



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 16 November 2015

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE

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.

MEETING CONDUCT

- ♦ People attending Council Meetings are expected to behave in an appropriate manner.
- ♦ The following is not acceptable:
 - Offensive or inappropriate behaviour
 - Personal insults
 - Verbal abuse
- ♦ In the case of any inappropriate outburst or derogatory behaviour, an apology from the offending party or parties will be requested. Anyone at the meeting, if they feel offended in any way by any such behaviour specified above, should immediately bring the behaviour to the notice of the Chairperson by the way of a point of order.
- ♦ The Chairperson has the right to evict from a meeting any person who is not behaving to an appropriate standard.



Des Jennings
GENERAL MANAGER

GUIDELINES FOR COUNCIL MEETINGS

PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTION TIME:

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* makes provision for Public Question Time during a Council meeting.

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

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

REPRESENTATIONS ON PLANNING ITEMS

A maximum of 4 persons per item (2 for and 2 against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

Each speaker is limited to a maximum of 3 minutes.

PETITIONS

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

RECORDING OF COUNCIL MEETINGS

Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015* provides for the audio recording of Council meetings.

The purpose of recording meetings of Council is to assist Council officers in the preparation of minutes of proceedings.

The provision of recording of Council meetings in this policy:

- ♦ only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- ♦ does not apply to closed sessions of Council;
- ♦ does not apply to Committees of Council;
- ♦ The recording will not replace written minutes and a transcript of the recording will not be prepared;
- ♦ The recording may be used by Council staff to assist with the preparation of the minutes and by Council during a subsequent meeting within the period that the recording is retained;
- ♦ The official copy of the recording of a Council meeting is to be retained by Council for at least a period of 6 months from the date of a meeting and deleted after that period has expired.
- ♦ If requested, a recording of a Council meeting to be available to Councillors at no cost within 24 hours of the meeting.
- ♦ Notices advising that
 - the proceedings of the meeting are to be audio recorded; and
 - the detail relating to the recording of meetings by members of the publicare to be on display at each meeting.

A member of the public 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.

Unless expressly stated otherwise, Northern Midlands Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

The Recordings may not upload, display, print and/or reproduced without 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. Apart from uses permitted under the *Copyright Act 1968*, all other rights are reserved.

Any request for authorisation, including authorisation for the use of recordings, should be directed to the General Manager, 13 Smith Street, Longford TAS 7301.

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



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

Des Jennings
General Manager

11 November 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 – 19 OCTOBER 2015

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



Chambers, Longford on Monday, 19 October 2015, be confirmed as a true record of proceedings.

2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

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

	Date	Committee	Meeting
i)	28/10/2014	Nile Catchment & Landcare Group Inc.	AGM
ii)	28/10/2014	Nile Catchment & Landcare Group Inc.	Ordinary
iii)	24/09/2015	Avoca, Royal George & Rossarden Local District Committee	Ordinary
iv)	30/09/2015	Cressy Local District Committee	Ordinary
v)	06/10/2015	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
vi)	06/10/2015	Northern Midlands Disability Discrimination Action Committee	Ordinary
vii)	13/10/2015	Devon Hills Residents Committee	Ordinary
viii)	14/10/2015	Ross Community Sports Club Inc.	Ordinary
ix)	14/10/2015	Morven Park Management & Development Association Inc.	Ordinary
x)	03/11/2015	Campbell Town District Forum (Notes only – no quorum)	
xi)	03/11/2015	Evandale Advisory Committee	Ordinary
xii)	04/11/2015	Ross Local District Committee	Ordinary
xiii)	04/11/2015	Longford Local District Committee	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation
24/09/2015	Avoca, Royal George & Rossarden Local District Committee	That Council pursue the provision of affordable housing in small communities such as Avoca and Royal George.
30/09/2015	Cressy Local District Committee	That Council place a cover over the Cressy history board to preserve it from the elements. That Council investigate a sign indicating the location of the halfway school be located on Cressy Road.
04/11/2015	Ross Local District Committee	That Council tidy up the Tacky Bridge, removing the cumbungi weed, suckers and rubbish with the view to beautify the bridge, and that the regular cleaning up be included on the works roster with mowing on the southern side of Chiswick Road being extended toward the Midland Highway. That Council investigate the installation of a consolidated sign (e.g. Evandale) for businesses in Ross.

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 recommendations of the **Avoca, Royal George & Rossarden Local District Committee:**

That Council pursue the provision of affordable housing in small communities such as Avoca and Royal George.

AGENDA – ORDINARY MEETING

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Cr

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

That Council:

- i) place a cover over the Cressy history board to preserve it from the elements.*
- ii) investigate a sign indicating the location of the halfway school be located on Cressy Road.*

Cr

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

That Council

- i) tidy up the Tacky Bridge, removing the cumbungi weed, suckers and rubbish with the view to beautify the bridge, and that the regular cleaning up be included on the works roster with mowing on the southern side of Chiswick Road being extended toward the Midland Highway.*
- ii) investigate the installation of a consolidated sign (e.g. Evandale) for businesses in Ross.*

GOV 5 DATE OF NEXT COUNCIL MEETING
14 DECEMBER 2015

Mayor Downie advised that the next Ordinary Council Meeting would be held on Monday, 14 December 2015, at the Northern Midlands Council Chambers at Longford to commence at immediately following the Annual General Meeting which is to be held at 5.00pm.

AGENDA – ORDINARY MEETING

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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.

Date Held	Purpose of Workshop
14/10/2015	Special Workshop - Launceston Airport rate equivalent payments - Attendance of the Valuer General - Campbell Town War Memorial Oval Precinct Redevelopment - Strategic Plan
19/10/2015	Council Workshop prior to Council meeting
03/11/2015	Council Workshop - Tyre Recycling Update - Heritage Highway Funding - Launceston Airport rate equivalent payments - Australian Mayoral Aviation Council - Attendance of Coordinator General – Department of State Growth - Hiring of Council's Parks & Reserves for Commercial Use - Closure of Burghley Street/Lewis Streets, Longford due to inappropriate use
16/11/2015	Council Workshop prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period 20 October 2015 to 16 November 2015 are as follows:

Date	Activity
20 October 2015	Attended opening of Shade Area – Cressy District High School
21 October 2015	Attended Premiers Local Government Association meeting, Launceston
22 October 2015	Presented the key to Longford to Mick Buries and farewelled racehorse "The Cleaner", Longford
23 October 2015	Attended opening of Eskleigh Art Awards
26 October 2015	Attended Longford Placemaking Workshop, Longford
27 October 2015	Met with BOM
27 October 2015	Attended Council Executive meeting at Council Chambers
28 October 2015	Met with DPIPWE, TI and EMIT at Prospect
29 October 2015	Attended LGAT General Meeting, Brighton
29 October 2015	Attended meeting with advisor to Minister Matthew Groom (Minister for State Growth, Minister for Energy and Minister for Environment, Parks and Heritage), Hobart
30 October 2015	Attended Launch of Longford Revival Festival
1 November 2015	Met with contractor and engineer re maintenance of Lake Leake
3 November 2015	Attended meeting to discuss gorse removal, Longford
3 November 2015	Attended Northern Midlands Council workshop, Longford
4 November 2015	Attended Re-launch of Longford Revival Festival
4 November 2015	Attended Ross Local District Committee meeting, Ross
4 November 2015	Attended EMIT meeting at Campbell Town
5 November 2015	Attended Inspiring Positive Futures Charter Signing – Campbell Town District High School
6 November 2015	Attended TasWater meeting, Campbell Town
9 November 2015	Met with DPIPWE, TI and EMIT at Prospect
11 November 2015	Attended function to mark the official launch of Education Ambassadors Tasmania, Government House,

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	Hobart
12 November 2015	Attended TasWater Owner's Rep meeting
12 November 2015	Attended interviews for Board Members - TasWater
12 November 2015	Attended Council Executive meeting at Council Chambers
13 November 2015	Attended interviews for Board Members - TasWater
13 November 2015	Attended meeting with Minister Matthew Groom (Minister for State Growth, Minister for Energy and Minister for Environment, Parks and Heritage), Longford
14 November 2015	Opening of the Longford Garden Club exhibition
16 November 2015	Attended Northern Midlands Council workshop and ordinary meeting, Longford
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
 - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
 - (a) it does not comply with section 57; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

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

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depreciation, receipts and payments, wages and salaries, loans and investments, records management, information technology, and customer service.

2 CONFERENCES AND SEMINARS

Nil

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 44

The Works & Infrastructure Report for the period to 4 November 2015 was circulated in the Attachments.

6 BUILDING APPROVALS

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

	YEAR - 2014				YEAR - 2015			
	OCTOBER		JAN – OCT		OCTOBER		JAN –OCT	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	7	1,409,176	70	15,859,757	4	875,132	73	17,657,956
Dwelling Additions	3	147,150	22	905,705	2	35,000	27	1,758,043
Garage/Sheds & Additions	12	167,101	83	1,558,327	4	49,488	59	2,040,412
Commercial	3	1,345,000	29	11,613,256	4	1,319,356	13	1,941,456
Other (Signs)	-	-	-	-	-	-	-	-
Swimming Pools	-	-	-	-	-	-	-	-
Minor Works	1	4,000	6	18,600	-	-	21	58,190
Building Certificates	2	7,000	23	76,080	-	-	6	12,561
Amended Permits	2	-	10	-	-	-	-	0
TOTAL	30	3,079,427	243	30,031,725	14	2,278,976	199	23,551,164

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

7 DEVELOPMENT APPLICATIONS

Planning decisions in October 2015:

Total Approved:	42	Total Refused:	0
Total Permitted:	4	Total Discretionary:	34
Average Days for Permitted	14	Average Days for Discretionary:	37
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	4	Strata Plans Approved:	1
Total Withdrawn:	0		

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P14-373	Carport/garden shed & dwelling alterations including conversion of existing attached carport to habitable room (vary setbacks in rural zone) - Scenic Corridor	252 Leighlands Road, EVANDALE	F Brindley & M Ogulin	42	D
P15-131-01	2-lot subdivision (vary lot size)	7 Hudson Fysh Drive, WESTERN JUNCTION	Planning Development Services (obo D Stephenson Supplies Pty Ltd)	41	D
P15-131-02	Storage (42 x self-storage units) and warehouse (rural supplies - irrigation) (vary storage and parking location) and associated signage	7 Hudson Fysh Drive, WESTERN JUNCTION	Planning Development Services (obo D Stephenson Supplies Pty Ltd)	41	D
P15-136	Dwelling & garage (vary E side and rear setbacks) - accessed over reserved road	4 Seccombe Street, PERTH	Steve Penton Home Designs (obo Hodgetts)	42	D

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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-165	Multiple dwellings x 4 at the rear of existing dwelling (vary rear setback & visitor parking), tree removal & shed demolition	27 Lewis Street, LONGFORD	Porky & Co	35	D
P15-172	Dwelling addition (awning) (vary secondary street setback)	13 Sassafras Street, PERTH	J E & R L Taber	43	D
P15-191	Farm shed, office & amenities block & new access (vary N&E setbacks) - retrospective	520 Evandale Road, EVANDALE	Driscolls Pty Ltd	31	D
P15-202	2 verandah extensions, shed & dwelling alterations & gateway (heritage precinct)	26 Collins Street, EVANDALE	P Woof	31	D
P15-205	Extension to farm shed (cool room) - vary setback & proximity to railway (access over CT131035/1)	389 Illawarra Road, LONGFORD	GHD Pty Ltd	42	D
P15-208	Dwelling (vary solar efficiency clauses)	2 Sheringham Court, PERTH	Prime Design	42	D
P15-226	Removal of seven Macrocarpa trees at heritage-listed place (heritage precinct)	'Clarendon', 234 Clarendon Station Road, EVANDALE	National Trust of Australia	40	D
P15-234	Shed extension (within ANEF contour)	17 Richard Street, WESTERN JUNCTION	M de Jong	37	D
P15-236	Dwelling addition (sunroom) - heritage precinct	87A Wellington Street, LONGFORD	Wilkin Design (obo G Howlett)	42	D
P15-237	Extensions & alterations to heritage-listed building; and use as a single dwelling (heritage precinct)	6 Russell Street, EVANDALE	P Woof	49	D
P15-241	Deck and awning at heritage-listed place	Country Club Hotel, 9A Wellington Street, LONGFORD	Loop Architecture Pty Ltd	42	D
P15-245	Light railway station building (ticket box and covered area) - heritage precinct	Morven Park, 1-3 Barclay Street, EVANDALE	P Crowder/A Robinson (obo ELR&SS)	33	D
P15-250	Dwelling addition, partially covered deck & garage/carport (vary side and rear setbacks)	4 Talisker Street, PERTH	M Chopping	42	D
P15-251	Partial change of use to visitor accommodation	'Cressy House', 919 Cressy Road, CRESSY	M Smith	42	D
P15-256	Shed (vary front setback to 9m)	56 Caledonia Drive, RELBIA	MM & JL Bergamin	42	D
P15-259	Midland Highway Safety Upgrades including tree removal - Utilities - Scenic Corridor (Road & Railway Assets Code, Scenic Management Code, Biodiversity Code, Water Quality Code, Local Historic Heritage Code)	Midland Highway from Tunbridge Tier Road to north of Mona Vale Road, ROSS	Department of State Growth	32	D
P15-264	Manufacturing & processing workshop	6 Union Street, LONGFORD	Planning Development Services (obo Optimo Awnings)	39	D
P15-267	Solar panels (heritage precinct)	4A Commonwealth Lane, CAMPBELL TOWN	The Grange Meeting & Function Centre	42	D
P15-272	2-lot subdivision (vary lot sizes)	115B Fairtlough Street/7 Rose Gold Court, PERTH	6ty Pty Ltd (obo Shervan)	26	D
P15-275	Dwelling (vary rear setback)	5 Sheringham Court, PERTH	S P Weedon & C R Kilby	39	D
P15-277	Additional driveway crossover	27 Arthur Street, EVANDALE	P C & W Dickenson	43	D
P15-281	Garage (vary setbacks & outbuilding site coverage)	97 Brickendon Street, LONGFORD	M Morris	42	D
P15-283	Hotel additions/alterations (heritage-listed place in heritage precinct)	Queens Arms Hotel, 69 Wellington Street, LONGFORD	Loop Architecture Pty Ltd	35	D
P15-285	Dwelling	1 Partington Place, PERTH	S Hall	0	P
P15-286	Tearoom	12 Barton Road, EPPING FOREST	T A Ollington	23	P
P15-291	Dwelling addition	'Rockthorpe', 318 Lake River Road, CRESSY	SB Murfett	20	P
P15-292	Shed (20m x 12m, apex 5.28m)	48 Norwich Drive, LONGFORD	JL Dallas & IR Paterson	28	D

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-293	Dwelling (within 50m of railway)	3 Rose Gold Court, PERTH	Urban Design Solutions	25	D
P15-294	Controlled environment agriculture (berry farm) including cool store, water tank, & new access from Pateena Road in Scenic Corridor (vary setbacks for polytunnels)	Pateena Road, LONGFORD	C Lyne (obo M Hughes)	25	D
P15-303	Carport	20a Logan Road, EVANDALE	D Heald	0	E
P15-310	Farm shed	13231 Midland Highway, EPPING FOREST	C/O My Build	0	E
P15-313	Garage	3a Murfett Street, CRESSY	JB & SR Newell	0	E
P15-320	Farm machinery shed	157 Burlington Road, CRESSY	Y Heller	0	E
COUNCIL DECISIONS					
P15-157	Resource processing (grain processing & distribution facility)	'Williamwood' (accessed from Auburn Road), 109 Auburn Road, ROSS	Woolcott Surveys (obo XLD Grain)	42	D
P15-220	2-lot subdivision (attenuation area & bushfire-prone area)	61 Weston Street, LONGFORD	PDA Surveyors (obo Cassidy)	28	D
P15-246	Controlled environment agriculture (berry farm) including cool store, water tank & new access from Arrandale Road (vary setbacks for polytunnels)	Pateena Road, LONGFORD	C Lyne	42	D
P15-287	Tyre chipping facility (recycling and waste disposal) - variation to parking provisions	437 Woolmers Lane, LONGFORD	Tyrecycle	31	D

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. Clarification of Draft Amendment to be provided to TPC.
05/2015	Rezone 14 Church Lane, Nile from Community Purposes to Village – direction received from TPC to initiate by 27.11.15. On public exhibition until 25.11.15
06/2015	Rezone 9 Bond St, Ross from Community Purposes to General Residential. On public exhibition until 25.11.15
RMPAT	Resource Management & Planning Appeals Tribunal
P11-122	Section 64 order – earthworks at 18 Logan Road, Evandale adjourned pending outcome of planning application – amendment 04/2015 regarding zoning of access is in process.
Decisions received	
TPC	
-	-
RMPAT	
-	-

9 USE OF COUNCIL SEAL: OCTOBER 2015

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

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



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	2014/2015
132	70	68	70	72									280
337	30	37	47	35									149

11 ANIMAL CONTROL: OCTOBER 2015

Item	Income/Issues 2014/2015		Income/Issues for October 2015		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,801	88,126	120	4,566	3,525	83,922
Dogs Impounded	88	5,360	7	780	31	1,855
Euthanized	3	-	1	-	2	-
Re-claimed	73	-	4	-	24	-
Re-homed/To RSPCA	12	-	1	-	3	-
New Kennel Licences	8	518	1	68	5	340
Renewed Kennel Licences	62	2,480	-	-	62	2,542
Infringement Notices (paid in full)	35	5,307	2	294	6	858
Legal Action	-	-	-	-	-	-
Livestock Impounded	2	300	-	-	-	-
TOTAL		102,091		5,708		89,517

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	31	31
October-December	23	23	66	68		
January-March	-	-	-	-		
April-June	87	194	85	163		
TOTAL	142	249	216	299	31	31

Other Environmental Health Services

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

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2013/2014	2014/2015	2015/16
Notifiable Diseases	6	2	1
Inspection of Food Premises	126	118	30

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.

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



13 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	3	-	2	1								
Building & Planning	6	1	4	-								
Community Services	-	-	-	-								
Corporate Services	4	1	16	-								
Governance	-	-	-	-								
Waste	1	-	-	-								
Works (North)	48	40	18	25								
Works (South)	2	8	5	4								

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
11-Aug-14	Helping Hand Associated	Donation	\$1,000
11-Aug-14	Longford Care-a-car	Donation	\$1,000
15-Sep-15	Cressy District High School	Inspiring Positive Futures Program	\$8,000
21-Oct-15	Toosey Aged Care	Donation	\$150
22-Oct-15	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Avoca Primary School	Donation - School Achievement Awards	\$30
Planning/Building Applications Remitted			
14-Oct-15	Evandale Light Railway	Planning / Building Application fees	\$218
Sporting/Academic 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
11-Aug-15	Mr Chayce Jones	All Australian U15 Football Team	\$120
30-Sep-15	Ms M Barron	2016 Womens Fast Pitch Softball Team	\$60
30-Sep-15	Mr C Barron	2016 Mens Fast Pitch Softball Team	\$60
15-Sep-15	Ms Jenna Myers	Australian Club Championships - Weightlifting	\$60
15-Sep-15	Ms Alysha Verwey	Australian Equestrian Interschool Championships	\$60
TOTAL DONATIONS			\$26,128

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/10/2015	293/15	Work Health & Safety Policy	That Council adopt the Work Health & Safety Policy.	Executive Officer	Complete.	

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
21/09/2015	268/15	Northern Midlands Council Delegations Heavy Vehicle National Law (Tasmania) Act 2013	That Council adopt the attached Road Manager Delegation and add it to their delegations register.	Executive Officer / Engineering Officer	Complete. Website to be updated.	
19/10/2015	291/15	Accelerated Street Light Replacement Program	It is recommended that Council: i) meet with TasNetworks regarding planned upgrades across the state; and ii) in principle, support working with other councils in the northern region to accelerate the replacement of existing minor road lights with LEDs.	General Manager	In progress.	
17/08/2015	212/15	Confirmation Of Minutes - Longford Local District Committee	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.	General Manager	Discussions ongoing with Department of State Growth.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 1. That Council make further representation to TasGas with regard to bringing gas to TRANSlink.	General Manager	Letter sent.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 4. That Council undertake a cost-benefit analysis of the Meander Valley Council Development Officer position and investigate the option of resource sharing the officer position (or having a Northern Midlands Council officer serve an apprenticeship with the Development Officer).	General Manager	To be progressed.	
19/10/2015	287/15	Confirmation Of Minutes - Perth Local District Committee	That Council note and investigate the following recommendation of the Perth Local District Committee: That Council investigate a strategy, in consultation with other agencies (e.g. Crown Lands and Department of State Growth), to clean-up and make safe the river precinct between the end of Arthur Street and the commencement of Mill Road.	General Manager	Letter sent.	
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	Cr Gordon to meet with TasWater.	
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	Consultant appointed.	
21/09/2015	257/15	Local Government Reform	That i) the General Manager continue to participate in discussions with the councils to achieve a collaborative approach to the regional benchmarking project. ii) the fee offer from CT Managerial Group be noted and a decision on the matter be held in abeyance.	General Manager	Ongoing.	
21/09/2015	267/15	Perth Community Centre And Primary School Master Plan	That Council agrees to collaborate with the Perth Primary School to prepare an integrated master plan that would guide the future development of the Primary School, Community Centre, Sports Ground, Council's Perth Child Care Services and the surrounding road infrastructure, in consultation with all other relevant user groups	General Manager	Consultant appointed. Ongoing discussions with Perth Primary School.	

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



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. Brief prepared fee offers called. Report to November Council meeting.	
21/09/2015	265/15	Proposed By-Law: Animal Management	That management prepare, for Council's consideration, a draft Animal Management By-Law, inclusive of explanatory materials setting out what the by-law will cover and the impact it will have	General Manager	In progress.	
21/09/2015	266/15	Stokes Park: Concept Plan	That i) management meet with Mr Stokes to discuss the concept plan. ii) management be authorised to seek community comment on the previously prepared concept plans for Stokes Park. iii) the comments received be used as a basis for amending the concept plans and then presented to Council at a Workshop. iv) the horse trail be considered as part of the concept plans.	General Manager	To be progressed.	
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. Mayor Downie and General Manager to meet with Minister Groom on 13/11/15.	
21/09/2015	272/15	West Perth Stormwater Assessment	That Council 1) initiate ongoing discussion with the State Government and TasRail to fully investigate opportunities to fund the required upgrade of Youl Main Road and Drummond Street and their associated drainage culverts, including culverts under the railway line; and 2) concurrently investigate the introduction of a stormwater head-works levy.	General Manager	Underway.	
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
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 2. That council investigates Blackburn Park's suitability for free overnight camping for self contained vehicles and opportunities for relocation.	Planning & Development Manager		
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 8. That Council continue to seek solutions for the recycling of the 75% of the tyre stockpile that the proposed tyre recycling facility will not address.	Planning & Development Manager	Ongoing.	
21/09/2015	273/15	Longford Led/Neon Signage	That the issue of large non-compliant signs be addressed and that a policy be developed in relation to the small compact signs.	Planning & Development Manager	Ongoing.	
19/10/2015	310/15	Planning Practice Quarterly Report: July – September 2015	future quarterly reports include trending information and be in an updated format	Planning & Development Manager	Format being addressed.	

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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.	
19/10/2015	311/15	Porter – Request To Remove Part 5 Agreement From 24-46 Grant Street Campbell Town	That Council advise Mr and Mrs Porter that it agrees to the removal of the agreement, subject to Mr and Mrs Porter being responsible for all associated costs.	Planning & Development Manager	Complete.	
19/10/2015	300/15	Statewide MOU – Key Regulatory Requirements – Consultation	That the report be noted and include the comment that the objectives of the MOU should include working towards the constitutional recognition of local government.	Planning & Development Manager	Complete.	
19/10/2015	294/15	Concerns With Hawthorn Hedge & Infrastructure – Falls Park Evandale	That the matter be considered by the Evandale Advisory Committee	Executive Assistant	Matter to be discussed at 1 December meeting.	
19/10/2015	287/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That the Badajos Street and Boulevard railway crossings be widened to allow for traffic to pass simultaneously.	Engineering Officer		
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 2. That Council facilitate a workshop with interested rural practitioners in February 2016 focussing on branding product and the berry industry - with workshop presenters proposed as Driscolls senior management, Rabobank, TCCI, KPMG, Brand Tasmania, State Growth	Economic & Community Dev. Manager	Report to Council.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 3. That Council undertake an assessment of itinerant workers' accommodation in the Northern Midlands	Economic & Community Dev. Manager	Report to Council.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 5. That council collaborate with the National Trust to develop a Heritage Plan for the Northern Midlands that articulates opportunities, interactions and initiatives for promoting heritage tourism in the Northern Midlands.	Economic & Community Dev. Manager	Report to Council.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 6. That representatives of Woolmers and Brickendon be invited to meet with Council to discuss opportunities to collaborate on the proposed Open Doors Program; and that NMEDC funds be allocated to this project.	Economic & Community Dev. Manager	Report to Council.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 7. That NMEDC funds be allocated to the development of business databases by towns/ precincts including street address, mailing address, email and business descriptor.	Economic & Community Dev. Manager	Report to Council.	

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
21/09/2015	250/15	Council's Disability Discrimination Access Action Plan	That Council appoint Councillor Cr Adams to the Northern Midlands Disability Discrimination Action Committee and endorse the membership, comprising Mr Dale Luttrell, Ms Jan Harvey, Mrs Karen Bell, name of Campbell Town resident with a disability to be advised) and Council's Manager Economic and Community Development, Manager Corporate Services or Unit delegate, and Manager Planning and Development or Unit delegate.	Economic & Community Dev. Manager	First committee meeting held 6/10, plan strategy developed. Plan strategy being implemented.	May-16
17/08/2015	232/15	Heart FM Community Radio Station	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.	Economic & Community Dev. Manager	Work to commence late November.	Dec-15
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	Consultancy commenced.	Nov-15
21/09/2015	252/14	Longford Destination Play Space: Proposed Stage Two Development	i) That Council support the inclusion of a Liberty Swing and Carousel in the planned Longford Play Space on the proviso that the funding for the purchase and installation of the Liberty Swing and fencing, and the associated additional rubber softfall is secured by Mrs Karen Bell; and ii) That Council contribute \$5,000 toward the purchase and installation of the Liberty Swing and Carousel; and iii) Should the funding application for the playspace not be successful, that Council continue to progress the installation of the liberty swing and carousel.	Economic & Community Dev. Manager	Mrs Bell has reported that she is making steady progress with the fundraising.	
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.	
17/08/2015	217/15	Northern Midlands Further Education Bursary Program 2015	That Council appoint Cr Knowles, Cr Lambert and Cr Calvert to the 2015 Further Education Bursary Committee.	Economic & Community Dev. Manager	Report to closed council November 2015.	Nov-15
21/09/2015	251/15	Proposal For A Stand Alone Visitor Information And Tourist Centre At Longford	That Council 2. support a 3 year trial of a Visitor Information Centre in the Memorial Hall, Longford, contributing up to \$15,000 toward the cost of equipment and furniture, subject to the following: a) Consultation with existing users is undertaken and an agreement reached in respect to shared use of the Hall; and b) The establishment of a group (independent of Council) to manage and man the Visitor Information Centre. 3. liaise with the Heart FM, Longford Tourism Group, Longford Local District Committee and Northern Midlands Business Association.	Economic & Community Dev. Manager	Matter being discussed with Longford Local District Committee, Longford Business & Tourism Association.	
19/10/2015	290/15	Proposed Membership Of The Launceston Chamber Of Commerce	That Council approves Council becoming a member of the Launceston Chamber of Commerce.	Economic & Community Dev. Manager	Complete.	

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	118/15	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and endorse the following recommendation of the Northern Midlands Economic Development Committee: That Council write to landowners adjoining the western end of Burlington Road to outline Council's vision for the development of a Rural Processing Centre at the western end of Burlington Road and request the landowners give consideration to making land available for inclusion in the Centre.	Economic & Community Dev. Manager	Letters sent to landowners 25/6/2015, responses awaited.	
21/09/2015	249/15	Tom Roberts: Proposed Interpretation And Grave Upkeep	That Council: i) endorse the proposal for Tom Robert's interpretation at Longford and/or Christ Church Illawarra, and ii) enter into negotiations with Christ Church with regard to the upkeep of Tom Robert's grave.	Economic & Community Dev. Manager	Negotiations underway with Dumaresq family & Tom Roberts descendants to also be consulted. Draft interpretation board design being prepared.	
19/10/2015	298/15	Annual General Meeting	That the Annual General Meeting for the Northern Midlands Council be held at the Longford Council Offices on Monday, 14 December 2015, commencing at 5pm.	Corporate Services Manager		
19/10/2015	299/15	Longford Street Cycling Criterium	That Council contribute the amount of \$3,000 to the Longford Criterium under its 2015/2016 Special Event Round 2 funding.	Corporate Services Manager	Included in 2015/2016 Special Event Round 2 funding report.	
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.	
17/08/2015	212/15	Confirmation Of Minutes - Ross Local District Committee	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.	Works & Infrastructure Manager	To be investigated further.	
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 1. That the signs for the museum are re-hung so they are more visible for passing cars.	Works & Infrastructure Manager		
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 3. That Council investigate installation of BBQs in Valentine Park.	Works & Infrastructure Manager		
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	Consultant appointed.	
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 further.	

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



LONG TERM ACTIONS

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	Ongoing.	
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	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		
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
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	To be addressed in collaboration with Stokes Park masterplan.	
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 October 2015

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

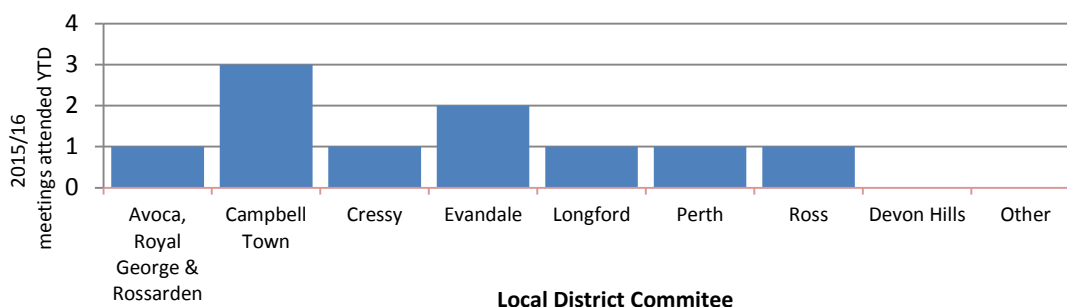
- Council meetings:
 - Ordinary meeting 19 October
- Council Workshops:
 - Ordinary workshop 5 October
 - Special Workshop 14 October
- Community meetings:
 - Campbell Town District Forum

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



▪ Evandale Advisory Committee



- Executive Management Team:
 - 14 October
 - 28 October
- Staff Meeting
 - 6 October
 - 20 October
- Other Meetings:
 - Attended LGP Committee Meeting
 - Met with M Salhani re Stokes Park
 - Met to discuss the Campbell Town War Memorial Oval Precinct Redevelopment
 - Attended General Managers Meeting
 - Attended Festival of Roses launch at Woolmers
 - Launceston Airport Annual Report
 - Attended LGMA Conference
 - Attended Breakfast Forum - Tourism 21 plan
 - Attended PLGC meeting
 - Attended meeting at Perth Primary School
 - Attended Ben Lomond Committee meeting
 - Met with Minister Gutwein re Tyre Recycling
 - Attended LGMA Northern Branch meeting
 - Attended LGAT general meeting
 - Attended Greater Esk Tourism function at St Marys
 - Met with Minister Matthew Groom's representative and Guy Barnett

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

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- 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
- 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.
- Policy reviews.

b. Finance

- Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
- Sundry Debtors, and aging account review.
- 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.
- Property sales for unpaid rates, Debt Collection services, and Debt summons/warrants.
- Budget adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, 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 information 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.

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- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support.
- Risk Management, safety management and reporting, drug & alcohol policy administration, and contractor and volunteer management.
- Light Fleet Management.
- Leadership conference, and Finance and Road Asset workshop.

c. Insurance

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

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrade and enhancement requests, and 3 days training.
- GIS maintenance and training.
- 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 telephone system upgrade setup & 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.
- ECM Upgrade implementation & training.

3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Managed contract with the organisers of the Festival of Small Halls with regard to a folk festival scheduled for Longford Town Hall on January 21st. Currently developing the event planning framework.
- Managing the Longford Revival Festival community and business fundraising campaign
- Assisting new owner of the Longford Masonic Lodge with identifying business and community options for the future use of the Lodge.
- As NMBA Executive Officer, collaborating with TCCI on the Saul Eslake Budget Report presentation to be held at the Country Club Casino December 9th 2015
- Participating in crowd funding workshop on November 25th.
- Assisted with organising the farewelling of the Cleaner on October 22nd.
- On a working group to develop convict-themed self guided tours of the Heritage Highway Region.
- Participating in the TNT Infrastructure and Cycling Strategy projects by providing data, participating in consultation sessions and reviewing report drafts.
- Assisting NSW-based author, Diana Reynolds with the promotion of her recently launched book: "A Small Girl's 1960s Tasmania".
- Prepared a funding application Expression of Interest to the Stronger Communities Funding Program for the purchase of four marquees for hire to Northern Midlands events organisers. Have been advised the EOI was successful and a formal funding application has now been submitted. Outcome awaited.
- Working with Councillor Polley on the Tom Roberts Interpretation Project and in preliminary stages of developing a plan for a Northern Midlands Artist Trail.
- Council's application to the National Stronger Regions Fund Round Two was submitted on July 31st. Coordinated the preparation of the application, and developed the business case, procurement

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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. Managed the consultancy for the environmental and ecological assessment of the precinct.

- Investigating with State Growth whether Council should consider supporting a public walk from Launceston to Hobart along the Midland Highway planned for Easter 2016.
- Longford Equestrian Association: assisting as required with the formation of the association.
- Prepared and submitted a Tasmanian Community Fund application for funding for the proposed Longford Destination Play Space. Outcome anticipated December 2015
- Longford Visitor Appeal Study: managing implementation of the report recommendations including the consultancy for the Longford Placemaking Strategy .
- Liaising with Opcon Pty Ltd re the community consultation for the 2016 Longford Revival Festival and liaising with Woolmers and Brickendon Estates re their potential involvement in the festival.
- Member of the Northern Region Futures Plan working group.
- Commenced review of Council's online business directory.
- Coordinated Council's funding application for Bridges Renewal Programmes Round One Funding for Westmoor Bridge, Powranna Road Cressy. Funding secured. Prepared and submitted application for funding in Round Two for Lake River Bridge on Macquarie Road.
- Managing the consultancy for the financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan. Draft report received and consultants presented at the October Councillors' workshop.
- Participated in the review of the Economic and Community Development Unit.
- Assisting the Heritage Highway Tourism Region Association Board with the implementation of the Association's 2015/16 Business Plan.
- Representing NMBA at the quarterly TCCI Chambers Alliance Forums.
- Collaborating with NMBA to plan the 2016 Northern Midlands 'Think Big: Shop Small' Campaign.
- Managing the 'Tourism Potential of Ben Lomond National Park: Feasibility Study'. Final report received. Steering committee to meet November 25th to plan report launch and to discuss where-to-from-here.
- 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, and managing the advertising of the sector representative positions on the committee.
- Serving on a working group aiming to secure a sustainable future for Heart FM Radio Station. Prepared a business case for Northern Midlands Community Broadcasters, assisted with the securing of a General Manager (voluntary position) for the radio station and progressing the development of the studio in the Memorial Hall. Managing the orientation program for the Station's General Manager.
- 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

- Assisting to promote the 26TEN Adult Literacy Program to Longford residents.
- Prepared a funding submission for Eating Disorders Association Tasmania for a community education program across the state in 2016, including facilitation of the evaluation of the program by UTAS.
- Prepared and submitted an application to the Heart Foundation Local Government Awards 2015. Award secured: announcement/cheque presentation event (Turbomeet at the Velodrome) held September 12th. Allocation of the award funds being finalised.
- Managing project briefs for the Perth and Longford Recreation Grounds Master Plans.
- Working to secure the future of the Country Courier,
- Managing the development of the 2015-2020 Disability Discrimination Access Action Plan. First committee meeting held October 6th and town assessment visits being scheduled.
- Collaborating with Beacon Foundation and local district high schools to establish a Northern Midlands Business Partnership Group: assisted with organising the stakeholder held August 27th 2015. Managed the first Group Meeting held October 2015.
- Managing contracts with PCYCs and Northern Job Links for the third term youth programs.
- Participating on the Christ Church tree restoration/management working group and assisted the Parish to

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secure a Tasmanian Community Fund Grant for the project.

- Participating in the implementation of the Master Plan for the Northern Midlands Health, Fitness and Sports Centre.
- 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.
- Assisting Campbell Town resident Mr Bill Chugg to rehome his war memorabilia.
- Participating in the quarterly Northern Midlands Health Service Providers Forums.
- 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

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

c. Development Work

- McShane subdivision, stage 2, (Seccombe Street, Perth) has reached practical completion.
- 4 Lot Pegasus subdivision Ross at practical completion.
- 3 lot Coenen subdivision, White Hills Road has reached final 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

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- 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**
 - Work on Westmoor Bridge, Powranna Road progressing.
- 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**
 - Kerb and road reconstruction works in Macquarie Street and Gatenby Street, Cressy – practically complete.
 - Construction of new kerb in Bond Street, Ross – in progress.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2015

Attachments: Section 1 – Page 51

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: OCTOBER 2015

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		October 2015	Jan – Oct 2015	October 2014
Graffiti in toilet on a number of occasions	Perth Train Park	\$ 500		
Graffiti in toilet on two occasions	Trout Park, Cressy	\$ 200		
TOTAL COST VANDALISM		\$ 700	\$ 11,600	\$ 1,000

DECISION

Cr

That the Information items be received.

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ECD 1 FEASIBILITY STUDY: INVESTMENT IN BEN LOMOND SKIFIELD NORTHERN TASMANIA

Attachments: Section 1 – Page 52

Responsible Officer: Manager Economic and Community Development: Lorraine Green

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

1 PURPOSE OF REPORT

To seek Council's acceptance in principle of the report "Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania".

2 INTRODUCTION/BACKGROUND

Ben Lomond is Tasmania's most accessible alpine environment, being only 40 minutes driving time from Launceston. It has the state's only commercial skifield and provides visitors to the mountain the opportunity to participate in a range of snow based activities including beginner and intermediate skiing, snowboarding, tobogganing and snow play.

The Ben Lomond ski season is often short, hampered by unreliable snow cover. Despite attempts by ski area operators to secure grant funding to extend snowmaking in the skifield, little investment has occurred in recent years. The lack of investment is symptomatic of the level of uncertainty associated with return on investment given the highly intermittent nature of snowfall and whether the skifield has the potential to become a key driver for tourism growth in the traditionally low tourism season.

In order to address this uncertainty, Council partnered with Parks and Wildlife Services, State Growth, Launceston City Council, Regional Development Australia (Tas), Northern Tasmania Development, the Ben Lomond Committee and two private individuals to fund a feasibility study to clarify the sustainability of Ben Lomond Skifields as a financially viable, seasonally reliable, beginner to low/intermediate ski and snow play destination.

TRC Tourism was contracted to undertake the feasibility study and worked with a steering committee comprising representatives of the funding partners.

TRC Tourism has submitted the final report (held as an Attachment).

3 STRATEGIC/OPERATIONAL PLAN

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 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

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6 FINANCIAL IMPLICATIONS

The feasibility study cost \$20,000, with Council's contribution being \$4,000.

7 RISK ISSUES

The Feasibility Study is a discrete project and Council's provision of funding towards the study does not commit the Council to further activity or funding.

8 CONSULTATION WITH STATE GOVERNMENT

Tasmanian Parks and Wildlife Service is a partner in this project.

9 COMMUNITY CONSULTATION

Relevant community and stakeholder consultation underpinned the feasibility study.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the report in principle.

11 OFFICER'S COMMENTS/CONCLUSION

The feasibility study identifies that for an investment of \$1.8 million in the Ben Lomond Skifield, the skifield will provide a major tourism and recreational product of state significance, capable of generating new and complimentary tourism investment in Northern Tasmania and contributing to the economic growth of the wider region.

The report also identifies an array of opportunities for out of snow season activities/developments that will increase visitation to the mountain by Tasmanians and tourists.

12 ATTACHMENTS

12.1 "Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania"

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council accept in principle the report "Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania".

DECISION

Cr

Cr

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ECD 2 RESPONSE TO RECOMMENDATIONS TO COUNCIL BY THE NORTHERN MIDLANDS ECONOMIC DEVELOPMENT COMMITTEE

Responsible Officer: Manager Economic and Community Development: Lorraine Green

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

1 PURPOSE OF REPORT

To provide Council with the proposed response to the recommendations Council's Economic Development Committee made to Council at the committee's October 2015 meeting.

2 INTRODUCTION/BACKGROUND

Council's Economic Development Committee made eight recommendations to Council at the committee's October 2015 meeting. At the October 19th 2015 Council Meeting, Council noted and agreed to investigate the recommendations. Five of the recommendations were referred to the Manager Economic and Community Development to investigate.

The recommendations and the proposed response follow.

Recommendation		Response
1	That Council facilitate a workshop with interested rural practitioners in February 2016 focussing on branding product and the berry industry - with workshop presenters proposed as Driscolls senior management, Rabobank, TCCI, KPMG, Brand Tasmania, State Growth	That a subcommittee of the Economic Development Committee be formed to plan and carry through the workshop: with the likely date for the workshop being April/May 2016 (The new Economic Development Committee will first meet in February 2016)
2	That Council undertake an assessment of itinerant workers' accommodation in the Northern Midlands	Council's Senior Management Team to identify the Northern Midlands businesses employing itinerant workers for surveying with regard to their workers' current accommodation choices, to identify current accommodation gaps and predicted future accommodation needs
3	"That council collaborate with the National Trust to develop a Heritage Plan for the Northern Midlands that articulates opportunities, interactions and initiatives for promoting heritage tourism in the Northern Midlands."	Pending the development of Council's Community/Strategy Plan and identification of funding source
4	'That representatives of Woolmers and Brickendon be invited to meet with Council to discuss opportunities to collaborate on the proposed Open Doors Program; and that NMEDC funds be allocated to this project.'	The National Trust has drafted a MOU with for a trial Northern Midlands Open Door Program to private properties. A quote was not included. If Council approves the furthering of this proposal (i.e. indicates willingness to allocate NMEDC funds towards this project) the work on the MOU with the National Trust will be progressed. (I query Woolmers and Brickendon Estates' involvement as they are already open to the public?)
5	'That NMEDC funds be allocated to the development of business databases by towns/precincts including street address, mailing address, email and business descriptor'	That NMEDC funds be applied to funding Council's part time Tourism Officer (who has excellent database skills) 4 hours/week from 17 th November until the end of the year to work on the development of the databases (cost \$800); with a report on the outcome/progress to go to the January 2016 Council meeting.

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3 STRATEGIC PLAN 2007/2017

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

Part 2.1 Economic Development: “to achieve sustainable economic advantage by building on the Northern Midlands natural assets and further developing the economy of the Northern Midlands.”

4 FINANCIAL IMPLICATIONS

The cost of the Open Doors Program is yet to be determined. The database project will cost \$800 in 2015.

5 OPTIONS FOR COUNCIL TO CONSIDER

Council can either endorse or not endorse the proposed responses to the Committee’s recommendations.

6 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council endorse the proposed responses to the recommendations made by the Economic Development Committee at the committee’s October 2015 meeting.

DECISION

Cr

Cr

ECD 3 HERITAGE HIGHWAY TOURISM REGION ASSOCIATION INC. (HHTRA)

Responsible Officer: Manager Economic and Community Development: Lorraine Green

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

1 PURPOSE OF REPORT

To provide Council with the opportunity to:

- i) Re-affirm its commitment to the Heritage Highway Tourism Region and the HHTRA;
- ii) Congratulate the HHTRA on its accomplishments in promoting the Heritage Highway region;
- iii) Thank the volunteer board members of HHTRA and Council officers for their selfless dedication and commitment to promoting the Heritage Highway region.

2 INTRODUCTION/BACKGROUND

The HHTRA Chair, Mr Alex Green, attended the Council workshop held November 3rd 2015. A number of issues were discussed with Mr Green.

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Councillor Knowles has asked for this item to be on this Council meeting agenda.

Councillor Knowles states:

"Even though funding for this organisation is from three councils and council staff assistance is given from both Southern and Northern Midlands Councils, the Board is made up of volunteers who are passionate about promoting the Heritage Highway region. This includes the Chair, Alex Green and myself who are Councillors but volunteer to represent our own tourist region's connection to the Heritage Highway; mine being the Fingal Valley region.

"Council officers Lorraine Green and Fiona Dewar also volunteer many hours out of work time to attend events and support Heritage Highway tourism attractions, even dressing up to promote (on their own time). They also volunteered many extra hours when preparing the content of a book promoting the Heritage Highway region. It is easy to describe this passion as selfless dedication and commitment."

3 STRATEGIC PLAN 2007/2017

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

4 FINANCIAL INFORMATION

Heritage Highway Contribution

<u>Year</u>	<u>Contribution</u>	<u>Projects</u>
2015/16	\$ 18,000	\$ -
2014/15	\$ 19,890	\$ -
2013/14	\$ 17,295	\$ 1,108
2012/13	\$ 17,295	\$ 4,800
2011/12	\$ 15,510	\$ 3,127
2010/11	\$ 15,000	\$ 5,440
Total	\$ 102,990	\$ 14,475
Average	\$ 17,165	\$ 2,413

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) re-affirm its commitment to the Heritage Highway Tourism Region and the HHTRA;
- ii) congratulate the HHTRA on its accomplishments in promoting the Heritage Highway region;
- iii) thank the HHTRA volunteer board members and Council officers for their selfless dedication and commitment to promoting the Heritage Highway region.

DECISION

Cr

Cr

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GOV 6 HUMAN RESOURCES POLICY MANUAL

Attachments: Section 1 – Page 115

File: 15/013; 2/03/01/01

Responsible Officer: Des Jennings, General Manager

Report prepared by: Samantha Dhillon, People & Culture Business Partner

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to adopt the newly developed Human Resources Policy Manual, which is a compilation of Human Resources Policies and Procedures applicable to employees of the Northern Midlands Council.

2 INTRODUCTION/BACKGROUND

Council engaged an external provider to conduct an assessment of their Human Resources function in 2014. The report provided to Council highlighted the few policies and procedures that were in existence were mostly out of date and not reflective of legislative changes that had occurred and/or current legislation (i.e. *The Fair Work Act 2009* and *The National Employment Standards*).

In addition to this, it was highly recommended that Council do a complete review of the policies and procedures they had to ensure they were compliant going forward as well as develop a suite of contemporary Human Resources policies and procedures to eliminate the gaps that existed at the time of assessment.

Following the commencement of the Human Resources Officer in January 2015, the Officer made it a priority to develop a comprehensive, contemporary suite of Human Resources policies and procedures for the Northern Midlands Council. As every business within Australia, it doesn't matter which industry it operates in, should have well documented and thorough policies and procedures in place.

Below is a list of the policies and procedures that have been developed to date and incorporated into the Human Resources Policy Manual:

- Alcohol & Other Drugs Policy
- Alcohol & Other Drugs Procedure
- Business Dress Policy
- Communications & Social Media Policy
- Disciplinary Policy
- Disciplinary Procedure
- Employee Code of Conduct Policy
- Equal Employment Opportunity Policy
- Fitness for Work Policy
- Fitness for Work Procedure
- Health & Wellbeing Policy
- Issue Resolution Policy
- Issue Resolution Procedure
- Overtime Policy
- Performance Management Policy
- Performance Management Procedure
- Recruitment & Selection Policy
- Recruitment & Selection Procedure

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- Work Health & Safety Policy
- Workplace Behaviour Policy

Human Resources policies and procedures establish and document Council's expectations, standards and responsibilities. Clear procedures guide managers and employees through the practical application of policies. Well documented policies and procedures are also tangible evidence that Council has taken reasonable steps to minimise any business risks and unlawful practices or behaviours.

The following is a summary of the benefits provided to Council in adopting the new Human Resources Policy Manual.

- They will allow Council to demonstrate that all employees will be treated fairly and equitably
- They will provide a means of communicating policy and procedure information to new employees
- They will help employees know what is expected of them with relation to standards of behaviour and performance
- They will provide a set of rules and guidelines for decision making and
- They will provide a framework for managers and employees so that they know what to do in any given situation
- They will help Council to adopt a clear, comprehensive and consistent approach when dealing with any employee related matters
- They will provide a framework for delegation and decision making
- They will offer Council protection from breaches of employment legislation, such as equal opportunity laws and anti-discrimination laws

3 STRATEGIC PLAN 2007/2017

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

- 1.2 Human Resource Management

4 POLICY IMPLICATIONS

The Human Resources Policy Manual is current and reflective of legislation today. However, it is important that this manual is reviewed regularly to ensure it remains current and correlates with applicable legislation.

5 STATUTORY REQUIREMENTS

The following legislation is applicable to the Human Resources Policy Manual:

- *Age Discrimination Act 2004 (Cth)*
- *Anti-Discrimination Act 1998 (TAS)*
- *Australian Human Rights Commission Act 1986 (Cth)*
- *Disability Discrimination Act 1992 (Cth)*
- *Fair Work Act 2009 (Cth)*
- *Local Government Act 1993 (TAS)*
- *Racial Discrimination Act 1975 (Cth)*
- *Sex Discrimination Act 1984 (Cth)*
- *Work Health & Safety Act 2012 (TAS)*
- *Workers Rehabilitation & Compensation Act 1988 (TAS)*

6 FINANCIAL IMPLICATIONS

N/A

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7 RISK ISSUES

Failure to have an up to date and comprehensive suite of Human Resources Policies and Procedures may leave Council open and liable in circumstances where there are claims of bullying, harassment, discrimination (to name just a few). These could lead to expensive errors, employee injuries or perhaps even expensive lawsuits and litigation.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can choose to adopt the Human Resources Policy Manual, which would be in the best interest of Council moving forward or not adopt the Human Resources Policy Manual.

11 OFFICER'S COMMENTS/CONCLUSION

Having a suite of clear, concise Human Resource Policies and Procedures is vital in underpinning Human Resource planning, administrative employee functions, performance management and employee relations.

Having sound Human Resources policies and procedures in place is essential for every organisation as they regulate internal procedures and provide guidelines for employees to ensure employees follow HR processes, take the necessary safety measures and adhere to ethical and quality standards.

The new Human Resources Policy manual is up to date in terms of legislation and incorporates all contemporary Human Resources matters. To ensure it remains current, it will be reviewed in December 2016, or earlier if there are further legislative changes.

12 ATTACHMENTS

- 12.1 Alcohol & Other Drugs Policy
- 12.2 Alcohol & Other Drugs Procedure
- 12.3 Business Dress Policy
- 12.4 Communications & Social Media Policy
- 12.5 Disciplinary Policy
- 12.6 Disciplinary Procedure
- 12.7 Employee Code of Conduct Policy
- 12.8 Equal Employment Opportunity Policy
- 12.9 Fitness for Work Policy
- 12.10 Fitness for Work Procedure
- 12.11 Health & Wellbeing Policy
- 12.12 Issue Resolution Policy
- 12.13 Issue Resolution Procedure
- 12.14 Overtime Policy
- 12.15 Performance Management Policy
- 12.16 Performance Management Procedure
- 12.17 Recruitment & Selection Policy
- 12.18 Recruitment & Selection Procedure

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- 12.19 Work Health & Safety Policy
- 12.20 Workplace Behaviour Policy

RECOMMENDATION 1

That Council adopt the Human Resources Policy Manual.

DECISION

Cr

GOV 7 COUNCIL CALENDAR - SCHEDULE OF COUNCIL MEETING & WORKSHOP DATES

Attachments: Section 1 – Page 271

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

1 PURPOSE OF REPORT

The purpose of this report is to set up a calendar of dates for the holding of Ordinary Council Meetings and workshops for the 2016 year and other scheduled meetings/ functions.

2 INTRODUCTION/BACKGROUND

In accordance with the provisions of the *Local Government (Meeting Procedures) Regulations*, an Ordinary Meeting of a Council is to be held at least once in each month and the schedule as shown hereunder fulfils this requirement.

In accordance with Section 6 of the *Local Government (Meeting Procedures (Regulations) Section 6 – Time of Meetings*

- “i) A meeting is not to start before 5pm unless otherwise determined by the Council by absolute majority or by the Council Committee by simple majority.
- ii) After each ordinary election, a Council and a Council Committee are to review the times of commencement of meetings.”

3 STATUTORY REQUIREMENTS

Local Government (Meeting Procedures) Regulations 2005.

4 OFFICER'S COMMENTS/CONCLUSION

Generally, with the exception of December, Council meetings are held on the third Monday of each month thereby providing Council staff adequate time to finalise data from the previous month and enabling the inclusion of accurate and complete information in the agenda.

The following key dates should be noted:

- LGAT Elected Members Workshop – 20 to 21 February 2016
- LGAT AGM & Local Government Conference (Hobart) – 20 to 22 July 2016.

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The dates for the Annual National Local Roads and Transport Congress 2016 have not as yet been set, however, the conference is usually held from Wednesday to Friday, with Wednesday being only the welcome drinks function from 5-7pm and then full conference days following. The dates for the ALGA National General Assembly are also not known at this time.

It is common practice each year for Council to undertake a Municipal Bus Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with Local District Committee representatives to discuss their issues of priority. It is suggested that a date for the Bus Tour be identified and included in the 2016 Council Meeting Schedule. An itinerary for the proposed Council Bus Tour will be prepared and circulated prior to the tour. It is proposed to take photographs of capital works items listed which could be provided to Councillors who are unable to attend. Consideration should be given to the following dates for the bus tour:

- Tuesday, 5 April;
- Wednesday, 6 April;
- Tuesday, 12 April;
- Wednesday, 13 April.

The following key dates should be taken into consideration in determining the date for the bus tour:

- Easter weekend 25 to 29 March
- School holidays 8 to 26 April

5 ATTACHMENTS

- 5.1 2016 Statutory Holidays for Tasmania
- 5.2 2016 Tasmanian School Term Schedule.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That

- i) Ordinary Council Meetings and Workshops for the period January to December 2016 be held in accordance with the following schedule:

COUNCIL MEETING SCHEDULE 2016			
Council Meetings <i>commencing at 5.00pm</i>		Council Workshops <i>commencing at 5.15pm</i>	
Monday	18 January		
Monday	15 February	Monday	1 February
Monday	21 March	Monday	7 March
Monday	18 April	Monday	4 April
Monday	15 May	Monday	2 May
Monday	20 June	Monday	6 June
Monday	18 July	Monday	4 July
Monday	15 August	Monday	1 August
Monday	19 September	Monday	5 September
Monday	17 October	Monday	3 October
Monday	21 November	Monday	31 October
Monday	12 December	Monday	28 November

- ii) a Council Workshop be scheduled for 4pm, prior to each Ordinary Council Meeting for the period

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January to December 2016.

- iii) the Council bus tour be conducted on2016.
- iv) Council consider other dates for inclusion in the Annual Council Calendar, e.g. Councillor's Christmas Function.

DECISION

Cr

Cr

GOV 8 NORTHERN MIDLANDS COUNCIL EVENT MANAGEMENT GUIDE

Attachments: Section 1 – Page 275

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's guidance regarding the completion of the Northern Midlands Council Event Management Guide for all events.

2 INTRODUCTION/BACKGROUND

In early 2014 Council developed an Event Management Plan and Guide to assist event organisers in preparation for their events. The Guide provides information on all areas of compliance, including, but not limited to:

- a) hiring of facilities;
- b) requirements for Place of Assembly licences;
- c) requirements for Temporary Occupancy Permits;
- d) insurance requirements etc.

To date, when it becomes known to Council's Executive Officer that there is an event to be held on Council owned property, a copy of the Event Management Plan and Guide is provided to the event organiser. The Executive Officer then works with the event organiser, as required, to assist them with the completion of their Event Management Plan.

Recently a review of the Event Management Plan has been conducted, consolidating the document to make it as user friendly as possible.

At present it is communicated to event organisers that it is preferred that a completed Event Management Plan is returned to Council, however, it is not compulsory. It is sometimes the case for larger events that the organisations have their own event management plan. At present these plans are accepted in lieu of completion of the Northern Midlands Council plan.

For some smaller events, the majority of the information in the Event Management Plan is not applicable to their event, therefore the Plan can be deemed as onerous. However, to date, Council's Executive Officer has addressed this by working through the Plan with the organisers, identifying the areas relevant to their event and removing the balance.

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3 STRATEGIC PLAN 2007/2017

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

- 1.6 Risk Management
- 3.1 Individual and Community Safety
- 3.2 Health

4 POLICY IMPLICATIONS

It is crucial that Council has in place an easily accessible, user friendly guide for event organisers which identifies all of the areas that need to be addressed when organising an event on Council owned property.

5 STATUTORY REQUIREMENTS

There are some statutory requirements for event organisers, such as a licence for a Place of Assembly, a Temporary Occupancy Permit for a structure or a Certificate of Food Registration for a food vendor.

6 FINANCIAL IMPLICATIONS

Financial implications relate to the administrative support particularly provided by the Executive Officer and the Economic & Community Development Manager.

Other costs relate to Council provision of facilities, for example the Village Green for the Longford Revival Festival. Council does not seek a fee for the use of such an area at this stage.

7 RISK ISSUES

Failure to provide event organisers with an easily accessible user friendly guide covering off on compliance requirements may result in events being held without these requirements being met. This could potentially expose Council to liability in the event an accident was to occur and the appropriate licences or permits had not been obtained.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Whilst some event organisers (particularly for small events) have expressed hesitation regarding the completion of the Event Management Plan initially, once assistance with completion of the Plan is provided, there is usually minimal concern raised.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse the Northern Midlands Council Event Management Plan and request that all event organisers submit to Council an Event Management Plan (either in the Council format or otherwise), or, Council can choose not to make the Event Management Plan a compulsory requirement for events held on Council owned land.

11 ATTACHMENTS

11.1 Northern Midlands Council Event Management Plan

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RECOMMENDATION 1

Council discuss the issue.

RECOMMENDATION 2

Council endorses the Northern Midlands Council Event Management Plan and requires all event organisers holding an event on Council land to submit an Event Management Plan (either in the Northern Midlands Council format or other format) to Council.

DECISION

Cr

Cr

GOV 9 AUSTRALIA DAY 2016 AND VOLUNTEER RECOGNITION

File: 19/017/007
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's decision regarding the incorporation of volunteer recognition into the Northern Midlands Council Australia Day events from 2016 onwards.

2 INTRODUCTION/BACKGROUND

Earlier this year it was suggested by Councillors at a workshop that the Northern Midlands Council incorporate volunteer recognition into its Australia Day Event celebrations.

Historically, Council has held an event on Australia Day within the Northern Midlands municipality. The location of the event changes each year to different towns within the municipality.

At the Council Australia Day event the following proceedings are held:

- Citizenship ceremony;
- Presentation of Council Australia Day Awards;
- Australia Day Ambassador address; and
- Community BBQ.

Last year, the event expanded to include entertainment such as a jumping castle and face painting.

Northern Midlands Council Volunteer Recognition has previously been held during Volunteer Recognition week in May each year. During this week, Council holds a small gathering at the Council chambers and presents the Council Volunteer Recognition Awards.

In 2003 Council resolved to recognise volunteers within its municipality on an annual basis within the following categories:

- Year 1 Emergency Services Organisations
- Year 2 Community Service Organisations
- Year 3 Sport & Recreation Organisations

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- Year 4 Health & Aged Care Organisations
- Year 5 General Community Organisations (not falling into any of the above 4 categories) plus any other citizens nominated and chosen to be recognized by the selection committee

It was further suggested that Council should recognise volunteers within its community based on the amount of time they have contributed as a volunteer, for example:

- 1 year volunteering service
- 2-5 years volunteering service
- Greater than 5 years volunteering 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:

- 1.1 Governance
- 1.4 Community Agendas

4 POLICY IMPLICATIONS

It is important for Council to formally recognise those contributing to our community.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

There is a slight risk that members of the community may assume Council will be recognising volunteers in line with National Volunteer Week in May and as such, not place nominations earlier. This risk can be addressed by ensuring the change is advertised well.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether or not to incorporate Volunteer Recognition into its Australia Day events from 2016 onwards.

Further, Council is to confirm Northern Midlands Council volunteer recognition occurs in the following categories:

- 1 year volunteering service
- 2-5 years volunteering service
- Greater than 5 years volunteering service

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11 OFFICER'S COMMENTS/CONCLUSION

Combining both recognition programs into a single annual event enables both categories to be celebrated simultaneously and allows greater recognition of those receiving awards throughout the community.

12 ATTACHMENTS

Nil.

RECOMMENDATION 1

Council combines its annual Volunteer Recognition and Australia Day Awards Programs, recognising volunteers within the municipality of the Northern Midlands Council at its annual Australia Day event within the following categories:

- 1 year volunteering service
- 2-5 years volunteering service
- Greater than 5 years volunteering service.

DECISION

Cr

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W&I 1 GRANT FOR PURCHASE OF A CARDBOARD BALER

File: 34/001
Responsible Officer: Wayne Chellis – Works & Infrastructure Manager
Report prepared by: Jonathan Galbraith – Engineering Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider grants that are currently being offered by the Northern Regional Waste Management Group for the purchase of cardboard balers.

2 INTRODUCTION

In March 2015 the Northern Regional Waste Management Group advised member Councils that they would contribute \$15,700 to any Councils that were interested in purchasing a cardboard baling machine, which compacts cardboard into large bales.

3 BACKGROUND

Cardboard is collected at the Longford, Evandale and Campbell Town Waste Transfer Stations and is recycled by a contractor. Users of the site currently pay half the rate of general waste to cover the collection costs charged by the contractor. If cardboard could be baled on site the collection costs would be significantly lower.

4 OPERATION OF BALER

Should Council choose to purchase a baler the transfer station operator would be responsible for the operation of the baler and would be required to submit a price for this work as part of their tender for the management of the Waste Transfer Station. It is anticipated that this would involve approximately 5 hours work per week. The operator would also be responsible for providing a forklift or other appropriate lifting equipment to remove bales from the baling machine and store them on site for collection.

5 STRATEGIC PLAN 2007-2017

Section 5.7 of Councils strategic plan 2007 – 2017 is relevant to this item

6 FINANCIAL IMPLICATIONS

The current waste management contractor has indicated that they would be able to collect baled cardboard from the site at no charge. However, the upfront purchase costs and ongoing labour and operating costs also need to be considered.

Prices for the purchase of a baler and the construction of a suitable shed have been obtained and it is believed that the total cost will be approximately \$35,000, of this \$15,700 will be funded by the Northern Regional Waste Management Group.

Council have allocated \$30,000 in the 2015-16 budget for Waste Transfer Station improvements. This money is allocated for improvements across all sites and is generally used to upgrade site safety.

Labour and operating costs for the contractor to operate the machine are likely to be significant because in addition to labour the contractor is responsible for paying power bills for the site and will need to provide a

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forklift on site, these factors would have to be considered in the price they provide for the operation of the baler.

Additional ongoing maintenance costs include the hydraulic oil, replacement hydraulic cylinders and rods, and strapping for bales. Advice received from other operators who use similar machines indicates that these costs are likely to be between \$500 and \$1,000 per year.

7 RISK ISSUES

There have been a number of industrial accidents involving balers in Australia and it would be important to ensure that the equipment and site set-up complies with all relevant WH&S requirements.

8 OFFICER'S COMMENTS/CONCLUSION

Cardboard from all sites is already being recycled so purchasing a baler will not improve recycling at Council's waste transfer stations in any way.

At a large transfer station with significant volumes of cardboard a baler would provide some cost savings, but all sites operated by the Northern Midlands Council are small Transfer Stations with limited equipment on site and only receive relatively small volumes of cardboard. The upfront cost and the ongoing operating costs of a baling machine are significant and it is unlikely that they will result in a cost saving for Council or users of the site.

Although there is money in the budget which could be used for the purchase of a baler there are more important spending priorities at the site to ensure compliance with Workplace Health and Safety Legislation.

RECOMMENDATION

That Council do not take up the grant money on offer to purchase a cardboard baling machine.

DECISION

Cr

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CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 301

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 October 2015.

2 INTRODUCTION/BACKGROUND

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

SUMMARY FINANCIAL REPORT

For Month Ending: 31-Oct-15 4

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$9,446,051	-\$9,446,051	-\$9,253,311	-\$193	98.0%	
Recurrent Grant Revenue	-\$4,369,402	-\$1,456,467	-\$908,155	-\$548	62.4%	
Fees and Charges Revenue	-\$1,706,334	-\$568,778	-\$805,274	\$236	141.6%	SG Perth Bypass planning fees in advance \$186K
Interest Revenue	-\$272,000	-\$90,667	-\$27,320	-\$63	30.1%	Accrued revenue adjustment included
Reimbursements Revenue	-\$88,898	-\$29,633	-\$61,506	\$32	207.6%	
Other Revenue	-\$1,200,322	-\$400,107	-\$237,686	-\$162	59.4%	Pension rate rebates not yet received
	-\$17,083,007	-\$11,991,703	-\$11,293,252	-\$698	94.2%	
Employee costs	\$4,923,111	\$1,641,037	\$1,613,220	\$28	98.3%	
Material & Services Expenditure	\$4,672,663	\$1,557,554	\$1,447,115	\$110	92.9%	
Depreciation Expenditure	\$4,693,630	\$1,564,543	\$1,563,950	\$1	100.0%	
Government Levies & Charges	\$662,620	\$220,873	\$165,147	\$56	74.8%	State Govt Fire Levy instalment not yet paid
Councillors Expenditure	\$187,332	\$62,444	\$51,257	\$11	82.1%	
Other Expenditure	\$813,525	\$536,812	\$606,959	-\$70	113.1%	
Plant Expenditure Paid	\$658,420	\$219,473	\$203,082	\$16	92.5%	
	\$16,611,301	\$5,802,737	\$5,650,730	\$152	97.4%	
	-\$471,706	-\$6,188,966	-\$5,642,522			
Gain on sale of Fixed Assets	\$0	\$0	-\$60,001	\$60	0.0%	Conara land sale
Loss on Sale of Fixed Assets	\$450,000	\$150,000	\$0	\$150	0.0%	
Underlying (Surplus) / Deficit	-\$21,706	-\$6,038,966	-\$5,702,523			
	\$0		\$0			
Capital Grant Revenue	-\$2,352,000	-\$784,000	-\$92,050	-\$692	11.7%	No capital grants received yet.
Subdivider Contributions	-\$350,000	-\$116,667	0	-\$117	0.0%	No new assets recognised at this stage
Capital Revenue	-\$2,702,000	-\$900,667	-\$92,050			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
Fleet 12 - Rubbish Collection Truck			\$25,000			
Fleet 7 - Epica Pool Car			-\$15,000			

Northern Midlands Council

Section: *Corporate Services
Officer's Reports*

Section 1 - Page 44

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Additional allocation to F12

Replacement

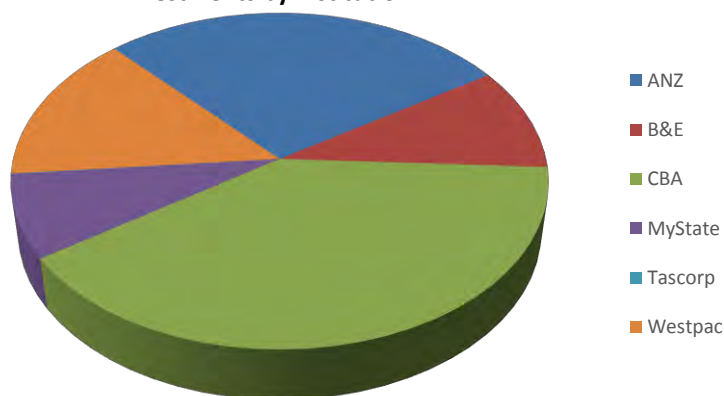
- Authorised by General Manager under
Delegation

-\$10,000

B. Balance Sheet Items

	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents						
Balance						
- Opening Cash balance	\$11,389,501		\$12,985,146			
- Cash Inflow	\$9,172,334		\$1,999,326			
- Cash Payments	-\$6,923,121		-\$1,345,757			
- Closing Cash balance	\$13,638,714		\$13,638,714			
	-		-			
Account Breakdown						
- Trading Accounts	\$291,754					
- Investments	\$13,346,961					
	\$13,638,714					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance	1/10/2015	31/10/2015	2.00	\$5,042	\$5,050	
Corporation Call Account						
Commonwealth Bank Call	16/10/2015	31/10/2015	1.90	\$1,017,292	\$1,018,086	
Account	4/08/2015	4/11/2015	2.80	\$1,000,000	\$1,007,058	
Commonwealth Bank	4/09/2015	4/11/2015	2.80	\$2,000,000	\$2,009,359	
Commonwealth Bank	25/05/2015	23/11/2015	2.70	\$1,371,516	\$1,389,981	
Bass & Equitable	26/08/2015	25/11/2015	2.80	\$1,000,000	\$1,006,981	
Commonwealth Bank	14/09/2015	14/12/2015	2.56	\$2,000,000	\$2,012,765	
Westpac Banking Corporation	25/12/2014	25/12/2015	3.75	\$1,104,725	\$1,146,152	
My State Financial	2/07/2015	2/01/2016	2.90	\$1,500,000	\$1,521,929	
ANZ	12/09/2015	11/01/2016	3.00	\$1,070,887	\$1,081,537	
ANZ	14/05/2015	14/05/2016	2.80	\$1,277,499	\$1,313,367	
Total Investments				\$13,346,961	\$13,512,264	

Investments by Institution



Rate Debtors	2015/16	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$1,017,753	11.2%	\$772,705	
Rates Raised	\$9,278,156		\$9,126,043	
	\$10,295,909		\$9,898,749	

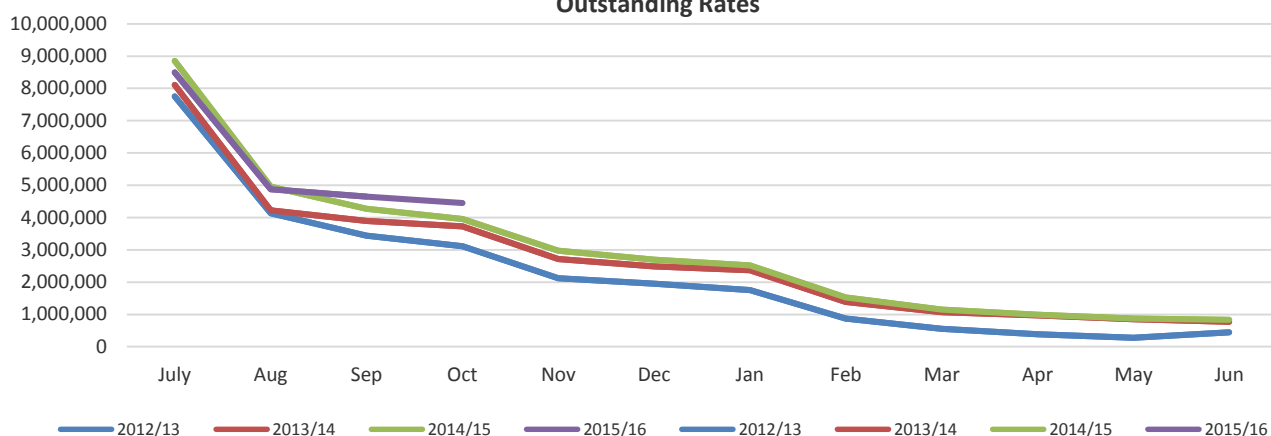
AGENDA – ORDINARY MEETING

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Rates collected	\$5,392,566	58.1%	\$5,488,737	60.1%	
Pension Rebates	\$407,654	4.4%			
Discount & Remissions	\$47,201	0.5%	\$458,069	5.0%	
	\$5,847,421		\$5,946,806		
Rates Outstanding	\$4,529,855	48.8%	\$3,951,943	43.3%	
Advance Payments received	-\$81,366	0.9%			

Outstanding Rates



Trade Debtors

Current balance	\$46,795		
- 30 Days	\$26,039		
- 60 Days	\$3,784		
- 90 Days	\$332		
- More than 90 days	\$16,639		
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales	3,375		
- Hire of meeting rooms	735		
- Removal of fire hazards	2,840		
- Damage to bridge	3,076		
- Dog Registrations & Fines	6,279		
- Ben Lomond Study	-		
- Building Plumbing Fees	285		
- Damage to tree guard	50		

	Paid by outlet as sold
	To be written off as bad debt
	Cannot locate debtor
	Sent to Fines
	Enforcement
	Arrangement to pay
	Arrangement to pay

C. Capital Program

	Budget	Actual (\$,000)	Target 100%	Comments
Renewal	\$7,828,900	\$848,816	11%	
New assets	\$3,163,000	\$773,049	24%	
Total	\$10,991,900	\$1,621,865	15%	
Major projects:				
- Powranna Bridge	\$1,922,000	\$393,214	20%	Concrete work commenced offsite
- Lake River Bridge	\$1,250,000	\$0	0%	Awaiting outcome of grant application
- Ross Toilet Block Replacement	\$150,000	\$5,007	3%	Planning & Building Permit stage
- Glenelg Street K&G and Reconstruction	\$350,000	\$12,077	3%	Scheduled Dec/Jan
- Wilmores Lane reconstruction	\$642,000	\$3,218	1%	Scheduled Jan/Feb

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



- Delmont Road reconstruction \$390,000 \$0 0%  Scheduled Nov/Dec
* Full year to date capital expenditure for 2015/16 provided as an attachment.

D. Financial Health Indicators

	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	55.3%	51.8%	3.5%	↑
- Own Source Revenue / Total Revenue	74%	92.0%	-17.5%	↓
Sustainability Ratio				
- Operating Surplus / Operating Revenue	0.1%	50.5%	-50.4%	↓
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	36.0%	44.1%	-8.1%	↓
- Employee costs / Revenue	28.8%	14.3%	14.5%	↗
- Renewal / Depreciation	166.8%	54.3%	112.5%	↗
Unit Costs				
- Waste Collection per bin	\$9.80	\$11.01		↔
- Employee costs per hour	\$41.03	\$35.76		↗
- Rate Revenue per property	\$1,373.17	\$1,348.77		↔
- IT per employee hour	\$3.17	\$3.31		↓

E. Employee & WHS scorecard

	YTD	October
Number of Employees	83.1	84
New Employees	1	0
Resignations	0	0
Total hours worked	45,107	10,133
Lost Time Injuries	0	0
Lost Time Days	66	21
Safety Incidents Reported	7	1
Hazards Reported	6	1
Risk Incidents Reported	2	1
Insurance claims - Public Liability	1	0
Insurance claims - Industrial	3	0
Insurance claims - Motor Vehicle	1	0
IT - Unplanned lost time	0	0

3 ALTERATIONS TO 2015-16 BUDGET

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

- Replacement of Fleet 12 Litter Collection Vehicle added to 2015 replacement program with changeover of \$25,000, less delayed replacement of Fleet 7 – Pool Car \$15,000 – net change over additional cost of \$10,000.

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

- No items identified for month of October 2015.

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending 31st October 2015.
- 5.2 Account Management Report to end October 2015.

AGENDA – ORDINARY MEETING

16 NOVEMBER 2015



RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 31st October 2015.

DECISION

Cr

CORP 2 ROUND 2 ASSISTANCE – MAJOR FESTIVALS, EVENTS & PROMOTIONS

Attachments: Section 1 – Page 313

Responsible Officer: *Maree Bricknell, Corporate Services Manager*
Report prepared by: *Maree Bricknell, Corporate Services Manager*

1 PURPOSE OF REPORT

This report considers round two requests for assistance during 2015-16 by community, sporting and non-profit organisations holding major festivals, events or promotions in the Northern Midlands.

2 INTRODUCTION/BACKGROUND

Community groups, organisations or clubs may apply for assistance towards major festivals, events and promotions that are the only one of their kind in the Northern Midlands in any one year, and attract significant numbers of people to the event and/or attract significant media coverage of the Northern Midlands.

The maximum allocation to an event is \$1,650 except in the case of a major new event which can be eligible for a one-off seeding grant of up to \$3,300. Major events that are held annually are eligible for up to \$1,650 in-kind support each year.

Funding priorities are given to events that have a significant benefit for a wide range of Northern Midlands residents and businesses, are unique within Northern Midlands, or if profit making put the funds back into the community, preferably through community projects that will benefit a wide cross section of the community.

Round 2 Applications for 2015-16 were advertised on 14th and 17th October and closed on 3rd November 2015. The following applications were received:

2.1 Longford Bowls and Community Club

C/- President Douglas Smith

Event: Tasmanian Municipal Bowl Championships.
Request: \$500 and in kind support
Recommendation: \$500 including cash and in kind support.

2.2 Evandale Village Fair

C/- Secretary D Sullivan

Event: Village Fair & National Penny Farthing Championships
Request: \$1,500 to advertise road closures, cleaning toilets, removal of bollards
 and other street furniture, etc
Recommendation: \$1,500 in kind.

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2.3 Longford Revival Festival

Event: Longford Revival Festival
Request: \$
Recommendation: \$1,500 in kind.

2.4 Longford Fun Run

C/- Health Revival Longford

Event: Longford Fun Run
Request: \$200 photocopying
Recommendation: \$200 in kind support (committed).

2.5 The Cleaner Celebrations

C/- Longford Rotary

Event: Cox Plate
Request: \$500 in kind
Recommendation: \$500 in kind (committed).

2.6 Avoca Spring Festival

Event: Spring Festival
Request: \$300 in kind
Recommendation: \$300 in kind (committed).

2.7 Longford Velodrome Turbomeet

C/- Heart Foundation & Health Revival Longford

Event: Longford Turbomeet
Request: \$700 in kind
Recommendation: \$700 in kind (committed)

2.8 Carols by Candlelight - Perth

C/- Perth Community Centre Management Committee

Event: Perth Carols by Candlelight
Request: Supply of bins and \$not specified
Recommendation: \$100 in cash.

2.9 Longford Blooms Open Gardens

C/- Paula Smith – Organiser for Open Garden Committee

Event: Longford Open Gardens
Request: \$1,600 for promotion
Recommendation: \$100 in cash or kind.

2.10 Pop up Swap Meet Tas

C/- Swap Meet Tasmania, Steve Collell

Event: Swap Meet at Campbell Town
Request: \$600 for promotion and in kind
Recommendation: \$100 in kind (hall hire).

2.11 Longford Criterium

C/- Longford Esk Cycling Club

Event: Longford Criterium
Request: \$3,000 traffic management
Recommendation: \$3,000 traffic management.

3 STRATEGIC PLAN

This policy is consistent with Council's adopted Strategic Plan 2007-2017 to provide support to local community and other agencies to identify and address priority needs and solutions through sustainable

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partnerships, community based activities and development projects.

4 POLICY IMPLICATIONS

The event application guidelines set out a process for a fair and equitable distribution of financial assistance to local community groups.

5 STATUTORY REQUIREMENTS

There is no statutory requirement to provide a community event grant program.

6 CONSULTATION WITH STATE GOVERNMENT

The program is not to be a substitute or in conflict with state government sundry grant programs.

7 OFFICER COMMENTS

A budget allocation during 2014-15 of \$43,000 was available with \$8,500 available for Round 2.

8 ATTACHMENTS

- 8.1 Funding Schedule
- 8.2 Copy of applications received
- 8.3 Application form

RECOMMENDATION

That Council allocate Round 2 Special Event Funding as follows (excluding GST):

i) Longford Municipal Bowls Day	\$ 500
ii) Evandale Village Fair	\$ 1,500
iii) Longford Revival Festival	\$ 1,500
iv) Longford Fun Run	\$ 200
v) Perth Carols by Candlelight	\$ 100
vi) Longford Blooms Open Gardens	\$ 100
vii) Campbell Town Pop-up Swap Meet	\$ 100

Plus already committed funding:

viii) The Cleaner	\$ 500
ix) Avoca Spring Festival	\$ 300
x) Longford Turbomeet	\$ 700
xi) Longford Criterium	\$ 3,000

DECISION

Cr

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P&D 1 PERTH STRUCTURE PLAN

Attachments: Section 1 – Page 335

Report prepared by: Duncan Payton, Planning & Development Manager

1 PURPOSE OF REPORT

This report seeks to provide an update to Council with regard to the status of the Perth Structure Plan.

2 INTRODUCTION/BACKGROUND

The future development potential of the Perth township has long been recognised by Council.

In recent years the Greater Launceston Plan (GLP) formally acknowledged this potential, listing the South Perth Strategy as a key project. The GLP noted:

The South Perth Strategy is a broadly based project. It seeks to add significant community value to the proposed Illawarra Bypass road development as a multi-faceted urban consolidation project encompassing:

- *the proposed regional bypass road;*
- *framework for the staged residential development and urban consolidation of the Perth township;*
- *framework for the development/revitalisation of the Perth town centre;*
- *incorporation of the proposed Metropolitan Parks and Pathways project.*

Council endorsed the recommendations of the GLP and in April 2015 resolved to support the preparation of the Perth Town Structure Plan.

At its August meeting, the Perth Local District Committee resolved to appoint Mr Geeves and Mr Dell as representatives to the Perth Road Community Reference Group and noted that Council supported the preparation of a Perth Town Structure Plan.

Given that the State had advised that construction of the first stage of the Perth Bypass (Perth to Breadalbane duplication) was due to start soon and that the second stage (Illawarra Road extension) would follow on immediately after completion of the first stage, it was clear that planning for the second stage would likely commence in earnest sometime in 2016. Consequently, it was considered that the Perth Town Structure Plan should not be delayed if it was to contribute significantly to the State planning process.

Council staff prepared a draft brief which was sent to both State Growth and Northern Tasmania Development (NTD) for review and comment.

A final brief (attached) was then prepared and expressions of interest called. Submissions close on 16 November.

Assessment of the submissions against the selection criteria outlined in the brief will be undertaken by a panel, expected to comprise;

- Council's Planning & Development Manager;
- A representative from NTD;
- A representative from the Perth Local District /committee;
- A representative from State Growth

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The panel's assessment and recommendation will be brought to Council for determination. The panel will then form the Steering Committee to oversee the project.

Notwithstanding this, concern has been raised by a Councillor asserting that Council needs much greater input prior to going to consultants.

3 STRATEGIC PLAN 2007/2017

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

- 4.6 Strategic Planning
- 4.7 Land Use Planning
- 4.14 Regional Planning

4 POLICY IMPLICATIONS

There is no specific policy relevant to this request.

5 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993.

6 FINANCIAL IMPLICATIONS

The proposed bypass works represent a significant financial investment in infrastructure by the State. The construction of these roads will, to a substantial degree, define the future growth of Perth.

Such future growth must be planned and structured if the potential for Perth is to be realised. Ad hoc development is likely to result in lost opportunity.

The preparation of the Perth Structure Plan is expected to cost something in the range of \$50,000 to \$100,000. The General Manager has previously advised Council of the source of the funding for this project and an adequate allowance has been provided in Council's current budget.

7 RISK ISSUES

As with all consultancy projects there are risks associated with the capability of consultants to undertake the brief and to do so within budget and time. This will be mitigated through a panel assessment of all proposals and oversight by a steering committee.

8 CONSULTATION WITH STATE GOVERNMENT

The Department of State Growth has reviewed and commented upon the project brief.

9 COMMUNITY CONSULTATION

This has been listed on Council website for some twelve months and the Perth Local District Committee noted the project at its August meeting.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may:

- note this report;

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- seek to amend the brief and invite prospective consultants to submit amended proposals;
- abandon the current submission process; or
- abandon the Perth Structure Plan project.

11 OFFICER'S COMMENTS/CONCLUSION

Council's intent to undertake the preparation of a Perth Structure Plan has been in the public arena for a considerable period.

The concerns raised by the councillor encompass various issues which are listed below with brief comment:

- *The need for further consideration and input from Council before going to consultants;*

The project brief is a broad document covering the matters listed in the GLP and providing scope for consultants to undertake a complete assessment and make independent recommendations. Too much detail in a brief can result in predetermining or unduly influencing the consultants findings.

- *The brief predetermines the future of Perth;*

The location of the bypass route significantly influences the future of Perth, the brief asks the consultants to the structured development of Perth recognising GLP's call for urban consolidation and the proximity of Perth to Launceston.

- *The brief tells the consultants to ignore the 2012 Pitt & Sherry Report;*

The brief acknowledges the previous Pitt & Sherry plan which identified public expectations and existing residentially zoned sites and that the potential of the land south of Drummond Street cannot be ignored. In 2012 the bypass was still thought to be at least fifteen years away.

- *The brief says to consider 300-400 residential sites and the possibility of industrial development;*

Yes, the report highlights the potential for residential development and also asks that current supply, future demand and land availability be addressed with particular regard to the historic town centre and existing industries within Perth.

- *This has not been discussed with the Perth community;*

The proposed project has been in the public domain for some time. The PLDC is aware of the project. Council officers will facilitate and ensure there is broad stakeholder and public consultation in the report process.

- *Stormwater issues; and*

Council is currently investigating the stormwater issues in West Perth and this will inform the consultants.

- *Traffic congestion at Youl Main Road and Drummond Street.*

The bypass will reduce traffic congestion and a properly considered road layout and traffic management plan will help prevent future congestion issues.

12 ATTACHMENTS

12.1 Perth Structure Plan Brief

RECOMMENDATION

That the report be noted.

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DECISION

Cr

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PUBLIC QUESTIONS & STATEMENTS

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

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

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

1 PUBLIC QUESTIONS

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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 7.

2 STATEMENTS

- | | |
|--------|---|
| PLAN 1 | PLANNING APPLICATION P14-213
18 Logan Road, EVANDALE |
| PLAN 2 | PLANNING APPLICATION P15-098
18 Logan Road, EVANDALE |
| PLAN 3 | PLANNING APPLICATION P15-235
12 Bridge Street (Corner Church Street), ROSS |
| PLAN 4 | PLANNING APPLICATION P15-254
41 Park Street, ROSS |

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PLAN 1 PLANNING APPLICATION P14-213 18 LOGAN ROAD, EVANDALE

Attachments: Section 1 – Page 342

File Number: 202700.1
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses a retrospective application for 18 Logan Road, Evandale, to undertake earthworks to be used for the storage of used materials, and for additional car parking for the Evandale Market.

2 BACKGROUND

Applicant:

P Woof

Owner:

P Woof

Zone:

Rural Resource and General Residential

Codes:

Road and Railway Assets Code; Carparking and Sustainable Transport Code.

Classification under the Scheme:

Recycling & Waste Disposal; Vehicle Parking

Existing Use:

Carpark for Evandale Market; unapproved materials storage

Deemed Approval Date:

20 November 2015

Recommendation:

Approve with conditions

Discretionary Aspects of the Application

- Development and use of the land for recycling and waste disposal (storage of used materials) in the Rural Resource zone.
- Use of the land for recycling and waste disposal (storage of used materials) in the General Residential zone (use of access to site).
- Development and use of the land for vehicle parking associated with the Evandale Market in the Rural Resource zone.
- Use of the land for vehicle parking associated with the Evandale Market in the General Residential zone (use of access to the site).

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Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Figure 1 – entrance to site from Logan Road



3 STATUTORY REQUIREMENTS

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

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

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

4 ASSESSMENT

4.1 Proposal

Retrospective approval is sought for:

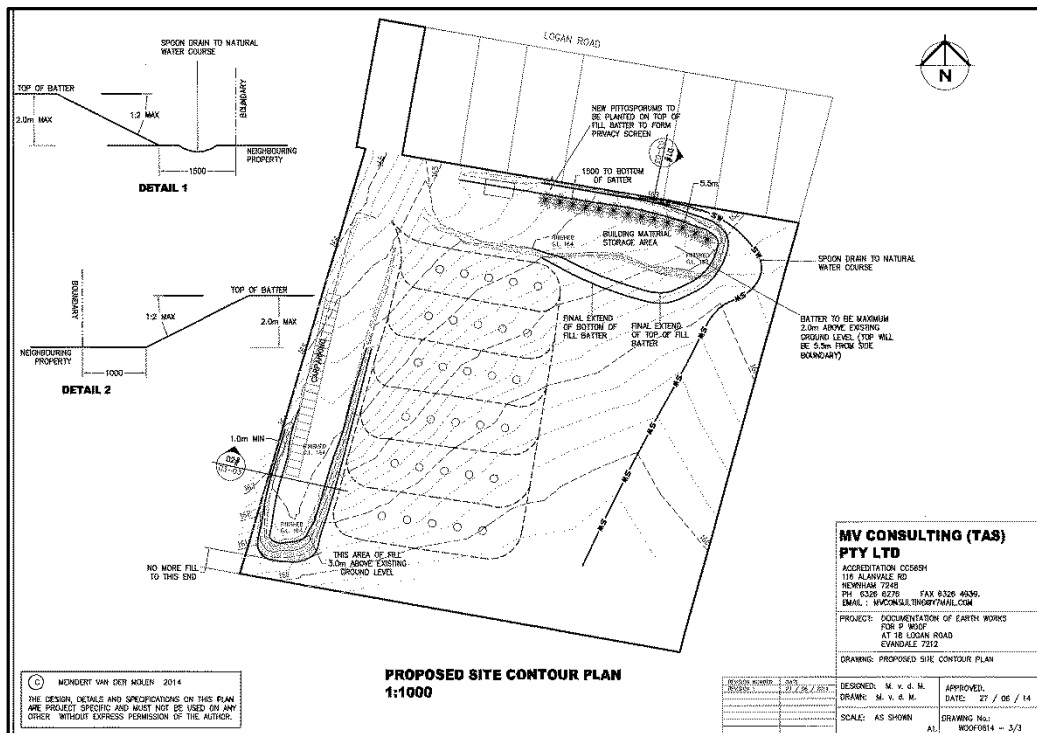
- Filling of the land on the northern side up to 2m above natural ground level. The top of the northern batter to be 5.5m from the neighbouring boundary and the bottom of the batter to be 1.5m from the boundary.
- Use the northern filled area for the storage of used building materials.
- Filling of the land on the western side up to 3m above natural ground level. The top of the western batter to be 4m from the neighbouring boundary and the bottom of the batter 1m from the boundary.
- Use the western filled area for 24 additional car parking spaces for the Evandale Market.

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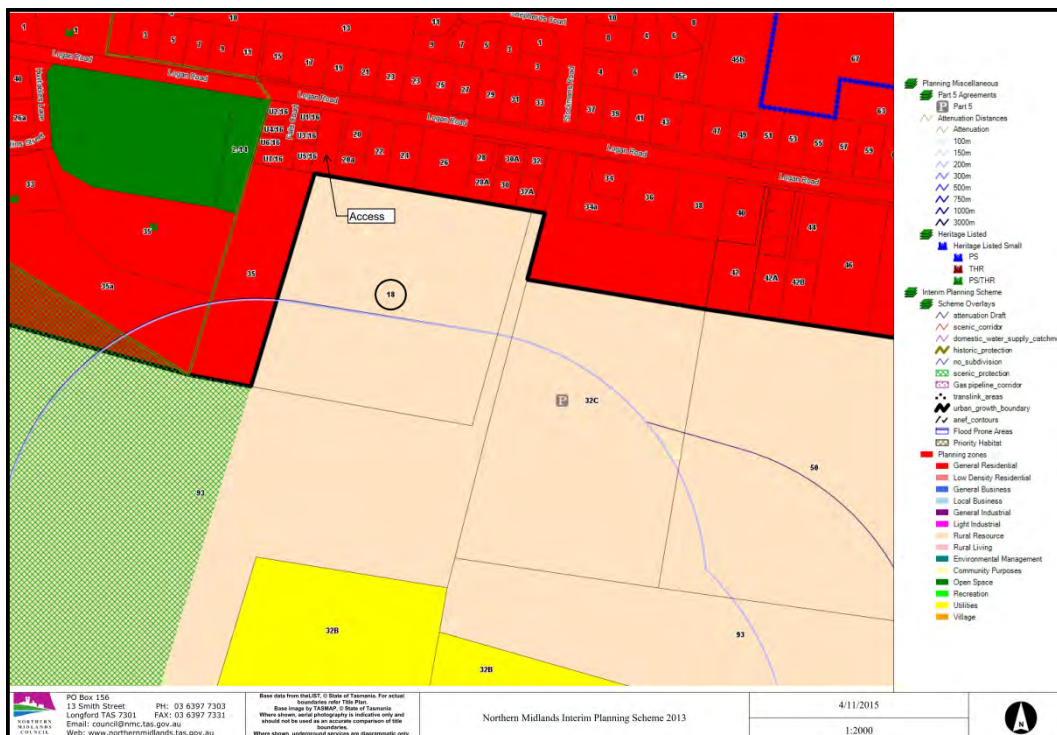


Figure 2 – site plan



4.2 Zoning and land use

Figure 3 - zone map – Rural Resource, General Residential



The land is zoned Rural Resource. The access to the land is zoned General Residential.

The relevant Planning Scheme definitions are:

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<i>Recycling and waste disposal</i>	<i>Use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.</i>
<i>Vehicle parking</i>	<i>Use of land for the parking of motor vehicles.</i>

Recycling and Waste Disposal is Discretionary in the Rural Resource zone, and Discretionary in the General Residential zone if on CT 135864/3 (18 Logan Road).

Vehicle parking is Discretionary in the Rural Resource and General Residential zones, if on CT 135864/3 (18 Logan Road)

10.2 General Residential Zone Use Table

Discretionary	
Use Class	Qualification
<i>Recycling and waste disposal</i>	<i>If on CT 135864/3</i>
<i>Vehicle parking</i>	<i>If on CT 135864/3 and directly associated with the Evandale market</i>

26.2 Rural Resource Zone Use Table

Discretionary	
Use Class	Qualification
<i>Recycling and waste disposal</i>	
<i>Vehicle parking</i>	<i>If on CT 135864/3 and directly associated with the Evandale market</i>

4.3 Subject site and locality

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

The site is on the southern side of Logan Road and has an area of 3.040 ha. It adjoins residential properties to the north, farmland to the south and east, with a house on 32C Logan Road. To the west is vacant residential zoned land. See Figure 9 for an aerial photograph of the area.

Figure 4 – materials storage area



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Figure 5 – materials storage area



Figure 6 – eastern extent of materials storage area



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Figure 7 – additional car parking area



Figure 8 – additional car parking area



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4.4 Permit/site history

Relevant permit history includes:

- April 2011: Planning Notice P11-122 for undertaking earthworks without a planning permit. Earthworks ceased, and the matter was put on hold pending the finalization of the Interim Scheme.
- October 2013: Planning Notice P11-122b for recommencing earthworks without approval.
- February 2014: Landfilling continued so Council commenced the undertaking of enforcement action under Section 64 of the *Land Use Planning and Approvals Act 1993*.
- July 2014: The current planning application was lodged and the hearing into the matter by the Resource Management and Planning Appeal Tribunal was put on hold pending the outcome of the planning application. It was found that that the General Residential zoning of the access did not allow completion of the assessment.
- P15-135 – Amendment 04/2015 to make ‘recycling and waste disposal’ and ‘vehicle parking for the Evandale Market’ discretionary uses over the access to 18 Logan Road, approved by the Planning Commission 8 September 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 representations (Attachment B) were received from:

- S Krushka, 28A Logan Road, Evandale
- Y Springer, 22 Logan Road, Evandale
- IA & CE Barrett, 30 Logan Road, Evandale

Figure 9 - Map showing location of representors’ properties in relation to subject site.



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

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S Krushka, 28A Logan Road

- Requested a written response to questions relating to:
 - Has the council already made a decision in respect of the retrospective application?
 - Was the decision that the works are unapproved referred to Council's legal representative to pursue enforcement action?
 - What actions will the Council take if valid objections are raised to the retrospective application?

Planner's comment:

Ms Krushka was advised by letter dated 24 July 2014:

Council's planning section has pursued this matter because it is one for which planning approval is required under the planning scheme, but approval had not been sought.

A person is able to make a planning application for a use or development that can be considered under the planning scheme at any time. In this case the planning application was made while enforcement action was being sought through the Resource Management and Planning Appeal Tribunal.

Council's planning section will assess the application as if the works had not taken place, and make a recommendation for approval or refusal on the basis of the planning scheme requirements and taking into consideration any representations. The council will then consider and vote on the application at a council meeting.

There is essentially only one chance to apply for a retrospective permit. If this fails it does not become a constant cycle of re-application.

- Concerns over car parking
 - The work has raised the ground level by approximately 1400mm. If this area is used for car parking the occupants of the car will have clear visibility to 28A Logan Road.
 - The raised ground level has created a dam effect by trapping natural water run-off with the potential to undermine the foundations.

Planner's comment:

The plans show that the area adjacent to 28A Logan Road will be used for storage, not car parking.

Council's Works & Infrastructure department has recommended a condition that stormwater design drawings be submitted to council and that stormwater not be discharged onto neighbouring properties

- Storage of used materials
 - Considers the materials to be junk rather than used materials.

Planner's comment:

Both junk and used materials fall within the use class 'recycling and waste disposal' which the planning scheme defines as 'use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material'.

I & C Barrett, 30 Logan Road

- How much of the raised area will be car parking?
- What is the nature and size of the stored materials?
- Are there any additional buildings or structures for the stored materials?

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- Is caravan parking proposed within the scope of the development?
- What is to stop the owner from continuing the development of the area to a greater extent without the required approval?

Planner's comment:

The plans show that there will be 24 parking spaces along the western side of the property.

The nature and size of building materials is not specified. A condition limiting the height of stored materials could be placed on a permit. Any new buildings to store the materials will require a planning permit.

Caravan parking is not proposed with this development. Use for caravan parking will require a planning permit.

Should the owner continue the development beyond any approvals, it will be a matter of Council again seeking enforcement action.

Y Springer, 22 Logan Road

- Why can't the pittosporum screen planting start at 18 or 20 Logan Road instead of 24.

Planner's comment:

It would appear reasonable to have the proposed screen planting commence at 20 Logan Road. This could be a condition of the permit.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department recommended the following conditions:

Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.

The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council

Any required upgrades to the stormwater system shall be completed within 6 months.

TasWater

Not applicable to this application

Heritage Adviser

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of Infrastructure, Energy and Resources

Not applicable to this application

Launceston Airport

Not applicable to this application

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**Tasrail (adjoining landowner)**

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

Precis: The application was referred to the Evandale Advisory Committee on 3 July 2014. No comment was received.

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

See Attachment D for an assessment against the planning scheme.

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:

- Use and development of the land for recycling and waste disposal;
- Use and development of the land for vehicle parking for the Evandale Market.

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

Clause 26.3.1 P5 requires discretionary uses to demonstrate that the visual appearance of the use is consistent with the local area having regard to the visual impacts of storage of materials or equipment and the desired future character statement that “the visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive”.

The proposed pittosporum plantings along the northern boundary, and a condition limiting the height of materials stored to 2m will reduce the visual impact of the use and development.

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

8 ATTACHMENTS

- A Application & plans
- B Representations
- C Referrals
- D Planning Scheme Assessment

RECOMMENDATION

That land at 18 Logan Road, Evandale be approved to be developed and used for earthworks, storage of used materials (recycling and waste disposal) & carparking for Evandale Market (vehicle parking) (retrospective) in accordance with application P14-213, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Drawing No: WOOF0614 – 3/3 Dated: 27/06/2014*).

2 Amended plans required

Within one month of the date of this permit, plans to the satisfaction of the Planning & Development Manager shall be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans shall be drawn to scale with dimensions and two (2) copies shall be provided. The plans shall show:

- a) The pittosporum plantings extended to the western boundary of 20a Logan Road.
- b) For the area denoted 'carparking'
 - i) A 1metre wide pedestrian access way to the west of the car parking area.
 - ii) Method of identifying car parking spaces;
 - iii) Form of all-weather surface for car parking spaces.
 - iv) Parking spaces 2.6m wide, 5.4m long, 5.8m aisle width.

3 Council's Works & Infrastructure Department conditions

- 3.1 Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.
- 3.2 The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council
- 3.3 Any required upgrades to the stormwater system shall be completed within 6 months of the date of the permit.

4 Landscaping completion and maintenance

- 4.1 Landscaping works as shown on the endorsed plans must be completed within six months from date of the permit.
- 4.2 Landscaping works as shown on the endorsed plans must be maintained for the duration of the use.

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5 Car Park

Within three months of the date of the permit, the area denoted 'carparking' on the endorsed plan must be completed in accordance with the endorsed plan.

6 Hours of operation

Commercial vehicles for the storage use must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

7 Storage

Materials stored in the storage area must be stored to a height of no more than 2 metres.

DECISION

Cr

Cr

PLAN 2 PLANNING APPLICATION P15-098 18 LOGAN ROAD, EVANDALE

Attachments: Section 1 – Page 373

File Number: 202700.1

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for 18 Logan Road, Evandale to construct a shed to be used for storing antiques restoration gear, building materials, and an old horse drawn wagon.

2 BACKGROUND

Applicant:

P Woof

Owner:

P Woof

Zone:

Rural Resource and General Residential

Codes:

Road and Railway Assets Code; Car Parking and Sustainable Transport Code.

Classification under the Scheme:

Recycling & Waste Disposal

Existing Use:

Carpark for Evandale Market; unapproved materials storage

Deemed Approval Date:

20 November 2015

Recommendation:

Approve with conditions

Discretionary Aspects of the Application

- Development and use of the land for recycling and waste disposal in the Rural Resource zone.
- Use of the land for recycling and waste disposal in the General Residential zone (use of access to site).
- Reduced setback of shed in the Rural Resource zone.

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Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Figure 1 – entrance to site from Logan Road



3 STATUTORY REQUIREMENTS

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

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

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

4 ASSESSMENT

4.1 Proposal

It is proposed to construct a shed:

- 9.26m wide x 14.16m long with a maximum height of 4.5m;
- 5m from northern boundary, 59.5m from the eastern boundary, 152m from the southern boundary and 96m from the western boundary.

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Figure 2 – Site Plan

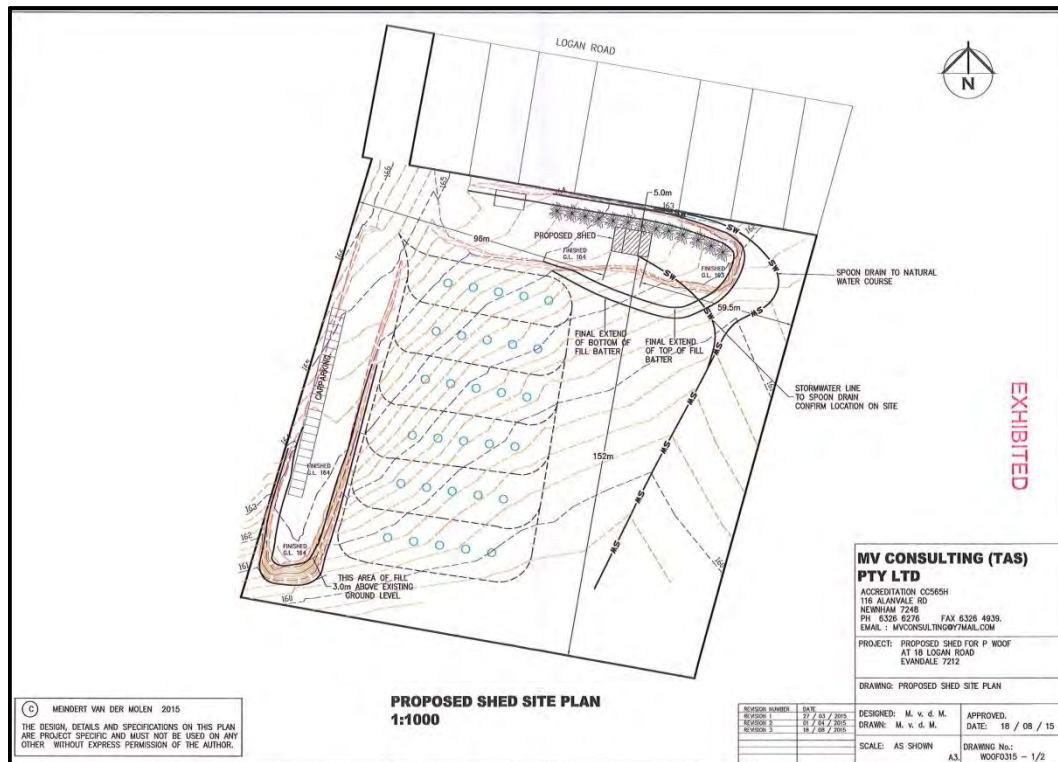
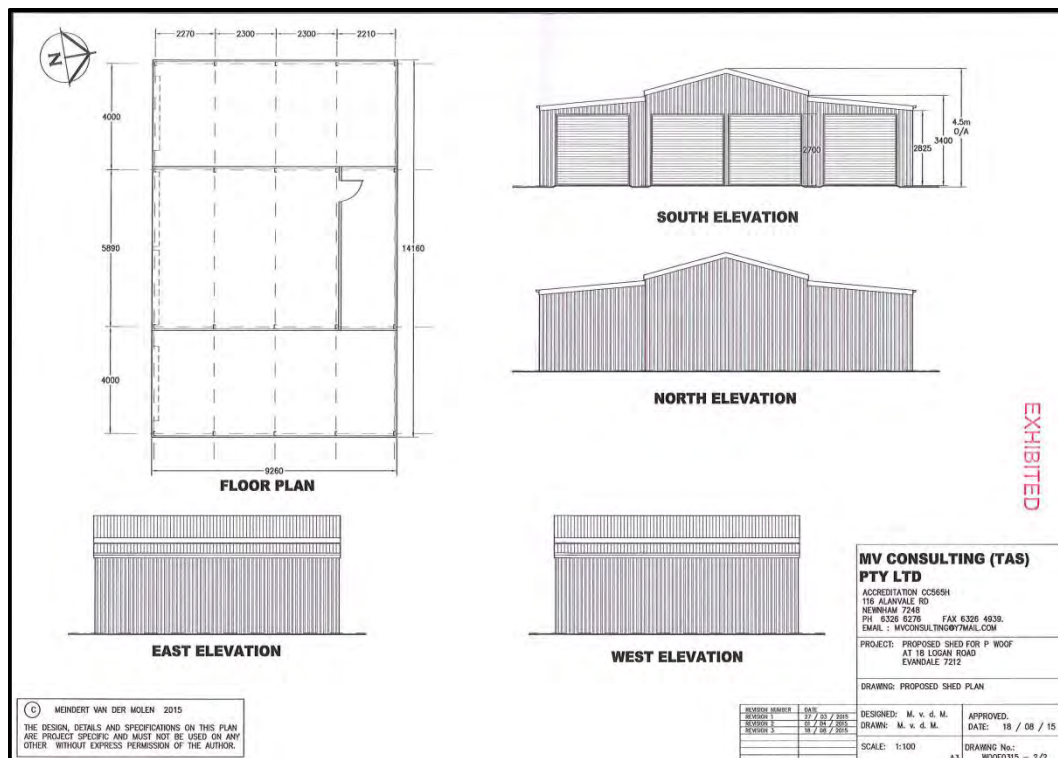


Figure 3 – Elevations



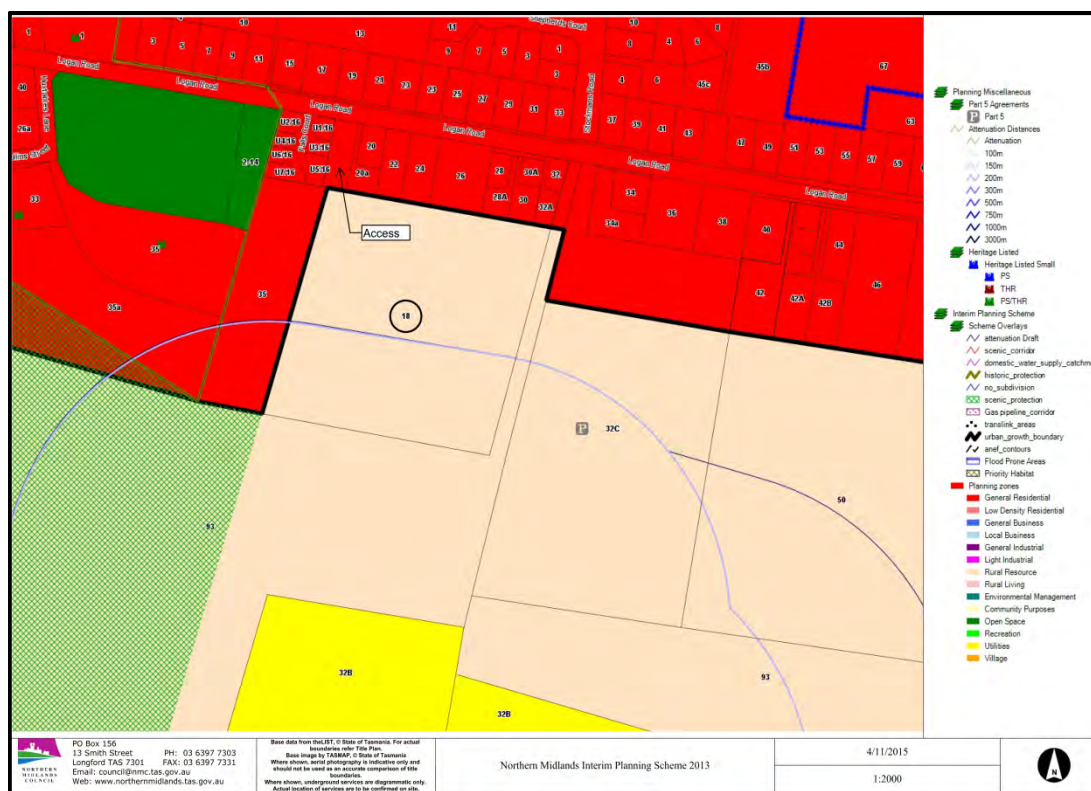
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4.2 Zone and land use

Figure 4 - Zone Map – Rural Resource and General Residential



The land is zoned Rural Resource. The access to the land is zoned General Residential.

The relevant Planning Scheme definitions are:

<i>Recycling and waste disposal</i>	<i>use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.</i>
-------------------------------------	--

Recycling and Waste Disposal is Discretionary in the Rural Resource zone and Discretionary in the General Residential zone if on CT 135864/3 (18 Logan Road).

10.2 General Residential Zone Use Table

Discretionary	
Use Class	Qualification
<i>Recycling and waste disposal</i>	<i>if on CT 135864/3</i>

26.2 Rural Resource Zone Use Table

Discretionary	
Use Class	Qualification
<i>Recycling and waste disposal</i>	

4.3 Subject site and locality

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

The site is on the southern side of Logan Road and has an area of 3.040 ha. It adjoins residential properties to the north, farmland to the south and east, with a house on 32C Logan Road. To the west is vacant residential zoned land. See Figure 7 for an aerial photograph of the area.

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Figure 5 – site of proposed shed looking north



Figure 6 – site of proposed shed looking west



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4.4 Permit/site history

Relevant permit history includes:

- April 2011: Planning Notice P11-122 for undertaking earthworks without a planning permit. Earthworks ceased, and the matter was put on hold pending the finalization of the Interim Scheme.
- October 2013: Planning Notice P11-122b for recommencing earthworks without approval.
- February 2014: Landfilling continued so Council commenced the undertaking of enforcement action under Section 64 of the *Land Use Planning and Approvals Act 1993*.
- July 2014: Planning application P14-213 was lodged and the hearing into the matter by the Resource Management and Planning Appeal Tribunal was put on hold pending the outcome of the planning application, to be determined at the Council meeting of 16 November 2015.
- P15-135 – Amendment 04/2015 to make ‘recycling and waste disposal’ and ‘vehicle parking for the Evandale Market’ discretionary uses over the access to 18 Logan Road, approved by the Planning Commission 8 September 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 representations (Attachment B) were received from:

- IA & CE Barrett, 30 Logan Road, Evandale
- S Krushka, 28A Logan Road, Evandale
- D Heald, 20A Logan Road, Evandale

Figure 7 - Map showing location of representors’ properties in relation to subject site



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

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IA & CE Barrett

- Refers to application P14-213 – never heard an outcome. Rubbish dump has grown to massive proportions behind part of their property. Is an eyesore, further development will worsen it. Impact on rural views.

Planner's comment:

The storage application P14-213 is to be considered by council prior to the current application, with a recommendation for approval on the condition that screening is planted.

S Krushka

- Land is zoned rural, but not being used for rural purposes.
- Inappropriate setback and use of the site given adjoining residential uses.

Planner's comment:

The planning scheme allows the carparking, storage area and shed to be considered as discretionary uses in the Rural Resource zone. The zone allows a reduced setback as proposed from 50m to 5m where the reduced setback will not constrain adjoining primary industry operations. Since the reduced setback is to residential properties, it complies with this requirement.

D Heald

- Concerns over fire risk, setback, stormwater, access and hours of operation.

Planner's comment:

The 5m setback satisfies the fire separation requirements of the Building Code. In terms of the zone the setback satisfies the requirement that the reduced setback will not constrain adjoining primary industry operations.

Council's Works & Infrastructure Department has assessed the stormwater disposal and found it appropriate.

A condition is required limiting hours of operation of commercial vehicles for to between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department recommended the following conditions:

Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.

The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council

Any required upgrades to the stormwater system shall be completed within 6 months.

TasWater

Not applicable to this application

Heritage Adviser

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Not applicable to this application

Launceston Airport

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Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

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

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

An assessment against the Planning Scheme is at Attachment D.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Development and use of the land for recycling and waste disposal in the Rural Resource zone.
- Use of the land for recycling and waste disposal in the General Residential zone (use of access to site).
- Reduced setback of shed in the Rural Resource zone.

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

The planning scheme requires a 50m setback from boundaries for sheds in the Rural Resource zone. The proposal complies with this setback for three boundaries, but not for the northern boundary, where a 5m setback is sought.

In deciding on a request to reduce a setback in the Rural Resource zone, the planning scheme requires consideration of the performance criteria:

Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:

- a) the topography of the land; and*
- b) buffers created by natural or other features; and*

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- c) *the location of development on adjoining lots; and*
- d) *the nature of existing and potential adjoining uses.*

The reduced setback is to a residential zone. As such it satisfies the performance criteria in that the reduced setback will not constrain adjoining primary industry operations.

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

8 ATTACHMENTS

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

RECOMMENDATION

That land at 18 Logan Road, Evandale be approved to be developed and used for a shed (recycling and waste disposal) in accordance with application P15-098, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P2** (*Drawing No: WOOF0315 –1/2 and 2/2 dated 18/08/15*)

2 Council's Works & Infrastructure Department conditions

- 2.1 Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.
- 2.2 The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council
- 2.3 Any required upgrades to the stormwater system shall be completed within 6 months of the date of the permit.

3 Landscaping completion and maintenance

- 3.1 Landscaping works as shown on the endorsed plans must be completed within six months from date of the permit.
- 3.2 Landscaping works as shown on the endorsed plans must be maintained for the duration of the use.

4 Hours of operation

Commercial vehicles for the storage use must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

DECISION

Cr

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PLAN 3 PLANNING APPLICATION P15-235 12 BRIDGE STREET (CORNER CHURCH STREET), ROSS

Attachments: Section 1 – Page 400

File Number: 400500.18 CT 122337/1
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Melissa Cunningham, Planner

1 INTRODUCTION

This report assesses an application for 12 Bridge Street (cnr Church St), Ross to construct a new public amenities building (replacement of existing).

2 BACKGROUND

Applicant: Northern Midlands Council	Owner: Northern Midlands Council
Zone: Community Purposes	Codes: Heritage precinct
Classification under the Scheme: Community meeting & entertainment	Existing Use: Town Hall and Public Amenities
Deemed Approval Date: 20 November 2015	Recommendation: Approve

Discretionary Aspects of the Application

- Variation to development standards (variation to side and rear setbacks);
- Special Area; &
- Heritage-listed place.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

3 STATUTORY REQUIREMENTS

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

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Demolish an existing skillion roof amenities building;
- Construct a sandstone and painted timber weatherboards amenities building with a corrugated iron roof and lanterns.

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Figure 1 – Site Plan

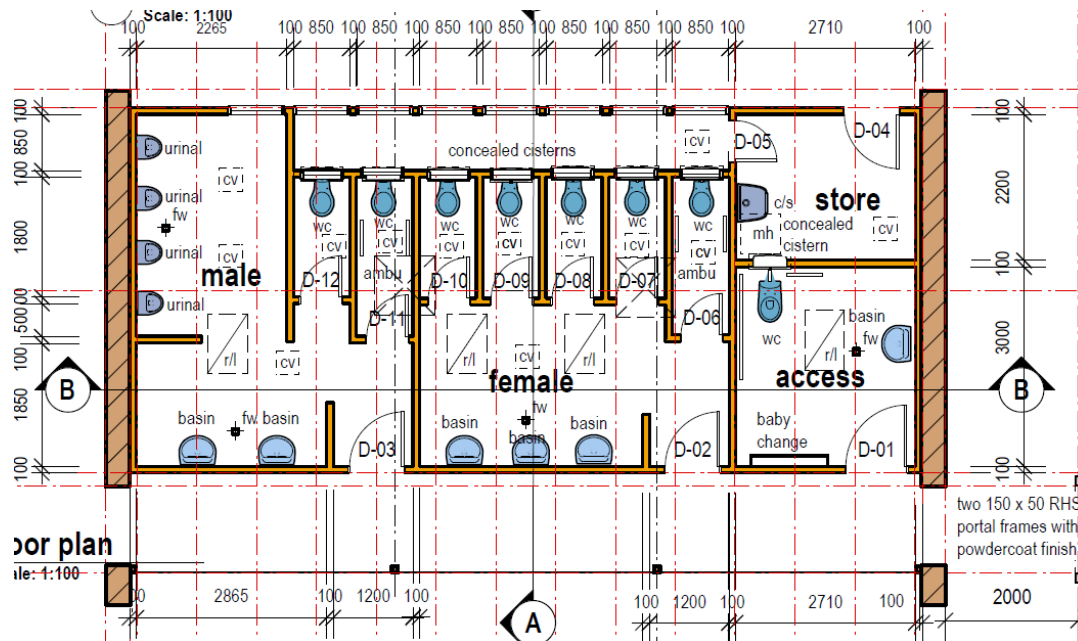
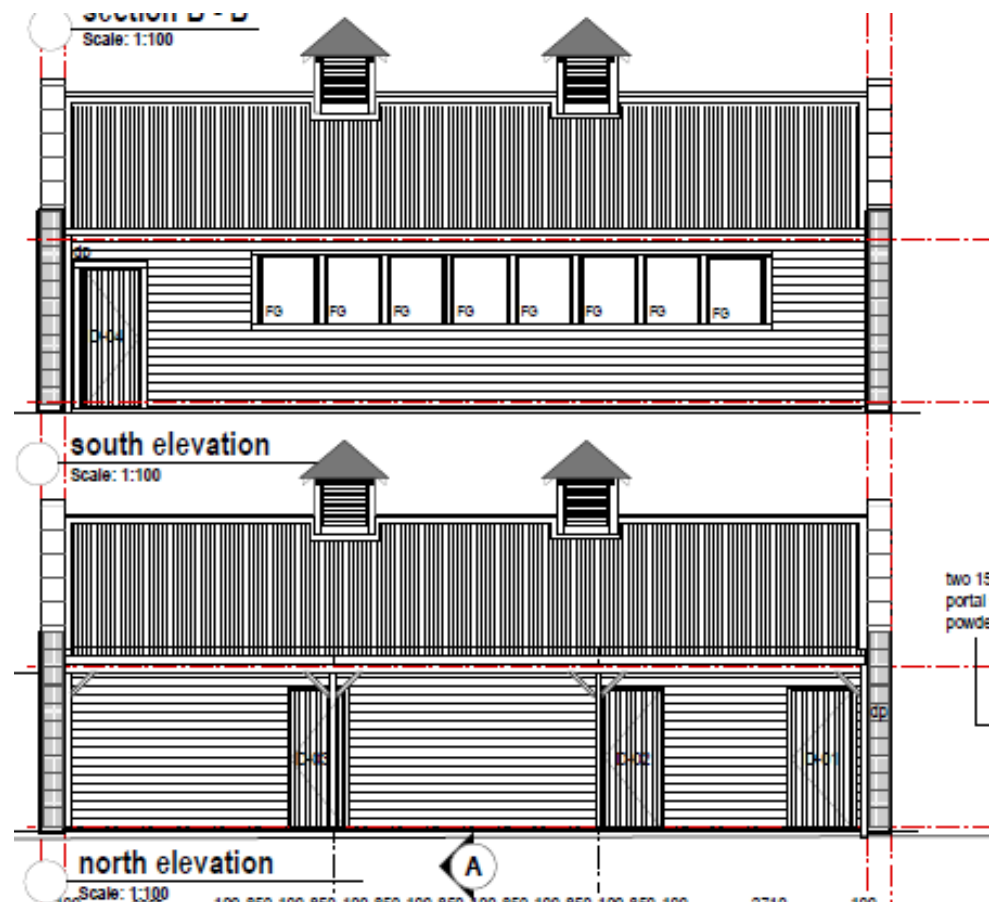
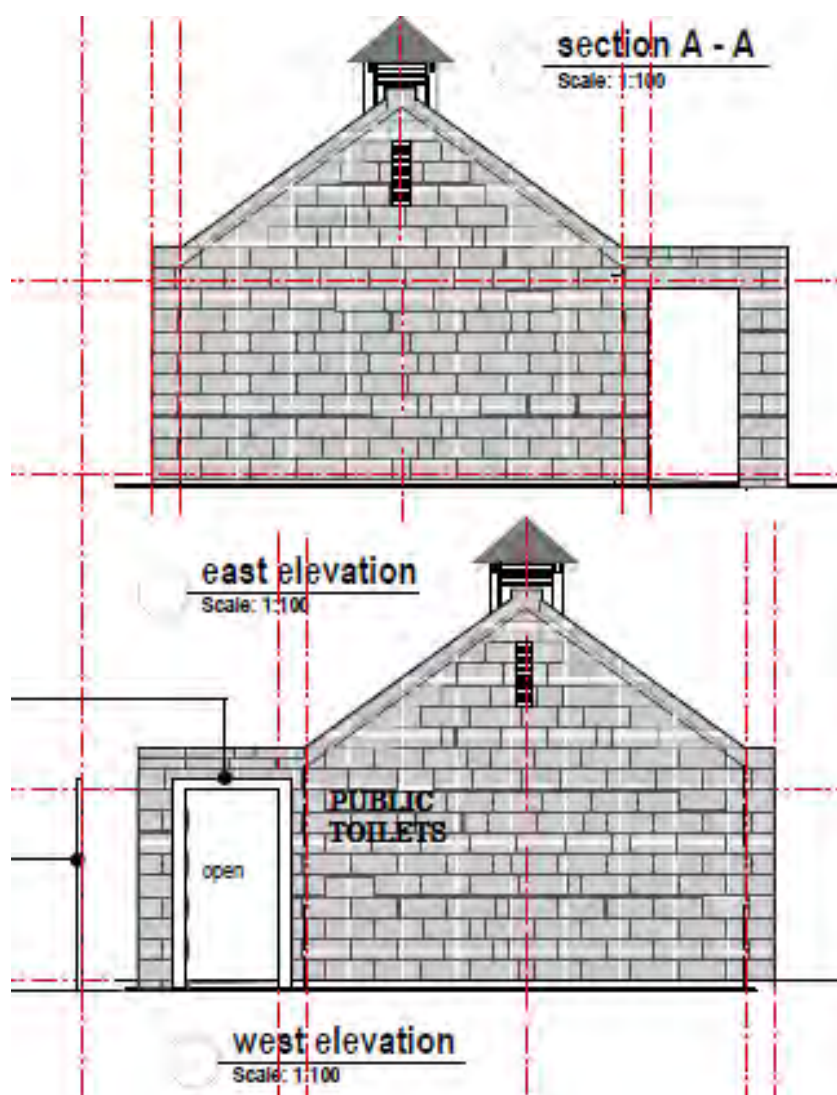


Figure 2 – Elevations



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4.2 Zone and land use

Zone Map –Community Purposes – heritage precinct & heritage listed



The land is zoned *Community Purposes*, is within the Heritage Precinct and is heritage listed. The relevant Planning Scheme definition is:

<i>Community meeting & entertainment</i>	<i>use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.</i>
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Community meeting & entertainment is Permitted (Permit Required) in the zone. As the property is heritage listed, is within the Heritage Precinct and variations were sought to the planning scheme, the application became discretionary.

4.3 Subject site and locality

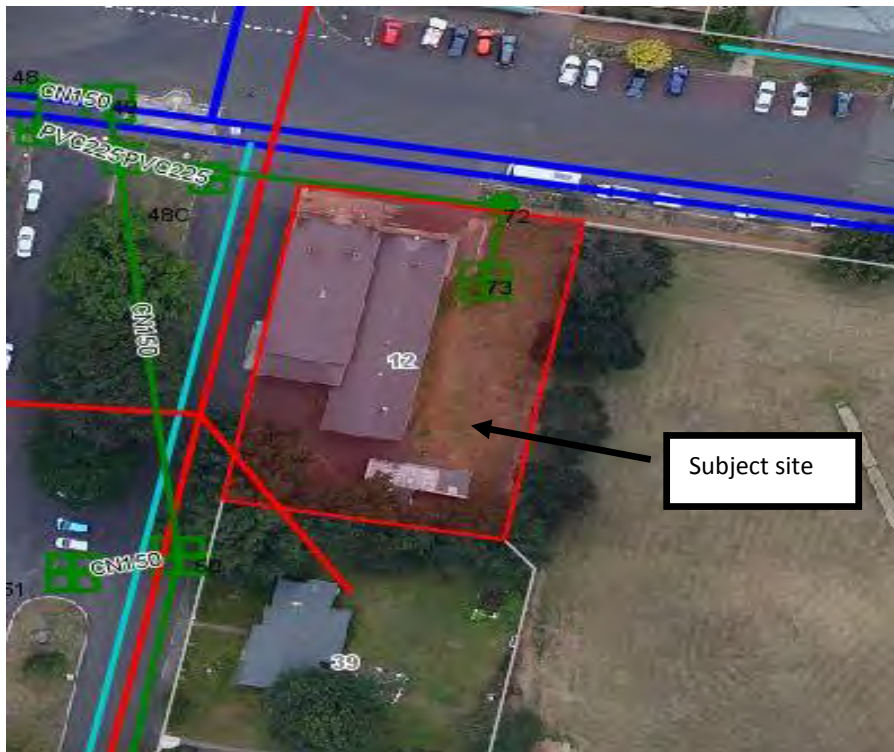
The author of this report carried out a site visit on 06 November 2015. The subject site is located on the corner of Bridge and Church Streets, Ross. The 1518m² lot contains the town hall, public amenities building and a surveying interpretation site. The public amenities building sits in the south-eastern corner of the lot and is accessible on the southern and eastern side of the Town Hall via pathways. The property to the east is a recreational ground owned by Council and the property to the south is a 1950's dwelling. There are a number of substantial, mature trees along the southern boundary on the neighbouring property and along the street that add significant ambiance to the area. Many of the surrounding properties in the immediate area are heritage listed with the majority constructed of sandstone. The town hall is constructed out of sandstone and has a later weatherboard addition at the side. Currently, the existing amenities building is not sympathetic to the Town Hall or other heritage listed buildings in the precinct.

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Aerial photograph of area



Photographs of subject site



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4.4 Permit/site history

Relevant permit history includes:

- P11-259: Interpretation site for 42 Degrees south sculpture

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:

- Mr Kim Peart & Dr Jennifer Bolton, 39 Church Street, Ross

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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

- Plans differ to the artist impression – pathway feature not shown in plans. Unsure if it is a good improvement on the design and may not be needed.

Planner's comment:

Architect has advised that the pathway entrance is proposed and amended plan provided. It is a contemporary interpretation of a colonnade that was traditionally used to direct pedestrian movements within open space. The proposed colonnade will soften the current harsh amount of black bitumen seal that is located on the western side of the toilets. The proposed landscaping around the toilets will tie in with the landscaping installed near the interpretation sculptures.

The representor later also raised concerns about the location of the colonnade, as it is believed that it would cause an impact on the stone retaining wall and a small grassed area along the southern side of the property, access to the stage door of the hall and impact on Church Street. The site plan shows that the colonnade is to be situated within the existing black bitumen area, there are no proposed changes to the stone retaining wall and the colonnade stops well short of the vehicle access area to the town hall. The town hall wall adjacent to the proposal colonnade contains a number of small windows and no access at all. As the proposed western building line is set back further than the existing, there is ample room for the colonnade to be installed. If the stone wall or the grassed area is required to be changed, further planning approval (and assessment) would be required.

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Issue 2

- Square sections on top of each end wall not shown in plans. Dimensions need to be shown and if it is included ensure that it is not a feature from a later period of history.

Planner's comment:

Revised elevation plan shown with square-top gables. Architect advised that square-top gables are a traditional form used in early colonial buildings.

Issue 3

- Bare walls on each end of the building present an artistic opportunity that could be included in the design. If an artistic feature is included, the sign on the wall and the walkway may not be needed.

Planner's comment:

Architect advised that he does not recommend an artistic feature on the wall facing Church Street and simple 3D letters in rusted metal is all that is needed. Council's Heritage Advisor, Tony Purse, did not support the installation of superficial artwork due to its potential to detract from the simplistic (but appropriate) aesthetics of the proposal. Under planning legislation, an artistic feature on the western wall of the amenities building cannot be approved as part of this application. Further planning approval would be required as it is too large of an amendment from the advertised plans. Furthermore, installation of artwork would encourage people to linger around the amenities building, which is not the purpose of the building and raises some perceived safety concerns when using the building.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Works & Infrastructure has no comments to make in relation to the proposal.

TasWater

Precis: TasWater did not object to the proposal and no conditions were imposed.

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Heritage Adviser

Mr Purse's review is included as an attachment to this report.

Tasmanian Heritage Council

Precis: A certificate of exemption was issued on 25 August 2015.

Department of State Growth

Not applicable to this application

Launceston Airport

Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

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

General Manager

Precis: Application signed by the General Manager.

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

LOCAL BUSINESS ZONE
ZONE PURPOSE
<i>To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.</i>
<i>To provide for a range of health, educational, government, cultural and social facilities to serve the function of settlements and local communities.</i>
Assessment: The proposal meets the zone purpose.
LOCAL AREA OBJECTIVES
<i>To manage development in the Community purpose zone as part of or context to the Heritage Precincts in the towns and villages.</i>
<i>To ensure developments within street reservations contribute positively to the context of the Heritage Precincts in each settlement.</i>
Assessment: The proposal meets the local area objectives.

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PRECIS OF DEVELOPMENT STANDARDS FOR LOCAL BUSINESS ZONE

17.3 Use Standards

17.3.1 Zone Character

Objective: To ensure that all uses accord with the objectives for the zone or a community facility.

Acceptable Solutions	Performance Criteria
A1 Storage of materials or equipment external to a building must not be visible from the road to which the lot has frontage.	P1 Storage of materials or equipment does not visually detract from the character of the area.
A2 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P2 No performance criteria.

Comment – Internal storage area provided within building.

17.3.2 Amenity

Objective

To ensure that the use of land is not detrimental to the amenity of surrounding residential areas in terms of noise, emissions, operating hours or transport/traffic.

Acceptable Solutions	Performance Criteria
A1 For development within 20m of a residential zone, the operating hours of the use must be between 7.00am and 7.00pm Monday to Friday and 8.00am to 6pm Saturday and Sunday.	P1 The operating hours must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement and illumination.

Comment – Not applicable

17.4 Development Standards

17.4.1 Building Design and Siting

Objective

To ensure that the siting and design of development;

- a) protects the amenity of surrounding uses; and
- b) furthers the local area objectives and desired future character statements, if any.

Acceptable Solutions	Performance Criteria
A1 Building height must not exceed 8m.	P1.1 Building height must: a) be unobtrusive and must not dominate the character of the surrounding landscape and streetscape; or b) respond to the site context and the local area objectives, if any, for the provision of community uses; and P1.2 Building height must protect the amenity of adjoining sensitive uses from the impacts of unreasonable overshadowing and overlooking by providing separation that is appropriate for the use, having regard to: i) the form of the building; and ii) the contours or slope of the land; and iii) existing screening or the ability to implement/establish screening.

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A2 Buildings must be set back from the frontage a minimum distance of 5m or for infill lots, within the range of the front setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 17.4.1 below. Figure 17.4.1 – Front Setback for Infill Lots	P2 Building frontage setbacks must: a) be unobtrusive and must not dominate the character of the surrounding landscape and streetscape; or b) respond to the site context and the local area objectives, if any, for the provision of community uses.
A3 Buildings must be set back from the side and rear boundaries a minimum distance of 3m.	P3 Side and rear building setbacks must: a) protect the amenity of adjoining sensitive uses from the impacts of unreasonable overshadowing and overlooking by providing separation that is appropriate for the use; and b) have regard to: i) the form of the building; and ii) the contours or slope of the land; and iii) existing screening or the ability to implement / establish screening.

Comment – Variation required for the side (east) and rear (south) setbacks. The proposed building is to be set back 1.5m from the side and rear boundaries. The reduction in the setback does not impact on the neighbouring properties as it is set down from the neighbouring property to the south and the property to the east is the recreational ground owned by Council. It will cause no overlooking or overshadowing concerns and consider to meet the performance criteria for building design and setting.

17.4.2 Subdivision – N/A

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

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SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	See Heritage Adviser's assessment (Attachment D)
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	
Strategic Plan 2007-2017	
The proposal is consistent with development controls within 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 impacts that the variation to the setbacks will have on adjoining properties and impacts that the building will have on the heritage precinct.

Council's Heritage Advisor, Tony Purse, advised that the proposal is not considered to adversely affect the heritage values of the adjoining listed property or precinct. Furthermore, this proposal will enhance a significant but visually-neglected portion of the subject property. Mr Purse commented that the *proposal will offer a vastly improved visual backdrop to the subject property, which falls within the Church & Bridge St landscapes*.

Mr Purse supported the simplistic 'Public Toilet' sign on the western wall of the building. He did not support the suggested superficial artwork on the basis on its *potential to detract from the simplistic (but appropriate) aesthetic qualities of this proposal*. The suggested installation of artwork on the western wall would require further planning approval and cannot be approved as part of this application. It is agreed with the Heritage Advisor that the installation of artwork is not appropriate for the simplistic building. Furthermore, installation of an artistic feature has the potential to encourage people to linger around the building, which could be perceived as a public safety concern. The site already has a significant interpretation site for 42 Degrees south sculpture.

It is recommended that the 'Public Toilet' rusted metal 3D sign is also placed on the northern side of the building to identify the building from the interpretation site. As the design of the amenities block is significantly different from most amenity blocks, lack of identification will continue to cause issues. There is already confusion with people trying to locate the public toilets (as raised by the Local District Committee)

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and people entering the site along the eastern side of the town hall (via interpretation site), there will be some confusion as to the location of the amenities building.

The proposed amenities block meets the requirements of the Planning Scheme and fits into the streetscape. There is a similarly-designed recently-renovated dwelling located further south in Bridge Street that fits in beautifully with the streetscape and is sympathetic to the Heritage Precinct. The proposed variations do not detract from the heritage values of the area, nor cause any loss of amenity to the surrounding properties.

8 ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representation (+ further issue) & applicant's response
- D Heritage Adviser's review

RECOMMENDATION

That land at 12 Bridge Street (cnr Church St), Ross be approved to be developed and used for a public amenities block (replacement of existing) in accordance with application P15-235, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P3** (*Drawing No: David Denman & Associates, Sheet No's: Site Plan, Elevations/floorplan/roof plan/section A-A & 3D view, Dated: July 2015*).

2 Colours & finishes

The external materials shall be either painted or have integral colour finishes to match those used on the existing building or be in accordance with a colour schedule consistent with the *F2.5.16: Paint Colours* of *Northern Midlands Interim Planning Scheme 2013*.

3 Lighting

Outdoor lighting shall be designed, baffled and located to the satisfaction of the Planning & Development Manager to prevent any adverse effect on adjoining land.

4 Identification sign

An identification sign shall be installed on the northern side of the amenities block, similar design to the sign on the western wall, to identify the building to pedestrians entering the site from the eastern side of the town hall.

5 Landscaping completion and maintenance

Landscaping works as shown on the endorsed plans shall be completed within three months from occupation of the building to the satisfaction of the Planning & Development Manager and then maintained to the satisfaction of the Planning & Development Manager for the duration of the use.

DECISION

Cr

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PLAN 4 PLANNING APPLICATION P15-254 41 PARK STREET, ROSS

Attachments: Section 1 – Page 436

File Number: 401600.3; CT 246673/1
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Erin Boer, Planning Officer

1 INTRODUCTION

This report assesses an application for 41 Park Street, Ross to construct a dwelling, ancillary dwelling and garage (vary setbacks in rural zone).

2 BACKGROUND

Applicant: Smeekes Drafting (obo S & L Gaffey)	Owner: SJ & LM Gaffey
Zone: Rural Resource	Codes: Bushfire-prone area
Classification under the Scheme: Residential (Single Dwelling & Ancillary Apartment)	Existing Use: Vacant lot
Deemed Approval Date: 10-Oct-2015	Recommendation: Approve

Discretionary Aspects of the Application

- Discretionary use (Residential use in Rural Resource Zone)
- Reliance on the performance criteria of clause 26.4.1 (variation to boundary setbacks).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

3 STATUTORY REQUIREMENTS

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

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

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

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Construct a two-bedroom (+study) dwelling, in Colorbond cladding;
- Construct a two-bedroom ancillary apartment, attached to the main dwelling via a roofed deck; and

**NORTHERN
MIDLANDS
COUNCIL**

- Figure 1 – Site Plan



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Figure 3 – Elevations (ancillary apartment)

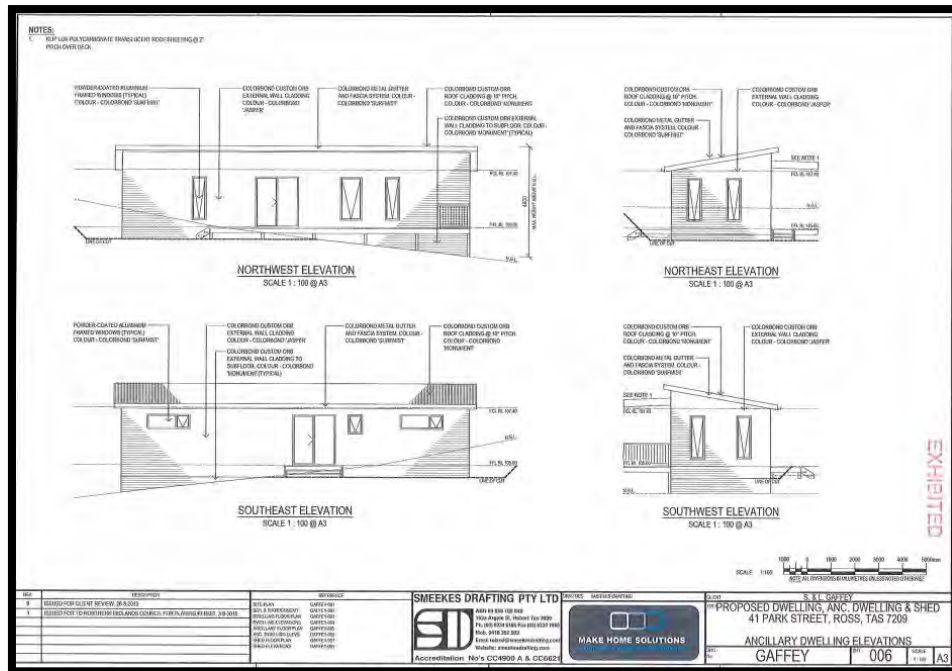
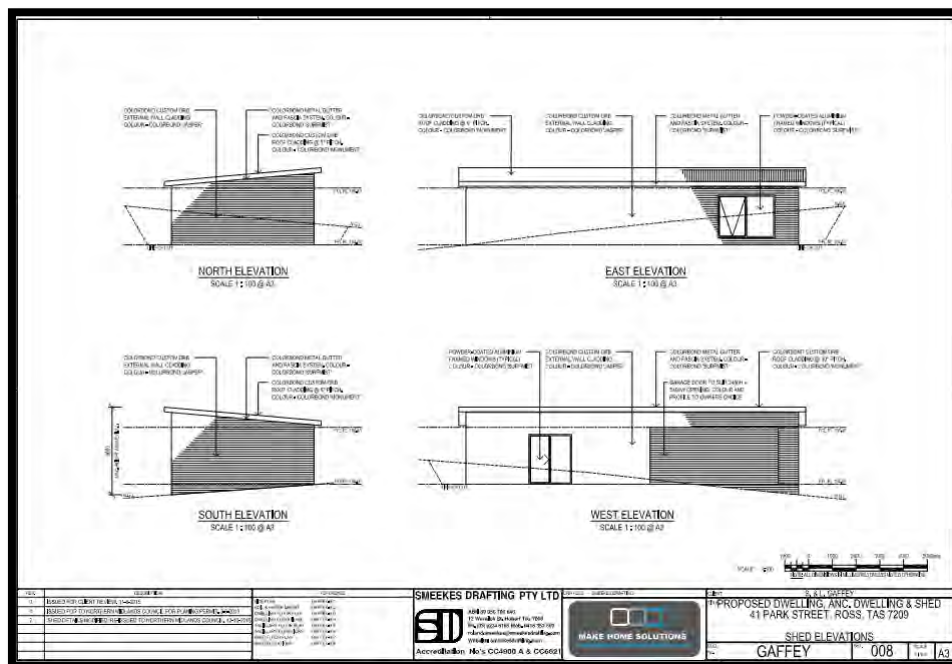


Figure 4 – Elevations (garage)



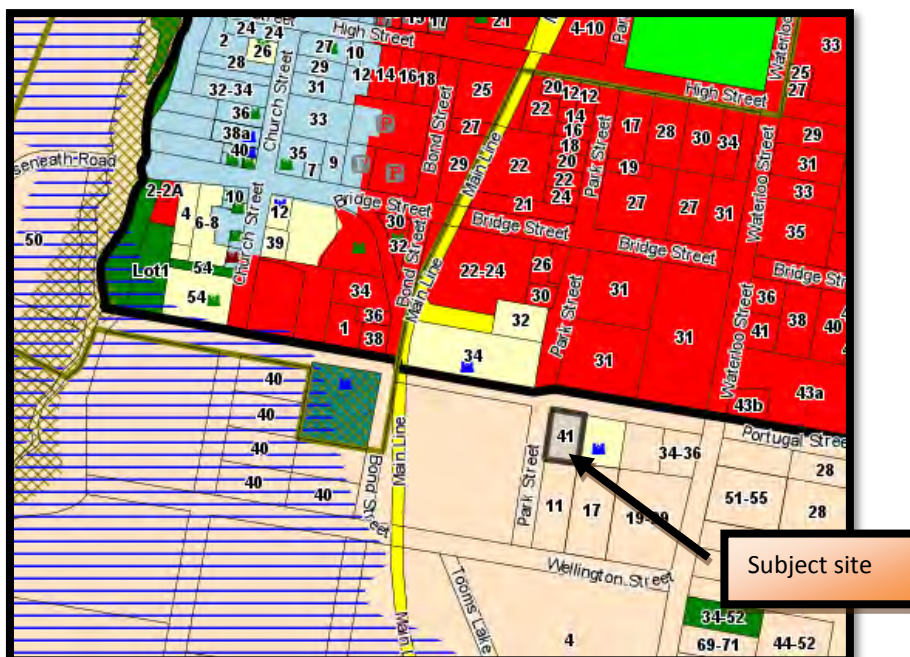
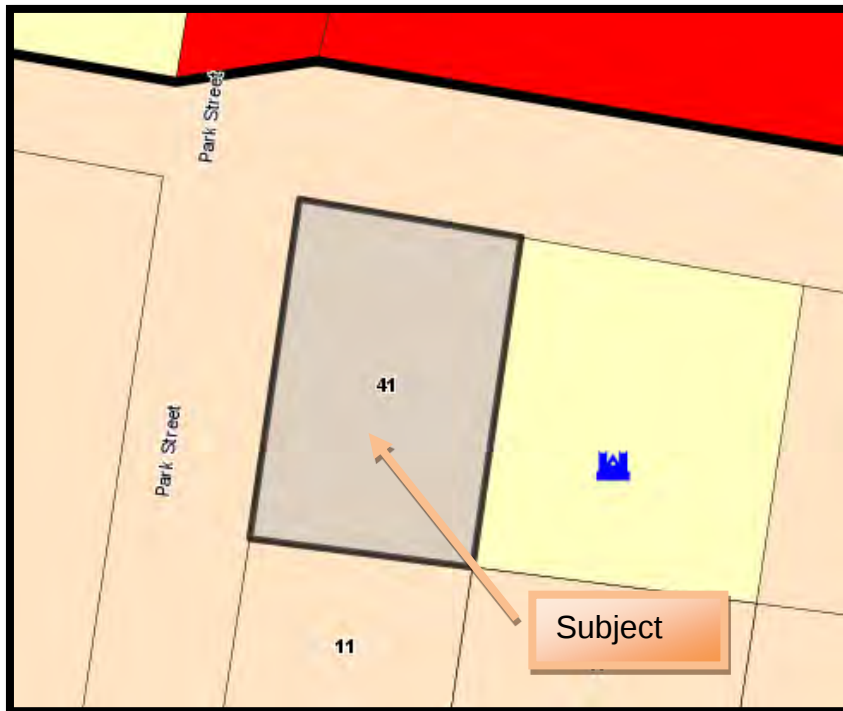
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4.2 Zone and land use

Zone Maps –Rural Resource



The land is zoned *Rural Resource*, and is within the *bushfire-prone area*. The Planning Scheme defines *residential (single dwelling & ancillary apartment)* as:

Residential	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.
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single dwelling	means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.
ancillary dwelling	means an additional dwelling: (a) with a floor area not greater than 60m ² ; (b) that is appurtenant to a single dwelling; and (c) that shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters.
dwelling	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.
outbuilding	means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

Residential (Single Dwelling & Ancillary Apartment) is discretionary in the zone, if for a new dwelling.

4.3 Subject site and locality

The author of this report carried out a site visit on the 1st September 2015 and again on the 15th September 2015. The site is approximately 3258m² and is zoned Rural Resource. The site is located just outside of the urban growth boundary, south east of the main town centre of Ross.

North of the site is the Portugal Street road reserve which provides pedestrian access to the original Ross burial ground which is located to the west of the subject site. On the northern side of the Portugal Street road reserve is a new Colorbond clad dwelling which is currently under construction (permitted use). A vacant paddock and the Main Line Railway is located to the west, beyond which the Ross Female Factory is situated. A vacant paddock and a dwelling are located to the south. The development is cited approximately 1.24km from the intersection of Roseneath Road and the Midland Highway (southern entrance to Ross).

The lot slopes to the south west and access is proposed to be via a new crossover and apron to Park Street. The site is currently vacant has been used for occasional small scale grazing. Based on the 'The List' Land Capability 1:100,000 mapping, the site is class five land. The Department of Primary Industries, Water and Environment - Guidelines for the Classification of Agricultural Land in Tasmania (1999), define class five land as follows:

This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

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Aerial photographs of area



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Photographs of subject site



^ Photo montage of subject site



^Subject site looking North East.

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^Subject site looking North East.



^Park Street looking south toward access (50km/h speed limit).



^Subject site from unmade section of Portugal Street (walkway) looking south east.

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^Park Street looking north from access point.



^Subject site looking east from northern boundary.



^New dwelling under construction at 31 Park Street, approximately 100m north of the proposed dwelling site (65m from northern boundary of subject site).

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^View of subject site from Ross Female Factory (Google Earth)

4.4 Permit/site history

There is no relevant planning permit history for the site.

The subject site was previously located within a Heritage Precinct under the Northern Midlands Planning Scheme 1995. The Heritage Precinct was reviewed and the boundaries amended, as part of the transition to the Northern Midlands Interim Planning Scheme 2013. In the Historic Protection Special Area Boundary Revision - Supporting Document, prepared by Heritage Advisor, David Denman (11-Nov-2008), it was noted that the area in question should be excluded from the Heritage Precinct, as follows:

A large area on the southern outskirts of town has been excluded.

- *The area consists of rural lots with limited development opportunity.*
- *Most of the roads in the area are unmade.*
- *Existing heritage properties within this area are protected by individual listings.*

4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. The application was advertised twice, due to the exclusion of the garage elevations from the first set of public exhibition documents published online. No representations were received after the first public exhibition period, however, comment was received by the Tasmanian Heritage Council (Attachment D). A review of Council's record management system, after completion of the second public exhibition period, revealed that representations (Attachment C) were received from:

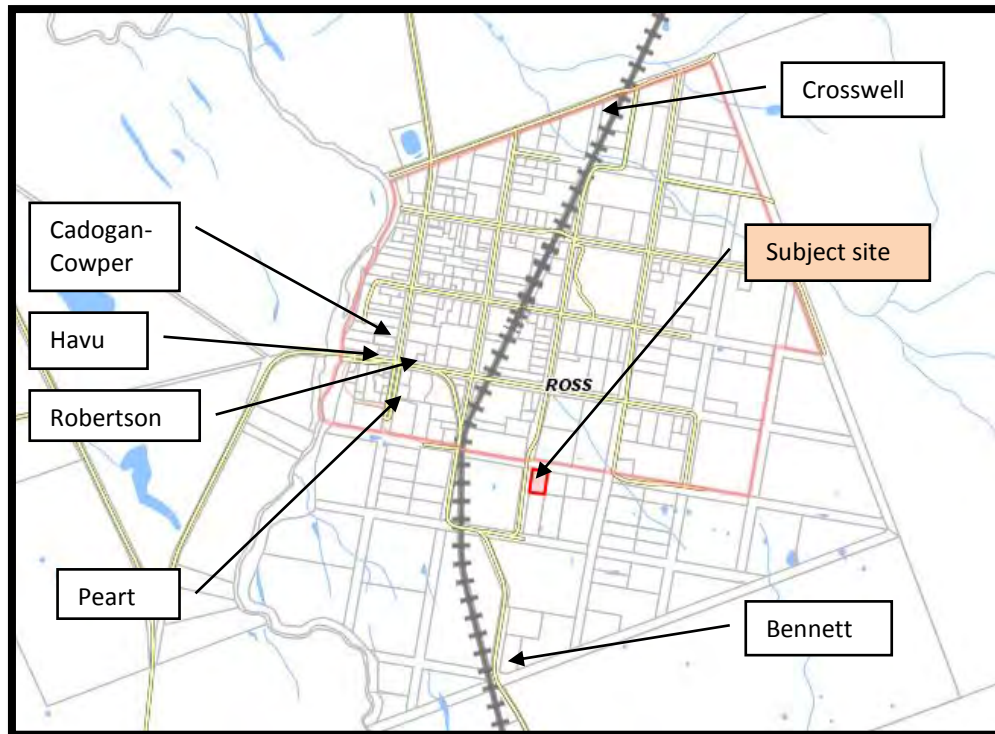
List of representors	Address
Scott Wilmot Bennett	107 Tooms Lake Road, Ross
Dallas & Barbara Crosswell	20 The Boulevards, Ross
Debra Cadogan-Cowper	36 Church Street, Ross
Christine Robertson	7 Bridge Street, Ross
Helena Havu	40 Church Street, Ross
Representation (support)	
Kim Peart	39 Church Street, Ross

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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

- Impact on heritage and scenic values.

Planner's comment:

The subject site is not located within a Heritage Precinct, nor is it protected by a scenic overlay. As such, there is little grounds under which to assess the heritage or scenic values of the site under the Planning Scheme. Further assessment against the visual impact of the proposal on the rural landscape can be found within the zone assessment of clause 26.1.3.

Issue 2

- Potential for unmarked graves on the site

Planner's comment:

The Old Ross Burial Grounds are clearly defined as a separate allotment and it is unlikely that unmarked graves would be situated outside of the burial ground site. Nevertheless, should human remains be discovered during ground disturbance works, standard process, including the notification of Tasmania Police shall be adhered to by the developer.

Issue 3

- Residential use on rural land.

Planner's comment:

The primary concern of residential uses on rural land is the potential for constraints on neighbouring resource development uses. The subject site and surrounding area is already highly constrained due to poor land capability, existing residential and non-agricultural uses, small lot sizes (in multiple ownerships) and numerous unmade road reserves. The performance criteria under clause 26.3.2 (P1.1 b) allows for a dwelling to be constructed where the site is incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry uses.

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4.6 Referrals

Council's Works & Infrastructure Department

Precis: The application was referred to Council's Works & Infrastructure Department (Jonathan Galbraith) on the 14-Sep-2015. Mr. Galbraith reviewed the proposal and responded on the 18-Sep-2015 with standard conditions relating to access and nature strips, noting that: *there is no need for a bond as there is no Council infrastructure aside from the road at this location.*

TasWater

Not applicable to this application – not in a serviced area.

Heritage Adviser

Although the site is not located in a heritage precinct, the application was referred to Council's Heritage Advisor in order to provide comment in response to the representations received. Mr. Denman responded on the 09-Sep-2015 and his comments are included as Attachment B to this report. Mr. Denman's suggestion that the roof pitch should be raised in pitch and replaced by a hip roof style, is inconsistent with the advice of Landscape Architect, Leon Lange (attachment B) who noted the development should be reduced in height as much as possible to avoid intrusion on the skyline.

Tasmanian Heritage Council (THC)

The application was not referred to the Tasmanian Heritage Council, nor was it required to be, as the subject site is not a Heritage Listed Place under the Tasmanian Heritage Council Heritage Register. The THC provided comment after the first public exhibition period and this can be viewed as Attachment D to this report.

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

Precis: Council's Environmental Health Officer, Chris Wicks, made the following comments with regard to the proposal:

"Given that a design report for an on-site wastewater management system has been provided for this development, there are no other environmental health requirements at this time."

Natural Resource Management Facilitator

Not applicable to this application.

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application.

Local District Committee

Precis: The Ross Local District Committee discussed the proposal in depth at their meeting on the 4th November 2015. A copy of the meeting minutes will be listed in the Agenda (16th Nov meeting) as an attachment to the Information Items.

General Manager

Not applicable to this application.

Minister administering Crown Lands

Not applicable to this application.

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4.7 Planning Scheme Assessment

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1.1	<i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i> Assessment: N/a
26.1.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i> Assessment: Due to the limited agricultural potential of the site and surrounding area, the proposal is consistent with the zone purpose. This matter is further discussed against clause 26.3.2 later in this report.
26.1.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i> Assessment: The proposal is consistent with the zone purpose by providing for residential development which assists in promoting economic growth in the region, through the potential for increased use of local services on a year-round basis. The impact on environmental and landscape values is discussed throughout this report.
26.1.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i> Assessment: The development does not propose a tourism-related use or development.
26.1.2	Local Area Objectives
a)	<i>Primary Industries:</i> <i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i> <i>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</i> <i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i> Assessment: The proposal does not conflict with this Local Area Objective of the zone.
b)	<i>Tourism</i> <i>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.</i> <i>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.</i> Assessment: This local area objective promotes the value adding of agricultural, environmental, cultural and landscape values for tourism purposes. The establishment of residential uses alongside existing tourism drawcards in the township setting, is not considered to conflict with the local area objective.
c)	<i>Rural Communities</i> <i>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</i> Assessment: The proposal does not conflict with this Local Area Objective of the zone.

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26.1.3	Desired Future Character Statements
26.1.3	<i>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</i> Assessment: Due to the contentious nature of the proposal in relation to the visual impacts on the rural landscape, the application was referred to Landscape Architect, Leon Lange who provided a visual assessment of the proposal (Attachment B). Mr Lange suggested three options to reduce the potential visual impact of the proposal on the skyline, including setting the buildings further down the slope, setting the buildings further into the ground and the establishment of vegetation screening. As the buildings are already proposed to be located in the southern half of the lot, and set into the hill using a substantial cut of approximately 1.4m in depth, the remaining option of landscaping may be conditioned by the planning permit, if issued. Existing residential uses are located approximately 100m to the north of the proposed residence on the northern face of the hill (new Colorbond dwelling under construction). An existing residence is also located approximately 160m to the south. A new residence overlooking the Female Factory has also been approved approximately 350m to the west of the subject site. In short, residential uses scattered across the rural landscape are not an uncommon occurrence on the township fringe.

USE STANDARDS	
26.3.1	DISCRETIONARY USES IF NOT A SINGLE DWELLING
	a) <i>To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</i> b) <i>To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</i> c) <i>To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</i> d) <i>Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</i> e) <i>Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.</i> f) <i>The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.</i>
A1	<i>If for permitted or no permit required uses.</i> N/a
A2	<i>If for permitted or no permit required uses.</i> N/a
A3	<i>If for permitted or no permit required uses.</i> N/a
A4	<i>If for permitted or no permit required uses.</i> N/a
A5	<i>The use must:</i> a) <i>be permitted or no permit required; or</i> b) <i>be located in an existing building.</i> N/a
26.3.2	DWELLINGS
	<i>To ensure that dwellings are:</i> a) <i>incidental to resource development; or</i> b) <i>located on land with limited rural potential where they do not constrain surrounding agricultural operations.</i>
A1.1	<i>Development must be for the alteration, extension or replacement of existing dwellings; or.</i>

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	N/a
A1.2	<i>Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</i> Complies. The application for an ancillary dwelling forms part of the proposal, and forms part of the residential use of the development.
A1.3	<i>New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</i> Does not comply. Relies on performance criteria P1.1 (b).
P1.1	<i>A dwelling may be constructed where it is demonstrated that:</i> a) <i>it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to:</i> i) <i>scale; and</i> ii) <i>complexity of operation; and</i> iii) <i>requirement for personal attendance by the occupier; and</i> iv) <i>proximity to the activity; and</i> v) <i>any other matters as relevant to the particular activity; or</i> b) <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to:</i> i) <i>limitations created by any existing use and/or development surrounding the site; and</i> ii) <i>topographical features; and</i> iii) <i>poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</i> Assessment: The proposal is considered to comply with Performance Criteria P1.1 (b). The site is practically incapable of supporting an agricultural use due to the small lot size (just over 3000m ²), location of roads or road reserves on two boundaries, the location of the burial ground on the eastern side, and poor capability of the land (class five). The lot slopes to the south-west and has no irrigation potential. The lot was recently for sale and no neighbouring property owners opted to purchase the site for inclusion with adjoining agricultural land.
P1.2	<i>A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and</i> Assessment: A site assessment and wastewater system suitability report (including waste water system design) by Geo-Environmental Solutions has identified that the subject site is capable of accommodating a wastewater treatment system to service the proposed development.
P1.3	<i>A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</i> Assessment: The subject site has access to a sealed Council maintained road (Park Street).
26.3.3	IRRIGATION DISTRICTS <i>To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilisation of water resources.</i>
A1	<i>Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.</i> Complies – the subject site is not located within an irrigation district.

DEVELOPMENT STANDARDS

26.4.1	BUILDING LOCATION AND APPEARANCE <i>To ensure that the:</i> a) <i>ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and</i> b) <i>development of buildings is unobtrusive and complements the character of the landscape.</i>
A1	<i>Building height must not exceed:</i>

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	a) 8m for dwellings; or b) 12m for other purposes. Complies.
A2	Buildings must be set back a minimum of: a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling. Does not comply with acceptable solution A2 due to a variation to the setbacks.
P2	Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and b) buffers created by natural or other features; and c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: i) the design of the development and landscaping; and ii) the potential for future upgrading of the road; and iii) potential traffic safety hazards; and iv) appropriate noise attenuation. Assessment: Complies with performance criteria P2 as follows: a) The topography of the land does not impact on the setback variation. The variations are a result of the small lot size (approximately 3258m²). b) Natural buffers between adjoining rural land currently do not exist. The planning permit, if issued, will condition the establishment of vegetation buffers. c) The adjoining land to the north is zoned General Residential and contains a new residential use. The land to the east is the Old Ross Burial Ground. The adjoining Rural Resource zoned land the west and south consists of a number of small vacant lots in all in different ownership. d) The adjoining rural lots are highly constrained in terms of lot size, land capability, proximity to residential land and water supply. It is unlikely that these lots will be used for any agricultural pursuits beyond occasional grazing. e) Park Street consists of a 29m wide road reserve which is sufficient to accommodate future upgrades. Park Street at this location experiences minimal traffic and services a single dwelling and alternative route to Tooms Lake Road beyond the subject site.
26.4.2	SUBDIVISION To ensure that subdivision is only to: a) improve the productive capacity of land for resource development and extractive industries; and b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; and c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.
A1	Lots must be: a) for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or b) for the consolidation of a lot with another lot with no additional titles created; or c) to align existing titles with zone boundaries and no additional lots are created. N/a
26.4.3	STRATA DIVISION
26.4.3.1	In this scheme, division of land by stratum title is prohibited in the Rural Resource Zone. N/a

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CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	Complies. Bushfire Attack Level Report and Hazard Management Plan prepared by Hobart Building Assessment Services (Michael Westcott), dated: 09.09.2015. BAL 19. See assessment below.
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 E1.0 (BUSHFIRE PRONE AREAS CODE)

E.1.6.3 Development standards for new habitable buildings on pre-existing lots

These standards apply to habitable buildings located within a bushfire-prone area on a pre-existing lot.

E1.6.3.1 Pre-existing lots: Provision of hazard management areas for habitable buildings

Objective:

Hazard management areas, as appropriate, for new habitable buildings on pre-existing lots:

- provide sufficient separation from bushfire-prone vegetation, taking into consideration the nature and scale of the hazard;
- reduce the radiant heat levels, direct flame attack and ember attack likely to be experienced at the site of habitable buildings in the event of a bushfire;
- provide an area which offers protection to fire fighters and occupants exposed to bushfire while defending property; and
- are maintained in a minimum fuel condition.

Acceptable Solutions	Comment
A1 (a) The TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to habitable buildings to warrant the provision of hazard management areas; or (b) Plans for habitable buildings, showing the location of hazard management areas, are accompanied by a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or (c) There are, in relation to habitable buildings, hazard management areas that- (i) have widths equal to, or greater than, the separation distances required for BAL 29 in Table 2.4.4 of AS 3959 – 2009 <i>Construction of Buildings in Bushfire Prone Areas</i> ; and	Complies. BAL 19. Bushfire Attack Level Report and Hazard Management Plan prepared by Hobart Building Assessment Services (Michael Westcott), dated: 09.09.2015.

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(ii) will be managed in accordance with a bushfire hazard management plan that is certified by the TFS or an accredited person and that demonstrates how hazard management areas will be managed consistent with the objective.	
A2 If hazard management areas in relation to a habitable building are to be on land external to the lot where the building is located, the application must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with a bushfire hazard management plan certified by the TFS or an accredited person.	N/a

E1.6.3.2 Pre-existing lots: Private access

Objective:

Private access on pre-existing lots:

- allows safe access to and from the road network for occupants, fire fighters, and emergency service personnel;
- provides access to ensure that fire fighting equipment can reach all parts of habitable buildings;
- is designed and constructed to allow for fire fighting vehicles to be manoeuvred; and
- provides access to water supply points, including hardstand areas for fire-fighting vehicles.

Acceptable Solutions	Comment
A1 It must be demonstrated in one of the following ways that private access provides safe access to habitable buildings: (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant specific measures for private access for the purposes of fire fighting; or (b) plans showing private access to habitable buildings are included in a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or (c) plans demonstrate that private access will be provided to within 30m of the furthest part of a habitable building measured as a hose lay.	To be conditioned by the permit.
A2 Private access to all static water supply points must be provided: (a) as included in a bushfire hazard management plan certified by the TFS or an accredited person as being in accordance with the objective of the standard; or (b) to a hardstand area within 3m of the static water supply point.	To be conditioned by the permit.
A3 Construction of private access, if required to provide access to habitable buildings and static water supply points, must as appropriate to the circumstances meet the requirements of Table E3 as follows: (a) single lane private access roads less than 6m carriageway width must have 20m long passing bays of 6m carriageway width, not more than 100m apart; (b) a private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead "T" or "Y" turning head 4m wide and	To be conditioned by the permit.

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8m long, or a trafficable circular turning area of 10m radius; (c) culverts and bridges must be designed for a minimum vehicle load of 20 tonnes; (d) vegetation must be cleared for a height of 4m, above the carriageway, and 2m each side of the carriageway.	
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E1.6.3.3 Pre-existing lots: Provision of water supply for fire fighting purposes

Objective: Adequate, accessible and reliable water supply for fire fighting purposes on pre-existing lots is available to allow for the protection of life and property from the risks associated with bushfire.

Acceptable Solutions	Comment
A1 It must be demonstrated in one of the following ways that access to a water supply for fire fighting purposes is provided: (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or (b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of the water supply is consistent with the objective; or (c) all external parts of habitable buildings that are at ground level, are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa; or (d) a minimum static water supply of 10 000 litres per habitable building is provided and that connections for fire fighting purposes are included.	To be conditioned by the permit.

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

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Acceptable Solutions	Performance Criteria
A1 <i>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%.</i>	P1 <i>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.</i>
Comment: N/a	
A2 <i>For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day</i>	P2 <i>For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</i>
Comment: Complies with acceptable solution A1.	

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

E4.7 Development Standards

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

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

E4.7.2 Management of Road Accesses and Junctions

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 providing entry and exit is proposed.	

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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

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

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

Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with 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.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.
Comment: Complies with acceptable solution A1 (a). Site distances of 80m to the north and 130m to the south are available.	

Table E4.7.4 Safe Intersection Sight Distance (SISD)

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

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

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

Acceptable Solutions	Comment
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	Complies with the requirements of Table E6.1 – 2 car parking spaces are provided within the garage and an additional 2 spaces are available in front of the proposed dwelling.

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 A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	Complies with the requirements of Table E6.1 – sufficient space for 1 bicycle park is available within the garage.

E6.6.3 Taxi Drop-off and Pickup

Not applicable

E6.6.4 Motorbike Parking Provisions

Not applicable

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: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	Complies. a) The driveway to the garage will be sufficiently formed and drained. b & c) Not applicable – the application is for a single dwelling.

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. A1.2 – N/a.

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A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and	A2.1 A) Complies B) Complies. C) Complies. A 5m access to the garage and alternative parking areas is provided. A passing bay is not required.
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 – Complies.

E6.7.3 Car Parking Access, Safety and Security

Not applicable

E6.7.4 Parking for Persons with a Disability

Not applicable

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

Not applicable

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: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	A1.1 – N/a A1.2 – Complies. Bicycle parking available with garage.
A2 Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	Complies with A2.

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E6.8.5 Pedestrian Walkways

Not applicable

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Residential	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings	1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation

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

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

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
Strategic Plan 2007-2017
The proposal is consistent with the Strategic Plan.

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 discretionary use of proposal and variation to the boundary setbacks within the Rural Resource zone.

The primary concern relating to residential uses on rural land is the potential for residential uses to cause constraints on neighbouring resource development operations. The subject site and surrounding area is already highly constrained due to poor land capability, existing residential and non-agricultural uses, small lot sizes (in multiple ownerships) and numerous unmade road reserves. The size of the lot being just over 3000m² makes it impossible for the required 200m setback to be met.

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The subject site is located adjacent to General Residential zoned land and a dwelling of similar style is currently under construction approximately 65m from the northern boundary of the subject site.

Despite a number of representations being received, primarily concerning the visual impact on heritage and scenic values, the subject site is not located within a heritage precinct or scenic management area. Therefore, assessment against these provisions of the planning scheme do not form part of this report. Advice from Landscape Architect, Leon Lange and Heritage Advisor, David Denman, indicate that landscaping could assist in ameliorating the impacts on the rural landscape.

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
 - Landscape Architect, Leon Lange – Visual Assessment
 - Heritage advisor, David Denman – Heritage Advice
- C Representations (1-6)
- D Advice from the Tasmanian Heritage Council (Ian Borsema)

RECOMMENDATION

That land at 41 Park Street, Ross be approved to be developed and used for a dwelling, ancillary dwelling and garage (vary setbacks in rural zone) in accordance with application P15-254, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P8** (*Drawing Name: GAFFEY Sheet No's: 001-008 Dated: 001-006 dated 03-09-2015 Rev 1, 007-008 dated 12-10-2015 Rev 2*) & **D1** *Bushfire Attack Level Report and Hazard Management Plan prepared by Hobart Building Assessment Services (Michael Westcott), dated: 09.09.2015* & **D2** *On-Site Wastewater Management System Design Report by Geo-Environmental Solutions, dated August 2015.*

2 Council's Works & Infrastructure Department conditions

2.1 Access

- a) An ironstone gravel drive must be constructed from the edge of Park Street to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R03 and to the satisfaction of the Works and Infrastructure Manager.

2.2 Naturestrips

Any new naturestrips, or areas of naturestrip that are disturbed during construction, must 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 Landscaping

Prior to the issue of a building permit, the applicant shall provide a landscape plan to the satisfaction of the Planning & Development Manager. The landscaping plan shall address:

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- a) A continuous vegetation screening buffer along the northern and eastern property boundaries. Plant species shall consist of drought tolerant species, preferable local or Australian native species that provide 80% visual screening after a five (5) year period. Species shall provide a combined screening from ground level up to a minimum height of three (3) metres.
- b) Landscaping works as shown on the landscape plan shall be completed prior the commencement of use, then maintained for the duration of the use. A bond of \$500 must be provided prior to the issue of a building permit and will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

4 Bushfire Safety

4.1 Use and development

The use and development of the site must accord with the Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan endorsed by this permit.

4.2 Private Access

- a) Private access must be provided to within 30m of the furthest part of a habitable building measured as a hose lay;
- b) Private access to all static water supply points must be provided to a hardstand area within 3m of the static water supply point.

4.3 Access Construction

- a) Private access shall be constructed to a standard not less than a modified 4C access road under ARRB *Unsealed Roads Manual – Guidelines to Good Practice 3rd Edition* as specified in the *Building Code of Australia*.
- b) Single lane private access roads less than 6m carriageway width must have 20m long passing bays of 6m carriageway width, not more than 100m apart;
- c) A private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead “T” or “Y” turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius;
- d) Culverts and bridges must be designed for a minimum vehicle load of 20 tonnes; and
- e) Vegetation must be cleared for a height of 4m, above the carriageway, and 2m each side of the carriageway.

4.4 Water Supply

A minimum static water supply of 10 000 litres must be provided with appropriate connections, as required for fire-fighting purposes.

5 Internal Driveways

All car parking, access strips manoeuvring and circulation spaces must be formed and drained, prior to the commencement of use.

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

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
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CON 2 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

CON 3 (1) PERSONNEL MATTERS

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

CON 3 (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 3 (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 3 (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 3 (5) PROPOSALS FOR COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR THE DISPOSAL OF LAND

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

CON 3 (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*.
Compliance

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CON 3 (7) 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*.
Road Reconstruction

CON 4 PROPOSALS FOR COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR THE DISPOSAL OF LAND

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

CON 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*.
Bursary Program

CON 6 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 – plant replacement

CON 7 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 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*.
Rates matter

CON 9 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

DECISION

Cr

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

- ...

Mayor Downie closed the meeting at