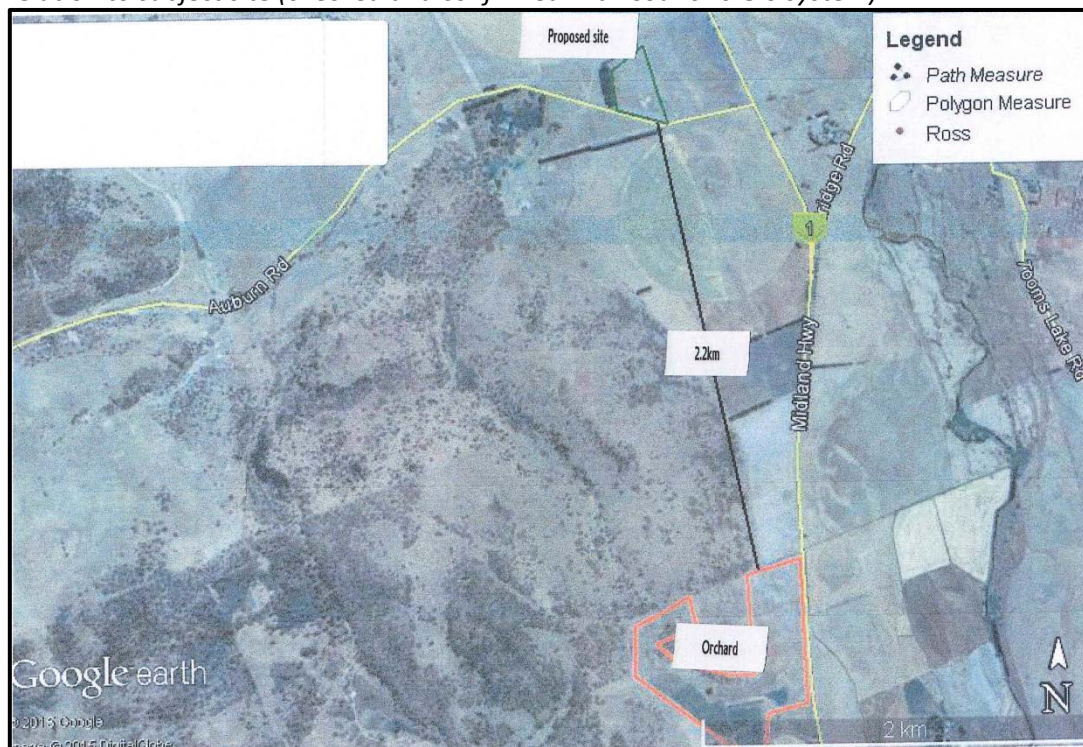
- J Bingley, Somercotes, Ross.

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Figure 6 – Map providing with representation, showing location of representor's cherry orchard in relation to subject site (checked and confirmed with Council's GIS system)



A précis of the representation is included below, followed by the planner's comments.

In 2000 the Somercotes farming business diversified to include 5 hectares of stone fruit, in addition to the traditional cropping, wool and livestock. Cherries have been picked and sold at Somercotes since 2004. The representation outlines the investment made to the cherry enterprise since then, the output from the orchard, its employment, and expansion programme.

The proposal must be assessed against Clause 26.3.1 P1.1 in terms of visual impact. The visual impact of the site would be that it would contain 5 hectares of white plastic storage bags which would have a detrimental effect to the rural landscape. Considers that the proposal would therefore contravene the local area objective provided at clause 26.1.2-b.

Recognising the closeness of the facility to the village of Ross and the importance of the Heritage Highway as a tourist route, the proposal would have an adverse visual impact upon non-primary industry uses in the area such as tourism.

The proposal must be assessed against Clause 26.3.1 P4 b) which requires that primary industry uses will not be unreasonably confined or restrained from conducting normal operations. Provides documents stating that grain facilities offer extreme bird pressure (provides CSIRO "Bird Management in grain storage facilities 2003").

The fundamental problem with large scale grain storage facilities such as proposed is the concentration of a huge quantity of produce in a single location. Consequently, a range of pest species and large pest bird populations are likely to be attracted to the site. This would be compounded by regular spillage of grain. When combined, these factors can lead to the establishment of a resident pest population.

Pest birds of concern to orchards, of particular focus within Somercotes' Integrated Pest Management Plan include, but are not limited to, sparrows, starlings, and mynahs. The

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CSIRO report cites pigeons, starlings, mynahs and sparrows as dominant pest species in grain storage facilities.

The grain is proposed to be stored in white coloured bags which can be easily attached by vermin and pests. Attaches Grain Research and Development Corporation (GRDC) publication "Grain Storage Facilities" which lists that the disadvantages of bags are that they are "... prone to attack by mice, birds, foxes etc..."

Attaches a GRDC publication that refers to areas in Queensland where bags have stopped being used as birds quickly learn to puncture the bag to gain access to the grain.

The proposed development application does not include detail relating to the high risk, short term usage of bags and does not cite any issues consistent with what appears to be a common problem in this industry of bird pests in grain storage.

Attaches Annexure D to Northern Midlands Council planning application P12-199 from 2012 (the document was an attachment to the Council meeting of 10 December 2012 and is available on Council's website). This document makes reference to bird control programme at the Raeburn Road site, however it notes extensive concerns and evidence from the Launceston Airport about XLD Grain's capacity to follow protocols and the lack of durability of the storage system.

The proposed resource processing site at Williamwood is not free from conflict with the orchard at Somercotes and would add to increased bird pest population and result in diverse environmental and economic impacts.

Somercotes currently spends an estimated \$5,000 annually on activities in its buildings and orchard to minimize or eliminate pest bird activity in line with the current bird pressure. Any increased (bird) activity will lead to these costs rising significantly in a bid to contain the extreme bird pressure that is highly likely to be attracted to such a storage facility located only 2km from the orchard.

Any increased bird pressure would need to be mitigated through netting, with an estimated cost of \$100,000 per hectare. Costs to net the current productive orchard area would amount to approximately \$800,000 and would jeopardize the viability of the planned expansion of the additional 12 hectares of orchard, which could result in a further \$1.2 million having to be spent to bird proof the entire orchard proposed to be 20 hectares in total area.

As a stand-alone orchard in a non-traditional growing area there is not a need to net the orchard because of the lack of rain in the growing season and the minimal bird pressure.

Normal operations do not require netting and the financial impost would unreasonably confine the business if required to net for birds and would restrain further expansion. With such an impact, questions how the proposal could demonstrate compliance clause P4 (b), which requires it to be demonstrated that primary industry uses will not be unreasonably confined or restrained from conducting normal operations.

The proposal must be assessed against Clause 26.3.1 P5 in terms of visual impact. The proposal shows 58 storage bags each 3m long, 75m wide and 1,8m high, on a five hectare site, 226m from the Midland Highway. The storage bags are white, and will be highly visible from the public roads.

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Planner's comment:

The representation raises two areas of concern; visual impact of the development, and impact on the representor's cherry business (primary industry). The representation relates both of these concerns to provisions of the planning scheme.

Visual Impact

The concern over visual impact relates to clauses 26.3.1 P1.1 and 26.3.1 P5 of the planning scheme.

Clause 26.3.1 P1.1 *It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone.*

Relevant Local area objective - **Tourism (clause 26.1.2 b)**

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

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

Clause 26.3.1 P5 *It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:*

- a) the impacts on skylines and ridgelines; and*
- b) visibility from public roads; and*
- c) the visual impacts of storage of materials or equipment; and*
- d) the visual impacts of vegetation clearance or retention; and*
- e) the desired future character statements.*

26.1.3 **Desired Future Character Statements**

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

The development application and representation were provided to a landscape architect with a request that they be reviewed and that advice be provided in relation to the relevant planning scheme provisions. This advice is attached, and provides the opinion that the characteristics of the rural landscape quality be maintained by creating a vegetation screening buffer between the proposed storage facilities and the Midland Highway and Auburn Road.

Primary Industry Impact

The concern over primary industry impact relates to 26.3.1 P4 b) of the planning scheme.

26.3.1 P4 b) *It must be demonstrated that primary industry uses will not be unreasonably confined or restrained from conducting normal operations.*

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Agricultural/biological/zoological opinion on the impact of the proposal in terms of pest bird populations on Somercotes cherry orchard was sought from a number of firms. None were able to provide an assessment in the time required.

It is common knowledge that birds are attracted to grain, and that birds are attracted to cherries.

XLD has provided a proposed Grain Site Management Protocol which includes shovelling and storage of spilled grain, with grain contaminated by gravel being bagged and transferred to skip waste on site or buried. Any remaining surface grain will be covered by fine road gravel.

The protocol proposes weekly inspections of all bags for damage, with such damage being immediately repaired and documented in the weekly inspection report. During weekly inspections, a bird and rodent count will be conducted, documenting the number and types of species on site at that time, allowing better assessment of behavioural habits and assist in ongoing control.

Somercotes views the proposed protocol as being ineffective in preventing the build-up of pest bird populations. Somercotes notes that the birds attracted to grain are those that impact on cherries. Somercotes advises that they currently do not net, and that the costs to net the current productive orchard area would amount to approximately \$800,000 and would jeopardise the viability of the planned expansion of the additional 12 hectares of orchard, which could result in a further \$1.2m having to be spent to bird proof the entire orchard, proposed to be 20 hectares in total area.

The proposal is a discretionary use, and as such must address clause 26.3.1 P4 b) of the planning scheme, detailed above.

Given the information available, that approximately 5ha of land is proposed to be used for grain storage, which attracts birds, approximately some 2km from an existing (and expanding) cherry orchard that does not currently net, it is considered that the application has not demonstrated compliance with this clause.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) provided the attached advice. The recommended conditions are included in the conditions of approval.

TasWater

Not applicable to this application

Heritage Adviser

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Precis: The Department is in the process of providing a response. This will be circulated when it is available.

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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

Precis: At the time of writing this report, no comment had been received.

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

An assessment of the application against the provisions of the planning scheme is attached.

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 and use of the land for Resource Processing (not directly associated with produce from the subject site) in the Rural General zone;
- Reliance on Performance Criteria at Clause 26.3.1 – Discretionary uses not a single dwelling;
- Road and Railway Assets Code;
- Car Parking and Sustainable Transport Code.

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

Visual Impact

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It is considered that the visual impact can be reduced to an acceptable level with vegetative screening of the site. Dense landscaping with a minimum height of 3m and 3m deep along the northern, eastern and southern boundaries of the site is recommended.

Primary Industry Impact

Clause 26.3.1 P4 b) requires it to be demonstrated that primary industry uses will not be unreasonably confined or restrained from conducting normal operations.

The application is for approximately 5ha of land is proposed to be used for grain storage, which attracts birds, approximately some 2km from an existing (and expanding) cherry orchard that does not currently net. Some of the pest birds attracted to grain are also pest birds to cherry orchards. The representation has outlined the cost of netting, and provided the view that netting would jeopardize the viability of the business. It is considered that the application has not demonstrated compliance with the clause that primary industry uses will not be unreasonably confined or restrained from conducting normal operations.

It is recommended that the application be refused on this ground.

8 ATTACHMENTS

- A Application & plans
- B Additional Information Request
- C Additional Information provided by applicant
- D Responses from referral agencies
- E Representation, applicant's response, further information provided by representor
- F Planning scheme assessment
- G Visual assessment

RECOMMENDATION

That application P15-157 to develop and use the land at 'Williamwood' (accessed from Auburn Road), 109 Auburn Road, Ross for Resource processing (grain processing & distribution facility) at be refused on the following ground:

- 1) The application has not demonstrated that it will not unreasonably confine or restrain Somercotes cherry orchard from conducting normal operations, contrary to clause 26.3.1 P4 b).

DECISION

Cr

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PLAN 2 PLANNING APPLICATION P15-130 6 COUNTRY FIELD COURT, LONGFORD

Attachments: Section 1 – Page 544

File Number: 103150.02; CT152938/17
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Erin Boer, Cadet Planner

1 INTRODUCTION

This report assesses an application for 6 Country Field Court, Longford to construct 2 units (multiple dwellings).

2 BACKGROUND

Applicant: D Stewart	Owner: D R Skipper Pty Ltd
Zone: General Residential	Special Areas: Not in a Special Area
Classification under the Scheme: Residential (Multiple Dwelling)	Existing Use: Vacant lot
Deemed Approval Date: 24-07-2015	Recommendation: Approve

Discretionary Aspects of the Application

Variation to development standards:

- Clause 10.4.2 A3 (a) – (front and rear setbacks).
- Clause E6.7.2 A1.1 & A1.2 (visitor space and turning space in front of building line).
- Clause E6.7.2 A2.1 (c) (passing bay).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

3 STATUTORY REQUIREMENTS

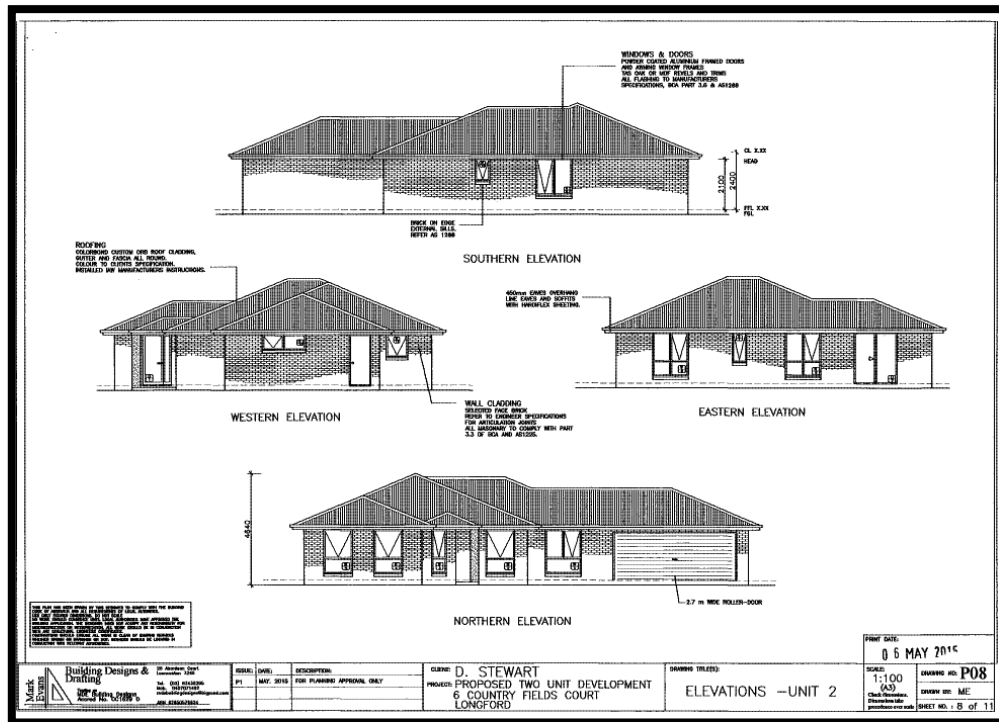
The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 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.

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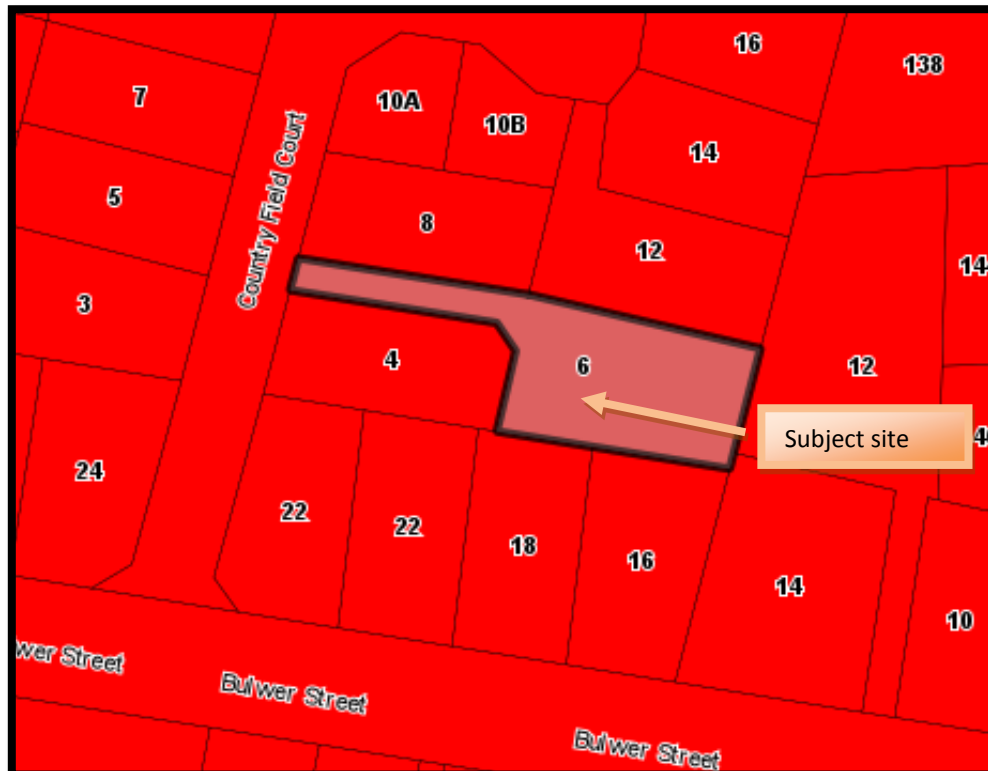


Figure 3 – Elevations (unit 2)



4.2 Zone and land use

Figure 4 – Zone Map –General Residential



The land is zoned General Residential, and is not in a special area. The Planning Scheme defines *Residential (Multiple Dwelling)* as:

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<i>Residential</i>	<i>use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.</i>
<i>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>
<i>dwelling</i>	<i>means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.</i>

Residential (Multiple Dwelling) is permitted (with permit) in the zone.

4.3 Subject site and locality

A site visit was undertaken on the 16th June 2015 by Erin Boer, Cadet Planner. A further site visit was also undertaken on the 7th July 2015. The site is a 1299m² level internal lot. Established single residential uses surround the site on various lot sizes. Lots to the south (fronting Bulwer Street) are slightly elevated in comparison to the subject site. All reticulated services are available to the site at the front of the lot in the road reserve.

Figure 5 – Aerial photograph of area



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Photographs of subject site

Figure 6 – Subject site looking south-east, toward #12 & 14 Bulwer Street.



Figure 7 – Subject site looking east along the northern boundary.



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Figure 8 – Subject site apron and access strip.



Figure 9 – Subject site looking south toward #18 Bulwer Street.



4.4 Permit/site history

Relevant permit history includes:

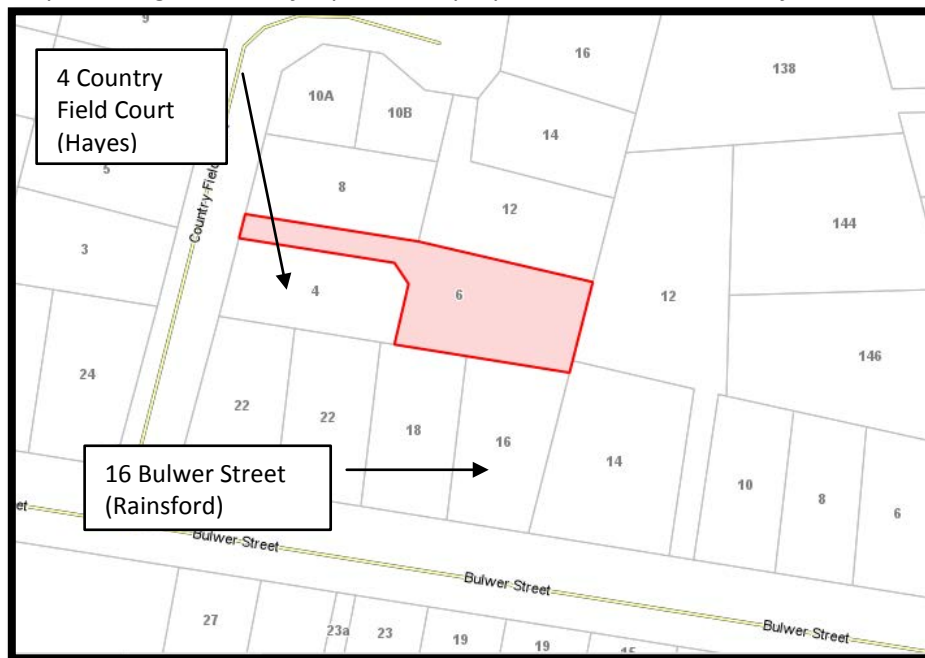
The lot was created as part of an 18-lot subdivision (P06-327; 27/003/432) and has remained vacant since.

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 C) were received from:

- S Hayes, 16 Bulwer Street, Longford
- G Rainsford, 4 Country Field Court, Longford

Map showing location of representor properties in relation to subject site



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

Hayes representation

Issue 1

- Establishment of screening on boundary fence.

Planner's comment:

The representor and the applicant have spoken since the close of the public exhibition period. A mutual agreement has been established that re-fencing the southern side boundary of the lot with a new 1.8m high fence would alleviate the concerns of the representor regarding screening. The construction of this fence may be conditioned by the planning permit. No variations are sought to the southern side boundary setback.

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Rainsford representation

Issue 1

- Higher vehicular traffic movements along internal lot access, compared to a single dwelling (privacy loss, pedestrian hazard & traffic noise).

Planner's comment:

The applicant proposes to provide parking spaces in accordance with the provisions of the Car Parking and Sustainable Transport Code of the Planning Scheme, which results in the provision of two parking spaces per unit and one visitor space (total 5 spaces).

Privacy loss from vehicles utilising the access will be minimal, as 1.8m high lapped paling fences are located either side of the access strip. A footpath is available to pedestrians at the front of the lot along the eastern side of Country Field Court. A clear view from the footpath to the access strip is available (see figure 8).

Should a single dwelling have been proposed on the lot, it is likely that a minimum of two parking spaces would be required. Nevertheless, the maximum number spaces provided would be limited only by the area available on site. It is therefore possible that the unit development could have the same number of parking spaces as a large dwelling, resulting in the same number of vehicular movements (and noise levels).

Issue 2

- Potential for increased noise levels from two dwellings.

Planner's comment:

The proposal has been designed to assist residential amenity by locating areas of private open space away from other dwellings, or where separation by non-habitable uses (i.e. garages) is available. Located closest to the representors boundary is a parking space, garage and bathroom. A separation of approximately 35m is available between the representors dwelling and the main private open space area of unit 1, which is located on the eastern side.

Excessive or nuisance noise is covered by the Environmental Management and Pollution Control Act. The proposal is for a residential use, within a residential zone.

Issue 3

- Close proximity of unit 1 to the eastern boundary of 4 Country Field Court.

Planner's comment:

The development does propose a variation to the front (western) boundary setback from 4.5m to 2.7m (difference of 1.8m). This variation is to the acceptable solutions of clause 10.4.2 (Setbacks and building envelope for all dwellings). The corresponding performance criteria look at the impact of potential overshadowing, visual impacts and dwelling separation.

Shadow diagrams provided with the application demonstrate that overshadowing over the western (front) boundary is limited to before approximately 10am on the 21st June, and only impacts the existing shed on #4 Country Field Court, which is located 1m from this boundary.

The visual impact of proposed unit one is unlikely to be significantly different at a 2.7m setback, compared to a 4.5m setback, when viewed from the adjoining dwelling at #4 Country Field Court. A separation distance of approximately 23.7m will be available between the dwelling at #4 Country Field Court and proposed unit 1 and a

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1.8m high fence separates the two properties and provides screening. With eaves of 2.4m, the top 600mm of garage wall will be visible above the fence.
As the lot is internal, dwelling separation when viewed from the streetscape is not applicable in this instance.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the application on the 3/06/2015 and made the following comments:

Completed referral attached. When sending correspondence to the applicant can you please note that the stormwater connection is approximately 1m deep and pipework must be laid at a suitable grade to ensure the entire lot including all hardstand areas can be drained.

Please note that the connection is quite shallow for an internal lot but at a suitable grade it should be possible to drain the entire lot. I know this may seem obvious but we have had a few situations where the plumbers have started laying from the house back towards the connection and then realised that they are too deep for the connection when they have got closer to it.

Council's Works and Infrastructure Department's recommended conditions are included in the conditions of approval.

TasWater

Precis: The application was referred to Taswater on the 12th June 2015. A Taswater Submission to Planning Authority Notice was issued on the 15th June 2015 (Taswater Ref: TWDA 2015/00870-NMC).

4.7 Planning Scheme Assessment

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

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

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USE STANDARDS

10.3 Use Standards

10.3.1 Amenity

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

10.3.2 Residential Character – Discretionary Uses

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

DEVELOPMENT STANDARDS

10.4.1 Residential density for multiple dwellings

A1	Site area per dwelling of not less than
✓	(a) 325m ²

10.4.2 Setbacks and building envelopes for dwellings

A1	Unless within a building area, then
✓	(a) 4.5m from primary frontage; or not less than existing dwelling on site; OR

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N/a	(b)	3m to secondary frontage; or not less than existing dwelling on site; OR
N/a	(b)	if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
N/a	(c)	not less than the existing dwelling setback if less than 4.5m; OR
N/a	(d)	as per road setback specified in Planning Scheme
A2		Garage or carport to be set back:
✓	(a)	5.5m from primary frontage or 1m behind the façade, OR
N/a	(b)	The same as the dwelling façade if under dwelling
N/a	(c)	1m if gradient > 1:5 for 10m from frontage
A3		Dwellings (excluding minor protrusions extending to 1.5m)
X	(a)	to be within building envelope
	(i)	frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot
	(ii)	45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND
✓	(b)	1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or ⅓ of the side boundary, whichever is lesser)

10.4.3 Site coverage and private open space for dwellings

✓	A1	(a)	max. site coverage of 50% (excluding eaves)
✓		(b)	for multiple dwellings, a total area of private open space of not less than 60m ² , unless floor level is entirely over 1.8m above ground level (excl garage, carport or foyer)
✓		(c)	at least 25% free from impervious surfaces
✓	A2	(a)	(i) POS of 24m ² in one location in one location, or
N/a		(ii)	POS of 12m ² in one location if a multiple dwelling with floor level over 1.8m high (as per A1b)
✓		(b)	(i) horizontal dimension of 4m; or
		(ii)	horizontal dimension of 2m if a multiple dwelling with floor level over 1.8m high (as per A1b); AND
✓		(c)	directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
N/a		(d)	not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
✓		(e)	between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
✓		(f)	not steeper than 1:10, AND
✓		(g)	not used for vehicle parking

10.4.4 Sunlight and overshadowing

✓	A1	1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
N/a	A2	A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):
	(a)	The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):
	(i)	at a distance of 3 m from the window; and
	(ii)	vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
	(b)	The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
	(c)	That part, of a multiple dwelling, consisting of:

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- (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.
- N/a A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):
- (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):
 - (i) at a distance of 3 m from the northern edge of the private open space; and
 - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
 - (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
 - (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling

10.4.5 Width of openings for garages and carports

- N/a A1 Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).

10.4.6 Privacy

- N/a A1 Balconies, decks, carports etc OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:
- (a) side boundary – 3m
 - (b) rear boundary – 4m
 - (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:
 - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
 - (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.
- N/a A2 Window or glazed door to habitable room with floor level over 1m must
- (a) (i) 3m setback from side boundary; and
 - (ii) 4m setback from rear boundary; and
 - (iii) if a multiple dwelling, at least 6m from glazing of adjacent dwelling on same site
 - (iv) if a multiple dwelling, at least 6m from private open space of adjacent dwelling on same site
- N/a (b) (i) offset horizontally 1.5m from glazing of habitable room of another dwelling; or
- (ii) sill height or fixed obscure glazing 1.7m above floor level, or
 - (iii) permanently fixed external screen for the full length of the glazing, to 1.7 m above floor level, with a uniform transparency of not more than 25%.

- ✓ A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:
- (a) 2.5m; or
 - ~~(b) 1m if:~~
 - ~~(i) it is separated by a screen of at least 1.7m in height; or~~
 - ~~(ii) the glazing, to a habitable room has a sill height of at least 1.7m above the~~

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shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

10.4.7 Frontage fences for single dwellings

N/a A1 Applies to maximum building height of fences on and within 4.5m of a frontage

N/a (a) 1.2m if solid; OR

N/a (b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency

10.4.8 Waste storage for multiple dwellings- Complies

10.4.9 Storage for multiple dwellings - Complies

10.4.10 Common Property for multiple dwellings - Complies

10.4.11 Outbuildings and Ancillary Structures for the Residential Use Class other than a single dwelling – N/a

10.4.12 Site Services for multiple dwellings – Complies (condition required).

Easements

✓ No construction over an easement

Comment:

The proposal complies with the acceptable solutions for all use and development standards of the General Residential Zone, with the exception of clause 10.4.2 A3 (a) (i) & (ii).

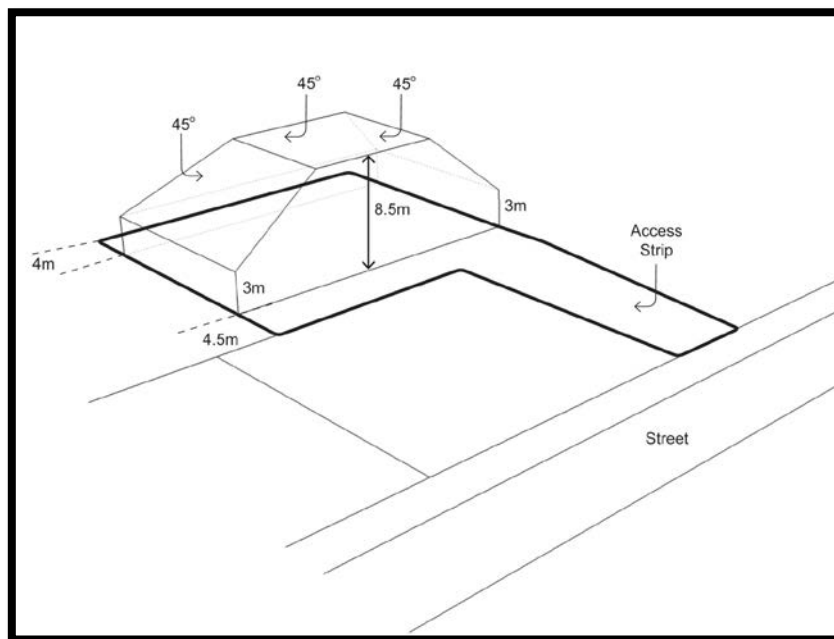


Diagram 10.4.2D – Building envelope for internal lots as required by subclause 10.4.2A3(a).

As such, the following performance criteria apply:

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

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Response to performance criteria of clause 10.4.2:

P3 a) (i) Shadow diagrams were provided with the proposal. The development does not cause any reduction in sunlight to a habitable room of a dwelling on an adjoining lot.

P3 a) (ii) The variations sought are to the front (western) setback and the rear (eastern) setback; therefore, the only relevant overshadowing is to these boundaries.

Overshadowing over the eastern boundary is limited to before approximately 10am on the 21st June. A shed is located in the area impacted by the overshadowing and it is not considered to cause an unreasonable loss of amenity.

Overshadowing over the western boundary is limited to after approximately 2.30pm on the 21st June. Sheds on #12 & #14 Bulwer Street are also located in the area impacted by the overshadowing and it is not considered to cause an unreasonable loss of amenity.

P3 a) (iii) The only adjoining lot which does not contain a dwelling is #22 Bulwer Street. A shed is located in the north eastern corner of this lot and is marginally impacted by overshadowing between 9am – 10am on the 21st June. This is not considered to cause an unreasonable loss of amenity for any future dwellings on this site.

P3 a) (iv) The visual impact of proposed unit one is unlikely to be significantly different at a 2.7m setback, compared to a 4.5m setback, when viewed from the adjoining dwelling at #4 Country Field Court. A separation distance of approximately 23.7m will be available between the dwelling at #4 Country Field Court and proposed unit 1. A 1.8m high fence separates the two properties and provides screening. With eaves of 2.4m, the top 600mm of garage wall will be visible above the fence.

The variation of proposed unit 2 to 2.8m will be largely separated and screened by existing sheds in the south western corner of #12 Bulwer Street and the north western side of #14 Bulwer Street. A 1.8m high fence also separates unit two from these properties and provides screening.

P3 b) The lot is internal; therefore, separation between dwellings when viewed from the streetscape, will remain unchanged. The closest dwelling to the proposed units is #12 Country Field Court (also an internal lot) with approximately 12m separation.

The proposal is considered to comply with the performance criteria of Clause 10.4.2 Setbacks and Building Envelopes for Dwellings.

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/A
E2.0	POTENTIALLY CONTAMINATED LAND	N/A
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies, see code assessment below.
E5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies, see code assessment below.
E7.0	SCENIC MANAGEMENT CODE	N/A
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	N/A
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/A

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E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	N/A
E14.0	COASTAL CODE	N/A
E15.0	SIGNS CODE	N/A

ASSESSMENT AGAINST E4.0 (ROAD AND RAILWAY ASSETS CODE)

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
Comment N/a	
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Comment Complies with acceptable solution A2. The site will not generate more than 40 vehicle movements per day.	
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
Comment N/a	

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E4.7 Development Standards

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

Objective	
To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:	
a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.	
Acceptable Solutions	Performance Criteria
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building envelopes on new lots; and c) outdoor sitting, entertainment and children's play areas	P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to: a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.
Comment	
Complies with acceptable solution A1.	

E4.7.2 Management of Road Accesses and Junctions

Objective	
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Comment	
Complies with acceptable solution A1.	
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road

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	must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
Comment N/a	

E4.7.3 Management of Rail Level Crossings

Objective To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.	
Acceptable Solutions	Performance Criteria
A1 Where land has access across a railway: a) development does not include a level crossing; or b) development does not result in a material change onto an existing level crossing.	P1 Where land has access across a railway: a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and b) the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and d) an alternative access or junction is not practicable.
Comment N/a	

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.
Comment The access to the lot is existing. The short sight distances (approximately 60m) associated with the cul-de-sac are closely related to the slow vehicle speeds expected within the cul-de-sac. For vehicle speeds of less than 50km/h, the 60m site distances are considered sufficient.	

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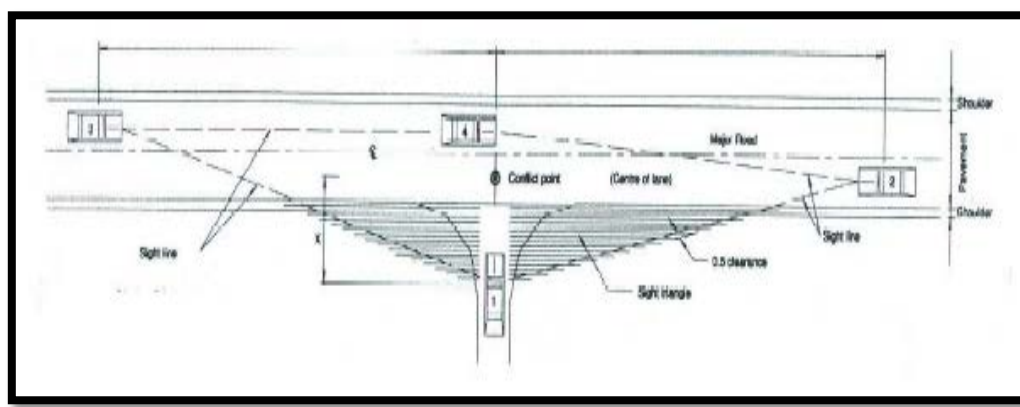


Figure E4.7.4 – Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 – Safe Intersection Sight Distance (SISD)

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

Notes:

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

ASSESSMENT AGAINST E6.0 (CAR PARKING & SUSTAINABLE TRANSPORT CODE)

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective

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

Acceptable Solutions

Comment

A1	The number of car parking spaces must not be less than the requirements of:	Complies with the requirements of Table E6.1 – 2 car parking spaces are provided per unit. 1 visitor car parking space is also provided.
a)	Table E6.1; or	

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b)	a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	
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E6.6.2 Bicycle Parking Numbers

Objective To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.		
Acceptable Solutions		Comment
A1.1	Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	Complies with the requirements of Table E6.1 – sufficient space for 1 bicycle park is available within the garage for each unit.
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.		
Acceptable Solutions		Comment
A1	One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof.	Not required.

E6.6.4 Motorbike Parking Provisions

Objective; To ensure that motorbikes are adequately provided for in parking considerations.		
Acceptable Solutions		Comment
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	Not required.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.		
Acceptable Solutions		Comment
A1	All car parking, access strips manoeuvring and circulation spaces must be:	Complies.
a)	formed to an adequate level and drained; and	A) The driveway to the garage will be sufficiently formed and drained.
b)	except for a single dwelling, provided with an impervious all weather seal; and	B) The driveway and car parking areas will be provided with an impervious all weather seal.
c)	except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	C) Car parking spaces are clearly delineated by the garages and sealed areas.

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.		
Acceptable Solutions		Comment
A1.1	Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the	A1.1 Does not comply. One parking space is located in front of the building line. See assessment against Performance Criteria P1.

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<i>building line; and</i> A1.2 <i>Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</i>	A1.2 Does not comply. The provision for vehicle turning is located in front of the building line. See assessment against performance criteria P1.
Performance Criteria P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking. Comment: Complies. The lot is internal. Three of the five spaces are located within the garages. Only the visitor parking space will be visible, when viewed from the street.	
A2.1 <i>Car parking and manoeuvring space must:</i> a) <i>have a gradient of 10% or less; and</i> b) <i>where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</i> c) <i>have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</i> A2.2 <i>The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</i>	A2.1 A) Complies B) Complies. C) Relies on the performance criteria for compliance with Table E6.2 (passing bays). A 3.5m access to the garages is provided and parking spaces are in accordance with table E6.3. A2.2 Complies. Car parking and vehicle manoeuvring areas are in accordance with AS 2890.1-2004. Turning templates were provided in accordance with the Australian Standard.
Performance Criteria P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic. Comment: Reliance on the performance criteria is required due to no passing bay being provided. As the driveway is only 37.9m long, providing a 5m long passing bay at 30m would not result in efficient use of the site or provide significant assistance for vehicle manoeuvring. Adequate turning space is provided adjacent to each unit, to allow vehicles to enter and exit the site in a forward direction. The proposal complies with the performance criteria of this clause.	

E6.7.3 Car Parking Access, Safety and Security

Objective <i>To ensure adequate access, safety and security for car parking and for deliveries.</i>	
Acceptable Solutions	Comment
A1 <i>Car parking areas with greater than 20 parking spaces must be:</i> a) <i>secured and lit so that unauthorised persons cannot enter or;</i> b) <i>visible from buildings on or adjacent to the site during the times when parking occurs.</i>	A1 – N/a. Less than 20 spaces provided.

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E6.7.4 Parking for Persons with a Disability

Objective

To ensure adequate parking for persons with a disability.

Acceptable Solutions		Comment
A1	All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	The visitor space is of sufficient size to also be utilised as a disabled car parking space.
A2	One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.	As only 5 spaces are provided, rounded down, no disabled parking space is required. Nevertheless, the visitor space is of sufficient size to also be utilised as a disabled car parking space if required.

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

Comment:

N/a – not a retail, commercial, industrial, service industry or warehouse or storage use.

E6.8 Provisions for Sustainable Transport

E6.8.2 Bicycle Parking Access, Safety and Security

Objective

To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

Acceptable Solutions		Comment
A1.1	Bicycle parking spaces for customers and visitors must:	A1.1 N/a. Not for customers or visitors.
a)	be accessible from a road, footpath or cycle track; and	A1.2 Complies. Parking spaces within the garage are undercover and lockable.
b)	include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993; and	
c)	be located within 50m of and visible or signposted from the entrance to the activity they serve; and	
d)	be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used; and	
A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	
A2	Bicycle parking spaces must have:	A2 a & b
a)	minimum dimensions of:	Complies. Access to the garages is via the sealed driveway.
i)	1.7m in length; and	
ii)	1.2m in height; and	
iii)	0.7m in width at the handlebars; and	
b)	unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	

E6.8.5 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development

Acceptable Solution		Comment
A1	Pedestrian access must be provided for in accordance with Table E6.5.	Complies with A1. No separate access required.

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Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Residential		
If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation
visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or ...	

Table E6.2: Access Widths for Vehicles

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

Table E6.3: Width of Access and Manoeuvring Space adjacent to Parking Spaces

Angle of Car Spaces to Access Strip	Access Strips Widths	Car Park Widths	Car parking length
90 degrees	6.4m	2.6m	5.4m

Table E6.5: Pedestrian Access

Number of Parking Spaces Required	Pedestrian Facility
1–10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].

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

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
The proposal complies with the Strategic Plan 2007-2017

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

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6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to the variation to the front and rear setbacks, the location of the visitor space and turning spaces in front of the building line, and lack of passing bay.

The setback variations have resulted from the units being designed with the occupant's privacy and amenity in mind, allowing for well screened and secure private open space, and sufficient space for vehicle maneuvering. The relevant performance criteria look at overshadowing, visual impacts and dwelling separation. Overshadowing is limited to the area occupied by adjacent sheds and garages, and has little to no impact on amenity of neighbouring properties. While the visual impact of the units on neighbouring properties may be slightly increased as a result of the setback variations, it is not considered to be out of character with the residential nature of the area. Good separation between dwellings has been retained.

The location of parking and turning areas in front of the building line will have minimal impact on the streetscape, due to the lot being internal. The omission of a passing bay will have little impact on the safety and efficiency of car parking onsite, as the driveway is only 37.9m long before opening up into the unit complex where passing of vehicles may occur.

Issues raised by the representors include the request for additional screening on the boundary fence due to its low height on the southern boundary, increased vehicular traffic and noise, and the close proximity of the units to the boundaries.

The applicant contacted Council upon receipt of the representations, noting that the boundary fence issue could be easily rectified by the installation of a fence 'topper' or new 1.8m high boundary fence. This may be conditioned by a planning permit.

The level of traffic generated from two units is not considered to be significantly different to that of a large single dwelling and will be consistent with the residential use of the site. Noise generation will largely be dependent on the occupants of the site.

While the development does rely on setback variations to the eastern and western boundaries, this does not result in the units being constructed close to existing dwellings. Overshadowing is minimal and largely restricted the location of neighbouring sheds.

8 ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
 - Taswater Submission to Planning Authority Notice
 - Council's Works & Infrastructure Department Referral
- C Representations

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RECOMMENDATION

That land at 6 Country Field Court, Longford be approved to be developed and used for 2 units (multiple dwellings) - vary front & rear setbacks in accordance with application P15-130, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P11** (*Drawings by MDE Building Designs Drawing No's: 15STE1 Sheet No's: 1-11 Dated: 06-May-2015*).

2 Council's Works & Infrastructure Department conditions

2.1 Municipal standards & approvals

Unless otherwise specified within a condition, all works shall comply with the Municipal Standards including specifications and standard drawings. All works shall be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

2.2 Works in road reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall to be given to the Works & Infrastructure Manager for works within the public road reserve before placement of concrete to enable formwork to be inspected. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

2.3 Stormwater

- a) Each dwelling shall be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the application for a building permit for any units, the applicant shall design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system shall connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

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2.4 Silt

- a) The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. No material or debris is to be transported onto the road reserve (including the naturestrip footpath and road pavement). Any material that is deposited on the road reserve shall be removed by the applicant. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

2.5 Works & Infrastructure damage bond

Prior to the application for a building permit, a \$500 bond shall be provided to Council, which shall be refunded if Council's infrastructure is not damaged.

- a) This bond is not taken in place of the Building Department's construction compliance bond.
- b) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure shall be reinstated to Council's standards if damaged.
- c) The bond shall be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

2.6 Naturestrips

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

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Submission to Planning Authority Notice (Taswater Ref: TWDA 2015/00870-NMC; dated 15th June 2015).

4 Landscaping

- i) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each unit shall be completed prior to the commencement of use of that unit and then maintained for the duration of the use.
- ii) A bond of \$500 per unit shall be provided prior to the application for a building permit for the development – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

5 Sealing of driveways

The applicant shall seal the driveways and parking areas around each unit with an impervious asphalt or concrete pavement prior to the commencement of use of the unit.

6 Site Services

Provision for mailboxes must be made at the frontage and shall be provided prior to the commencement of use.

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7 Fencing

A minimum 1.8m high solid fence (or extension topper to the existing fence to a minimum overall height of 1.8m) shall be constructed along the southern property boundary, prior to the commencement of use of each unit.

8 Required prior to the application for a building permit

Prior to the issue of a building permit for either unit, the applicant shall:

- i) Pay a \$500 works bond (as per condition 2.5).
- ii) Pay a \$500 per unit landscape bond (as per condition 4);

9 Prior to commencement of use

Prior to the commencement of the use of each unit, the following must be completed:

- i) landscaping works for each unit, including 6m³ storage sheds, mail and newspaper receptacles, clothes-drying facilities, fencing and private open space screening (as per condition 4 – landscaping, condition 6 – site services and condition 7 - fencing);
- ii) driveways and parking areas around each unit sealed (as per condition 5).

DECISION

Cr

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PLAN 3

PLANNING APPLICATION P15-171

LOGAN ROAD (ADJACENT TO FALLS PARK, BETWEEN HUXTABLES LANE AND COACHMANS ROAD), EVANDALE

Attachments: Section 1 – Page 564

File Number: R20270

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for Logan Road (adjacent to Falls Park, between Huxtables Lane and Coachmans Road), Evandale to construct a pedestrian island (heritage precinct).

2 BACKGROUND

Applicant:

Northern Midlands Council

Owner:

Northern Midlands Council

Zone:

General Residential

Codes:

Heritage Code

Classification under the Scheme:

Utilities

Existing Use:

Road and footpath

Deemed Approval Date:

22 July 2015

Recommendation:

Approve

Discretionary Aspects of the Application

- Development for Utilities (pedestrian island) in the General Residential zone;
- Development of a pedestrian island in the Heritage Precinct.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Figure 1 – subject site looking eastwards along Logan Road



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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.

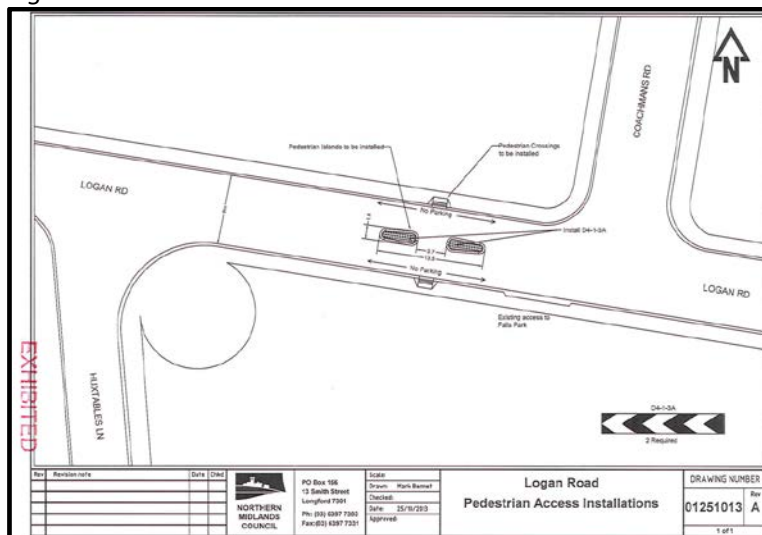
4 ASSESSMENT

4.1 Proposal

Approval is sought for the following pedestrian access installations:

- A pedestrian island in the centre of Logan Road;
- Pedestrian access ramps from the footpath to the road on each side of Logan Road.

Figure 2 – Site Plan



4.2 Zone and land use

Figure 3 - Zone Map – General Residential



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The land is zoned General Residential and is within the Heritage Precinct of Evandale.

The provision or minor upgrading of kerbs, gutters, footpaths and traffic control devices is generally exempt from planning approval under clause 6.2 of the planning scheme. However, as this site is in the Heritage Precinct, this exemption does not apply.

The planning scheme contains the following definitions:

Utilities	use of land for utilities and infrastructure including: (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.
minor utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.

10.2 Use Table (extract)

Permitted	
Use Class	Qualification
Utilities	If for minor utilities
Discretionary	
Use Class	Qualification
Utilities	If not for minor utilities

The footpath access ramps are defined as Minor Utilities and are Permitted in the General Residential zone.

The pedestrian island is defined as Utilities, and is Discretionary in the General Residential zone.

4.3 Subject site and locality

A site visit was undertaken on 9 July 2015 by Paul Godier, Senior Planner.

The site is located in Logan Road between Huxtables Lane and Coachmans Road. The site adjoins “Fall Grove” (1 Logan Road) to the north and “Falls Park” (Evandale Market) to the south.

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Figure 3 - Aerial photograph of area



Figure 4 – subject site looking eastwards along Logan Road



Figure 5 – subject site from Coachman's Road



4.4 Permit/site history

The applicant advises that, following concerns raised by Cr. Matthew Brooks regarding pedestrian access at the entrance to Falls Park, Council's 2014-2015 budget allocated funding to construct a pedestrian crossing point.

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 (attached) were received from:

- Dr T Williams, "Fall Grove" 1 Logan Road, Evandale
- P Woof, PO Box 54, Evandale
- C & C Hurford, 3 Murray Street, Evandale

The matters raised in the representations are outlined below with by the comments of Council's Engineering Officer (Jonathan Galbraith) in italics.

Safety/Compliance with standards

- The use of raised island type traffic control is unsafe for local traffic, especially motorcycles.
- The crossover is not compliant with Australian wheelchair access standards.

Engineering Officer's comments

The statement that the crossover does not comply with Australian Standards is incorrect. The new crossing has been constructed in accordance with the latest Tasmanian Municipal standards produced by the Local Government Association of

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Tasmania and IPWEA (Institute of Public Works Engineering Australasia). It has also been inspected by Council's Traffic Engineer, Terry Eaton, and OH&S Coordinator, Michael Higginson. Both advised that they could see no problems with it.

Impact on pedestrian/vehicle movement

- Direction signage at each end of the physical island, use of the road is denied to local farmers moving large farming equipment.
- Exit from Falls Park is restricted by the island for large trucks, motor homes and long articulated vehicles.
- The crossing point directs people to the narrowest sections of the footpath.

Engineering Officer's comments

Council have not received any complaints about long vehicles or trailers having difficulty exiting Falls Park and the island will be designed so that it is mountable if required.

The purpose of installing the crossing away from the access to the park is so that people do not need to cross the road and walk directly into an access which is used by vehicles.

Alternative solutions

- A simpler and less expensive solution would be to use painted pedestrian crossing as done for school crossings. Flags could be displayed during market hours, or appropriate roadside signage may suffice.
- Would remove the handicapped parking in Coachmans Road, and would extend the handicapped parking in the market car park to accommodate the loss.
- Handicapped parking already provided in the market car park, which is closer than spots in Coachman's Road.
- Should place more no parking signs so there is not a pedestrian problem. The bus parking zone should be in Huxtables Lane, so that buses can exit the area without needing to turn, and passengers can disembark without having to cross the road.

Engineering Officer's comments

School crossing style crossings are usually only used at schools. (i.e. this site would not comply with the legislation for a children's crossing – s. 80 (6) of the Road Rules 2009).

A zebra crossing would usually be used at a location where there is no school, but much higher vehicle and pedestrian numbers are required for a zebra crossing. Several years ago the Department of Infrastructure, Energy and Resources advised that there were not enough vehicles or pedestrians in the main street of Longford to justify a zebra crossing.

The disabled parking in the car park owned by Mr Woof is in a private car park. On street disabled parking is also required.

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4.6 Referrals

Council's Works & Infrastructure Department

Applicant.

TasWater

Not applicable to this application

Heritage Adviser

Council's Heritage Adviser, David Denman advises that the proposal will have an acceptable impact on this part of the streetscape, and recommends that the paving surfaces be finished in natural tones to the approval of council's heritage adviser.

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Not applicable to this application

Launceston Airport

Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

Precis: The committee raised concerns relating to safety and necessity of the pedestrian refuge to be installed in the vicinity of the entrance to Falls Park; and requested alternate solutions be considered.

General Manager

Precis: Application signed by the General Manager.

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. The proposal complies with the provisions of the scheme.

5 FINANCIAL IMPLICATIONS TO COUNCIL

The installation of the pedestrian island has been provided for in Council's budget.

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6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Development for Utilities (pedestrian island) in the General Residential zone; and
- Development of a pedestrian island in the Heritage Precinct.

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

The representations raise a number of issues which are discussed below.

- **The use of raised island type traffic control is unsafe for local traffic, especially motorcycles.**
- **The crossover is not compliant with Australian wheelchair access standards.**

Council's Engineering Officer advises that the new crossing has been constructed in accordance with the latest Tasmanian Municipal standards produced by the Local Government Association of Tasmania and Institute of Public Works Engineering Australasia, and that it has been inspected by Council's Traffic Engineer, Terry Eaton, and OH&S Coordinator, Michael Higginson. Both advised that they could see no problems with it.

It is therefore considered that the proposal is acceptable in terms of traffic safety and wheelchair access.

- **Direction signage at each end of the physical island, use of the road is denied to local farmers moving large farming equipment.**
- **Exit from Falls Park is restricted by the island for large trucks, motor homes and long articulated vehicles.**

Council's Engineering Officer advises that the island will be designed so that it is mountable if required, and the signs can be mounted on a flexible base so the spring back up if they are hit.

It is recommended that this be a condition of approval.

- **A simpler and less expensive solution would be to use painted pedestrian crossing as done for school crossings. Flags could be displayed during market hours, or appropriate roadside signage may suffice.**

This site would not comply with the legislation for a school crossing style crossing (children's crossing – s. 80 (6) of the Road Rules 2009).

Council's Engineering Officer advises that a zebra crossing would usually be used at a location where there is no school, but much higher vehicle and pedestrian numbers are required for a zebra crossing. Several years ago the Department of Infrastructure, Energy and Resources advised that there were not enough vehicles or pedestrians in the main street of Longford to justify a zebra crossing.

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- **Would remove the handicapped parking in Coachmans Road, and would extend the handicapped parking in the market car park to accommodate the loss.**
- **Handicapped parking already provided in the market car park, which is closer than spots in Coachman's Road.**

Council's Engineering Officer advises that the disabled parking in the Evandale market car park is in a private car park – on-street disabled parking is also required.

In addition to the abovementioned matters, Council's Heritage Adviser has recommended that the concrete and paving be of a darker grey than natural concrete which goes almost white when dry, and that the poles of the signs be black, rather than standard galvanized. This will result in the pedestrian island having an acceptable visual impact on the heritage precinct.

Conclusion

In conclusion, the proposal satisfies the requirements of the scheme with regard to the construction of a traffic island.

In terms of its location in the heritage precinct, the recommendations of Council's Heritage Adviser for dark grey colouring of the island, and black colouring for the signage poles is supported.

The advice of Council's Engineering Officer that the island can be mountable by vehicles and that the signs can be on flexible bases is accepted, and recommended as conditions of approval.

It is recommended that the application be approved with the conditions outlined below.

8 ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representations & applicant's response
- D Planning Scheme Assessment

RECOMMENDATION

That land at Logan Road, between Huxtables Lane and Coachmans Road, Evandale be approved to be developed and used for Utilities (pedestrian island) (heritage precinct) in accordance with application P15-171, 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: 01251013 Rev A*).

2 Amended Plans Required

Before the development starts, plans to the approval of the Planning & Development Manager must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two (2) copies shall be provided. The plans must be generally in accordance with the endorsed plans but amended to show:

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- a) *The sign poles as being black in colour;*
- b) *The sign poles as being on flexible base;*
- c) *The concrete surrounds as being a dark grey to the approval of Council's Heritage Adviser; and*
- d) *The paving of the traffic island as being a dark grey to the approval of Council's Heritage Adviser;*
- e) *The traffic island as being mountable by traffic.*

3 Installation of Concrete Surrounds and Pavers

- 3.1 Installation of the concrete surrounds and pavers must not be undertaken without prior approval of the material colours by the Council's Heritage Adviser.
- 3.2 Twenty-four hours (24) notice must be given to the Heritage Adviser of the intended installation of concrete surrounds and pavers.

DECISION

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)(h) of the *Local Government (Meeting Procedures) Regulations 2015*.

CON 2 (1) PERSONNEL MATTERS

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

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

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

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

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

CON 2 (4) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Action Items – Status Report

CON 2 (5) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

AGENDA – ORDINARY MEETING

20 JULY 2015



- CON 3** COMMERCIAL INFORMATION OF A CONFIDENTIAL NATURE THAT, IF DISCLOSED, IS LIKELY TO –
- i) PREJUDICE THE COMMERCIAL POSITION OF THE PERSON WHO SUPPLIED IT; OR
 - ii) CONFER A COMMERCIAL ADVANTAGE ON A COMPETITOR OF THE COUNCIL; OR
 - iii) REVEAL A TRADE SECRET

As per provisions of Section 15(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*.
Business Name Registration and Trademarking

- CON 4** CONTRACTS, AND TENDERS, FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS, CONDITIONS, APPROVAL AND RENEWAL;

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Tender 15/07 – Design and Construction: Bridge 2030 – Powranna Road Cressy

- CON 5** CONTRACTS, AND TENDERS, FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS, CONDITIONS, APPROVAL AND RENEWAL;

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Tender 15/09 – Mulching and Removal of Green Waste

- CON 6** INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

- CON 7** 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)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.
Stormwater Management Plan / Upgrade

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