



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 17 August 2015

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE, etc.

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

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

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

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

Des Jennings
GENERAL MANAGER

GUIDELINES FOR PUBLIC QUESTIONS AND STATEMENTS AT COUNCIL MEETINGS

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

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

RECORDING OF COUNCIL MEETINGS

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

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

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

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NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 17 August 2015 at 5.00pm.


Des Jennings
General Manager

12 August 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 – 20 JULY 2015

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 July 2015, be confirmed as a true record of proceedings.

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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)	09/06/2015	Bishopsbourne Progress Association Inc.	Ordinary
ii)	14/07/2015	Ross Community Sports Club Inc	Ordinary
iii)	29/07/2015	Cressy Local District Committee	Ordinary
iv)	04/08/2015	Campbell Town District Forum	Ordinary
v)	04/08/2015	Ross Local District Committee	Ordinary
vi)	04/08/2015	Perth Local District Committee	Ordinary
vii)	04/08/2015	Evandale Advisory Committee	Ordinary
viii)	04/08/2015	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
ix)	05/08/2015	Longford Local District Committee	Ordinary
x)	06/08/2015	Avoca, Royal George & Rossarden Local District Committee	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation
29/07/2015	Cressy Local District Committee:	That Council consider Cressy as a priority for town entrance statements.
04/08/2015	Ross Local District Committee:	That Council investigate the installation of a bus stop and shelter on Church Street, Ross on the land next to the Town Hall and in front of the Public Toilet for all school buses.
04/08/2015	Perth Local District Committee:	That the motion from 2 June: That Council investigate the opportunity of a designated dog exercise area at William Street Reserve, Perth be rescinded.
04/08/2015	Perth Local District Committee:	That Council undertake a full review of the facilities at the Perth Community Centre.
04/08/2015	Longford Local District Committee:	That the LLDC seek the Council's support to appoint an appropriately qualified person to develop a concept plan improving the streetscape of Longford from the Illawarra Road roundabout to the southern end of the heritage precinct.
05/08/2015	Longford Local District Committee:	That Council officers establish with State Growth permissible signage for the eastern and western approaches to Longford from Illawarra Road.
05/08/2015	Longford Local District Committee:	That the LLDC supports the general thrust of the Fox Report and urges Council to develop a challenging but realistic tourism plan for Longford, including in particular: 1. Improvements to the streetscape, such as banners, to add vibrancy (key Fox observation); 2. Council provide support to maximise benefits stemming from a collaborative information/promotion link between the Longford Business & Tourism Association, Woolmers and Brickendon (Fox recommendation 15); 3. Adoption of a Longford Visitors Centre based on the Evandale model, subject to the 20 July 2015 decision of Council; 4. Development of a calendar of museum/exhibition events showcasing items

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Meeting Date	Committee	Recommendation
		unique to Longford; 5. Uniform local street and attractions signage throughout Longford and surrounds (Fox recommendation 6).

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

DECISION

Cr

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

That Council consider Cressy as a priority for town entrance statements.

Cr

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

That Council investigate the installation of a bus stop and shelter on Church Street, Ross on the land next to the Town Hall and in front of the Public Toilet for all school buses.

Cr

That Council **note** the following recommendation of the **Perth Local District Committee**:

That the motion from 2 June:

That Council investigate the opportunity of a designated dog exercise area at William Street Reserve, Perth

be rescinded.

Cr

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

That Council undertake a full review of the facilities at the Perth Community Centre.

Cr

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

That the LLDC seek the Council's support to appoint an appropriately qualified person to develop a concept plan improving the streetscape of Longford from the Illawarra Road roundabout to the southern end of the heritage precinct.

Cr

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

That Council officers establish with State Growth permissible signage for the eastern and western approaches to Longford from Illawarra Road.

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Cr

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

That the LLDC supports the general thrust of the Fox Report and urges Council to develop a challenging but realistic tourism plan for Longford, including in particular:

- 1. Improvements to the streetscape, such as banners, to add vibrancy (key Fox observation);*
- 2. Council provide support to maximise benefits stemming from a collaborative information/promotion link between the Longford Business & Tourism Association, Woolmers and Brickendon (Fox recommendation 15);*
- 3. Adoption of a Longford Visitors Centre based on the Evandale model, subject to the 20 July 2015 decision of Council;*
- 4. Development of a calendar of museum/exhibition events showcasing items unique to Longford;*
- 5. Uniform local street and attractions signage throughout Longford and surrounds (Fox recommendation 6).*

GOV 5

DATE OF NEXT COUNCIL MEETING

21 SEPTEMBER 2015

Mayor Downie advised that the next Ordinary Council Meeting would be held on Monday, 21 September 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
17/08/2015	Council Workshop • prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period 21 July 2015 – 1 August 2015

Acting Mayor Goss' Communications for the period 2 August 2015 – 17 August 2015 are as follows:

Date	Activity
21 July 2015	Attended Shared Services Meeting with Meander Valley Council, West Tamar Council and George Town Council.
22 July 2015	Attended LGAT Annual General Meeting.
22 July 2015	Attended Bill Fox presentation on Longford Visitor Appeal Study.
24 July 2015	Meeting regarding strawberry farm cool room.
28 July 2015	TasWater General Meeting.
29 July 2015	Attended Cressy Local District Committee meeting.
5 August 2015	Attended Longford Local District Committee meeting.
Attended to numerous email, phone, media and mail inquiries.	

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

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- (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

Attachments: Section 1 – Page 48

1 PURPOSE OF REPORT

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

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

- Support Council with governance advice and effective leadership, review and implement organisational values through day to day operations, effective communication, community consultation and advocacy, issues identification, strategic and corporate planning, annual reports, public and private resource sharing, induction of elected members, provision of legal advice, human resources management and liaise with representative bodies.
- Support Council with sound financial advice and management, and generate funds without burdening the community. Rates administration, budgeting and reporting, debt collection, taxation, asset registers and depreciation, receipts and payments, wages and salaries, loans and investments, records management, information technology, and customer service.

2 CONFERENCES AND SEMINARS

2.1 WHY LOCAL GOVERNMENT MATTERS

Prepared by: Duncan Payton, Planning & Development Manager

At the recent LGAT Conference, Associate Professor Roberta Ryan, Director of the Australian Centre of Excellence for Local Government (ACELG) within the University of Technology in Sydney (UTS) presented the major research paper: Why Local Government Matters.

The Summary Report is included in the attachments, whilst the full 2015 report can be found at www.ancelg.org.au/wlgm.

Notwithstanding that the importance and need for Local Government is always topical and there are lots of claims and counter claims regarding peoples thoughts and expectations of Local Government, this paper presents the findings of the first ever Australian survey of community attitudes towards Local Government.

Notably:

- Australians feel a strong emotional connection to the local areas in which they live;
- In their local areas, the most important things are a safe environment, availability of health care, level of water, air and noise pollution; and affordability of appropriate housing;
- Australians do not agree that the private sector or the market necessarily deliver the best or most efficient services;

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- There is enormous support for government to provide services that deliver a healthier and fairer society and that decisions about services should not be made just on value for money;
- There is strong agreement for governments to work with each other and with service providers to provide local services;
- Communities want to be involved with government in making decisions about how and what services should be delivered in their local area;
- Australians think that local government is the best level of government to make decisions about the local area;
- Australians believe it is important that local government delivers a diverse range of activities, with planning for the future being amongst the most important.

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 68

The Works & Infrastructure Report for the period to 3 August 2015 was circulated in the Attachments.

6 BUILDING APPROVALS

The comparison of the number and total value of building works for 2014 and 2015 will be circulated separately as a late item.

7 DEVELOPMENT APPLICATIONS

Planning decisions in July 2015:

Total Approved:	18	Total Refused:	1
Total Permitted:	1	Total Discretionary:	17
Average Days for Permitted	11	Average Days for Discretionary:	38
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	0	Strata Plans Approved:	1
Total Withdrawn:	0		

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-073	7 aged-care units for Toosey Aged & Community Care (heritage precinct)	14a Archer Street, Longford	Wilson Homes (obo Toosey)	39	D
P15-141	Dwelling & garage (vary setback to rural resource zone and access width [passing bays])	220A Norwich Drive, Longford	Adams Building Design (obo Voss & Stewart)	32	D
P15-151	01: Subdivision; and 02: Dwelling on internal lot & demolition of shed	44 Hobhouse Street, Longford	Richard Nicholls Architect	39	D
P15-156	Gazebo extension for Tasmanian Gourmet Sauce Company (vary setbacks in rural zone)	174 Leighlands Road, Evandale	T Barbour (obo Tas Gourmet Sauce Company)	17	D
P15-158	Change of use to dwelling (formerly restaurant on ground floor) - heritage-listed place in flood-prone area	38 Tannery Road, Longford	J Bissett	42	D
P15-159	Dwelling (attenuation area)	4a Paton St (41 High St), Longford	Tasbuilt Homes	34	D
P15-161	2-lot subdivision (vary lot size & access) - bushfire prone area	78 Hop Valley Road, Blackwood Creek	Woolcott Surveys (obo Kapeller)	44	D
P15-162	Dwelling addition (enclosed outdoor area) - Attenuation Area	'Marchington', 715 Hobart Road,	AW & NA Seymour	42	D

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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
		Breadalbane			
P15-163	2-lot subdivision (vary garden shed setback)	166 Fairtlough Street, Perth	DJ McCulloch Surv (obo Pedder)	33	D
P15-167	Replacement and repairs to slate roof (heritage-listed place in heritage precinct)	Clarendon House, 234 Clarendon Station Road, Nile	National Trust of Australia Tasmania	42	D
P15-177	Wholesale plant nursery (5 greenhouses & 2 shipping containers) - Scenic Corridor/Attenuation Area	5 Raeburn Road, Breadalbane	D Quillerat (obo W Grice)	46	D
P15-178	Dwelling extension (heritage precinct)	20 Russell Street, Evandale	RJ Palmer	34	D
P15-181	Garage (vary setbacks in rural zone) - irrigation district & attenuation area	2078 Bishopsbourne Road, Longford	I Jago & C Meek	43	D
P15-184	Flagpole - 6m high (heritage-listed place)	16087 Midland Hwy, Perth	Eskleigh Foundation Inc	43	D
P15-186	Dwelling (vary front setback) & garage (vary setbacks & building envelope)	7 Alma Street, Longford	J L Goss & S M Airey	43	D
P15-190	Dwelling	890 White Hills Rd (lot 4), Evandale	P W & S M Johnstone	11	P
COUNCIL DECISIONS					
P15-130	2 units (multiple dwellings) - vary front & rear setbacks	6 Country Field Court, Longford	D Stewart	42	D
REFUSED					
P15-171	Pedestrian island (heritage precinct)	Logan Road (adjacent to Falls Park), Evandale	Northern Midlands Council	-	D
WITHDRAWN					
-	-	-			

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	
-	-

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9 USE OF COUNCIL SEAL: JULY 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
2	Draft Amendments to <i>Northern Midlands Planning Scheme 1995</i>
3	Management Agreements
2	Other Agreements/Documents

10 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2015/2016 year													Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	2014/2015
132	70													676
337	30													389

11 ANIMAL CONTROL: JULY 2015

Item	Income/Issues 2014/2015		Income/Issues for July 2015		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,801	88,126	875	18,218	875	18,218
Dogs Impounded	88	5,360	8	518	8	518
Euthanized	3	-	-	-	-	-
Re-claimed	73	-	7	-	7	-
Re-homed/To RSPCA	12	-	1	-	1	-
New Kennel Licences	8	518	-	-	-	-
Renewed Kennel Licences	62	2,480	68	2,788	68	2,788
Infringement Notices (paid in full)	35	5,307	-	-	-	-
Legal Action	-	-	-	-	-	-
Livestock Impounded	2	300	-	-	-	-
TOTAL		102,091		21,524		21,524

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	2013/2014		2014/2015		2015/2016	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	32	32	65	68		
October-December	23	23	66	68		
January-March	-	-	-	-		
April-June	87	194	85	163		
TOTAL	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.

AGENDA – ORDINARY MEETING

17 AUGUST 2015



Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2013/2014	2014/2015	2015/16
Notifiable Diseases	6	2	1
Inspection of Food Premises	126	118	11

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	3											
Building & Planning	6											
Community Services	-											
Corporate Services	4											
Governance	-											
Waste	1											
Works (North)	48											
Works (South)	2											

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

Date	Recipient	Purpose	Amount \$
22-Jul-15	Campbell Town District High School	Chaplaincy	\$1,500
22-Jul-15	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
4-Aug-15	Rural Alive & Well	Donation	\$5,000
Sporting Achievements			
22-Jul-15	Mr Bailey Groves	28th Summer Universiade South Korea	\$120
22-Jul-15	Ms Teresa Morris	Aust Darts Championships WA	\$60
5-Aug-15	Miss Kara Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mr Simon Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Julie Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Kaitlyn Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Ms Narinda Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Helen Farrow	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Georgia Brown	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
TOTAL DONATIONS			\$15,100

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. No further action required.	

AGENDA – ORDINARY MEETING

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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	Investigating possible businesses to design entrance statements.	
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	To be considered as part of entrance statement review.	
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	Campbell Town District Forum proposed changes - to be workshopped. All other committees signed.	
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	Fee offer sought for preparation of a Freight Demand Analysis. Funding support to date - RDA Tasmania \$10,000; NTD \$10,000; Launceston Airport \$5,000.	
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	Report to Council.	

AGENDA – ORDINARY MEETING

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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 continues, seeking funding support.	
20/04/2015	107/15	Public Toilet, Conara	That the following position be conveyed to State Growth: a) Council does not agree to the temporary closure of access to overnight camping, playground and park area at Conara; b) Council supports the retention of a Public Toilet facility at Conara; c) Council supports the demolition of the existing public toilet due to safety concerns on the proviso State Growth replace the facility; d) Council supports the clear delineation of the free camping area to prevent camping beyond the designated free camping area; d) that a temporary toilet facility be installed by State Growth while the demolition and re-establishment of the present toilet facility take place.	General Manager	Matter listed as report to Council in Agenda for decision.	
20/07/2015	186/15	Reconstruction of Assets - Macquarie Road, Campbell Town	That pursuant to section 39(7) of the <i>Local Government (Highways) Act 1982</i> ; 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: i) 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. ii) 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. That the General Manager have discussions with land owners to determine whether an adequate resolution can be reached and if agreement cannot be reached Council revert back to 1) and 2) above.	General Manager	General manager to arrange meeting with property owner.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/07/2015	192/15	Tasmania Trade Mission to China	That Council approach Northern Tasmania Development seeking consideration by the regional group to establish formal relationships with the cities in China to develop and maintain cultural and economic networks.	General Manager	Letter sent to NTD.	
20/07/2015	190/15	Tyre Recycling Facility Tour	1) That Council officers continue to assist to facilitate a sustainable waste tyre recycling option. 2) That Council officers investigate funding options that may be available through Tyre Stewardship and other funding sources.	General Manager	Council officers continue to assist proponents and raise the matter with State Growth officers and requested the matter be considered by the Premier's local government committee.	
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
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	See General Manager's report to this 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.	
16/02/2015	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 'Tran slink-style' zoning for the Research Farm).	Planning & Development Manager	Response from Minister received - not supported.	
20/07/2015	187/15	Evandale Advisory Committee Membership	That Council accept Mr Stephen Baldock as a member of the Evandale Advisory Committee	Executive Assistant	Complete.	Complete

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/07/2015	184/15	Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre	That Council: 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 existing and potential users of the Memorial Hall. 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. v) Seek comments from the Ross Wool Centre in respect to downgrading from the yellow "i" to the white "i".	Economic & Community Dev. Manager	Report to Council.	
18/05/2015	121/15	Council's Disability Discrimination Access Action Plan	That Council endorse the proposed process for the development of Council's Disability Discrimination Access Policy and Action Plan 2015-2020.	Economic & Community Dev. Manager	Steering Committee members being sought.	
20/04/2015	90/15	Honeysuckle Banks Masterplan proposal	That Council approve the development of a masterplan for Honeysuckle Banks, Evandale, at a maximum cost of \$2,000.	Economic & Community Dev. Manager	Awaiting response from consultant.	
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 developed. Plans being prepared for the new gym and storage area.	
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. Concept plans awaited.	
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	Application submitted.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	118/15	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and endorse the following recommendation of the Northern Midlands Economic Development Committee: That Council write to the Minister for Primary Industries and Water to outline Council's vision for the development of a Rural Processing Centre at the western end of Burlington Road, and request the Minister give consideration to approving the inclusion of Cressy Research Farm land in this Centre.	Economic & Community Dev. Manager	Letter sent to Minister 25/6/2015, response awaited.	
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.	
20/07/2015	194/15	Property Committee: Lake Leake Coghlan's Cottage	That Council support and give approval to the Lake Leake Social Club to licence "Coghlan Cottage" for five years, 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.	Corporate Services Manager	Licence Agreement finalised.	
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.	
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 - 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.	

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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
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
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

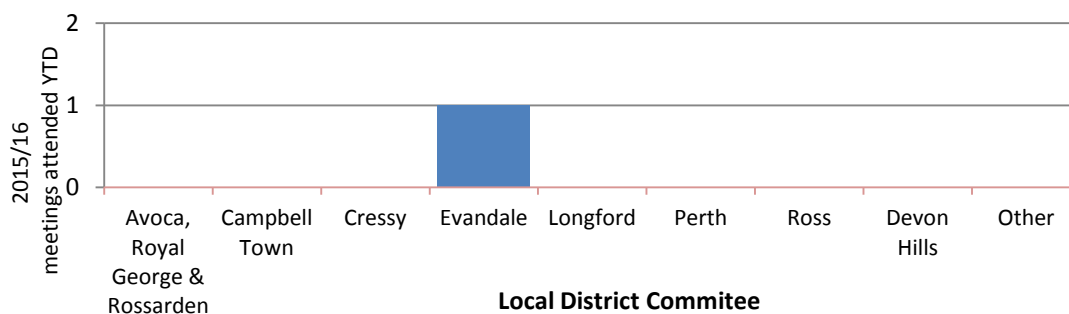
16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 31 July 2015

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 20 July
- Council Workshops:
 - Ordinary workshop 6 July
 - Ordinary workshop 20 July
- Community meetings:



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- Executive Management Team:
 - 8 July
- Staff Meeting
 - 14 July
 - 28 July
- Other Meetings:
 - Attended Tasmanian Logistics Committee meeting
 - Attended meeting together with other council's representatives with Minister Gutwein
 - Met with Robert Harrison and others re TRANSlink
 - Met with Michael Salhani
 - Met with Tim Chugg
 - Met with partner council's representatives re Shared Services
 - Attended LGAT AGM and General Meeting
 - Met with Cindy Hanson re waste tyres
 - Met with Bill Fox
 - Met regarding strawberry farm coolroom
 - Attended meeting to discuss Launceston Gateway Precinct Master Plan
 - Attended TasWater General Meeting
 - Met with representatives from JBS Swift re Lagoon placement

b. General Business:

- Health & Safety and Risk Management Review
- NBN Rollout
- Sub Regional Alliance
- Legal issues, leases and agreement reviews
- Interim Planning Scheme issues
- Road Construction
- Engineering Services
- Drainage issues & TRANSlink stormwater
- Road and Traffic issues
- Resource Sharing
- Animal Control
- Buildings
- Tourism
- NRM North
- Staff issues/Employment
- Childcare issues
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Governance Audit
- General correspondence.

c. Other Activities:

- Citizenships
- Agenda
- Councillor requests, meetings, speeches, emails & phone enquiries

AGENDA – ORDINARY MEETING

17 AUGUST 2015



- 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 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.

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- 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.

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, 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.
- Advanced security implementation.
- 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 are submitted on July 31st. Coordinated the preparation of the application, and developed the business case, procurement management plan, asset management plan, quality management plan, project management plan, risk management plan and Translink business database; undertook the online entry of the application data.
- Preparing a funding application to the Stronger Communities Funding Program for the purchase of four marquees for hire to events organisers.
- In negotiations for Longford to host a folk festival event in January 2016.
- Unit input to Council's 2015/2016 Annual Plan.
- Longford Equestrian Association: registered the business name on behalf of NMBA; assisted with planning and resourcing the 29/7/15 stakeholder forum.
- Preparing documentation for the HHTRA and NMBA 2014/15 audits.
- Managing the progressing of the proposed Longford Destination Play Space.
- Longford Visitor Appeal Study: managed the planning for the 22/7/15 community forum and developed the report implementation plan.
- Liaising with Opcon Pty Ltd on the Longford Revival future event model. Business name registration transferred to Opcon.
- Member of the Northern Region Futures Plan working group.
- Commenced review of Council's online business directory.
- Participated in an information session on the Asian Business Engagement Plan funding

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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.
- 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 held 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. Consultants onsite August 10th-12th.
- 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, 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.

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.
- Prepared and submitted an application to the Heart Foundation Local Government Awards 2015. Award secured: announcement/cheque presentation event being planned.
- Assisted Child Care Director resolve a parent concern regarding the Child Care Services' Nutrition Policy.
- 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. Reviewed the staged implementation with Health Revival Longford.

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- Coordinating Council's Further Education Bursary Program 2015.
- 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.
- Ongoing review of work programs and standard operating procedures.
- Regular planning and building assessment unit meetings.
- Participation in the Economic Development Committee.
- Pursue development of tyre recycling facility.
- Participation in State Planning Taskforce - Technical Reference Group.
- Participation in Launceston Gateway Project - brief and presentations.
- Preparation of Land Use and Development Strategy proposal.
- Perth Strategy Plan

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.
- 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.

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- 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 – Structured 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 and compliance with kennel and dangerous dog restrictions.
- 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 - Implementation of Policy.

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.
- Brief for Heritage Streetscape project.
- Resource Sharing - BODC.
- Amendments to interim scheme.
- Assessment of development proposals.

g. Animal Control

- Continued follow up of dog registrations.
- Follow up of kennel licences
- 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.

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.

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c. Development Work

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

d. Waste Management

- Input into regional waste management discussions – ongoing.

e. Tenders and Contracts

- Bridge 3259 on Lake River Road practically complete.
- Tender for the Westmoor Bridge on Powranna Road has been awarded to Bridgepro and detailed design work is currently being finalised.

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 74

Prepared by: Martin Maddox, Accountant/Executive Officer

Resource sharing summary for the period 1 July to 30 June 2016 was circulated in the Attachments.

18 VANDALISM: JULY 2015

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		July 2015	Jan - July 2015	July 2014
Light damaged at Senior Citizens Hall	Victoria Square, Longford	\$ 300		
Toilet doors kicked in and locks damaged	Perth Train Park and Talisker Street toilets	\$ 600		
Graffiti in toilet	Cressy Trout Park	\$ 800		
TOTAL COST VANDALISM		\$ 1,700	\$ 5,300	\$ 100

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19 YOUTH PROGRAMME UPDATE: JULY 2015

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

Youth Activity Programs

Council has contracted the Longford and Launceston PCYCs to provide youth programs weekly across the third school year term.

The Perth Thursday evenings program for the third term started June 23rd. Poor weather on both June 23rd and June 30th resulted in only 4 young people participating in the sessions

The Longford Friday evening Youth Program at the Sports Centre had 76 participants across the July sessions; averaging 15 participants each session.

The Evandale Primary School Activity Program afterschool on Friday June 24th attracted 18 participants and on June 31st: 16 participants. A number of parents are also attending to assist with the sessions.

20 DRAFT AMENDMENTS TO LAND USE PLANNING & APPROVALS ACT 1993 - LGAT SUBMISSION

Attachments: Section 1 – Page 75

Prepared by: *Duncan Payton, Planning & Development Manager*

To facilitate the introduction of the Tasmanian Planning Scheme, targeted for late 2016, the State Government, through the Department of Justice has proposed a suite of amendments to the Land Use Planning & Approvals Act 1993.

The Department's website advises:

- *The Land Use Planning and Approvals (Tasmanian Planning Scheme) Amendment Bill 2015 (the Bill) replaces the current provisions for local planning schemes with provisions for a new Tasmanian Planning Scheme.*
- *The draft Bill gives effect to a proposed structure for the Tasmanian Planning Scheme that consists of a set of statewide planning controls (State Planning Provisions) and Local Provisions Schedules that contain the Local Planning Provisions including the zone and overlay maps for each local area.*
- *The current provisions for planning directives and planning schemes (including interim directives and interim schemes) will be replaced with new provisions for a Tasmanian Planning Scheme.*
- *The State Planning Provisions and the relevant Local Provisions Schedule will together form all of the planning controls that apply to a local area (the local application of the Tasmanian Planning Scheme). These will be administered by local planning authorities.*
- *Specifically, the Bill -*
 - *provides for the making of the Tasmanian Planning Scheme, including separate processes for the making of the State Planning Provisions and the Local Provisions Schedules*
 - *provides for amendments to the Tasmanian Planning Scheme, including separate processes for amending the State Planning Provisions and the Local Provisions Schedules*
 - *includes a range of amendments to ensure the provisions of the current Act are consistent with the new structure for a Tasmanian Planning Scheme*
 - *provides transitional arrangements to allow the current planning schemes to operate until the Tasmanian Planning Scheme is in place in a municipal area and for other matters, including any permits being dealt with under the current planning schemes when the Tasmanian Planning Scheme comes into force in that municipal area*
- *The Bill also introduces a 21-day statutory timeframe for assessing permitted use and development applications when the Scheme takes effect.*

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Whilst, on the whole, the draft amendments are supported, attached is the LGAT submission prepared after consultation with council planners across the state.

21 BLACK SPOT FUNDING APPLICATIONS

Responsible Officer: Jonathan Galbraith – Engineering Officer

Council has submitted two applications for grant funding under the federally funded 2015-16 Road Blackspot funding program, as follows:

- **Signals at Wilmores Lane rail crossing**
An application was submitted to install crossing warning lights at the Wilmores Lane level crossing where there was a recent fatality. The cost of this project is estimated to be \$600,000. Verbal feedback has been received from the Department of State Growth (DSG) that there are other level crossing in the state without signals which have higher vehicle and train counts and these would probably be considered higher priority. DSG also advised that this project was seen as quite costly and the selection panel often favours low cost solutions to ensure that the limited money can be distributed over as many projects as possible.
- **Guardrail on Storys Creek Rd**
An application has been submitted to install guard rails on two of the most dangerous corners on Storys Creek Road between Stanhope Road and Gipps Creek Road. The cost of this project is estimated to be \$60,000.

22 NORTHERN MIDLANDS BUSINESS ASSOCIATION: BUSINESS PLAN 2015-2016

Attachments: Section 1 – Page 85

Prepared by: Lorraine Green, Economic and Community Development Manager

NMBA has submitted its 2015-2016 Business Plan to Council. This is a requirement before Council's annual grant to the Association is released.

23 HERITAGE HIGHWAY TOURISM REGION ASSOCIATION: BUSINESS PLAN 2015-2016

Attachments: Section 1 – Page 88

Prepared by: Lorraine Green, Economic and Community Development Manager

The HHTRA has submitted its annual business plan to Council. This is a requirement before Council's annual grant to the Association is released.

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 91

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 provide Council with a report on the actions taken in response to Council's decision at the July 20th 2015 Council Meeting regarding the Agenda Item: 'Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre'.

2 INTRODUCTION/BACKGROUND

Council at the July 20th Council Meeting received the "Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre" prepared by Ms Dee Alty, January 2015 and 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.

DECISION

Cr Goninon/Cr Knowles

That Council discuss the matter.

Carried unanimously

Cr Knowles/Cr Goninon

That Council:

- 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 existing and potential users of the Memorial Hall.*
- 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.*
- v) Seek comments from the Ross Wool Centre in respect to downgrading from the yellow "i" to the white "i".*

Carried unanimously

Council Officers have actioned these requests and provide the following reports.

- i) Comments of the current volunteers that support the Visitor Information shop front at JJ's Bakery
The volunteers responses are held as an Attachment.
- ii) Seek the input of the existing and potential users of the Memorial Hall

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On hold until item iii) is completed as then the nature and extent of the visitor centre's implications for other hall users will be known.

iii) Costs to establish a trial Visitor Information Centre at the Memorial Hall

The Longford Local District Committee members supporting this trial have been requested to provide an itemised list of specific items they would require to establish the visitor information centre. Council Officers will cost this listing.

iv) Management of Centre volunteers

The Visitor Information Centres at Ross, Campbell Town and Avoca are managed by entities independent of Council. The Evandale Visitor Centre is managed by the Evandale Community Centre and Evandale War Memorial Hall Committee of Management: a Special Committee of Council. The management model for the proposed Longford Visitor Centre will need to be determined and operate aligned to the other visitor centres in the Northern Midlands i.e. no direct involvement of Council staff.

v) Comments from Ross Wool Centre in respect to downgrading from the yellow 'i' to the white 'i'

Visitor Centres operating as part of the Tasmanian Visitor Information Network (yellow 'i' centres) are required to hold tourism accreditation administered by the Tourism Industry Council of Tasmania and operate under the guidelines of a Code of Practice which provides national benchmarks for service delivery, presentation and management standards. By adopting the Code, Visitor Centres demonstrate their ability to deliver high quality customer services and maintain relevant management processes and documentation to support that delivery.

The Ross Wool Centre opted to downgrade to white 'i' status due to the excessive accreditation requirements.

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."

6 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept this report.

7 ATTACHMENTS

7.1 Comments of the current volunteers that support the Visitor Information shop front at JJ's Bakery regarding the proposed stand-alone visitor centre July 2015

RECOMMENDATION 1

That the matter be discussed.

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RECOMMENDATION 2

That Council accept the report on the actions taken in response to Council's decision at the July 20th 2015 Council Meeting regarding the Agenda Item: 'Business Plan for Northern Midlands Council Stand Alone Visitor Information and Tourist Centre'.

DECISION

Cr

Cr

ECD 2 LONGFORD VISITOR APPEAL STUDY REPORT: IMPLEMENTATION UPDATE

Attachments: Section 1 – Page 93

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

1 PURPOSE OF REPORT

To seek Council's endorsement of the implementation plan for the Longford Visitor Appeal Study.

2 INTRODUCTION/BACKGROUND

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

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

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

Mr Fox submitted his report to Council on June 1st 2015.

The report recommendations and major opportunities have been collated and the implementation plan/progress with regard to each recommendation and major opportunity documented.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "*Volume 1: Mapping Our Direction*" goal is relevant to this issue" 2.2. Tourism Industry Support: "*To increase tourist visits, spend and length of stay, and enhance the visitor experience.*"

4 FINANCIAL IMPLICATIONS

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

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Some of the recommendations in the report require funding to enable their further investigation and/or implementation including the proposed family fun park/ playground, the streetscape enhancement, and the town signage upgrade

5 CONSULTATION WITH STATE GOVERNMENT

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

6 COMMUNITY CONSULTATION

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

Mr Fox make a presentation on the report at a public forum on July 22nd 2015.

7 OPTIONS FOR COUNCIL TO CONSIDER

Council can either endorse or not endorse the implementation plan for the Longford Visitor Appeal Study.

8 OFFICER'S COMMENTS/CONCLUSION

The implementation of the recommendations, and taking up the opportunities, identified in the Longford Visitor Appeal Study will create Longford as a tourist destination over the next five to ten years.

9 ATTACHMENTS

9.1 Longford Visitor Appeal Study Recommendations and Major Opportunities Summary Report

RECOMMENDATION 1

That the matter be discussed

RECOMMENDATION 2

That Council endorse the implementation plan for the Longford Visitor Appeal Study.

DECISION

Cr

Cr

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ECD 3

HEARTFM COMMUNITY RADIO STATION

Attachments: Section 1 – Page 97

File: 09/011

Responsible Officer: Lorraine Green, Manager Economic and Community Development

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

1 PURPOSE OF REPORT

The purpose of this report is to seek a financial commitment from Council to meet the cost of establishing the HeartFM studio and office in the back meeting room of the Longford Memorial Hall.

2 INTRODUCTION/BACKGROUND

Northern Midlands Community Broadcasters Inc. (NMCB) managed HeartFM community radio station until it ceased broadcasting in July 2012 as it was no longer financially viable. NMCB has been pursuing avenues to resurrect the radio station, including approaching creditors and obtaining either a significant reduction of, or complete waiving of, liabilities.

By March 2013, NMCB was in a position where it needed two significant pieces of the jigsaw to fit into place to be able to recommence trading:

- i) obtain funding of \$7,500 to be in a position to clear all creditor obligations;
- ii) the Broadcasting Authority (ACMA) to renew the radio licence.

At the March 18th 2013 Council Meeting, Council considered a request by NMCB for a one-off allocation of \$7,500 to enable the clearing of all creditor obligations. The Council decision was:

Cr Calvert/Cr Lambert

That Council grant \$7,500 to Northern Midlands Community Broadcasting Inc. subject to Council having a representative on the board of directors, being provided with an acceptable business plan for the next 24 months, and being allocated 30 minutes of air time per week to promote events, community news and special projects on the radio station if required,.

Carried unanimously

NMCB commenced the application for the ACMA provisional licence and the search for a community base for the station's studio, ideally in Longford. The provisional radio licence was approved in November 2013.

Over forthcoming months, possible studio locations were viewed in Perth and Longford. In mid 2013 NMCB asked if it would be possible for the studio to be located in the Longford Memorial Hall on the Village Green. NMCB was advised the building required a significant upgrade for safety and functionality reasons, prior to being made available for further community usage. NMCB viewed the hall in September 2013 and identified a room in the building that would be suitable for development of a community radio station studio.

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In July 2014 NMCB emailed the Acting General Manager to formally table their request for long-term usage of the rear meeting room in the hall as an office and studio for HeartFM, and for HeartFM to have shared access to the other facilities in the building. NMCB was advised that the building upgrade works would be underway later in the year and it was envisaged the work would be completed in early 2015.

In February 2015 NMCB had plans drawn up for the studio and identified the following work was required:

- Widen sliding door into existing room
- Fit solid locking door to main office room
- Frame and sheet noise batts to studio walls
- Fit solid locking door to studio
- Fit triple glazed window between studio and office room
- Turn stairs around if possible to enter stage area
- Fit 8 double power points as requested
- Fit batts in ceiling area above studio and office
- Install wall mounted heater in office area

A quote of \$11,000 GST inclusive was received.

NMCB has held several Volunteer Recruitment sessions and has a growing list of people interesting in assisting with the many tasks associated with operating a community radio station. In July NMCB recruited a voluntary General Manager for HeartFM.

NMCB has submitted to Council a business case for 2015-2017.

Whilst NMCB is already having success in securing sponsors (three businesses have to date pledged \$5,000 between them), this funding will be required to meet HeartFM's operational costs.

NMCB has asked if Council will fund the \$11,000 required to convert the room in the Memorial Hall into HeartFM's studio and office. In return, NMCB is offering Council a sponsor's Gold Level package across 2016/2017 and 2017/2018 (Council already has secured this package for 2015/2016) which provides for 30 minutes broadcasting each week at no charge.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The HeartFM radio station aligns with *"Volume One, 1.3. Community Dialogue: 'Regular, accessible, and consistent communication between Council and our communities on issues of direct interest to them.'"*

4 FINANCIAL IMPLICATIONS

NMCB has asked if Council will fund the \$11,000 required to convert the room in the Memorial Hall into HeartFM's studio and office.

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5 OPTIONS FOR COUNCIL TO CONSIDER

Council can either approve or not approve the allocation of \$11,000 to fund the conversion of the room in the Memorial Hall into HeartFM's studio and office.

6 OFFICER'S COMMENTS/CONCLUSION

HeartFM radio station will offer many benefits to the Northern Midlands in terms of community capacity building as well as economic benefits. As an example, if HeartFM promoting our local businesses encourages the adults living in the Northern Midlands to each month spend \$20 at a local business that they would previously have spent in Launceston, that equates to 5,500 people x \$20 = \$110,000 per month or \$1,320,000 per year.

7 ATTACHMENTS

7.1 HeartFM Community Radio Station Business Case 2015-2017

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council approve the allocation of \$11,000 to fund the conversion of the room in the Memorial Hall into HeartFM's studio and office, and in return Council will receive at no charge a Gold Level Sponsorship package with HeartFM across 2015-2018.

DECISION

Cr

Cr

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ECD 4 NORTHERN MIDLANDS FURTHER EDUCATION BURSARY PROGRAM 2015

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

1 PURPOSE OF REPORT

To provide Council with background to the Northern Midlands Further Education Bursary Program and to appoint three councillors to the 2015 Further Education Bursary Committee.

2 INTRODUCTION/BACKGROUND

At the August 18th 2014 Council Meeting, Council resolved as follows:

Cr Knowles/Cr Lambert

That Council:

- i) endorse the trial of the Northern Midlands Further Education Bursary Program across 2014-2016;*
- ii) Appoint Councillors Knowles, Lambert and Calvert to the 2014 Further Education Bursary Committee.*

Carried

Voting for the motion:

Acting Mayor Downie, Cr Brooks, Cr Calvert, Cr Carins, Cr Goss, Cr Knowles, Cr Lambert

Voting against the motion:

Cr Goninon

The bursary program offers ten bursaries on an annual basis to Year Ten Northern Midlands resident students. The bursary of \$1,000 is paid in two instalments of \$500.

The bursaries applies for the two years following the recipients leaving year 10, and will be paid after March 31st in each of the years; on the proviso that the recipients are still actively engaged in further education/training.

Schools where Northern Midlands students are enrolled in Year Ten, (public, private and eschool), are invited to nominate up to four students each year for whom receiving a bursary would significantly impact on their ability (in terms of the confidence boost at the public recognition of their educational potential, as well as the funding) to pursue at least two years further education/training post year 10.

A 2014 Northern Midlands Further Education Bursary Committee comprising three Councillors and the Manager Economic and Community Development was established to receive the 2014 nominations and to select the ten students to receive the bursaries.

In 2014 Council received 16 applications from six schools. Ten bursaries were awarded; nine of which were claimed in 2015.

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The process and associated timeline for the 2015 program follows:

August 4 2015	FEBP information package and application forms forwarded to schools where Northern Midlands students are enrolled in Year Ten and to the Tasmanian eSchool
October 2 2015	Applications for the 2015 FEBP close
Week starting October 5 2015	FEBP Committee meets to select the ten 2015 FEBP recipients (NB Committee receive the applications with student identification obscured)
October 19 2015	Council endorses the selected FEBP recipients (Closed Council)
By end October 2015	Schools informed of the FEBP recipients
November/December 2015	Councillors present the bursaries to recipients at their school awards ceremony, accompanied by an information sheet detailing the process for claiming the bursary in 2016 and 2017
April 2016	Bursary recipients submit their bursary claim form accompanied by proof of enrolment and studies schedule. Council makes first payment of \$500 2014 bursary recipients submit their bursary claim form accompanied by proof of enrolment and studies schedule. Council makes second payment of \$500
June 2016	Council decides whether to continue the bursary program beyond the two year trial period.
November 2016	2014 bursary recipients invited to Council Meeting to provide a report on their educational achievements across 2015-2016

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*” goal has relevance to this issue:

3.3 *Youth: Council facilitates services and activities that meet the needs and aspirations of young people in the Northern Midlands.*

4 STATUTORY REQUIREMENTS

N/A

5 FINANCIAL IMPLICATIONS

The Northern Midlands Further Education Bursary Program had an allocation of \$5,000 in Council’s 2014/15 budget. The program has an allocation of \$10,000 in 2015/16, and a minimum of \$5,000 is required in 2016/17 (\$10,000 if the bursary program is continued beyond the two year trial period).

6 RISK ISSUES

The major risk identified with the payment of the bursaries is that the funding is paid when the recipient is no longer enrolled in further education/training.

This risk can be managed by holding the payment of the bursary until the bursary recipients have submitted their proof of enrolment form (i.e. after they have paid their study fees for the forthcoming year).

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7 OFFICER'S COMMENTS/CONCLUSION

The introduction of the Northern Midlands Further Education Bursary Program demonstrates Council's commitment to assisting prepare Northern Midlands school students to successfully navigate their post school pathway by nurturing within them the desire, motivation and opportunity to succeed.

The schools involved with the 2014 program were highly appreciative of the bursaries and congratulated Council on this initiative.

8 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council appoint Clr, Clr..... and Clr to the 2015 Further Education Bursary Committee

DECISION

Cr

Cr

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GOV 6

LOCAL GOVERNMENT REFORM

File: 41/007/001
Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager – Northern Midlands Council

1 PURPOSE OF REPORT

The Minister for Planning and Local Government has sought Council's views in relation to its willingness to investigate a shared services model and/or voluntary amalgamation model for local government in Tasmania. The outcome of which; for the eight councils within our region is to formally consider a joint benchmarking project.

2 INTRODUCTION/BACKGROUND

The Northern Midlands, Meander Valley, Break O'Day, Dorset, George Town, Launceston City, Flinders and West Tamar councils have had informal discussions regarding the voluntary amalgamations and resource sharing proposal presented by the Minister for Planning and Local Government, Peter Gutwein MP in February 2015.

Minister Gutwein's proposal outlined 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 from all of the eight councils met on 21 July 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 August meetings and seek Council approval to enter into more formal discussions about identifying strategic shared service opportunities.

Council, at its meetings in April and July have formally resolved the following:

20 April 2015: Minute Reference 101/15:

Cr Polley/Cr Goss

That

- 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.*
- the General Manager be authorised to engage a project consultant with local government experience.*

Carried unanimously

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20 July 2015: Minute Reference 191/15:

Cr Adams/Cr Knowles

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.

Carried unanimously

3 STRATEGIC PLAN

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

- **Part 1A: Governance**
 - 1.1 Governance
 - 1.3 Community Dialogue
 - 1.4 Community Agendas
 - 1.8 Regional/ State/ Federal/ International Relations
- **Part 1B: Governance**
 - 1.9 Financial Management
 - 1.10 Customer Service
 - 1.12 Information Management
 - 1.13 Asset Management

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Local Government Act 1993.

6 FINANCIAL IMPLICATIONS

At the meeting held on 21 July, it was agreed that the respective councils be asked to consider the preparation of an enterprise wide service review and benchmarking project.

The project would be completed using an independent consultant with local government experience.

At the time of writing this report, costs for the eight Council project had not been finalised.

It is recommended that the initial work and its associated costs are met by the respective councils and that the funding on offer by the State Government may be utilised to implement a possible outcome from the benchmarking project an agreed shared service delivery model.

The State Government will provide financial assistance towards the development of feasibility studies: funding of up to \$25,000 for an amalgamation/shared services proposal involving two councils, or up to \$50,000 for a proposal involving three or more councils. It is understood that initially the State Government funding would only be provided on the basis that it is matched

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dollar for dollar by the participating councils. It is understood that this may be negotiable.

7 RISK ISSUES

It is critical that the eight councils engage an independent consultant to carry out the benchmarking project to ensure openness and transparency. With projects of this nature it is important to analyse the positives and negatives arising from the investigations.

Each Council must be open to the provision of data to allow its analysis in a consistent fashion that will support meaningful performance measures and benchmarks. Without a consistent approach and process mapping, data collection and input costings the benchmarking project will fail.

8 CONSULTATION WITH THE STATE GOVERNMENT

As the Minister for Local Government initiated the discussion on local government reform, it is important that the councils keep the Minister for Planning and Local Government, the Hon. Peter Gutwein MP, informed on the progress of the enterprise wide service review and benchmarking project.

9 COMMUNITY CONSULTATION

Community consultation would be integral in determining an outcome from the service review and benchmarking project. Outcomes from this project will be utilised to inform future strategic discussion with the community.

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

10 OPTIONS FOR COUNCIL TO CONSIDER

The options for Council to consider, include:

- i) not to accept the recommendation;
- ii) to proceed with the project; or
- iii) accept the proposal with modifications.

11 OFFICER'S COMMENTS/CONCLUSION

The potential opportunity from the enterprise wide services review and benchmarking project is the delivery of a strategic collaborative arrangement that uses resources wisely to meet the long-term needs of the community.

Strategic collaboration takes many forms including alliances, partnerships and business clusters, with a purpose to reduce duplication of services, provide cost savings, access innovation, enhance skills development and open the way for local communities to share ideas and connect with others. Strategic collaboration offers participating Councils a way to achieve their goals

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and objectives in cost effective and innovative ways. Strategic collaboration is not about reducing staff numbers or council autonomy.

The benchmarking project is the first step towards Council considering the appropriateness of entering into a collaborative arrangement with an agreed long-term strategic relationship and a shared common future that is mutually beneficial.

The outcomes of this project will determine the future direction as regards to shared services with participating councils and/or facilitate identification of other possible partner councils.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That the Council endorse engagement in a benchmarking project involving councils in northern Tasmania which establishes a standardised evidence base providing comparative data on both quantitative and qualitative aspects of operations and identifies areas of potential for resource sharing and other collaboration between councils.

DECISION

Cr

Cr

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GOV 7

POLICY MANUAL AMENDMENT

Attachments: Section 1 – Page 110

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

1 PURPOSE OF REPORT

The purpose of this report is to seek approval from Council for the update of the Northern Midlands Council Policy Manual.

2 INTRODUCTION/BACKGROUND

A review has recently been conducted on the Northern Midlands Council Policy Manual. It is considered appropriate to make some updates to the manual to make it more user friendly and reduce the size of the manual.

Historically when a policy was superseded or rescinded it has remained in the manual. The reason behind this is to keep the numbering of the policies in order. The result however, has been that as policies have been rescinded and new policies added, the length of the policy manual has continued to grow unnecessarily. The current policy index showing there are 78 policies when only 70 policies in the manual are actually in effect.

Further to the above, recent reviews have also been conducted on Council's Human Resources Policies. Council officers consider that there is no need for HR policies to make up part of the overall Council policy manual as these practices and procedures are those conducted by management and not Councillors.

A Human Resources Policy Manual has been developed and when complete will be endorsed by Council, however, will be separate to the Council Policy Manual.

3 STRATEGIC PLAN 2007/2017

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

- e.g. 3.1 Individual and Community Safety

4 POLICY IMPLICATIONS

The current Council policies will remain in place, they will simply be consolidated to a manual not including HR Policies, and not included rescinded policies.

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5 STATUTORY REQUIREMENTS

5.1 *Local Government Act 1993*

The *Local Government Act 1993* provides that Council must have in place a range of policies. It is a requirement of the Act that the policies be made publicly available.

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- a) accept the revised format for the Northern Midlands Council Policy Manual; and
- b) authorise the removal of the following HR policies from the Northern Midlands Council Policy Manual for incorporation into the HR Policy Manual:
 - a. Occupational Health & Safety
 - b. Human Resource Management
 - c. Private Use of Motor Vehicle
 - d. Recognition of Service
 - e. Anti Discrimination and Harassment
 - f. Equal Employment Opportunity
 - g. Employee Code of Conduct
 - h. Health & Wellbeing Policy
 - i. Employee Recruitment & Selection Policy
 - j. Training & Development Policy
 - k. Working from Home Policy – Work, Health & Safety Considerations
 - l. Light Vehicle Replacement

Or

- c) not accept the proposed changes to the Northern Midlands Council Policy Manual.

11 OFFICER'S COMMENTS/CONCLUSION

There are a number of policies in the Northern Midlands Policy Manual that require urgent review. The reformatting and removal of policies that no longer exist, in conjunction with the removal of HR policies into a separate consolidated manual is intended to simplify the Northern Midlands Council Policy Manual, creating a simplified working document.

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A schedule has been created for review of all policies in the manual that are due for review. This will be commenced in August 2015.

12 ATTACHMENTS

12.1 Example of new format – Access to Units Policy

12.2 Policy Index (after revised changes)

RECOMMENDATION

That Council

- a) accept the revised format for the Northern Midlands Council Policy Manual; and
- b) authorise the removal of the following HR policies from the Northern Midlands Council Policy Manual for incorporation into the HR Policy Manual:
 - a. Occupational Health & Safety
 - b. Human Resource Management
 - c. Private Use of Motor Vehicle
 - d. Recognition of Service
 - e. Anti Discrimination and Harassment
 - f. Equal Employment Opportunity
 - g. Employee Code of Conduct
 - h. Health & Wellbeing Policy
 - i. Employee Recruitment & Selection Policy
 - j. Training & Development Policy
 - k. Working from Home Policy – Work, Health & Safety Considerations
 - l. Light Vehicle Replacement

DECISION

Cr

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GOV 8

CODE OF CONDUCT AMENDMENT BILL

Attachments: Section 1 – Page 114

File: 02/050
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 for Council to consider the *Local Government Amendment (Code of Conduct) Bill 2015*.

2 INTRODUCTION/BACKGROUND

The State Government has tabled an amendment to the *Local Government Act 1993* by way of the *Local Government Amendment (Code of Conduct) Bill 2015* “the Amendment”. The Amendment was tabled at the 22 July 2015 General Meeting of the Local Government Association of Tasmania. Concern was raised by some member Councils in respect to the proposed changes relating to elected member code of conduct complaints.

It was agreed at the 22 July meeting that LGAT would seek feedback from Councils out of session regarding the proposed changes.

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

4 POLICY IMPLICATIONS

The proposed amendment will have an impact on the Councillors, in particular the timeframe for members of the community to make code of conduct complaints.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

The Local Government Association of Tasmania has identified a risk that the proposed amendment may result in a code of conduct complaint being able to be made at any time. This

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could potentially mean that a complaint could be made years after the alleged occurrence. Further to this, there is concern this could result in the process being used in a malicious manner, for example lodging complaints around Council election times, regardless of when the conduct allegedly occurred.

8 CONSULTATION WITH STATE GOVERNMENT

LGAT are seeking feedback from member Councils in order to consult with the Legislative Council, on behalf of the member Councils in respect to the proposed changes to the *Local Government Act 1993*.

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

The LGAT has prepared the following options for Council to consider in respect to the timeframe for receiving code of conduct complaints:

- 1) Only allow for complaints regarding incidents/matters that have happened in the preceding 90 days.
- 2) Allow for complaints regarding incidents/matters that have happened in the preceding 6 months.
- 3) Allow for complaints to be lodged within 60 days after the general public or complainant become aware of the alleged contravention of the code of conduct as long as the alleged contravention is within the current term of office.
- 4) Only allow for complaints regarding incidents/matters that have happened in the preceding 90 days, but clearly provide the ability for the Code of Conduct Panel to consider related matters that precede the 90 days but are within the current term.

11 OFFICER'S COMMENTS/CONCLUSION

At present complaints are only allowed regarding incidents/matters that have happened in the preceding 90 days.

It has been suggested that this be amended to “within sixty days after the general public or the complainant become aware of the alleged contravention of the code of conduct (whomever first became so aware).”

There has been a risk identified by LGAT that the change as proposed may result in code of conduct complaints being able to be made at any time. The alternative options for consideration in Section 10 of this report, limit the time frame in which code of conduct complaints can be made.

12 ATTACHMENTS

12.1 Out of Session Paper from LGAT.

12.2 Draft Minutes 22 July 2015 Local Government Association of Tasmania General Meeting (extract).

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RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council recommend to the Local Government Association of Tasmania recommend Option to the Legislative Council regarding code of conduct complaints.

DECISION

Cr

Cr

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GOV 9

CODE OF TENDERING & PROCUREMENT

Attachments: Section 1 – Page 126

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

1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval of the amended Code of Tendering & Procurement.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council Code of Tendering & Procurement has recently been reviewed in line with a template Code of Tendering & Procurement provided by the Local Government Association of Tasmania.

Attached to this report is a copy of the amended Code of Tendering & Procurement showing sections that have been removed from the existing Code as a ~~strike through~~;

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

3 STRATEGIC PLAN 2007/2017

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

- Part 1A:
Section 1.1 – Governance
Section 1.6 – Risk Management

4 POLICY IMPLICATIONS

It is a statutory requirement that Council have a Code of Tendering & Procurement.

5 STATUTORY REQUIREMENTS

5.1 Local Government (General) Regulations 2015

Regulation 28 of the *Local Government (General) Regulations 2015* stipulates:

28. Code for tenders and contracts

The code adopted under section 333B of the Act is to –

(a) promote the following principles:

- (i) open and effective competition;
- (ii) value for money;
- (iii) enhancement of the capabilities of local business and industry;

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- (iv) ethical behaviour and fair dealing; and*
- (b) establish and maintain procedures to ensure that all potential suppliers are provided with the same information relating to the requirements of a tender or contract and are given equal opportunity to meet the requirements; and*
- (c) establish and maintain procedures to ensure that fair and equal consideration is given to all tenders or quotations received; and*
- (d) establish and maintain procedures to deal honestly with, and be equitable in the treatment of, all potential or existing suppliers; and*
- (e) establish and maintain procedures to ensure a prompt and courteous response to all reasonable requests for advice and information from potential or existing suppliers; and*
- (f) seek to minimise the cost to suppliers of participating in the tendering process; and*
- (g) protect commercial-in-confidence information; and*
- (h) for contracts valued at under \$250 000 (excluding GST), specify when 3 written quotations are required; and*
- (i) establish and maintain procedures for the use of multiple-use registers for contracts valued at under \$250 000 (excluding GST); and*
- (j) establish and maintain procedures for reporting by the general manager to the council in relation to the purchase of goods or services in circumstances where a public tender or quotation process is not used; and*
- (k) establish and maintain procedures for the review of each tender process to ensure that it is in accordance with these regulations and the code; and*
- (l) establish and maintain procedures for the following:*
 - (i) amending or extending a tender once it has been released;*
 - (ii) opening tenders;*
 - (iii) the consideration of tenders that do not fully conform with the tender requirements;*
 - (iv) the debriefing of unsuccessful tenderers;*
 - (v) handling complaints regarding processes related to the supply of goods or services.*

6 FINANCIAL IMPLICATIONS

It is imperative that Council has in place procedures for purchasing goods and services, of any value.

7 RISK ISSUES

Without a Code of Tendering & Procurement, Council will be in breach of its statutory obligations and is also at risk of not being able to control purchases made with Council funds.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- 1) Adopt the amended Code of Tendering & Procurement; or
- 2) Refuse the amended Code of Tendering & Procurement.

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11 OFFICER'S COMMENTS/CONCLUSION

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

The amendment has also incorporated the Northern Midlands Council Policy on Open Tenders into Clause 7.

12 ATTACHMENTS

12.1 Marked up version of amended Code of Tendering & Procurement

12.2 Northern Midlands Council Policy on Open Tenders

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council adopt the amended Code of Tendering & Procurement and rescind the Northern Midlands Council Policy on Open Tenders.

DECISION

Cr

Cr

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GOV 10 COUNCILLORS ALLOWANCES, TRAVELLING & OTHER EXPENSES POLICY

Attachments: Section 1 – Page 150

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

1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval to amend the Northern Midlands Council, Councillors Allowances, Travelling & Other Expenses Policy.

2 INTRODUCTION/BACKGROUND

A recent review of the Councillors Allowances, Travelling & Other Expenses Policy has resulted in some slight amendments, in light of suggested amendments by the Local Government Association of Tasmania.

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

4 POLICY IMPLICATIONS

Regular review of Policies is important to ensure they remain current and correspond with legislative changes.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

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10 OPTIONS FOR COUNCIL TO CONSIDER

Council can accept the amended Councillors Allowances, Travelling & Other Expenses Policy or reject the amended Councillors Allowances, Travelling & Other Expenses Policy.

11 OFFICER'S COMMENTS/CONCLUSION

There have only been some slight amendments to the Policy.

All references to monetary amounts have been removed as these are either set by the legislation, or, by Council in its budget each year. As the amounts are revised on an annual basis, the policy quickly becomes outdated, thus they have been removed as they are easily accessible from alternative sources.

The other change is new wording in Clause 4. This suggested wording has been provided by the Local Government Association of Tasmania.

The Local Government Act 1993 and the Local Government (General) Regulations clearly identify the expenses and allowances Councillors are entitled to claim. These requirements are reflected in the amended Northern Midlands Council Councillors Allowances, Travelling & Other Expenses Policy.

12 ATTACHMENTS

12.1 Councillors Allowances, Travelling & Other Expenses Policy with marked up changes.

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council adopt the amendments to the Volunteer Recognition Program Policy.

DECISION

Cr

Cr

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GOV 11

VOLUNTEER RECOGNITION PROGRAM

Attachments: Section 1 – Page 157

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

1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval to amend the Volunteer Recognition Program Policy.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council implemented a Volunteer Recognition Program Policy in October 2002. The Policy provides for Council to recognise volunteers on an annual basis, with the categories rotating each year.

At a recent workshop it was suggested by Councillors that the Northern Midlands Council Volunteer Recognition Program be incorporated into its Australia Day Event celebrations. It was further suggested that rather than recognise volunteers by category they be recognised by their years of service.

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 3 – Community Development

4 POLICY IMPLICATIONS

The Volunteer Recognition Program Policy stipulates guidelines for volunteer recognition within the Northern Midlands.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

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8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can accept the amended Volunteer Recognition Program Policy or reject the amended Volunteer Recognition Program Policy.

11 OFFICER'S COMMENTS/CONCLUSION

The amended Volunteer Recognition Program Policy reflects the suggestions of Councillors and incorporates volunteer recognition into Council's Australia Day event.

12 ATTACHMENTS

12.1 Existing Volunteer Recognition Program Policy.

12.2 Amended Volunteer Recognition Program Policy.

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council adopt the amendments to the Volunteer Recognition Program Policy.

DECISION

Cr

Cr

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GOV 12

BRIDGE OVER ST PAULS RIVER, AVOCA: REQUEST FOR PEDESTRIAN ACCESS

Attachments: Section 1 – Page 159

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of the report is to seek Council's consideration/direction regarding a response from the Hon. M T (Rene) Hidding MP, Minister for Infrastructure relating to the request for the construction of the new bridge across St Pauls River at Avoca to include pedestrian access.

2 INTRODUCTION/BACKGROUND

Council received a petition from Mrs Dalija Wells and the Avoca community insisting that a pedestrian footbridge be included in the construction of the new bridge.

Council noted the petition and forwarded it to the Minister for Infrastructure for consideration and in this regard Council have been formally advised:

The new bridge across the St Pauls River is principally being constructed to provide a sustainable access for heavier vehicles in recognition of the Esk Main Road as the key freight route for the East Coast. In scoping road projects, the Department of State Growth (the Department) takes into account the needs of all road users, including cyclists and pedestrians, as much as possible but within project constraints. Furthermore, projects must effectively and efficiently address genuine engineering and community needs.

I am advised that, considering the lack of sites on the southern side of the River generating pedestrian movements, the need for pedestrian access to the southern side of the river is negligible. To fund the provision of pedestrian facilities on the new bridge to cater for possible future demand does not represent best use of limited capital funds.

I do note that should future development in the area increase the need for pedestrian access, the Department has ensure that the new bridge design allows for the future attachment of a light weight pedestrian facility with no cost impost.

However, I understand the existing bridge is perfectly suitable for pedestrian use and I am interested in hearing the Northern Midlands Council's (Council) thoughts on transferring ownership of the existing bridge to council for pedestrian use, in lieu of demolishing the structure. I encourage your General Manager, Mr Des Jennings, to make contact with the Department's General Manager State Roads, Mr Shane Gregory, to discuss this proposition.

A copy of the Mayor's and the Ministers correspondence is attached.

3 STRATEGIC PLAN

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

- **Part 1A: Governance**

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- 1.1 Governance
- 1.8 Regional/State/Federal/ International Relations

- **Part 2: The Local Economy**

- 2.2 Tourism Industry Support

- **Part 3: Community Development**

- 3.2 Health

- **Part 5: Physical Assets**

- 5.1 Transport Infrastructure Operations

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

If Council was to accept the responsibility of the existing bridge, Council will be required to monitor and maintain the bridge structure and all access points either side.

The costs have not been determined to date.

7 RISK ISSUES

Identified risks would include:

- i) Council will be responsible for the maintenance of the bridge structure, ensuring the safety of users.
- ii) Council will need to ensure the pedestrian access to the bridge on either side, including reasonable pathways into the town and connecting on the western side of the bridge, meet public safety requirements.

8 CONSULTATION WITH THE STATE GOVERNMENT

Council has continued dialogue on the matter of pedestrian access and the correspondence identifies the opportunity for Council's General Manager to liaise with the Department's General Manager of State Roads to discuss the possibility of the transfer of the existing bridge to Council.

9 COMMUNITY CONSULTATION

The petition from Mrs Dalija Wells and the community of Avoca has clearly illustrated their desire for a pedestrian access to be included as part of the construction of the new bridge.

10 OPTIONS FOR COUNCIL TO CONSIDER

Options for Council to consider:

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- i) That Council received the report and take no further action.
- ii) That Council consider accepting responsibility for the existing bridge and the establishment of additional footpaths to ensure the safe movement of local pedestrians.

11 OFFICER'S COMMENTS/CONCLUSION

Council consideration is requested of the following:

- i) The communities request for safe access from one side of the bridge to the other.
- ii) The Infrastructure Minister has clearly identified that the new bridge will be constructed to allow the addition of a pedestrian access footpath in the future, when the need arises.
- iii) Council has an opportunity to discuss the possible transfer of the old bridge to Council for the purpose of access.
- iv) Is Council prepared to accept the responsibility of the transfer of the bridge and the additional access paths.

12 ATTACHMENTS

- 12.1 Letter to Mayor Downie from Minister for Infrastructure, Hon. M T (Rene) Hidding MP dated 27 July 2015
- 12.2 Letter to Minister for Infrastructure, Hon. M T (Rene) Hidding MP from Mayor Downie dated 9 July 2015

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council

- i) take no further action on the matter.
- OR
- ii) enter into discussion with the General Manager of State Roads on the transfer of the existing Bridge over St Pauls River, Avoca.

DECISION

Cr

Cr

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GOV 13

POLICY – TOWN ENTRANCE STATEMENT

Attachments: Section 1 – Page 161

File: 44/001/001

Responsible Officer: Des Jennings, General Manager

Report prepared by: Amanda Mason, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval to implement a Town Entrance Statement Policy.

2 INTRODUCTION/BACKGROUND

At its 22 June 2015 Council meeting the Northern Midlands Council approved its 2015/16 Municipal Budget. It was decided by Council to allocate \$50,000 for Town Entrance Statement priorities across the municipal area.

It has been identified that it would be appropriate to implement a policy for the design and installation of town entrance statements to ensure uniformity and compliance with Council's guidelines and requirements.

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 3 – Community Development

4 POLICY IMPLICATIONS

The Town Entrance Statement Policy provides a framework for the design of town entrance statements, and includes consultation requirements.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

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9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can accept the Town Entrance Statement Policy or reject the Town Entrance Statement Policy.

11 OFFICER'S COMMENTS/CONCLUSION

The purpose of the Town Entrance Statement Policy aims to provide guidelines for the design and installation of entrance statements within Northern Midlands towns.

12 ATTACHMENTS

12.1 Entrance Statement Policy

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council adopt the Town Entrance Statement Policy.

DECISION

Cr

Cr

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CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 163

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 31st July 2015.

2 INTRODUCTION/BACKGROUND

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

Council's bank balance as at 31st July 2015 totals \$9,922,241.43 including \$8,981,279 investments which has earned \$21,786 interest to date.

Rates raised in 2015-16 amounts to \$9,257,872 there has been \$1,778,262 collected during the year (including some arrears) leaving 82.69 percent unpaid which compares to 89.30 percent at the same time last year.

3 ALTERATIONS TO 2015-16 BUDGET

The following alteration to the 2015-16 Budget is provided for Council consideration and approval (by absolute majority).

i) Fleet Replacement Program alterations

- F14 Utility \$20,000 changeover – ODO 30/6/15 42,800km replacement deferred until 2016/17
- F18 Utility \$25,000 – ODO 30/6/15 50,760km replacement deferred until 2016/17
- F9 CX7 \$15,000 – This was replaced with CX5 in late June 2015
- New Building Assistant Manager Works vehicle \$38,000.

ii) Longford/Hadspen Flood Risk Study

This is a two year program and the \$37,000 allocation for 2015/16 omitted from the operating budget.

The following alteration has been approved by the General Manager under delegation:

i) Greenwaste Fee amendment following community feedback

Domestic (No Change)

Single Axle Trailer / Ute (Small)	Each	\$	9.00
Single Axle Trailer / Ute (Large)	Each	\$	13.00
Double Axle Trailer / Ute (Small)	Each	\$	17.00
Double Axle Trailer / Ute (Large)	Each	\$	26.00
Sedan / Stationwagon	Each	\$	5.00

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50 Litre Garbage Bag	Each	\$	2.00
Commercial (new charges for Light Vehicles only)			
Single Axle Trailer / Ute (Small)	Each	\$	18.00
Single Axle Trailer / Ute (Large)	Each	\$	26.00
Double Axle Trailer / Ute (Small)	Each	\$	34.00
Double Axle Trailer / Ute (Large)	Each	\$	52.00
Sedan / Stationwagon	Each	\$	10.00
Heavy Commercial Vehicles GVM > 4.5tonne	m ³	\$	30.00

The new fees being:

- easier for everybody to understand and apply
- cheaper for smaller commercial 'light' operators
- based on size of trailer rather than estimated weight
- reducing subsidisation by Council for commercial operators.

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

- 5.1 Bank Reconciliation to 31st July 2015
- 5.2 Schedule of Investments to 31st July 2015
- 5.3 Summary of Rates & Charges to 31st July 2015
- 5.4 Income & Expenditure Summary to end July 2015 (to be circulated separately)
- 5.5 Account Management Report to end July 2015 (to be circulated separately)

RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 31st July 2015;
- ii) approve the 2014-15 Budget alterations as detailed in section 3 above;

DECISION

Cr

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CORP 2 PUBLIC TOILET FACILITY REPLACEMENT AT CONARA

Report prepared by: Maree Bricknell – Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information regarding the options for replacement of the Public Toilet facility at Conara and the area in general.

2 INTRODUCTION/BACKGROUND

The playground, park area, public toilets and available car parking made Conara an ideal location for Midland Highway travellers to stop and rest. The site is apparently recognised as a free camping site on many camping websites. The land on which all the facilities are situated is managed by the Department of State Growth.

State Growth contacted Council in March and advised that due to significant safety concerns, they would be closing the public toilet facility at Conara. This was based on the fact there was severe cracking in the walls of the facility, and there was concern the roof, which was a heavy concrete slab, may collapse.

Due to the significant risk at the site, State Growth decided to demolish the existing toilet block.

Council officers at the time conveyed to State Growth that the preference of Council was to ensure there remained a public toilet facility at Conara.

Council will recall at its April 2015 meeting it resolved as follows:

Cr Knowles/Cr Lambert

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 that 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;*
- e) That a temporary toilet facility be installed by State Growth while the demolition and re-establishment of the present toilet facility takes place.*

Carried unanimously

State Growth has since met with Council officers and has now provided Council with the following options to move forward:

- i) State Growth replace the toilet facilities, and Council to undertake the ongoing management and maintenance of the facilities. State Growth to transfer land to Council.
- ii) State Growth replace the toilet facilities, and Council to undertake the ongoing management and maintenance of the facilities. Land to remain with State Growth.
- iii) State Growth not replace toilet facilities, and continue to manage the land at Conara.

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- iv) State Growth not replace toilet facilities, but Council take land associated with the area as well as associated nature walk.

State Growth advised that the toilet facilities at Conara are not part of their ongoing strategic management of rest stops along the Midlands Highway.

3 STRATEGIC PLAN 2007/2017

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

- Part 1 – Governance
 - 1.8 – Regional / State relations
- Part 3 – The Local Community
 - 3.1 – Individual and Community Safety

4 POLICY IMPLICATIONS

Council manages and maintains a quality toilet facility available for the travelling public at Campbell Town, Perth and Avoca.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

The public toilet facility at Perth costs approximately \$26,000 per annum, Campbell Town approximately \$73,000. A Conara toilet facility is estimated to cost in the vicinity of the Perth facility to manage and maintain.

Land ownership would mean maintenance responsibility of a large parcel of undeveloped land to Council comprising of a nature walk and natural scrub which would need to be slashed and maintained. Alternatively a subdivided area would need to be identified and transferred to Council.

7 RISK ISSUES

If Council takes responsibility to manage and maintain a replacement toilet facility all associated risks will transfer from State Growth. Council will need to attract/engage/supervise staff, provide consumables, maintain the building, and associated security of the facility. If Council also takes responsibility of the land all land ownership responsibilities will transfer from State Growth including land ownership expenses, development, maintenance and management etc.

Without a replacement toilet facility there may be some local community disapproval of activities associated at the current Conara park activities area.

8 CONSULTATION WITH STATE GOVERNMENT

Indications from State Growth is that it will proceed with the replacement of the public toilet facility if Council agrees to take over its management and maintenance, and if not, it is

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understood they will then look at the future of the entire site.

9 COMMUNITY CONSULTATION

To Council's knowledge at this stage there has not been any community consultation regarding the facility.

10 OPTIONS FOR COUNCIL TO CONSIDER

Options available to Council include:

- Take no further action in this matter, or
- Indicate to State Growth what its position would be in respect to maintaining a replacement toilet facility and associated land ownership at Conara.

11 OFFICER'S COMMENTS/CONCLUSION

The road improvements at Conara are almost complete and funding to replace the toilet facility as part of that construction contract in the near future is important.

RECOMMENDATION 1

That the matter be discussed by Council.

RECOMMENDATION 2

That Council

- a) will take no further action in this matter.
- or
- b) supports the retention of a Public Toilet facility at Conara and accepts the responsibility to manage and maintain the replacement toilet facility;
- c) accepts/does not accept ownership of the land.

DECISION

Cr

Cr

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P&D 1

NRM NORTH – ASSOCIATION REPRESENTATION

Attachments: Section 1 – Page 166

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Duncan Payton, Planning & Development Manager

1 BACKGROUND

The Northern Midlands Council is a Group A member organisation of the Northern Tasmanian Natural Resource Management Association Inc. (NRM). The public officer of NRM has advised that their AGM is scheduled for Wednesday 23 September 2015.

NRM have advised that Council must re-nominate its representatives for the coming year. Currently, Council is represented by Mr Duncan Payton and Council's NRM Committee is represented by Deputy Mayor David Downie.

2 ATTACHMENT

2.1 Letter dated 17 July 2015.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council nominate _____ as its representative and _____ as its NRM Committee representative to the Association.

DECISION

Cr

Cr

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PUBLIC QUESTIONS & STATEMENTS

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

Public Question and Statements Time will commence at 6.45pm.

1 PUBLIC QUESTIONS

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COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr

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

2 STATEMENTS

- | | |
|--------|---|
| PLAN 1 | Draft Amendment 03/15 - Rezone 16525 and part of 16523 Midland Highway, Perth, from Rural Resource to Light Industrial, and introduce TRANSlink specific area plan (area 8) overlay |
| PLAN 2 | P15-200 - 11A Frederick Street, Perth |
| PLAN 3 | P15-165 - 27 Lewis Street, Longford |

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PLAN 1 DRAFT AMENDMENT 03/15 REZONE 16525 AND PART OF 16523 MIDLAND HIGHWAY, PERTH, FROM RURAL RESOURCE TO LIGHT INDUSTRIAL, AND INTRODUCE TRANSLINK SPECIFIC AREA PLAN (AREA 8) OVERLAY

Attachments: Section 1 – Page 170

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

File Number: 203300.24 & 203300.233 (CTs 13242/1 & 141442/1)

1 INTRODUCTION

This report assesses an application to rezone 16525 & approximately ¾ of 16523 Midland Highway, Perth, from Rural Resource to Light Industrial, and introduce a Translink Specific Area Plan (Area 8) overlay.

2 BACKGROUND

Applicant:

Woolcott Surveys (obo Jorjs Pty Ltd and Island Block & Paving Pty Ltd)

Owner:

Jorjs Pty Ltd (16523);
Island Block & Paving Pty Ltd (16525)

Zone:

Rural Resource

Codes:

Bushfire Hazard; Road Assets; Scenic Management; Airports Impact Management

Proposal:

To rezone the land from Rural Resource to Light Industrial, and introduce Translink Specific Area Plan (Area 8) overlay

Existing Use:

Island Block & Paving, Digga Excavations, quarry, bushland

Critical Date:

Date for decision whether or not to initiate expires 17 August 2015

Recommendation:

Initiate and certify

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*



Figure 1 – entrance to site from Midland Highway

3 STATUTORY REQUIREMENTS

The *Land Use Planning & Approvals Act 1993* contains the following provisions:

Section 33 (1) – A person may request a planning authority to amend a planning scheme administered by it.

Section 33 (2B) - Before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –

- (a) whether the requested amendment is consistent with the requirements of [section 32](#); and*
- (ab) any representation made under [section 30J](#), and any statements in any report under [section 30J](#) as to the merit of a representation, that may be relevant to the amendment; and*
- (b) any advice referred to in [section 65 of the Local Government Act 1993](#) received by it.*

Comment:

- (a) Part 5 of this report finds that the draft amendment is consistent section 32 of the Act.*
- (ab) There are no representations under section 30J, or any statements in the section 30J report relevant to the draft amendment.*
- (b) This report provides advice in relation to section 65 of the Local Government Act 1993 (advice of qualified persons).*

Section 33 (4) - Where a planning authority decides not to initiate an amendment of the planning scheme, a person may not request the authority to initiate an amendment which is substantially the same as the first-mentioned amendment within a period of 2 years from the date on which the planning authority made its decision.

4 ASSESSMENT

4.1 Site and Locality

The site was inspected on 16 July 2015. The site is accessed from the Midland Highway and includes:

- 16523 Midland Highway – Digga Excavations (depot including office, workshops/maintenance buildings and concrete batching plant), a large area of vacant land. This property also contains a hard rock quarry leased by BIS and not proposed to be rezoned.
- 16525 Midland Highway – Island Block and Paving.

Adjoining land is used for farming. The Devon Hills low density residential estate is over the Midland Highway.



Figure 2 – existing buildings on Digga Excavation site



Figure 3 – existing buildings on Island Block and Paving site

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4.2 Proposed Amendment

The proposed amendment seeks to rezone approximately 32 hectares of land from Rural Resource to Light Industrial. This includes the existing Island Block and Paving site, the existing Digga Excavations depot and the vacant unused scrub bushland on that site. It excludes the existing quarry.

The proposed amendment also seeks to introduce Area 8 to the existing Translink Specific Area Plan, and include the land in that area.

The proposed purpose of Area 8 is to:

Provide opportunities for a light industrial area to cater for the needs of Perth and Longford and to capitalise on the existence of an existing hard rock reserve, the related industries and the realigned Midland Highway

Provide for manufacturing, processing, repair storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other users.

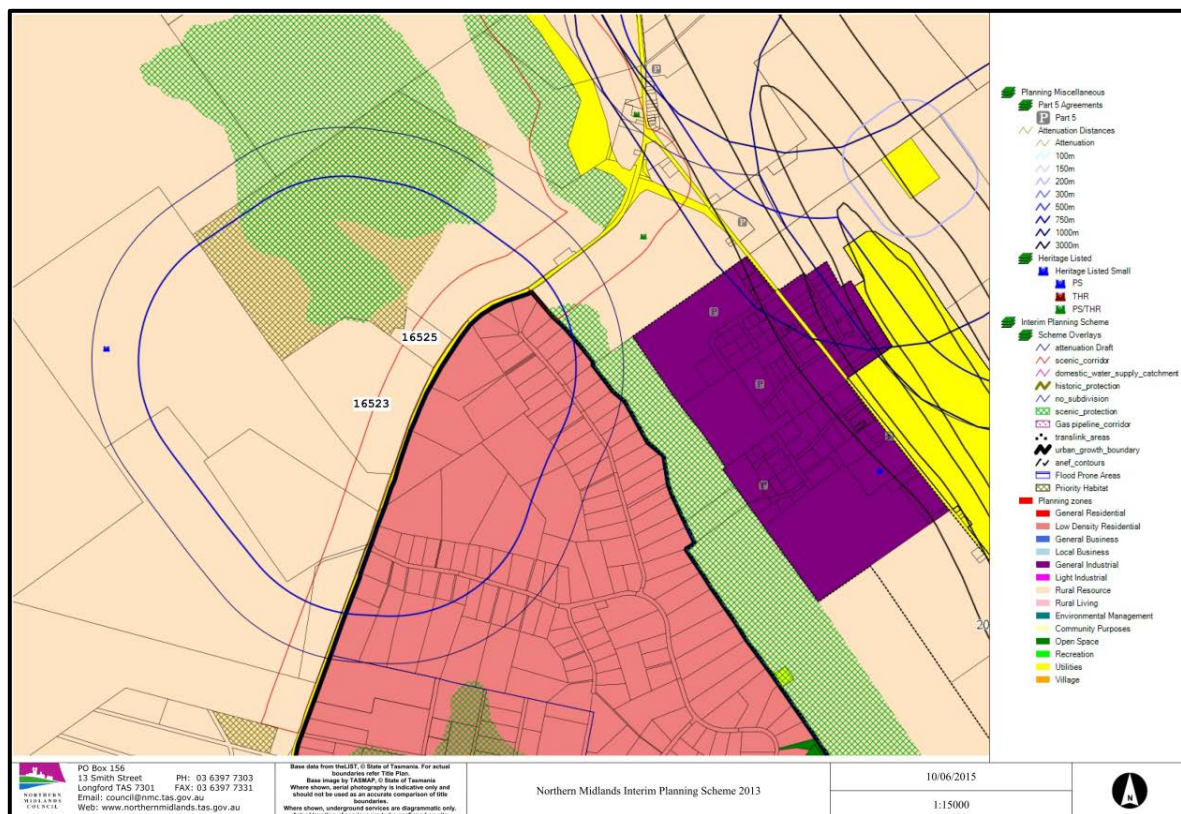


Figure 4 – zone map – Rural Resource

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4.5 Referrals

Council's Works & Infrastructure Department

Precis: Advises that the access to these properties is on a Department of State Growth road and there are no other Works & Infrastructure issues associated with this area.

TasWater

Precis: TasWater does not object to the rezoning proposal. TasWater advises that the land is beyond Serviced Land with regard to both sewer and water services. Whilst TasWater has an existing sewer treatment plant at Western Junction, TasWater is considering decommissioning the sewer treatment plant and pumping the sewage to Perth. This may present an engineering option for the owners/developers of the land (to be rezoned) to discharge sewage from the land.

Department of State Growth

Precis: The initial application documents were referred to the Department of State Growth. The Department raised issues about the protection of the mineral resource of the quarry on site, the strategic basis for the proposed amendment, the limited access provisions of the Midland Highway, and traffic engineering with regard to the access, and the Perth to Breadalbane duplication. The Department's response was sent to the applicant who addresses the issues raised in the attached application documents.

Launceston Airport

Precis: The initial application documents were referred to the Launceston Airport. The Airport raised concerns about potential impact on the Obstacle Limitations Surface. The Airport's response was sent to the applicant who addresses the issues raised in the attached application documents.

5 ASSESSMENT FOR CONSISTENCY WITH SECTION 32 OF THE *LAND USE PLANNING & APPROVALS ACT 1993*

32. Requirements for preparation of amendments

- (1) *A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–*
- (a) – (d) deleted*
 - (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
 - (ea) must not conflict with the requirements of section 300; and*
 - (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

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- 5.1 (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

Comment:

BIS Quarry

The subject site contains a quarry. This is leased by BIS and is not proposed to be rezoned. The applicant advises that:

The quarry limit to the east and south is the RL232 contour. Future quarry expansion would be to the north, away from the site and highway. The boundary adopted for the rezone area is consistent with the quarry operational footprint and allows a vegetation buffer to be maintained between.

The only tangible impact that the quarry will have on future light industrial uses will be on footings and construction of the sheds. Due to likely blasting in the quarry (hard rock) full engineering designs of footings will need to be considered with each building lot.

It is considered that the proposed amendment avoids the potential for land use conflict with the quarry.

Agricultural uses

The applicant's findings (attached, and with extract below) with regard to agricultural land are agreed with.

Land capability for the area proposed for rezoning on the subject titles (30.8ha) is assessed as class 5+6 (21.3ha) with approximately 9.5ha already converted to light industrial use.

The primary production value of the land is insignificant in a local and regional context.

Immediately adjacent land is of marginal production value with only the land to the north east and land to the south west having agricultural characteristics. Land Capability limitations would restrict the cropping frequency and duration particularly in proximity to the boundaries with the subject land and water resource limitations indicates any cropping activity would be mainly limited to dryland. Immediately adjacent land is likely to remain as grazing. It is anticipated that there would be no impacts from rezoning, however there may be dust and noise resulting from future light industrial use. It is unlikely that this would impact on the capacity to undertake cropping activity or continue with the current existing grazing activity.

It is considered that the proposed amendment avoids the potential for land use conflict with adjoining agricultural uses.

Devon Hills

The applicant notes that the distance between the boundary of the subject site and the closest sensitive receptor (house) is 147m.

Council's aerial photos show that the nearest house is in Devon Hills (16496

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Midland Highway) approximately 120m from the nearest boundary with the subject site.

In the Light Industrial zone, the scheme requires uses to be setback at least 100m from residential uses, unless a use is specifically listed in the environmental impacts and attenuation code, in which case it needs to be set back the specified distance (100m or more), unless reduced by gaining a discretionary planning approval. The proposal allows the 100m setback from all houses to be achieved. Greater setbacks are possible depending on specific locations. The setback requirements are deemed to satisfy issues relating to noise, odour and dust.

It is considered that the proposed amendment avoids the potential for land use conflict with surrounding residential uses.

Airport

The applicant provided a report from 3D Mapping Solutions, a registered aerial operator with CASA. The report found that:

The site is largely shielded for future development with two exceptions being:

- 1. High on the hill to the east of the quarry.*
- 2. The area just south of the existing entrance.*

Their recommendations are:

- 1. The area on the hill should be restricted as an Airport Restricted Build Zone. This should not impact the site as there is sufficient area at the front of future lots where buildings up to 12m will not penetrate the buffers created by the three existing high points.*
- 2. The area to the south of the existing entrance have a building restriction of 8m to the lots falling within this area. This would be sufficient to allow for shielding and will have additional shielding given by the road works once completed.*

It is considered that the proposed amendment avoids the potential for land use conflict with the Launceston Airport.

5.2 (ea) must not conflict with the requirements of section 300

30B. Interpretation: Division 1A

Local provision means a provision, of an interim planning scheme that is not a common provision, and includes a zoning of a particular area of land.

Section 300 (1) states that an amendment may only be made to a local provision of a planning scheme, or to insert a local provision into, such a scheme, if the amendment is, as far as is, in the opinion of the planning authority, the Commission, or the Minister, practicable, consistent with the regional land use strategy for the regional area in which is situated the land to which the scheme applies.

Comment:

The RLUS refers to the Northern Tasmanian Industrial Land Study. Page 54 of

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the Industrial Land Study, August 2014, finds that a new industrial precinct in Northern Tasmania should only be considered and potentially accepted if:

- It can be demonstrated there is an unmet demand for a specific type (location, lot sizes, connectivity) of industrial land;
- That this unmet demand cannot be realistically met by existing industrial precincts; and
- There will be a local structure plan addressing the sequencing and timing of land release to prevent oversupply, and addressing lot sizes, transport connectivity and other planning controls.

Advice on the proposed rezoning was sought from SGS Economics & Planning. SGS recommended support for rezoning part of the area proposed.

This advice was provided to the applicant, who provided a more detailed supply and demand assessment. The application was also amended to include a specific area plan showing road location and dividing the land into three areas – (i) existing uses, (ii) minimum lot size of 1,000m², (iii) minimum lot size of 5,000m².

The proposed amendment is consistent with the RLUS.

300 (2) *An amendment, of a planning scheme, that would amend a local provision of the scheme may only be made under Division 2 or 2A if –*

- (a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*

Comment:

The amendment would not be inconsistent with the common provisions.

- (b) the amendment does not revoke or amend an overriding local provision; and*

Comment:

The amendment does not revoke or amend an overriding local provision.

- (c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*

Comment:

The amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.

300(3) *Subject to section 30EA, an amendment may be made to a local provision if –*

- (a) the amendment is to the effect that a common provision is not to apply to an area of land; and*

Comment:

Not applicable.

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- (b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.

Comment:

Not applicable.

- (4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.

Comment:

Not applicable.

- (5) Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –
 (a) taking an optional common provision out of the scheme; or
 (b) taking the provision out of the scheme and replacing it with another optional common provision.

Comment:

Not applicable.

- 5.3 (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Comment:

The uses and developments permissible under the proposed amendment are:

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Utilities	If for Minor Utilities
Permitted	
Use Class	Qualification
Business and professional services	If for a veterinary centre or similar specialist animal breeding or care services
Domestic animal breeding, boarding or training	
Equipment and machinery sales and hire	
Extractive industries	If related to an existing extractive industry; or If not: a) located on prime agricultural land; or b) for a Level 2 Activity
Manufacturing and processing	
Storage	
Utilities	

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Discretionary	
Use Class	Qualification
Bulky goods sales	If for rural supplies, landscape supplies and timber yard
Business and professional services	
Community meeting & entertainment	
Educational and occasional care	If an Industry Training Facility
Emergency services	
Food services	If for a café or takeaway food premises
General retail and hire	The floor area must not exceed 250sqm
Recycling and waste disposal	
Research and development	
Resource development	If: a) for controlled environment agriculture b) the handling and packing or storage of product for dispatch, or c) closed cycle aquaculture
Resource processing	
Service industry	
Transport depot and distribution	
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	If: a) not for existing uses, or b) the curtilage increases by more than 30% as at the effective date
Prohibited	
Use Class	Qualification
All other uses	

The uses and development permissible under the proposed amendment are expected to have a positive impact in economic and therefore social terms. There is the ability to provide the required separation distances from sensitive uses.

The applicant had a Natural Values report prepared which advised:

Given the extent and proliferation of threatened flora records to date on the assessment area and the likelihood of the area providing core habitat for a number of higher priority threatened fauna species it is inevitable that there will be direct impacts on some species if the area is developed for future Light Industrial use. Applying and obtaining a threatened flora permit and possibly a threatened fauna permit under the TSPA 1995 will be required as part of that process and potentially referral under the EPBC 1999.

Rezoning alone will not impact on the values previously recorded on the title or those likely to be present on the title. Further assessment of the area and targeted species is required if development other than rezoning is proposed.

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Servicing

Water supply

TasWater advises that the land is beyond Serviced Land with regard to water services.

The applicant suggests:

- 1) Install sufficient capacity tanks on each proposed lot capable of meeting the volume requirements of Tas Fire. The fire appliance vehicle would hook into the supply and boost it up to sufficient fire flow. A fire booster pump could be installed on each site. The tanks would have sufficient storage for domestic requirements and a permanent reserve for fire fighting.
- 2) Install a water reservoir on site with sufficient capacity to meet the fire fighting needs of the subdivision. A domestic line could be extended from Devon Hills, with a booster pump if needed.

Sewerage

TasWater advises that the land is beyond Serviced Land with regard to sewer services. TasWater advises that it is considering decommissioning the existing sewer treatment plant at Western Junction, and pumping the sewage to Perth. This may present an engineering option for the owners/developers to discharge sewage from the land.

The applicant advises that taking the sewage to Western Junction (3.3km away) or providing a wastewater treatment system on site are viable options. The favoured one would be determined with Tas Water.

Stormwater

The applicant advises that the site discharges run-off in a number of directions, but the largest amount collects at the south-east corner adjacent to the Midland Highway, and then via a natural water course to the north of Perth. The new subdivision would have a large number of developments with impermeable surfaces, the discharge could increase significantly. To alleviate possible downstream problems each site could have stormwater detention system installed. At the south east corner it would be possible to create a detention dam.

Access

The Department of State Growth notes that the applicant's Traffic Impact Assessment concludes that capacity of the existing access will not be a significant issue in terms of the draft zoning amendment. While the existing access is satisfactory for current use of the land, any further intensification or subdivision would likely require significant road and access upgrades and safety improvements. Cost of which would need to be borne by the developer.

Scenic Management

There is a scenic management corridor on the property 200m deep from the Midland Highway boundary. The scenic management code allows for a discretionary application for development within the scenic corridor, providing it is suitably screened.

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Bushfire Hazard

The applicant prepared a Bushfire Assessment. This advised that:

For new lots a BAL rating of BAL 19 must be achieved in any subdivision. A BAL 19 rating is achievable taking into account the required setback distances. These are easily achievable on the current uses/lot layout and should be easily achievable on a proposed layout which meets the uses/layout required by the Light Industrial zone.

6 FINANCIAL IMPLICATIONS

The cost of undertaking the draft amendment is within existing budget allocations.

7 STRATEGIC/ANNUAL PLAN/COUNCIL POLICIES

The proposed amendment is consistent with the following provisions of the Strategic Plan and the Interim Scheme:

Council's Strategic Plan - 4.7 Land Use Planning – *Planning, staged and orderly development consistent with strategic outcomes and the RLUS.*

The RLUS refers to the Northern Tasmanian Industrial Land Study. Page 54 of the Industrial Land Study, August 2014, finds that a new industrial precinct in Northern Tasmania should only be considered and potentially accepted if:

- It can be demonstrated there is an unmet demand for a specific type (location, lot sizes, connectivity) of industrial land;
- That this unmet demand cannot be realistically met by existing industrial precincts; and
- There will be a local structure plan addressing the sequencing and timing of land release to prevent oversupply, and addressing lot sizes, transport connectivity and other planning controls.

Advice on the proposed rezoning was sought from SGS Economics & Planning. SGS recommended support for rezoning part of the area proposed.

This advice was provided to the applicant, who provided a more detailed supply and demand assessment. The application was also amended to include a specific area plan showing road locations and dividing the land into three areas – (i) existing uses, (ii) minimum lot size of 1,000m², (iii) minimum lot size of 5,000m².

The proposed amendment is consistent with the RLUS.

Council's Strategic Plan - 4.8 Growth Centre – Transport & Industry – *Identify and promote adoption of a complimentary succession area for TRANSlink.*

The proposed amendment supports the following strategies of the Northern Midlands Interim Planning Scheme 2013:

2.2.2.3 Industrial Land

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- a) *Provide for industrial activity which requires access to the existing transport infrastructure or makes use of a resource in the area, or which has the local community as its primary market*

3.3.2 Transport hub and distribution functions

To fully develop hub functions this will require a site or sites which intersect closely with transport movements on the main Hobart/Burnie corridor. These exist, and Translink on its own is not sufficient to fulfill the hub function and satisfy related markets. NMC has potential to provide for these at any of four candidate sites in the Perth area subject to zoning and servicing initiatives.

8 OPTIONS

- a) Initiate and certify the draft amendment; or
- b) Refuse to initiate and certify the draft amendment.

9 DISCUSSION

Before making a decision whether or not to initiate the amendment, the planning authority must consider whether the requested amendment is consistent with the requirements of section 32 of the Land Use Planning & Approvals Act.

Part 5 of this report has assessed the proposed amendment as being consistent with the requirements of section 32 of the Land Use Planning & Approvals Act 1993. It is recommended that Council initiate and certify the draft amendment and place it on public exhibition for 28 days.

10 ATTACHMENTS

- A Rezoning application
- B Responses from Referral agencies.
- C Revised proposed amendment taking into account referral responses

11 RECOMMENDATION

- 1) That Council, under section 33 (3) of the *Land Use Planning & Approvals Act 1993*, resolve to initiate Draft Amendment 03/15 to:
 - (i) Rezone 16525 and part of 16523 Midland Highway, Perth, from Rural Resource to Light Industrial.
 - (ii) Place 16525 and part of 16523 Midland Highway, Perth, in the Translink Specific Area Plan (area 8) overlay.
 - (iii) Insert new clauses after clause F1.1.1 g) as follows:
 - h) *Provide opportunities for a light industrial area to cater for the needs of Perth and Longford, and to capitalise on the existence of an existing hard rock reserve, the related industries, and the realigned Midland Highway.*
 - (i) *Provide for manufacturing, processing, repair, storage and distribution of*

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goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other users.

- (iv) Omit from Clause F1.2.1 the word “Figure” and substitute with “Figures”.
- (v) Insert “and F1.5” after “F1.1” in Clause F1.2.1.
- (vi) Insert a new clause after Clause F1.3.7 as follows:

F1.3.8 Area 8 (see Figure F1.5)

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Utilities	If for Minor Utilities
Permitted	
Use Class	Qualification
Business and professional services	If for a veterinary centre or similar specialist animal breeding or care services
Domestic animal breeding, boarding or training	
Equipment and machinery sales and hire	
Extractive industries	If related to an existing extractive industry; or If not: a) located on prime agricultural land; or b) for a Level 2 Activity
Manufacturing and processing	
Storage	
Utilities	
Discretionary	
Use Class	Qualification
Bulky goods sales	If for rural supplies, landscape supplies and timber yard
Business and professional services	
Community meeting & entertainment	
Educational and occasional care	If an Industry Training Facility
Emergency services	
Food services	If for a café or takeaway food premises
General retail and hire	The floor area must not exceed 250sqm
Recycling and waste disposal	
Research and development	
Resource development	If: a) for controlled environment agriculture b) the handling and packing or storage of product for dispatch, or c) closed cycle aquaculture
Resource processing	
Service industry	
Transport depot and distribution	

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Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	If: a) not for existing uses, or b) the curtilage increases by more than 30% as at the effective date
Prohibited Use Class	Qualification
All other uses	

(vii) Insert “Area 7 –” after “A7” in Clause F1.4.1 A7.

(viii) Insert new clauses after Clause F1.4.1A7 and Clause F1.4.1P7 as follows:

A8.1.1 In Area 8 (i) - there must be: a) a lot density of 1 lot per 2000m2 over the total area being subdivided; and b) a minimum lots size of 1000m2; and c) frontage to a road of 8.0 metres; or	P8.1.1 Within Area 8 (I), a proposed lot on a plan of subdivision has: a) a minimum area of 800m2; and b) frontage to a road of at least 6 metres.
A8.1.2 In Area 8 (ii) - there must be: a) a lot density of 1 lot per 10,000m2 over the total area being subdivided; and b) a minimum lots size of 5000m2; and c) frontage to a road of 50.0 metres; or	P8.1.2 Within Area 8 (ii), a proposed lot on a plan of subdivision has: a) a minimum area of 2000m2; and b) frontage to a road of at least 8 metres.
A8.1.3 In Area 8(iii) No acceptable solution; or	P8.1.3 No Performance Criteria
A8.2 The lots must be transferred to Council or other Government bodies for the provision of services.	P8.2 No Performance Criteria

(ix) Renumber clauses F1.4.1 A8 to A13 accordingly.

(x) Renumber clauses F1.4.1 P8 to P17 accordingly.

(xi) Insert new clauses after Clause F1.4.3 A6 and Clause F1.4.3P6 as follows:

A7 Within Area 7 the provisions of Rural Resource zone in regard to height prevail.	P7 The maximum building height shall be appropriate to the site and have regard to: a) the safety of Launceston Airport; and b) the amenity of the area as a tourist gateway to Launceston
A8 Within Area 8, the maximum height of buildings must not exceed 12 metres.	P8 The maximum building height shall be appropriate to the site and have regard to: a) the safety of Launceston Airport; and b) the amenity of the area as a tourist gateway to Launceston

(xii) Omit from Clause F1.4.4 the second occurrence of “P4” and add “P5”.

(xiii) Insert new clauses after Clause F1.4.4 A5 and P5 as follows:

A6 Within Area 7 and 8, colours must be muted and in tones sympathetic to the rural and landscaped setting of the area.	P6 No performance criteria.
---	-----------------------------

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(xiv) Insert new clauses after Clause F1.4.7 A6 and Clause F1.4.7 P6 as follows:

A7 Within Area 7 the provisions of the Rural Resource zone apply in regard to setbacks.	P7 Within Area 7 the provisions of the Rural Resource zone apply in regard to setbacks.
A8 Within Area 8, front, side and rear boundary setbacks for buildings or other works must be a minimum of: a) 20m to the Highway frontage b) 10m to an access road c) 3m to the side boundary d) 5m to the rear boundary e) 20m to the rear boundary where the lots have a boundary to the Midland Highway.	P8 The setback to the side and rear boundary must: a) Provide adequate access to the site; and b) Not result in an unreasonable loss of amenity to adjoining uses having regard to the: I. Bulk and form of the building; and II. Size and proportion of the lot; and III. Extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation.

(xv) Insert new clauses after Clause F1.4.8 A6 and Clause F1.4.8 P6 as follows:

A7 Within Area 7, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: a) 10m from Evandale Main Road	P7 No performance criteria
A8 Within Area 8, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: a) 5m from any new road within a subdivision.	P8 No performance criteria

(xvi) Renumber clauses F1.4.8 A7 to A8 accordingly.

(xvii) Renumber clauses F1.4.8 P7 to P8 accordingly.

- 2 That Council, under section 35 (1) of the *Land Use Planning and Approvals Act 1993*, certify Draft Amendment 03/15 as meeting the requirements of section 32 of the Act, and place it on public exhibition for 28 days, in accordance with section 38 of the Act.

DECISION

Cr

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PLAN 2 PLANNING APPLICATION P15-200 11A FREDERICK STREET, PERTH

Attachments: Section 1 – Page 352

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

File Number: 105100.575; s734 (CT 164184/2)

1 INTRODUCTION

This report assesses an application for 11A Frederick Street, Perth for a 2-lot subdivision (heritage precinct).

2 BACKGROUND

Applicant:

6ty Pty Ltd

Owner:

DA Wrigley Contracting Pty Ltd

Zone:

General Residential

Codes:

Heritage code

Classification under the Scheme:

Subdivision

Existing Use:

Vacant

Deemed Approval Date:

20 August 2015

Recommendation:

Approve

Discretionary Aspects of the Application

- Subdivision;
- Subdivision in the Heritage Precinct.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*



Figure 1 – Entrance to subject site from Frederick Street

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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

It is proposed to create:

- Lot 1 (1616m²); and
- Lot 2 (2209m²).



Figure 2 – Site Plan

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4.2 Zone and land use

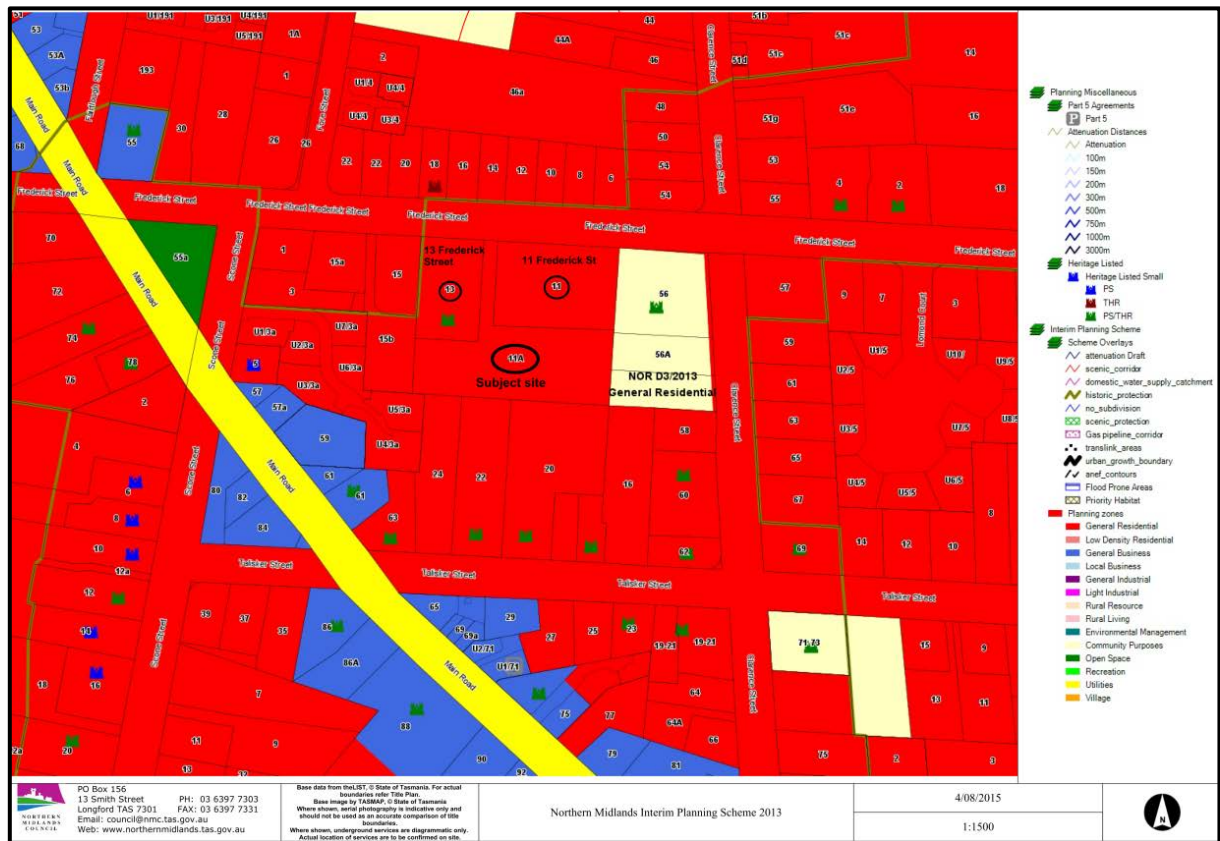


Figure 3 - Zone Map – General Residential – Heritage Precinct - Representatives' properties shown

The site is zoned General Residential, and is in the Heritage Precinct.

Subdivision is Discretionary under clause 9.5 and in the Heritage Precinct.

4.3 Subject site and locality

A site visit was undertaken on 4 August 2015 by Paul Godier, Senior Planner.

The site is an internal lot of 3825m² with access from Frederick Street. The site adjoins two single dwellings to the north, a former Anglican church building to the north-east, a residential property with a house under construction to the east, and a vacant residential property also to the east. To the south the site adjoins two properties each with single dwellings, and another two properties each with multiple dwellings.

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Figure 4 - Aerial photograph of area

4.4 Permit/site history

Relevant permit history includes:

- P12-002 – 2-lot subdivision creating 11 and 11A Frederick Street
- PN P14-162 – Planning Notice for Removal of Trees

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 were received from:

- James R French (obo Cornelia A French), 11 Frederick Street, Perth
- Jeremy & Patricia Wilson, 13 Frederick Street, Perth

See Figure 3 for the location of the representors' properties in relation to subject site

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

James R French (obo Cornelia A French), 11 Frederick Street, Perth

- States that, despite the title for 11A Frederick Street being in the name of DA Wrigley Contracting Pty Ltd, the sale was invalid.

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Planner's comment:

The representation was sent to Council's Solicitor, Shaun McElwaine. Mr McElwaine advised that council is only bound to look at the owner status of the land as described in the register maintained by the Recorder of Titles. According to a LIST search on 20 June 2015 the registered proprietor is DA Wrigley Contracting Pty Ltd.

Mr McElwaine also advised that the ability to make representations to an advertised application limits the content of a representation to matters which are relevant to the assessment of the application pursuant to the planning scheme and that the correspondence from James French seeks to raise matters irrelevant to the decision making of council and must not be taken into account by it in the determination of this application.

Jeremy & Patricia Wilson, 13 Frederick Street, Perth

- The land was originally part of the Perth public school in the 1860s. When the old school was closed, the land was excised and a new school built. The land has historical links and should be left whole.

Planner's comment:

The application was referred to Council's Heritage Adviser, David Denman, who provided the following advice:

The subject land and adjoining lots had historically mixed uses, including, Place of Worship, Public School and residential. Therefore, the lots sizes and pattern of development in and around the subject site varies and has evolved as the uses have changed due to the changing social and economic circumstances in the Perth Town. This has been confirmed by the recent subdivision of the large corner church site into three separate lots. It should also be noted that there has been residential infill development within some of the adjoining lots. This is a normal transitions of the use of land that is surplus as part of its original use. For the above reasons, it is my opinion that the proposed two lots will not be inconsistent with the historic development pattern of the precinct.

Any future buildings and the layout of buildings on the two new lots will be subject to a discretionary development application which will include compliance with the historic design standards etc. This will ensure that any future buildings on the new lots will have an acceptable impact on the historic heritage values of the site.

The existing former school building has extensive rear additions that are not sympathetic with the historic architectural design of the front building with frontage onto Frederick Street. Therefore, the rear of the site has already lost much of its integrity in respect to its original context. However, I recommend that you consider moving the proposed rear boundary behind the former school buildings back to align with the adjoin western rear property boundary line. This would seem to be the most logical alignment for the new boundary line.

- The property has been for sale with unapproved plans for nine two-bedroom homes. Concerns over congestion and noise.

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Planner's comment:

Such a proposal will require planning approval and will have to be assessed against the provisions of the planning scheme.

- Real estate advert states potential for running a business involving trucks.

Planner's comment:

Such a proposal would have to be assessed against the planning scheme.

- Has recently been used for commercial purposes.

Planner's comment:

The owner advises that various trucks have been stored on the property while carrying out works in the area. It is understood that this has now stopped.

- Removal of trees between 11a and 13 Frederick Street

Planner's comment:

The owner was sent a planning notice regarding the removal of the trees. He advised that when the boundary between 11a and 13 Frederick Street was resurveyed it was found that the trees were on 11a Frederick Street, and he had to remove them to construct the boundary fence.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department's recommended conditions are included in the conditions of approval.

TasWater

Precis: Consented with conditions.

Heritage Adviser

Mr Denman advised:

The subject land and adjoining lots had historically mixed uses, including, Place of Worship, Public School and residential. Therefore, the lots sizes and pattern of development in and around the subject site varies and has evolved as the uses have changed due to the changing social and economic circumstances in the Perth Town. This has been confirmed by the recent subdivision of the large corner church site into three separate lots. It should also be noted that there has been residential infill development within some of the adjoining lots. This is a normal transitions of the use of land that is surplus as part of its original use. For the above reasons, it is my opinion that the proposed two lots will not be inconsistent with the historic development pattern of the precinct.

Any future buildings and the layout of buildings on the two new lots will be subject to a discretionary development application which will include compliance with the historic design standards etc. This will ensure that any future buildings on the new lots will have an acceptable impact on the historic heritage values of the site.

The existing former school building has extensive rear additions that are not sympathetic with the historic architectural design of the front building with frontage onto Frederick Street. Therefore, the rear of the site has already lost much of its integrity in respect to its original context. However,

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*I recommend that you consider moving the proposed rear boundary behind the former school buildings back to align with the adjoin western rear property boundary line. This would seem to be the most logical alignment for the new boundary line.
It doesn't appear that there is any threat to significant historic landscape elements as a result of this proposal.*

Tasmanian Heritage Council

The site is not on the Tasmanian Heritage Register. Not applicable to this application

Department of State Growth

Not applicable to this application

Launceston Airport

Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

Not applicable to this application

General Manager

Consent to cash in lieu of public open space granted.

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

An assessment of the application against the planning scheme provisions is 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:

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- Subdivision under clause 9.5.1; and
- Subdivision in the Heritage Precinct.

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

Clause 9.5.1 states that notwithstanding any other provisions of this planning scheme the application may be refused or approved at the discretion of the planning authority.

Council's heritage adviser has found that the proposal complies with regard to subdivision in the heritage precinct. He has recommended consideration be given to moving the proposed rear boundary behind the former school buildings back to align with the adjoin western rear property boundary line as this would seem to be the most logical alignment for the new boundary line.

While this suggestion has been put to the applicant for consideration, it is not considered necessary for the proposal to comply with the provisions of the heritage code, and is therefore not required as a condition of approval.

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

8 ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representations
- D Planning scheme assessment

RECOMMENDATION

That land at 11A Frederick Street, Perth be approved to be developed and used for a 2-lot subdivision (heritage precinct) in accordance with application P15-200, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 (Project No. 15.150, Drawing No. P01, Rev A)**.

2 Council's Works & Infrastructure Department conditions

2.1 Stormwater

Each lot 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.

2.2 Access (Urban)

The existing crossover shall be widened to allow access to both properties in accordance with Council standards.

Prior to the commencement of any access works, a vehicular crossing application form shall be completed and approved by Council prior to commencement of any works.

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2.3 As constructed information

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

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works shall comply with the Municipal Standards including specifications and standard drawings. Any design shall be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, shall also be completed to the approval of the Works & Infrastructure Department.

2.4 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 Department to inspect works within road reserve and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

2.5 Hydraulic separation

Any existing pipes and stormwater connections shall be located and where required pipes are to be rerouted to provide an independent system for each lot.

Certification shall be provided that hydraulic separation between the two lots has been achieved for stormwater services.

2.6 Easements to be created

Easements shall be created over all Council-owned services in favour of the Northern Midlands Council. Such easements shall be created on the final plan to the satisfaction of the Planning & Development Manager.

2.7 Pollutants

The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.

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.

2.8 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

The development must be in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2015/01098-NMC).

4 Public open space contributions

A contribution shall be paid towards the cost of providing public open space infrastructure in accordance with Council policy (currently \$1200 per new lot).

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5 Sealing of plans

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

DECISION

Cr

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PLAN 3 PLANNING APPLICATION P15-165 27 LEWIS STREET, LONGFORD

Attachments: Section 1 – Page 405

File Number: 108100.32 CT 218150/1
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Erin Boer, Cadet Planner

1 INTRODUCTION

This report assesses an application for 27 Lewis Street, Longford to construct multiple dwellings x 4 at the rear of existing dwelling (vary rear setback & visitor parking), tree removal & shed demolition.

2 BACKGROUND

Applicant:

Porky & Co

Zone:

General Residential

Classification under the Scheme:

Residential (Multiple Dwelling)

Deemed Approval Date:

24-Aug-2015

Owner:

S & K Hogg

Special Areas:

Not in a Special Area

Existing Use:

Dwelling & outbuildings

Recommendation:

Approve

Discretionary Aspects of the Application

- Variation to clause 10.4.2 (A3 (a) ii) – vary rear setback from 4m to 1.74m.
- Variation to clause 10.4.2 (A1 (a)) – vary visitor parking from 1.25 spaces (rounded to 1 space) to nil (visitor parking to be on-street).
- Variation to clause E6.7.2 (A2.1 (c) and A2.2) – width of access and manoeuvring space.

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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4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Construct 4 x 2-bedroom multiple dwellings at the rear of existing dwelling, removal of fruit trees and demolition of existing garage.

Figure 1 – Existing Site Plan

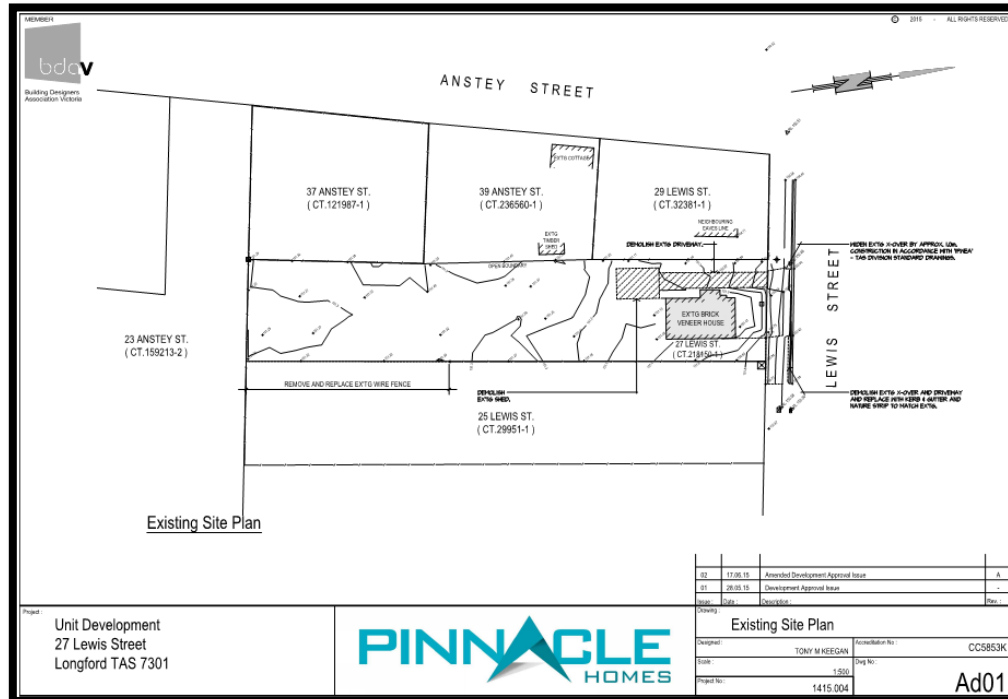
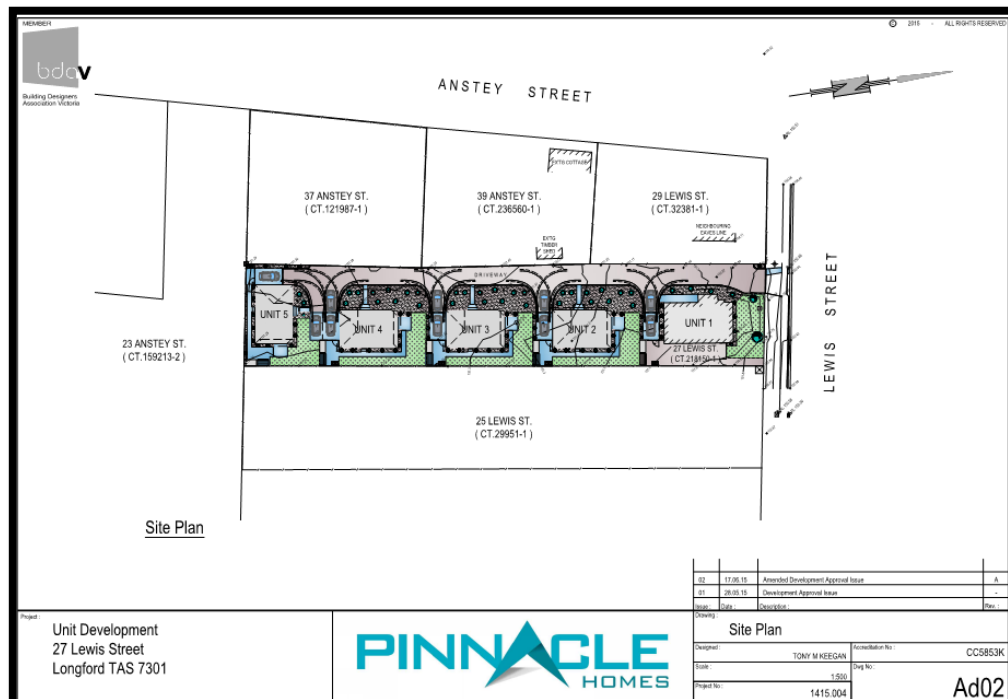


Figure 2 – Proposed Site Plan

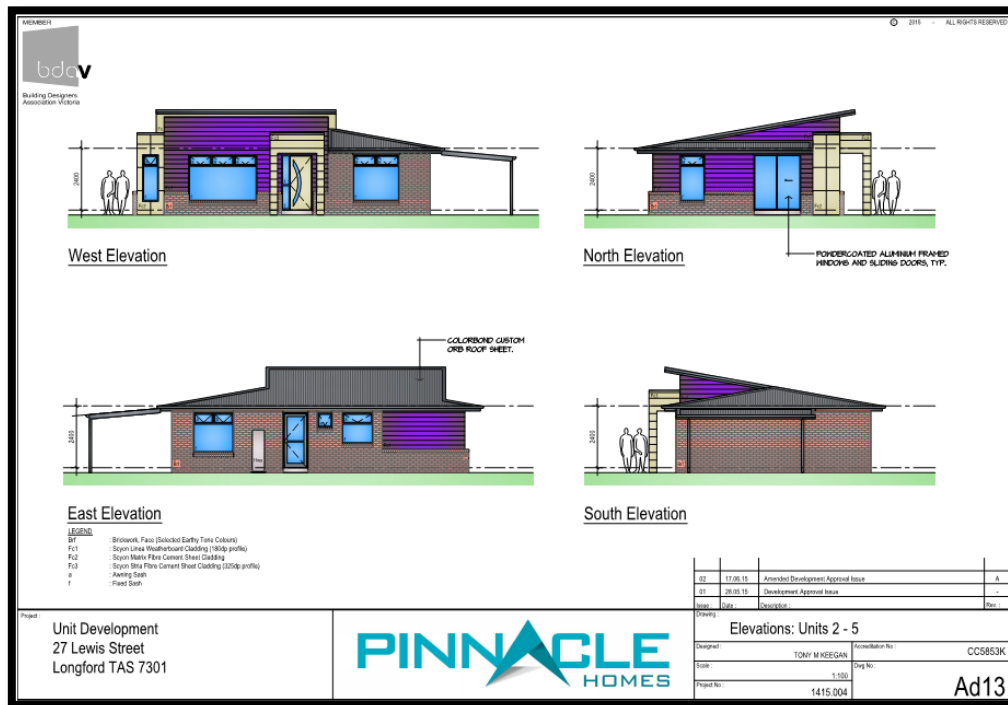


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Figure 3 –Elevations



4.2 Zone and land use

Zone Map –General Residential



The land is zoned General Residential, and is not within 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; however, due to the variation to the rear setback and provision of visitor parking, the application became discretionary.

4.3 Subject site and locality

A site visit was undertaken on the 7th August 2015 by Erin Boer, Cadet Planner. The site is a 1964.62m² level lot, which currently contains an existing dwelling and double garage. The garage is proposed to be demolished as part of the proposal. The site has minimal landscaping with the exception of a small orchard at the rear of the lot. The front half of the lot is well fenced with a 1.8m high paling fence on the western side, and a 1.8m high Colorbond fence on the eastern side. At the rear of the lot on the eastern side is a wire fence; while on the western side is a 1.5m high paling fence. The southern rear fence is a 1.2m high paling fence in poor condition. Existing residential uses surround the site.

Aerial photograph of area



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Photographs of subject site



^Subject site from frontage



^Subject site from frontage

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^Subject site looking south toward orchard



^Subject site looking north toward existing dwelling

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^Subject site looking north east along eastern boundary



^Subject site looking west toward representor's property

4.4 Permit/site history

Relevant permit history includes:

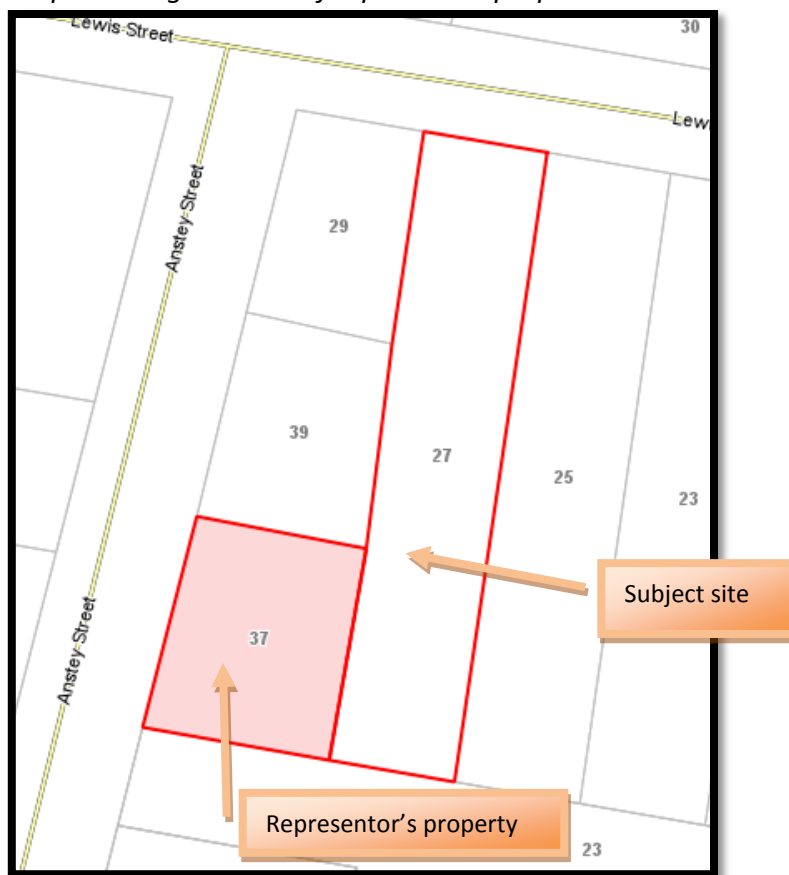
- BA 139/77 – Double Garage
- P13-317 – Shed (did not proceed)
- The property was registered to the current owners on the 05-06-2015.

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 (Attachment C) was received from:

- Anna Wilkins, 37 Anstey Street, 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.

Issue 1

- Lack of visitor parking.

Planner's comment:

The proposal does seek to vary the provision for 1 on-site visitor parking space for the development. Corresponding Performance Criteria allows for this to occur.

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Lewis Street has been widened to allow for on-street car parking in a safe and efficient manner and is readily available to accommodate 1 vehicle (visitor) parking space on-street, on a short-term basis.

The road services mainly local traffic and the provision for visitor parking on-street is unlikely to impact on the safety of traffic. The closest bus stop is located 450m from the subject site, in Marlborough Street, providing a service 6 days a week between Cressy, Longford, Perth, Evandale and Launceston.

Issue 2

- Lack of turning space within the site.

Planner's comment:

Turning space is available within the site in front of unit 5. Turning templates provided on the plans demonstrate this manoeuvre can occur.

Issue 3

- Potential damage to fences from reversing vehicles and inclusion of a kerb 750mm from boundary.

Planner's comment:

The Planning Scheme does not require the installation of a kerb. Turning templates demonstrate that a vehicle can safely manoeuvre within the site.

Issue 4

- No protection of natural features.

Planner's comment:

The only landscaping on site, with the exception of the front garden bed which will remain unchanged, is the grassed back yard and a small orchard of fruit trees (approximately 12 in total). The site does not contain any native vegetation. Tree removal is exempt under clause 6.3.2 (a) (ii) of the Planning Scheme if within a garden and not under any kind of protection order.

Issue 5

- Compliance with the Privacy Intent.

Planner's comment:

The representor refers to the Privacy Intent of the old *Northern Midlands Planning Scheme 1995*, which has since been replaced with the *Northern Midlands Interim Planning Scheme 2013*. The equivalent privacy provisions of the General Residential Zone of the Planning Scheme have been complied with.

Issue 6

- Provision of 2m high fence along boundary.

Planner's comment:

The front portion of the lot is well fenced with a 1.8m paling and Colorbond fencing. The rear section of the lot is not sufficiently fenced. The rear half western fence (adjacent to the representor's property), although in good repair, is only 1.4m high.

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The rear southern fence is in poor repair and approximately 1.2m high, while the rear half of the eastern fence is a wire stock fence. The plans notate that the wire fence is to be replaced with a paling fence. It is considered appropriate to condition the permit to ensure fencing of the rear half of the lot is brought up to the same standard as the front half of the lot. 1.8m high fence is generally considered sufficient for screening purposes.

Issue 7

- Development inconsistent with local character and changes development type.

Planner's comment:

Again, the representor refers to provisions of the old *Northern Midlands Planning Scheme 1995*, which has since been replaced with the *Northern Midlands Interim Planning Scheme 2013*. The development is located on General Residential zoned land, for which multiple dwellings are a permitted use. The proposal is consistent with the zone purpose and local area objectives. A number of unit developments have also been recently developed in the area.

Issue 8

- Lowering of property value.

Planner's comment:

The lowering of property values is not a planning matter and no provision for consideration is made available by the Planning Scheme.

Issue 9

- Development does not enhance the residential environment (plain/unattractive development).

Planner's comment:

The provision referred to is within the *Northern Midlands Planning Scheme 1995*, which has since been replaced with the *Northern Midlands Interim Planning Scheme 2013*. The streetscape appearance will remain largely unchanged through the retention of the existing dwelling and the screening it provides for the remainder of the development. The development will therefore have minimal impact on the residential environment from a visual perspective.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department (Terry Eaton / Jonathan Galbraith) reviewed the application on the 17/06/2015 reported that Council services of these units can be addressed by standard conditions and their recommended conditions are included in the conditions of approval.

TasWater

Precis: The proposal was referred to Taswater on the 11th June 2015. A Submission to Planning Authority Notice was issued on the 16th June 2015 (Ref: TWDA 2015/00912-NMC).

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**Heritage Adviser**

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Not applicable to this application

Launceston Airport

Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

Not applicable to this application

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

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 by providing a residential use that accommodates a range of dwelling types and suburban densities that fully serviced by reticulated services.

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LOCAL AREA OBJECTIVES

To consolidate growth within the existing urban land use framework of the towns and villages.

To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.

To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.

Assessment: The proposal meets the local area objectives by allowing for the consolidation of growth within the urban growth boundary. The site is not within a Heritage Precinct.

PRECIS OF DEVELOPMENT STANDARDS FOR SINGLE DWELLINGS

10.4.1 Residential density for multiple dwellings

	A1	Site area per dwelling of not less than
--	----	---

✓	(a)	325m ²
---	-----	-------------------

10.4.2 Setback and building envelopes for dwellings

	A1	Unless within a building area, then
--	----	-------------------------------------

✓	(a)	4.5m from primary frontage; or not less than existing dwelling on site; OR
---	-----	--

N/a	(b)	3m to secondary frontage; or not less than existing dwelling on site; OR
-----	-----	--

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)
--	----	---

✓	(a)	to be within building envelope (i) frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot
---	-----	--

X	(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 1/3 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)
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✓	(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).
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✓	(c)	at least 25% free from impervious surfaces
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✓	A2 (a)(i)	POS of 24m ² in one location in one location, or
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	(ii)	POS of 12m ² in one location if a multiple dwelling with floor level over 1.8m high (as per A1 b)
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✓	(b)(i)	horizontal dimension of 4m; or
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	(ii)	horizontal dimension of 2m if a multiple dwelling with floor level over 1.8m
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		high (as per A1b); AND
✓	(c)	directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
✓	(d)	not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
N/a	(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
✓	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: (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.
✓	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

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		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;
	N/a	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 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		
		A1 Applies to maximum building height of fences on and within 4.5m of a frontage
Existing	(a)	1.2m if solid; OR
	N/a	(b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency
See Planning Scheme for the following provisions for multiple dwellings		
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 – Complies.		
10.4.12 Site Services for multiple dwellings - Complies		
Easements		
	✓	No construction over an easement

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The application meets all the relevant acceptable solutions of the zone, with the exception of the variation to the rear setback from 4m to 1.74m. 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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Comment:

The development meets the performance criteria P3 of clause 10.4.2, as follows:

- a) i) The rear boundary is the southern boundary of the property and is adjacent to a vacant parcel of land. As such, the development will not cause a reduction in sunlight to a habitable room.
- ii) As previously stated, the land adjacent to the rear boundary is vacant; therefore, the development will not overshadow the private open space of a dwelling on an adjoining lot.
- iii) The land adjacent to the rear setback (23 Anstey Street) is vacant; therefore this clause is applicable. The lot to the south is a 4801m² internal lot with a 16.04m² wide access strip.

The majority of overshadowing from unit 5 will occur in the morning over the access strip of 23 Anstey Street. Based on the shadow diagrams provided, approximately 8m will be shadowed over the southern boundary of the subject site at 9am. By 12pm, the shadow width will be reduced to 3.5m, and by 3pm, will extend back to 4m. At 9am when overshadowing is at its worst, the shadowed area covers 2.5% of the total area of the vacant lot to the south. It should also be noted that the shadow of a 1.8m high fence on the southern boundary will shadow approximately 2/3rds of the area shadowed by the southern-most unit. Therefore, given large size of the lot to the south and the location of shadowing over the access strip of an internal lot, the variation to the rear setback is unlikely to cause an unreasonable loss of amenity to the vacant lot to the south.

- iv) The visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot is unlikely to cause an unreasonable loss of amenity due to the reduced setback to the southern boundary. The dwelling is setback 1.74m from the rear boundary which is consistent with a side boundary setback in the General Residential zone. The proposed dwelling is single story and the roof apex is approximately 5.5m from boundary, further reducing visual bulk. The adjoining lot is vacant.

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- b) The separation between dwellings on adjoining lots, when viewed from the streetscape will look very similar to the current situation, due to the retention of the existing dwelling. Side boundary setbacks are not proposed to be varied.

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/A – not in a Bushfire Prone Area.
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
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	P2	For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design

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<i>generate more than a total of 40 vehicle entry and exit movements per day</i>	<i>of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</i>
Comment Complies with acceptable solution A2. The site will not generate more than 40 vehicle movements per day.	
A3 <i>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%.</i>	P3 <i>For limited access roads and roads with a speed limit of more than 60km/h:</i> a) <i>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</i> b) <i>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</i> c) <i>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.</i>
Comment N/a	

E4.7 Development Standards

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

Objective <i>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:</i> a) <i>ensure the safe and efficient operation of roads and railways; and</i> b) <i>allow for future road and rail widening, realignment and upgrading; and</i> c) <i>avoid undesirable interaction between roads and railways and other use or development.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>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:</i> a) <i>new road works, buildings, additions and extensions, earthworks and landscaping works; and</i> b) <i>building envelopes on new lots; and</i> c) <i>outdoor sitting, entertainment and children's play areas</i>	P1 <i>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:</i> a) <i>maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and</i> b) <i>mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and</i>

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	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 – one access is proposed, the second access that is currently available will be blocked off.

A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2	For limited access roads and roads with a speed limit of more than 60km/h:
		a)	access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and
		b)	any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and
		c)	an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

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.

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Acceptable Solutions		Performance Criteria	
A1	Where land has access across a railway:	P1	Where land has access across a railway:
a)	development does not include a level crossing; or	a)	the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and
b)	development does not result in a material change onto an existing level crossing.	b)	the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or
		c)	it is uneconomic to relocate an existing use to a site that does not require a level crossing; and
		d)	an alternative access or junction is not practicable.
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	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.
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 AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or		
c)	If the access is a temporary access, the written consent of the relevant authority has been obtained.		
Comment			
The access to the lot is existing. Site distances are available in excess of 250m in both directions.			

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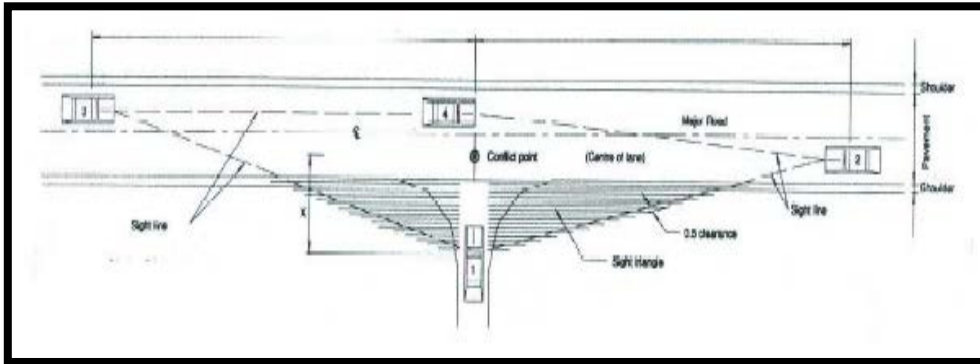


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

For category 1, 2 and 3 roads $X = 7\text{m}$ minimum and for other roads $X = 5\text{m}$ 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	Performance Criteria
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or	P1 The number of car parking spaces provided must have regard to: a) the provisions of any relevant location specific car parking plan; and

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b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	b) the availability of public car parking spaces within reasonable walking distance; and c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: i) the size of the dwelling and the number of bedrooms; and ii) the pattern of parking in the locality; and iii) any existing structure on the land.
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Comment

The proposal meets the acceptable solution for car parking for each unit but relies on the performance criteria for the variation to visitor car parking spaces.

The proposal meets the performance criteria, through the provision of on-street parking. 11m from the edge of the subject site, the road (Lewis Street) has been widened to accommodate on-street parking in the area. All lots immediately surrounding the subject site have extensive off-street parking; therefore, the area of widened road is readily available to accommodate 1 vehicle (visitor) parking space on-street, on a short-term basis. The road services mainly local traffic and the provision of visitor parking on-street is unlikely to impact on the safety of traffic. The closest bus stop is located 450m from the subject site, in Marlborough Street, providing a service 6 days a week between Cressy, Longford, Perth, Evandale and Launceston.

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 shed provided 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.	

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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 each unit will be sufficiently formed and drained. A drainage plan was supplied as part of the application.
b) except for a single dwelling, provided with an impervious all weather seal; and	B) The access to each unit will be sealed 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) Parking for each unit is located within the carport provided, and in a tandem space behind it, ensuring car parking spaces are clearly delineated.

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 building line; and	A1.1 – Complies. All parking spaces are located behind the building line.
A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	A1.2 – Complies.
A2.1 Car parking and manoeuvring space must:	A2.1
a) have a gradient of 10% or less; and	A) Complies
b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and	B) Complies.
c) have a width of vehicular access no less	C) Table E6.2 requires an access width of 4.5m for the initial 7m and 3.0m thereafter – provided. A 5m x 5m area for passing is available in front of each unit parking area (ie. every 20m).

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than prescribed in Table E6.2 and Table E6.3, and	Relies on performance criteria for compliance with table E6.3.
A2.2 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.	A2.2 – See corresponding performance criteria below.

Performance Criteria:

P2 Car parking and manoeuvring space must:

- 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
- 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:

Units 1-4 are provided with 1 car parking space that meets the requirements of Table E6.3 Width of Access and Manoeuvring Space Adjacent to Parking Spaces. Unit 5 is provided with two complying parking spaces.

Complies with performance criteria as follows:

The second parking space for units 1-4 reduces the access strip width below the requirements of Table E6.3, nevertheless, turning templates in accordance with AS 2890.1 - 2004 have been provided to demonstrate that vehicles can manoeuvre on-site. The required width is able to be achieved if the parking spaces were shifted closer to the eastern boundary.

E6.7.3 Car Parking Access, Safety and Security

Comment: N/a – less than 20 spaces provided.

E6.7.4 Parking for Persons with a Disability

Comment: N/a – less than 20 spaces provided.

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

Comment: N/a – not for a retail, commercial, industrial, service industry, warehouse or industrial 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
a) be accessible from a road, footpath or cycle track; and	A1.2 – Complies.
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	

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A1.2	<i>Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.</i>	
A2	<i>Bicycle parking spaces must have:</i> a) <i>minimum dimensions of:</i> i) <i>1.7m in length; and</i> ii) <i>1.2m in height; and</i> iii) <i>0.7m in width at the handlebars; and</i> b) <i>unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.</i>	A2 – a) <i>Complies, the garden shed provided for each unit is of sufficient size to accommodate a bicycle for each unit.</i> b) <i>The area suitable for bicycle parking is located adjacent to the vehicle parking areas and sealed access. The site is level.</i>

E6.8.5 Pedestrian Walkways

Comment: N/a – no separate access required.

Table E6.1: Parking Space Requirements

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

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
6 to 20	4.5m* for initial 7m from road carriageway and 3.0m thereafter	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 Lengths
Parallel	3.6m	2.3m	6.7m
45 degrees	3.5m	2.6m	5.4m
60 degrees	4.9m	2.6m	5.4m
90 degrees	6.4m	2.6m	5.4m
	5.8m	2.8m	5.4m
	5.2m	3.0m	5.4m
	4.8m	3.2m	5.4m

Notes:

1. A building may project into a parking space provided it is at least 2.1 metres above the parking surface level.
2. If entry to the car space is from a road then the width of the access strips may include the road

SPECIFIC AREA PLANS	
F1.0	TRANSLINK SPECIFIC AREA PLAN
F2.0	HERITAGE PRECINCTS SPECIFIC AREA PLAN

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SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/A
9.2 Development for Existing Discretionary Uses	N/A
9.3 Adjustment of a Boundary	N/A
9.4 Demolition	N/A
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 <i>Land Use Planning & Approvals Act 1993</i> .

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.

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 rear setback and variation to the provision of visitor parking and access widths. All other provisions of the planning scheme have been complied with.

The performance criteria that is relevant to the rear setback variation, looks at the impact of overshadowing, visual amenity and dwelling separation. The lot adjacent to the rear boundary is a large, vacant, internal lot. The access strip of this lot is adjacent to the rear setback of the subject site. Accordingly, overshadowing has minimal impact on this lot. The visual impact of the rear boundary setback is minimal, as the residential use of the site is consistent with the residential use of surrounding area, and the proposed rear setback is similar to that of a normal side setback. Fencing improvements will also assist in providing further screening. The visual impact when viewed from the streetscape will be similar to the current situation, due to the retention of the existing dwelling at the front of the lot.

The development also proposes to vary the provisions for 1 visitor parking space within the site – instead utilising on-street parking for this purpose. A large section of Lewis Street nearby the subject site has been widened to safely accommodate on-street parking.

The proposal also seeks to vary the width of manoeuvring spaces adjacent to the second car parking space for units 1-4. Turning templates based on the relevant Australian Standard have been provided as part of the proposal drawings, demonstrating that the parking design allows for vehicles to adequately manoeuvre within the site.

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A representation was received from a neighbour adjoining the rear western side of the subject site (fronting Anstey Street). The representation raised issues including: privacy, fence heights, loss of natural features, traffic, and impact on the character of the area.

It is considered that privacy and fence height issues could be adequately addressed by increasing the fence height along the common boundary between the representor's property and subject site. Minimal natural features exist on-site and the development proposes a residential use in a residential area. Traffic matters have been assessed against the relevant provisions of the planning scheme.

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

8 ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
 - Taswater Submission to Planning Authority Notice
 - Works and Infrastructure Department Referral
- C Representation & applicant's response

RECOMMENDATION

That land at 27 Lewis Street, Longford be approved to be developed and used for multiple dwellings x 4 at the rear of existing dwelling (vary rear setback & visitor parking), tree removal & shed demolition in accordance with application P15-165, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P18** (*Drawings by Pinnacle Homes Project No: 1415.004 Sheet No's: Cover Page, Ad01-Ad15 Dated: 17-06-2015 (sheets Ad04, 06, 08 & 10 dated 28.05.2015) & (Drainage Plan by AJL Consulting Engineers Project No:15.145 Sheet No's: C01 & C02 Dated: 02-07-2015) & D1 Proposal Design Response/Planning submission & D2 Stormwater Design Calculations (email dated 15-07-2015 from A.J. Leake to T. Keegan).*

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

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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 Access

- a) A double width concrete driveway crossover and apron shall be constructed from the edge of the street to the property boundary in accordance with Council standards.
- b) Prior to the application for a building permit or commencement of any access works, a vehicular crossing application form shall be completed and approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works and Infrastructure Manager.

2.4 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) The developer shall be responsible upgrading the existing stormwater system in Lewis St to drain the development and shall provide confirmation to Council that they will be responsible for these works. Design plans, and calculations shall be provide to Council for approval prior to the commencement of any works.
- c) Concentrated stormwater must not be discharged into neighbouring properties
- d) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- e) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- f) 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.

2.5 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.

2.6 Works & Infrastructure damage bond

Prior to the application for a building permit, a \$1000 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.

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- 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.

2.7 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 Submission to Planning Authority Notice (dated: 16-June-2015; reference No. TWDA 2015/00912-NMC).

4 Landscape Plan

Prior to the application for a building permit, the applicant shall provide a landscape plan to the satisfaction of the planning authority. The landscaping plan shall address:

a) Fencing to a minimum height of 1.8m.

Where not already provided, fencing shall be replaced with a solid (no gaps) fence to a minimum height of 1.8m. The southern and rear half of the eastern boundary fences shall be replaced in their entirety. The rear half of the western boundary fence shall be either replaced with a 1.8m high solid fence or upgraded with a solid 'topper' to a minimum height of 1.8m.

b) Ground coverings

All ground coverings (impervious and pervious) shall be clearly stipulated on the plan. The area of private open space to the east of unit one shall be suitably covered to the satisfaction of the planning authority, to provide for a safe, attractive and functional area for the recreational needs of future residents of unit one.

c) Planting Schedule

A planting schedule, nominating the location and size at maturity of all trees and shrubs to be planted, and the common (and botanical) names of such plants, shall be included with the Landscape Plan.

d) Privacy Screen

Further details regarding the height (minimum 1.7m) and construction materials of the privacy screen adjacent to unit one shall also be shown on the plan.

e) Ancillary works

Ancillary works as shown on the site plan, including 6m³ storage sheds, waste storage, mail and newspaper receptacles and clothes-drying facilities shall be included on the landscape plan.

Once approved, the Landscape plan shall be endorsed and will then form part of the permit.

5 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.

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- ii) A bond of \$1000 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.

6 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.

7 Required prior to the application for a building permit

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

- Pay a \$1000 works bond (as per condition 2.6).
- Pay a \$1000 landscape bond (as per condition 5);

Prior to the application for a building permit or commencement of any access works, a vehicular crossing application form shall be completed and approved by Council (as per condition 2.3).

8 Prior to commencement of use

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

- landscaping works for each unit, including plantings, 6m³ storage sheds, waste storage areas, mail and newspaper receptacles, clothes-drying facilities, and fence screening (as per condition 4 and 5);
- driveways and parking areas around each unit sealed (as per condition 6).

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

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CON 3 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 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*.
Election of President of Local Government Association of Tasmania

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

As per provisions of Section 15(2)(c) and 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Longford Destination Play Space

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*.
Tyre Storage

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*.
Disposal of Council Property – Avoca

CON 8 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*.
Memorial: Recognition of Contribution

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DECISION

Cr

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

- ...

Deputy Mayor Goss closed the meeting at